A M E N D E D
COMBINED WORK SESSION / SPECIAL MEETING AGENDA

CITY COUNCIL COMBINED WORK SESSION / SPECIAL MEETING
TUESDAY
APRIL 22, 2025

COUNCIL CHAMBERS
211 WEST ASPEN AVENUE
3:00 P.M.

All City Council Meetings are live streamed on the city's YouTube page (https://www.youtube.com/@FlagstaffCityGovernment)

PUBLIC COMMENT

Verbal public comments not related to items appearing on the posted agenda may be provided during the "Open Call to the Public" at the beginning and end of the meeting and may only be provided in person.

Verbal public comments related to items appearing on the posted agenda may be given in person or online and will be taken at the time the item is discussed.

To provide online verbal comment on an item that appears on the posted agenda, use the link below.

ONLINE VERBAL PUBLIC COMMENT

Written comments may be submitted to publiccomment@flagstaffaz.gov. All comments submitted via email will be considered written comments and will be documented in the record as such.

WORK SESSION

1. **Call to Order**

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

Pursuant to A.R.S. §38-431.02, notice is hereby given to the members of the City Council and to the general public that, at this work session, the City Council may vote to go into executive session, which will not be open to the public, for discussion and consultation with the City's attorneys for legal advice on any item listed on the following agenda, pursuant to A.R.S. §38-431.03(A)(3).

2. **Roll Call**

NOTE: One or more Councilmembers may be in attendance through other technological means.

MAYOR DAGGETT
VICE MAYOR SWEET
COUNCILMEMBER ASLAN
COUNCILMEMBER GARCIA
COUNCILMEMBER HOUSE
COUNCILMEMBER MATTHEWS
COUNCILMEMBER SPENCE

3. **Pledge of Allegiance, Mission Statement, and Land Acknowledgement**

MISSION STATEMENT

The mission of the City of Flagstaff is to protect and enhance the quality of life for all.

LAND ACKNOWLEDGEMENT

The Flagstaff City Council humbly acknowledges the ancestral homelands of this area's Indigenous nations and original stewards. These lands, still inhabited by Native descendants, border mountains sacred to Indigenous peoples. We honor them, their legacies, their traditions,

and their continued contributions. We celebrate their past, present, and future generations who will forever know this place as home.

4. **Open Call to the Public**

Open Call to the Public enables the public to address the Council about an item that is not on the prepared agenda. Comments relating to items that are on the agenda will be taken at the time that the item is discussed. Open Call to the Public appears on the agenda twice, at the beginning and at the end. The total time allotted for the first Open Call to the Public is 30 minutes; any additional comments will be held until the second Open Call to the Public.

If you wish to address the Council in person at today's meeting, please complete a comment card and submit it to the recording clerk as soon as possible. Your name will be called when it is your turn to speak. You may address the Council up to three times throughout the meeting, including comments made during Open Call to the Public and Public Comment. Please limit your remarks to three minutes per item to allow everyone an opportunity to speak. At the discretion of the Chair, ten or more persons present at the meeting and wishing to speak may appoint a representative who may have no more than fifteen minutes to speak.

5. **PROCLAMATIONS**

A. **Proclamation**: International Dark Sky Week

B. **Proclamation**: Fair Housing Month

C. **Proclamation**: Administrative Professionals' Day

D. **Proclamation**: Arab American Heritage Month

6. **April Work Anniversaries**

Recognition of employees celebrating work anniversaries in April.

7. **City Manager Report**

Information only

8. **Barrier Free Flagstaff Presentation**

Information only

9. **Presentation and discussion regarding the City of Flagstaff Community Development Block Grant Program Year 2025 Annual Action Plan and Staff recommendations for Program Year 2025 CDBG funding allocations**

Obtain Council direction on the use of Community Development Block Grant (CDBG) funds for Program Year 2025 Annual Action Plan, required by the US Department of Housing and Urban Development (HUD). The 2025 Annual Action Plan (AAP) is due to be submitted to HUD on May 15, 2025, pending notification of the City's Entitlement Award amount, and is required for the City of Flagstaff to maintain its compliance with federal CDBG regulations.

Staff will provide Council with a presentation regarding the 2025 CDBG proposals that were received through the Notice of Funding Available application process. Staff will review each proposal and provide funding recommendations for the 2025 CDBG entitlement and

Annual Action Plan. Staff is seeking Council direction regarding CDBG allocations in anticipation of returning on May 6, 2025 for Council approval of a resolution authorizing submission of the AAP to HUD as part of the CDBG process.

10. **Regional Plan Retreat - Review of Draft Agenda for May 2, 2025.**

Discussion only

11. **Adjournment**

SPECIAL MEETING

1. Call to Order

NOTICE OF OPTION TO RECESS INTO EXECUTIVE SESSION

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2. Council Confirmation of Direction: Approval of direction and instruction given by City Council to City Attorney in executive session on April 22, 2025 to approve amicus brief in support of petition to the Arizona Supreme Court for review of a ruling by the Court of Appeals dismissing a lawsuit against Desert Mountain Energy. In addition, approve the direction and instruction given in Executive Session on April 22, 2025 regarding the potential settlement of pending litigation.

STAFF RECOMMENDED ACTION:

Approval of direction and instruction given in Executive Session on April 22, 2025.

3. **Open Call to the Public**

4. **Informational Items To/From Mayor, Council, and City Manager; future agenda item requests**

5. **Adjournment**

CERTIFICATE OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Flagstaff City Hall on _____, at _____ a.m./p.m. in accordance with the statement filed by the City Council with the City Clerk.

Dated this _____ day of _____, 2025.

_____
Stacy Saltzburg, MMC, City Clerk

THE CITY OF FLAGSTAFF ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 48-hour advance notice, reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 213-2076 or email at stacy.saltzburg@flagstaffaz.gov to request an accommodation to participate in this public meeting.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Flagstaff makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Flagstaff City Council meetings are live-streamed and recorded and may be viewed on the City of Flagstaff's website. If you permit your child to attend/participate in a televised Council meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Georganna Staskey, Deputy City Clerk

Date: 04/16/2025

Meeting Date: 04/22/2025

TITLE:
Proclamation: International Dark Sky Week

DESIRED OUTCOME:

Executive Summary:

Information:

Attachments: Proclamation

City of Flagstaff – Office of the Mayor

Proclamation

WHEREAS, the splendor of a night sky lit by thousands of stars has for millennia inspired and connected humanity with a shared sense of awe and wonder; and

WHEREAS, in 1892 the City of Flagstaff was nicknamed "Skylight City" for the remarkable clarity of its atmosphere and the brilliant lighting that resulted from its 7000-foot elevation and cloudless skies; and

WHEREAS, in 1958 the City of Flagstaff created the world's first nighttime lighting ordinance, prohibiting searchlights within the city limits; and

WHEREAS, in 2000 the Flagstaff Dark Skies Coalition was formed and soon created the idea of a Dark Sky City recognition program; and

WHEREAS, on October 24, 2001, the City of Flagstaff was formally recognized as the world's first International Dark Sky City; and

WHEREAS, today Flagstaff remains the world's largest International Dark Sky City and stands out as a success story and model for other communities around the world in stemming light pollution and restoring dark skies; and

WHEREAS, the Flagstaff Dark Skies Coalition continues to serve as a change agent, educating and impacting governments, businesses, cities, neighborhoods and individuals about how they can take action to protect or restore starry nights; and

WHEREAS, the City of Flagstaff owes its demonstrated success in preserving its dark skies to the broad support of its residents who cherish and celebrate the sight of the Milky Way in a star-filled sky; and

WHEREAS, International Dark Sky Week has been observed worldwide since 2003, drawing attention to the beauty, wonder and inspiration that dark and star-filled skies bring to all.

NOW, THEREFORE, I, Mayor Becky Daggett, Mayor of the City of Flagstaff, Arizona do hereby proclaim **April 21–27**, as

International Dark Sky Week

_____

MAYOR

ATTEST:

_____

CITY CLERK

5. B.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Georganna Staskey, Deputy City Clerk

Date: 04/16/2025

Meeting Date: 04/22/2025

TITLE:

Proclamation: Fair Housing Month

DESIRED OUTCOME:

Executive Summary:

Information:

Attachments: Proclamation

City of Flagstaff – Office of the Mayor

Proclamation

WHEREAS, the Fair Housing Act, enacted in April 1968 and amended in 1988, ensures the right to housing free from discrimination; and

WHEREAS, despite this landmark law, housing discrimination continues to disproportionately affect protected classes, including people of color, women, persons with disabilities, families with children, and LGBTQ+ individuals; and

WHEREAS, in Flagstaff, disability-related complaints make up the majority of discrimination complaints, Black and Hispanic mortgage applicants face higher loan denial rates, and women-headed households, Native American communities, and LGBTQ+ individuals experience significant housing instability and rental discrimination; and

WHEREAS, we can only be a truly resilient city if our most marginalized residents have access to stable, equitable housing, and as federal protections erode, the City of Flagstaff remains steadfast in its commitment to fair housing initiatives, recognizing that local action is more critical than ever;

NOW, THEREFORE, I, Mayor Becky Daggett, Mayor of the City of Flagstaff, Arizona do hereby proclaim **April 2025**, as

Fair Housing Month

And urge all residents, landlords, policymakers, and housing providers to uphold the principles of equity, inclusion, and justice in housing.

_____

MAYOR

ATTEST:

_____

CITY CLERK

5. C.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Georganna Staskey, Deputy City Clerk

Date: 04/16/2025

Meeting Date: 04/22/2025

TITLE:

Proclamation: Administrative Professionals' Day

DESIRED OUTCOME:

Executive Summary:

Information:

Attachments: Proclamation

City of Flagstaff – Office of the Mayor

Proclamation

Administrative Professionals' Day

WHEREAS, administrative professionals play an essential role in coordinating the office operations of businesses, non-profits, government, educational institutions, and other organizations; and

WHEREAS, the work of administrative professionals today requires advanced knowledge and expertise in communications, computer software, office technology, project management, organization, customer service and other vital office management responsibilities, and most importantly, have the willingness to learn and accept new challenges; and

WHEREAS, administrative professionals are vital contributors in today's team-oriented work environment and are key front-line public relations ambassadors for their organizations; and

WHEREAS, Administrative Professionals Day is observed annually in workplaces around the world to recognize the important contributions of administrative support staff and is sponsored by the International Association of Administrative Professionals; and

WHEREAS, Administrative Professional's Day serves as a time to acknowledge the valuable contributions of administrative professionals in the City of Flagstaff and to recognize the importance of their work in accomplishing the mission and vision of their place of work.

NOW, THEREFORE, I, BECKY DAGGETT Mayor of Flagstaff City, Arizona, do hereby proclaim April 23, 2025, as Administrative Professionals' Day in Flagstaff Arizona, and encourage all residents to recognize and appreciate their administrative support.

DATED this 22nd day of April, 2025.

Becky Daggett

MAYOR

ATTEST:

Stacy Saltzburg

CITY CLERK

5. D.

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Georganna Staskey, Deputy City Clerk

Date: 04/17/2025

Meeting Date: 04/22/2025

TITLE:

Proclamation: Arab American Heritage Month

DESIRED OUTCOME:

Executive Summary:

Information:

Attachments: Proclamation

City of Flagstaff – Office of the Mayor

Proclamation

WHEREAS, for over a century, Arab Americans have been making valuable contributions to virtually every aspect of American society: in medicine, law, business, education, technology, government, military service, culture; and

WHEREAS, since migrating to America, men and women of Arab descent have shared their rich culture and traditions with neighbors and friends, while also setting fine examples of model citizens and public servants; and

WHEREAS, they brought with them to America their resilient family values, strong work ethic, dedication to education, and diversity in faith and creed that have added strength to our great democracy; and

WHEREAS, Arab Americans have also enriched our society by sharing in the entrepreneurial American spirit that makes our nation free and prosperous; and

WHEREAS, the celebration of Arab American Ancestry and cultural heritage educated our fellow Americans and counters misconceptions, harmful stereotyping, and shared misconceptions by other ethnic groups; and

WHEREAS, they join all Americans in the desire to see a peaceful and diverse society, where every individual is treated equally and feels safe; and

WHEREAS, the incredible contributions and heritage of Arab Americans have helped us build a better nation.

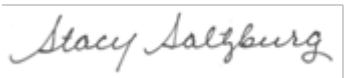
NOW, THEREFORE, I, BECKY DAGGETT, MAYOR OF THE CITY OF FLAGSTAFF do hereby proclaim the month of April as

ARAB AMERICAN HERITAGE MONTH

DATED this 22 day of April 2025

MAYOR

ATTEST:



CITY CLERK

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Georganna Staskey, Deputy City Clerk

Date: 04/15/2025

Meeting Date: 04/22/2025

TITLE:
April Work Anniversaries

DESIRED OUTCOME:
Recognition of employees celebrating work anniversaries in April.

Executive Summary:

Information:

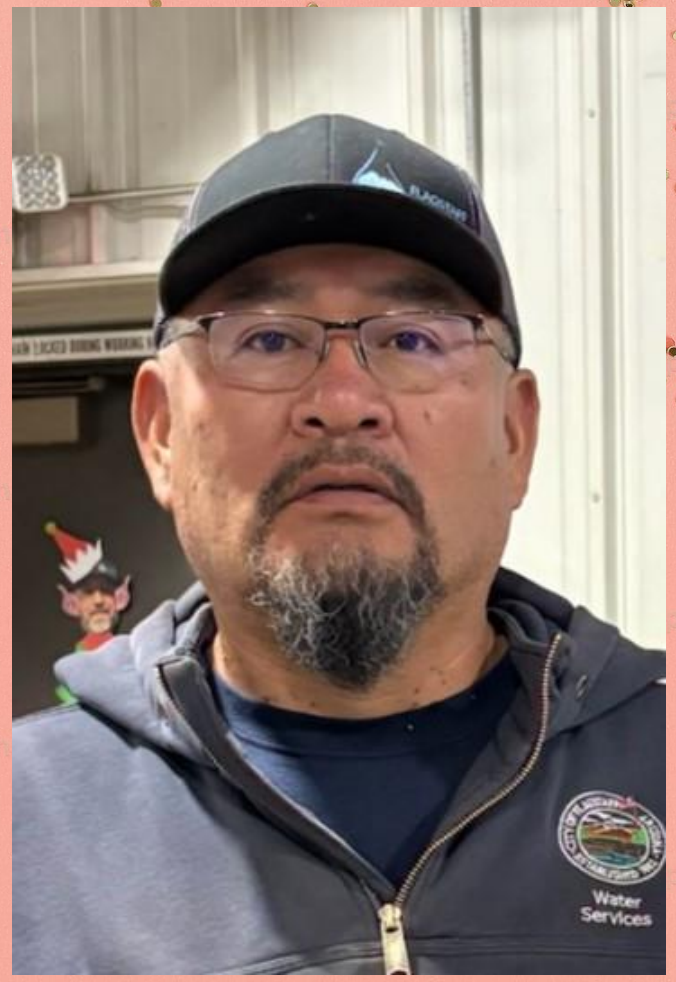
Attachments: Presentation

HAPPY
WORK
ANNIVERSARY

- Tanya Smith, Police Emergency Communications Specialist
- Lydia Gates, Administration Specialist
- Travis Raynor, Police Records Technician
- Susan Jonas, Water Services Management Analyst
- Valeria Garcia, Human Resources Recruiter
- Aslyn Wright, Library Specialist Temp

- Samantha Joe, Occupancy Specialist
- Sarah Jablon, Community Engagement Specialist
- Elizabeth Crosby, Police Emergency Communications Specialist
- Minesh Patel, Equipment Operator
- Kaylen Batey, Police Officer
- Major Caruthers, Lifeguard
- Brandon Maestas, Equipment Operator

Delorean Gardner
Police Officer
5th Anniversary



Randy Cody
Water Services Operator
10th Anniversary

Jeffery Roan

Construction Inspector

10th Anniversary

Nicholas Ashland
Police Officer
10th Anniversary

Matthew Anaya
Water Services Operator
20th Anniversary

Rick began his career with the City of Flagstaff in April 1995. He started as an Accountant and moved to Customer Service Manager in 2006 and Finance Director in 2009. In 2015, he became the City's Management Services Director.

If you ask Rick about 30 years at the city, he always makes it about others and that everything he has accomplished takes a team. As an accountant, Finance took on budgeting for the organization and Rick was a part of developing the first 5-year plans which are similar to what we use today. As a Customer Service Manager, he implemented credit card acceptance and redesigned new municipal bills for the customers.

As a Finance Director, Rick and his team were a part of managing financial stability in a post Great Recession period, implementing a new financial system and continuing GFOA award winning financial and budget documents (now at 30 consecutive years). As the Management Services Director, Rick was part of the team that financed our PSPRS funding liability, implemented Priority Based Budgeting, supported several successful ballot measures, and reorganized Management Services to elevate grants, contracts, and emergency management and Budget to a section.

Rick said his favorite thing about his job is working with so many great people dedicated to making Flagstaff great.

Rick Tadder
Management Services Director
30th Anniversary

CONGRATULATIONS!

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Georganna Staskey, Deputy City Clerk

Date: 04/15/2025

Meeting Date: 04/22/2025

TITLE:
City Manager Report

DESIRED OUTCOME:
Information only

Executive Summary:
These reports will be included in the City Council packet for regularly scheduled Work Session meetings. The reports are intended to be informational, covering miscellaneous events and topics involving the City organization.

*****The report will be provided in advance of the meeting*****

Information:

Attachments:
City Manager Report
Housing Update
CD Presentation
CD Report

City Manager's Report

April 17, 2025

Council and Colleagues, greetings. These reports are intended to be informational, covering miscellaneous events and topics involving the city organization. During my report at the upcoming Council Work Session, you will receive updates from both Housing and Community Development.

Volunteerism

The Communication and Civic Engagement Division volunteered at the Flagstaff Family Food Kitchen last week. It was a great opportunity to come together as a team and give back to the amazing Flagstaff community. We are especially grateful for the services provided by Flagstaff Family Food Center, and we look forward to future opportunities to serve. Many props for the great teamwork!

Budget Team Process

Another reminder, Council, that we will be retreating, likely for the final time during this budget process, during **Thursday, April 24th and Friday, April 25th**. The retreat on both days will occur at **Core Services with a hard start at 8:30am.** The Friday retreat will likely only take half a day. Details to come. This retreat will not be facilitated. Thank you.

Fiber

Webcom has started the micro-trenching pilot on Swiss Rd. south of Linda Vista. Very exciting. They are making fast progress. Photos courtesy of Paul Mood and the team.

Police Department Promotions

This from Chief Connolly:

> *We are so proud to be promoting 5 very deserving members of the organization all in the same ceremony.*
>
> - *Charles Hernandez, promoting to Deputy Chief of Criminal Investigations*
> - *Allison Hughes, promoting to Support Services Section Director*
> - *Ryan Beckman, promoting to Criminal Investigations Lieutenant*
> - *Nick Jacobellis, promoting to Patrol Lieutenant*
> - *Courtney Hurst, promoting to Radio Dispatch Supervisor*

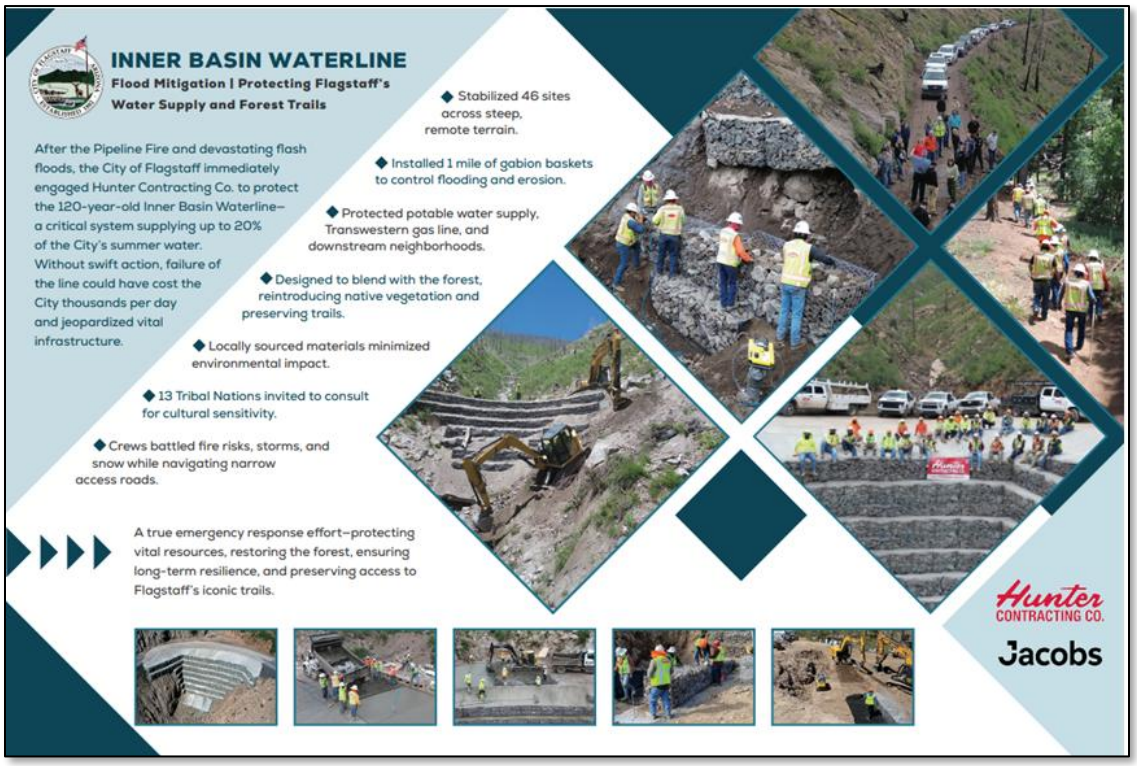
Congratulations to these five outstanding individuals. Well done!

Project of the Year Disaster/Emergency Construction Repair

The Inner Basin Waterline Restoration Project has been selected as the American Public Works Association's ***Public Works Projects of the Year Disaster/Emergency Construction Repair $5 million to $25 million*** for 2025. With the City of Flagstaff as the managing agency, Hunter Contracting Co. as the primary contractor, and Jacobs, Tempe AZ as primary consultant for this project, this honorable achievement was received in Phoenix on April 16th.

In addition, the project's primary agency, primary contractor, and consultant will be recognized for this achievement at the APWA Awards Recognition Ceremony. The Ceremony is held in conjunction with the 2025 PWX Expo in Chicago, Illinois. The ceremony is scheduled for Monday, August 18th.

Congratulations to this amazing team for landing such a prestigious award!



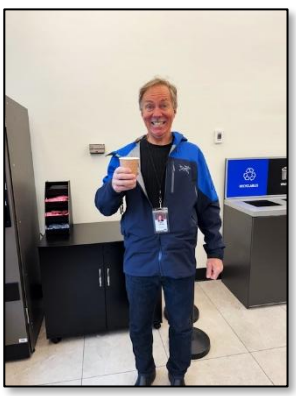
A Day for Dancing …

The Commission on Inclusion and Adaptive Living held an awards event on Friday, April 11th to recognize citizens and businesses who support inclusive and adaptive living in Flagstaff.

As part of the event, Ballet Folklorico de Colores performed a series of beautiful folk dances from Mexico. It was a great event that highlighted the many efforts of the Commission and the community to support adaptive and inclusive living in Flagstaff.

Airport Update

This just in … really. The Grab n Go facility at Pulliam Airport is up and running, with a soft start having just occurred this past week. Airport Director Brian Gall held true to his promise and invited the very fortunate city manager to experience the very first cup of coffee. So that happened. And it was quite successful! Thanks to Brian Gall, Adam Miele, Heidi Hansen, and the many hard-working individuals who are seeing this project come to fruition. And the word on the street is that the vendor is working overtime to keep the machines stocked. Our traveling public is once again properly nourished and caffeinated.



That’s a wrap, Council. Enjoy the spring-like weather (sunny one day, snowy the next).
Onward and upward …

CITY OF
FLAGSTAFF

Housing Section
Council Update

Housing Flagstaff

Housing Commission

- LASS+CAP
- Regional Plan Updates
- Missing Middle Housing
- Bond Program Development
- Short Term Rentals Resolution
- CDBG Funding

Bond Funded Programs

- **Homebuyer Assistance Program Expansion & RSOQ**
  - Responses due May 6, 2025
- **Adaptive Reuse Program**
  - Housing Commission
  - Code Amendments
- **Rental Assistance Demonstration (RAD)**
  - RFP to Hire Consultant

Bond Funded Programs

- **Rental Incentive Funding Allocations**

  - **Elkwood Apartments**
    - $528,000.00
    - 22 Units (10%)

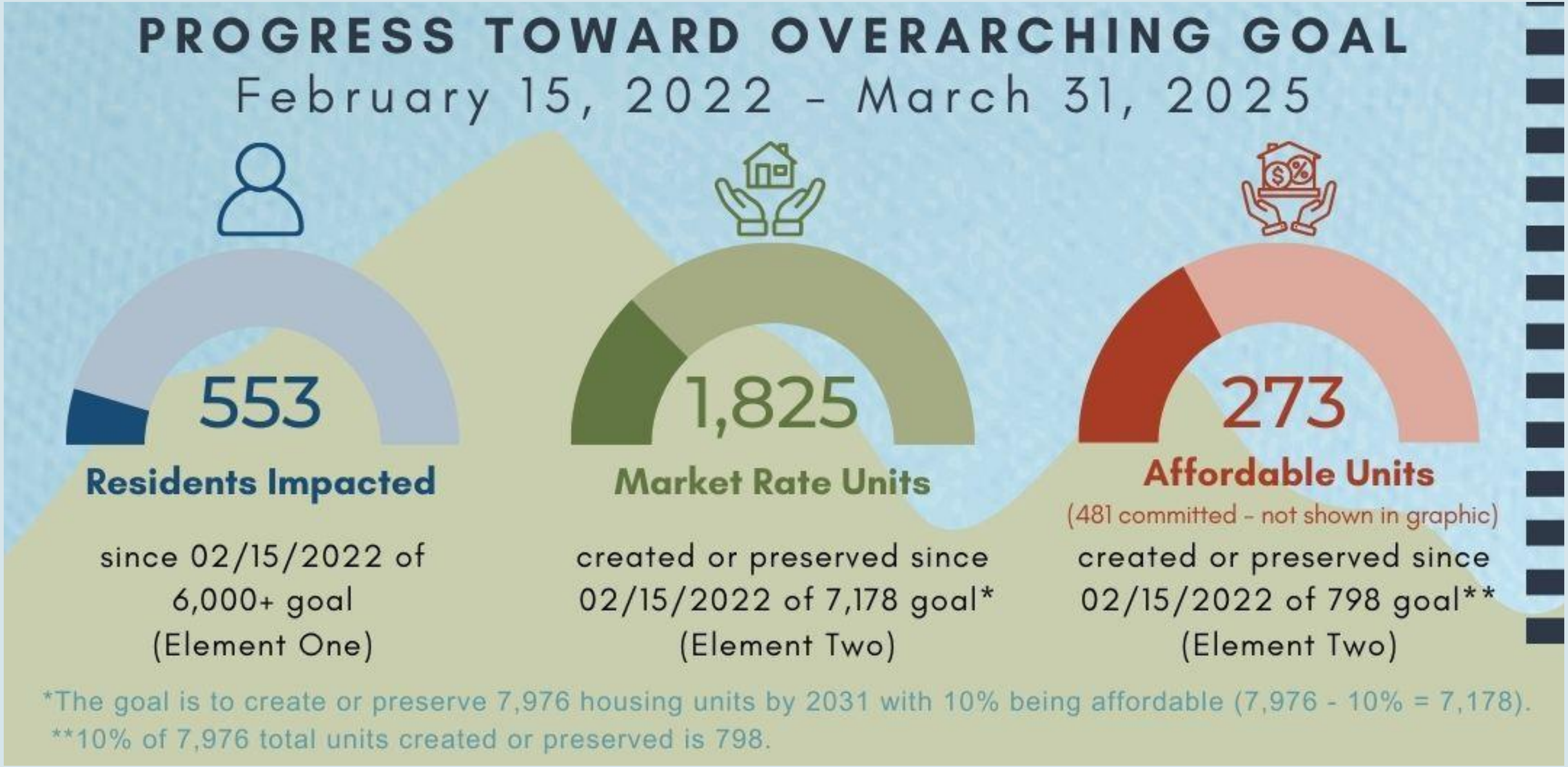
  - **Lake Mary Housing**
    - $1,670,000.00
    - 40 Units (20%)

LASS + CAP

Land Availability and Suitability Study and Code Analysis Project

- **Upcoming Outreach**
  - **Council Work Session**
    - May 6, 2025
  - **Community Conversation**
    - June 16, 2025

10-Year Housing Plan



Affordable Rentals

- **Villas on Lake Mary**
  - 76 LIHTC Units
- **Aura Apartments**
  - 32 Affordable Units
- **Ponderosa Parkway Condos**
  - 2 New Units Purchased by HSNA
  - 4 Total Affordable Rental Units

Homeownership Programs

- **Affordable Homeownership Program**
  - 2 Resale Homes Purchased (Rio Homes)
  - 4 New Homes Built - 2 at Crestview and 2 at Woodshire
- **Community Homebuyer Assistance Program**
  - 6 Households Assisted
  - $40,000.000 per Household
- **Employer Assisted Housing**
  - 2 Households/Employees Assisted
  - $20,000.00 per Household

Under Construction

- **Habitat For Humanity of Northern Arizona**
  - Starter Homes at Timber Sky
    - 10 Homes - Blitz Build

- **Roers and Vintage Partners**
  - Sierra on 66
    - 221 LIHTC Units

- **Elkwood Apartments**
  - 22 Affordable Units

Fair Housing Month

- Partnership with NAAR
- Proclamation
- Social Media Campaign
- Fair Housing Training
  - Southwest Fair Housing Council
- Landlord Tenant Act Training
  - DNA People’s Legal Services

City of Flagstaff - Housing
4h ·

🌎 Fair Housing Focus: National Origin

No one should be denied a home because of where they're from.
Whether it's your birthplace, your accent, or your family's heritage, you have the right to fair housing. National origin is a protected class under the Fair Housing Act, and that protection matters now more than ever.

📽️ Big thanks to Billie McGraw for lending her voice to this message, in partnership with the Northern Arizona Association of REALTORS® and the City of Flagstaff Housing Office.

📅 FREE Fair Housing Training
🗓️ Thursday, April 25
🕘 9:00 AM – 12:00 PM
📍 Flagstaff City Hall Council Chambers
✅ Realtor® CE credit available
🆓 Open to the public

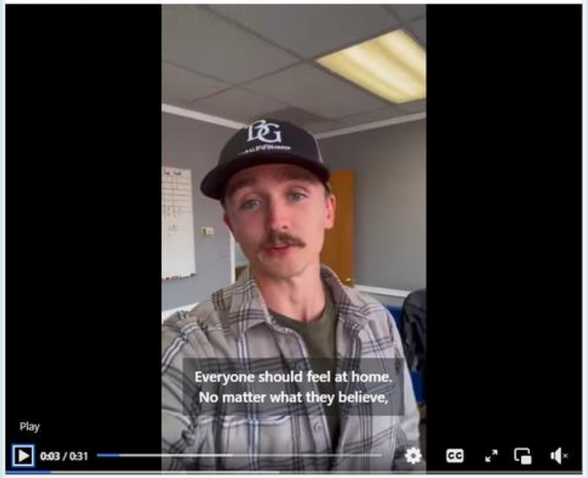
Register here: https://loom.ly/_AA-SnM

Let's build a more inclusive Flagstaff—together.

#FairHousingMonth #NationalOriginMatters #FlagstaffForAll #NAAR #CityOfFlagstaff #InclusiveFlagstaff #RealtorsForChange

City of Flagstaff - Housing
April 4 at 9:01 AM ·

Fair housing protects everyone, including against religious discrimination. ... See more



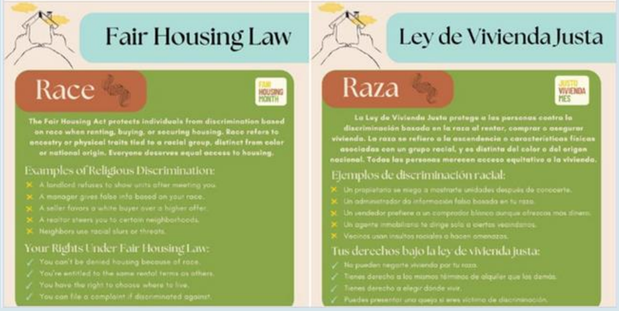
Fri, Apr 25 at 9 AM
Fair Housing Training
Flagstaff City Hall - Council Chambers
Going

City of Flagstaff - Housing
Yesterday at 11:38 AM ·

Everyone deserves fair and equal housing, no matter their race.

Under the Fair Housing Act, you're protected from discrimination based on race, which refers to ancestry or physical traits tied to a racial group — like skin tone, hair texture, or facial features. It's not the same as national origin or ethnicity.

If you've been treated unfairly while trying to rent or buy a home, contact the Southwest Fair Housing Council: www.swfhc.org/contact
#FairHousing #KnowYourRights #HousingJustice #FairHousingMonth



Follow us on social media!

Thank you!

Community Development Update

City Council

April 22, 2025

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

New Hires and Promotions

New Hires

- Tracy Falk, Housing Navigator
- Laura Kennedy, Housing Administrative Specialist
- Ed Bain, Building Inspector
- Danny Sineath, Building Inspector
- Jennifer Brinkerhoff, Buildings Plan Reviewer
- Lauren Clementino, Senior Planner/ Heritage
- Preservation Officer
- Jennifer Smith, Real Estate Assistant Manager

Promotions

- Diana Lujan, promoted to Housing Services Specialist

Work Anniversaries

- Kurt D Aldinger, 2/9/1994- 31 years
- Keith V Nutumya, 3/1/2005- 20 years
- Amy L Tressler, 1/6/2014-11 years
- Sara E Dechter, 2/3/2014- 11 years
- Ray Slim, 1/12/2005- 10 years
- Reggie Eccleston, 3/31/2014 – 11 years
- Janice H Hakala, 3/26/2018- 7 years
- Michelle J McNulty, 1/10/2022- 3 years
- James W Welch IV, 1/24/2022- 3 years
- Anna M Cresap, 3/7/2022- 3 years
- Jeremiah Yazzie, 3/6/2023- 2 years
- Myron H Livingston, 3/6/2023- 2 years
- Cynthia D Cazares, 1/8/2024- 1 year
- Robert A Achten, 1/8/2024- 1 year

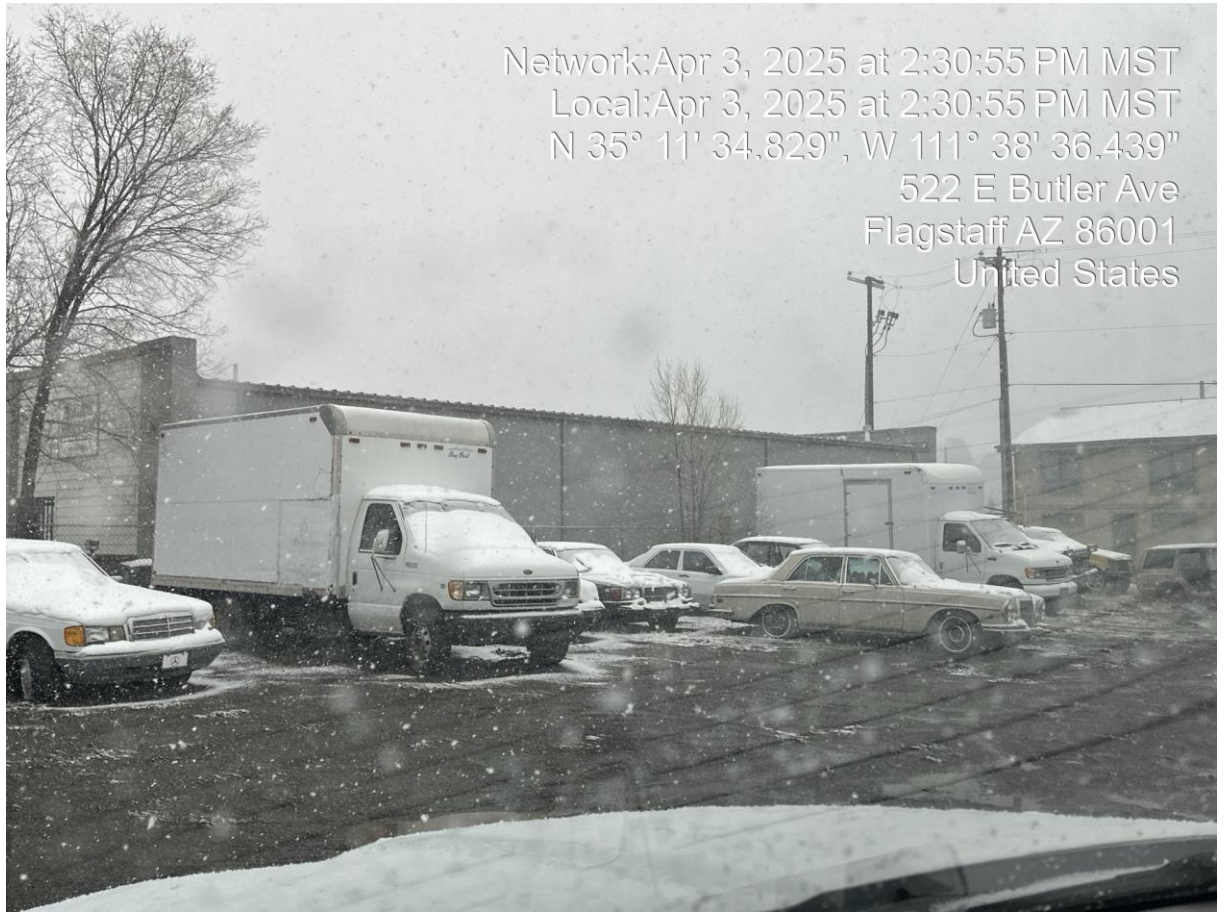
Accomplishments

- Joe O'Connell completed his internship with Comprehensive Planning in January.
- Elisha Green started as the new Comprehensive Planning intern in February. Welcome, Elisha!
- Kevin Dunlap and Robert Solomon completed the Code Compliance Officer Certification Academy.
- Kevin Dunlap & Robert Solomon received their Code Compliance Officer Level 1 Certification.
- Dark Sky Specialist Janice Hakala received a City Manager Oak Award and was an exhibitor at the Fountain Hills Dark Sky Festival this year.
- Bryce Doty and Carmen Pryer received the City Managers Oak Award.
- Cindy Cazares received a scholarship to attend the Arizona Building Officials conference.

Building Safety & Code Compliance

TEAM FLAGSTAFF
WE MAKE THE CITY BETTER

602 E. Butler Ave Vehicle Removal – How it started



602 E. Butler Ave Vehicle Removal – How it ended

Building Safety & Code Compliance

Dark Skies at Fountain Hills Dark Sky Festival

JWP Specific Area Plan Kick Off Meeting

May Hicks House

Planning & Development Services

Regional Plan Update

- Over 2,400 comments received on the draft Flagstaff Regional Land Use Plan 2045!
- A Regional Plan online survey was launched on April 3rd.
- Open houses are planned for April 15th and 17th.
- The Regional Plan Retreat is scheduled for May 2nd.

FLAGSTAFF
REGIONAL PLAN **2045**

Upcoming Zoning Code Amendments

- Middle Housing
- Resource Protection Pilot Program
- High Occupancy Housing (HOH)
- Single Use Residential and Adaptive Reuse Incentives
- Group Living and Institutional Residential Land Uses

Real Estate

Lonetree Overpass

- Possession acquired for all properties except for the BNSF railway company properties.
  - Four-year effort with over 23 parcels acquired.

Spruce Wash: Arroyo Seco to Dortha Project

- Completed first of two full parcel transactions needed for project through FEMA open space grant.
  - After the project this land will become passive open space for the expansion of Ponderosa Park

To learn more about what Community Development is doing, check out our quarterly newsletter!

Community Development Quarterly Report

TEAM FLAGSTAFF

WE MAKE THE CITY BETTER

Community Development Quarterly Report January - March 2025

"Mission: We build community together, we provide service with integrity and we honor the diverse heritage of Flagstaff."

"Vision: Champion a vibrant, equitable, sustainable and safe community for today and future generations"

*Words from the Interim CD Director:

"The work done by our Community Development team shapes lives, neighborhoods, and opportunities. Every decision we make is an investment in the kind of community we want to leave behind—not just for tomorrow, but for the generations that follow.

Our division's vision to champion a vibrant, equitable, sustainable, and safe community isn't just a statement—it's a responsibility. Whether we're reviewing a new development, approving a new building permit, or engaging with residents, we are building the foundation of a city that works for everyone.

The path to a thriving community lies in thoughtful collaboration, creative problem-solving, and a shared commitment to building community for all. Thank you for the passion and purpose each of you bring to this work each day. Together, we are shaping a future we can all be proud of."

-Michelle McNulty, AICP

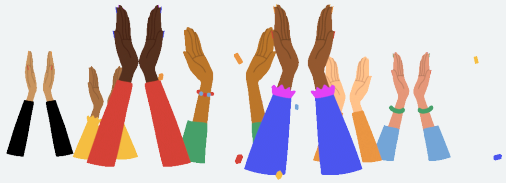
In this Issue

- 2025 Staff Updates
- Planning & Development Services
- Building Safety & Code Compliance
- Real Estate
- Housing Section
- Housing Authority

Staff Updates

New Hires:

Tracy Falk, Housing Navigator
Laura Kennedy, Housing Administrative Specialist
Ed Bain, Building Inspector
Danny Sineath, Building Inspector
Jennifer Brinkerhoff, Buildings Plan Reviewer
Lauren Clementino, Senior Planner/ Heritage Preservation Officer
Jennifer Smith, Real Estate Assistant Manager



Work Anniversaries:

Amy L Tressler, 1/6/2014-11 years
Michelle J McNulty, 1/10/2022- 3 years
James W Welch IV, 1/24/2022- 3 years
Cynthia D Cazares, 1/8/2024- 1 year
Ray Slim, 1/12/2005- 10 years
Robert A Achten, 1/8/2024- 1 year
Sara E Dechter, 2/3/2014- 11 years
Kurt D Aldinger, 2/9/1994- 31 years
Janice H Hakala, 3/26/2018- 7 years
Anna M Cresap, 3/7/2022- 3 years
Myron H Livingston, 3/6/2023- 2 years
Jeremiah Yazzie, 3/6/2023- 2 years
Keith V Nutumya, 3/1/2005- 20 years

Promotions:

Diana Lujan, promoted to Housing Services Specialist

Professional Accomplishments:

Joe O'Connell completed his internship with Comprehensive Planning in January.
Elisha Green started as the new Comprehensive Planning intern in February. Welcome, Elisha!
Kevin and Robert completed the Code Compliance Officer Certification Academy.
Janice Dark Sky Specialist Janice Hakala received a City Manager Oak Award and was an exhibitor at the Fountain Hills Dark Sky Festival this year.
Bryce Doty and Carmen P Johnson received the City Managers Oak Award
Cindy Cazares received a scholarship to attend the Arizona Building Officials conference.
Kevin Dunlap & Robert Solomon received their Code Compliance Officer Level 1 Certification.

Congratulations

Planning & Development Services

Current Planning

- As the Single Point of Contact, Current Planning staff reviewed 8 new Concept Plans and 7 new Site Plans with our partners from over 10 different city sections during our Inter Division Staff meetings. "I have been working with a local small business owner on the adaptive reuse of an old automobile detailing office to a new drive-through coffee kiosk. Flagstaff runs on caffeine!" -Wesley Welch, Senior Planner
- Staff reviewed 3 new Preliminary Plats and 3 new Final Plats for residential subdivisions. Our new subdivision code allows for administrative approvals, reducing the time our applicants need to spend on their applications.
- Staff offers over 150 Pre-Application meetings every year. So far, in 2025, we have held 32 meetings. “With our free pre-application meetings, we can help applicants navigate the development review process and set them up for success from Day 1. I recently worked to streamline the process for a project aiming to repurpose an over-sized parking lot into a new commercial space.” -Ben Mejia, Senior Planner
- Staff has reviewed 35 Permanent Sign Permits, working diligently with local businesses and national brands to approve signage that meets the high-quality standards of the City. Our goal is to return comments on these applications within 5 days, however, our average turnaround is only 2-3 days.
- Staff has received 40 Minor Improvement Permit applications, which include proposals for residential fences and sheds. “Over the past few months, I've been able to assist Flagstaff residents in understanding the nuances and requirements of the Flagstaff Zoning Code. It is always rewarding when our assistance helps them to carry out their project.” – Dustin Stiffler, Associate Planner
- Current Planning staff also reviews and provides comments on Building Permits. For developments located in the Resource Protection Overlay, staff completes 3 to 5 resource fencing inspections per week to ensure existing trees are protected during construction.
- Thirteen Temporary Use Permits have been submitted since the beginning of the year. These include off-site construction yards, small events, and food trucks.
- “Helping a local performing arts organization successfully navigate the development process from a Pre-Application meeting through Building Permits felt great, though it certainly had its challenges. Researching the history of the parcel/building space and using a previously approved parking variance to successfully meet the parking requirements of a theater use felt like a win and helped me grow as a planner.” -Keith Chamberlain, Planner
- "I enjoy engaging with various projects, especially those involving retrofitting of existing developed sites. One new development project I am looking forward to is a proposed indoor recreation facility on the west side of town." – Bethan Heng, Planner

Planning & Development Services

Current Planning Stats

Additional applications submitted this quarter include the following:	
Classification:	Totals:
Annexation	1
Building Envelope Amendment	2
Conditional Use Permit	2
Lot split/Combo	5
Minor Modification	7
Variance	1
Zoning Map Amendment	1

Planning & Development Services

Zoning Code

Zoning Code Amendments in the WORKS!!

- Sign Standards – General cleanup of existing standards included the update of diagrams.
- Middle Housing – The state legislation, HB 2721, proposes new regulations aimed at increasing housing diversity and affordability by allowing a greater diversity of smaller housing units in residential areas. The text amendment must be completed by January 1, 2026.
- High Occupancy Housing Update – Changes to High Occupancy Housing (HOH) regulations to streamline and modify the density and location standards for HOH developments in certain areas based on the upcoming Regional Plan draft.
- Single Use Residential and Adaptive Reuse Incentives – The amendment seeks to allow residential uses within commercial zones without a Conditional Use Permit as an incentive for providing affordable housing. Additional incentives are added for adaptive reuse projects that provide affordable housing specifically in regards to parking and landscaping.
- Resource Protection Overlay Pilot Program – a 2-year effort based on better aligning the current thinning and resource protection process.
- Group Living and Institutional Residential Land Uses – The regulations around Group Living quarters and Institutional Residential facilities need to be reviewed and updated to better reflect current needs and standards.

Planning & Development Services

Comprehensive Planning

- Heritage Preservation Commissioners Abbey Buckham and Bernadette Burcham were reappointed in January. Jesse Dominquez was newly appointed to the Commission in February.

- Arianna Urban, the State Historic Preservation Office's Certified Local Government Coordinator, conducted a design review training for Commissioners and staff on February 26th.

- Plans are progressing to temporarily move the historic May Hicks Curtis House to the Materials Recovery Facility to save it from demolition. Vibrant Building Solutions is under contract with the City for the move and is currently prepping and stabilizing the house for the move (anticipated in April). In addition to planning the move details, staff are working to secure funding and partner support for future stabilization and rehabilitation work

2045 Regional Plan Update

- We received over 2,400 comments on the draft Flagstaff Regional Land Use Plan 2045!
- Staff spent the past quarter analyzing and responding to comments and revising the draft.
- Staff produced a Sensemaking Report and Comment Spreadsheet publicly available online: 60-Day Public Review | Flagstaff Regional Plan 2045
- The Regional Plan Committee reconvened for a comment review meeting on March 6th. The agenda, packet, and recording are available online: Flagstaff Regional Plan 2045
- Upcoming events: A Regional Plan online survey will launch on April 3rd. Regional Plan open houses are planned for April 15th and 17th. The Regional Plan Retreat is scheduled for May 2nd.

Building Safety & Code Compliance

Personnel and General Updates:

- Habitat SFD/ foundation have been issued. Habitat is also looking for volunteers for the blitz build.
- Sky cottage model plans have been approved.
- 1st ADU model plan library submission was received, and we are going to review over 10 sets for sustainable. Possibly more.

Code Compliance:

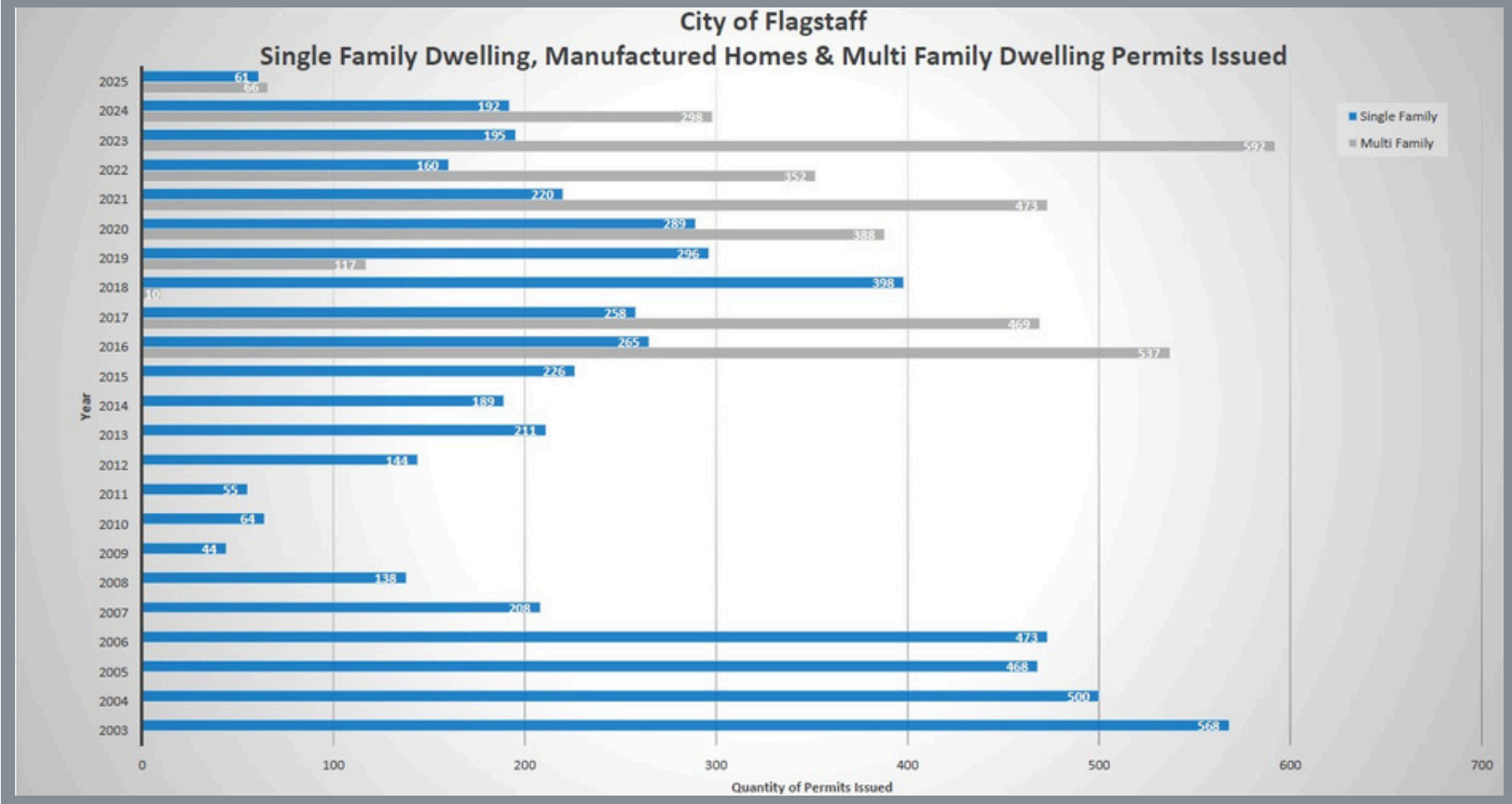
- Code Compliance staff worked with a property owner on Winter Dr to clear up some violations of the Property Care Standards by providing a 40 yd roll-off dumpster to clean up the site. Clean-up is still in progress.
- Code Compliance staff is partnering with County Health staff to deal with the illegal vending cart problem within the city.
- Janice Hakala received an invitation and was an exhibitor at the Fountain Hills Dark Sky Festival on March 29th to promote the Dark Sky initiative for the City of Flagstaff.

Building Inspection:

- Certificates of Occupancy were issued for apartment buildings on Plaza Way.
- Reconstruction of the concrete walkways at The Lantern, owned by Flagstaff Shelter Services, has turned the corner and are currently being rebuilt.
- The remaining Certificates of Occupancy for apartments on High Country Trail were issued in January.
- A Certificate of Occupancy was issued to the owner for a project on S Pine Cir after completion of all IDS development requirements. This is notable because the project was very slow taking over 3 years and was problematic in its early stages such that numerous City staff were involved in resolving those problems

Community Development
January - March 2025

Building Safety & Code Compliance



City of Flagstaff - Finaled Housing Units Brought Online 2025

Unit Type	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year End Totals
Single Family Dwelling Attached/Detached	11	13	14										38
Accessory Dwelling Unit	2	3	1										6
Multi-Family Dwelling	0	22	20										42
Manufactured Home	0	1	2										3
Total Units by Month	13	39	37	0	0	0	0	0	0	0	0	0	89

Building Safety & Code Compliance

Code Compliance Violations

City of Flagstaff - Code Compliance Violation Reporting 2025

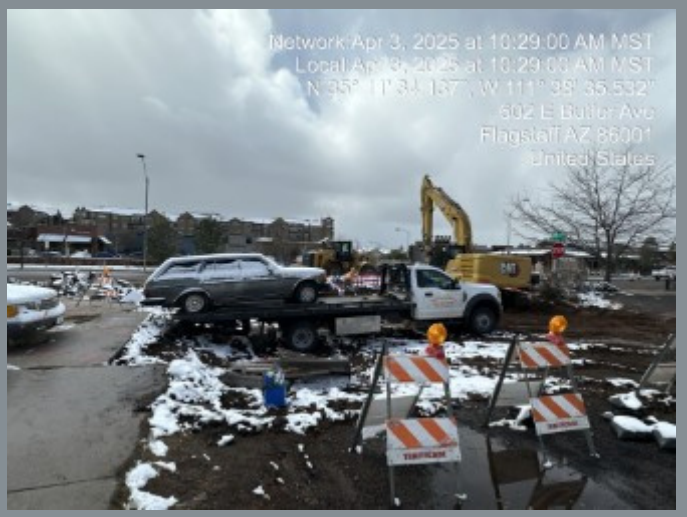
Complaint	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec
Staff Driven Complaint	156	172	97									
Citizen Driven Complaint	13	10	11									
New Cases	169	182	108									
Case Status												
Open Cases (of total new cases above)	16	12	6									
Closed Cases (of total new cases above)	153	170	102									

Violation Type	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year End Totals
Abandoned/Junked Vehicles	4	0	1										5
Accessory Dwelling Unit	0	0	0										0
Building Regulations	1	0	0										1
Camping on Public Property within City Limits	0	0	0										0
Collection/Disposal Practices	7	6	7										20
Displaying Vehicles for Sale of Private Property	2	2	0										4
Failure to Remove Snow/Obstructions from Sidewalk & Deposit of Snow in ROW/Hedges over Sidewalk	32	50	26										108
Failure to Meet Landscape Standards	0	0	0										0
Failure to Meet Outdoor Lighting Standards	0	0	0										0
Failure to Meet Parking Standards/General Parking Standards	0	0	0										0
Failure to Meet Resource Protection Standards	0	0	0										0
General Restrictions/Requirements for all Signs, Failure to Meet Temporary Sign Standards	64	58	19										141
Failure to Meet Building from Standards/Setbacks	0	0	0										0
Failure to Comply with Transect Zone Standards	0	0	0										0
Graffiti	42	59	46										147
Littering	0	1	1										2
Illegal Use or Activity without Permit	7	2	3										12
Illegal Use in Zone	1	1	0										2
Keeping of Certain Animals	0	0	0										0
Non-Compliance with Heritage Preservation Standards	0	0	0										1
Parking Space, Parking Lot Design and Layout	0	0	0										0
Parking of RV's or Vehicles	0	0	1										1
Property Care Standards	2	2	2										6
Stopping, Standing & Parking Restrictions	3	0	1										4
Storage Containers Temporary/Permanent	0	0	0										0
Storage of Unregistered/Inoperable Vehicles	0	0	0										0
Storing or Placement of Solid Waste	0	0	0										0
Unauthorized Accumulation of Litter on Private Property	0	0	0										0
Uninhabited or Vacant Private Property	0	0	0										0
Violation of Encroachment Standards	0	0	0										0
Violation of Fence/Wall & Sceening Standards	0	0	0										0
Water Conservation	0	0	0										0
Other Misc	4	1	1										6
Total Complaints by Month	**169**	**182**	**108**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**0**	**459**

Building Safety & Code Compliance

Code Compliance Highlights

Vehicles at 602 Butler Ave have been relocated from the front and west side of the building. We will work with the new owner to resolve the remaining vehicles on the property in the future.



Building Safety & Code Compliance

Dark Skies

City of Flagstaff/Coconino County Partnership - Dark Sky Compliance Report 2025
Coconino County Specific Cases

Complaint	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	
Staff Driven Complaint	0	0	0										
Citizen Driven Complaint	2	0	1										
New Cases	2	0	1										
Case Status													
Open Cases (of total new cases above)	0	0	1										
Closed Cases (of total new cases above)	2	0	0										
Closed Cases (from previous months)	0	0	0										
Hours Spent													Year End Totals
Total Hours spent on County Cases*	30	15	50										95
Hours spent on JLUS	30	15	50										95

Violation	Jan	Feb	Mar	Apr	May	June	July	Aug	Sept	Oct	Nov	Dec	Year End Totals
Residential Violations	2	0	1										3
Commercial Violations	0	0	0										0
Total Violations by Month	**2**	**0**	**1**										3

Janice Hakala, was invited to be an exhibitor at the Fountain Hills Dark Sky Festival this year. Congratulations!

Real Estate

Lonetree Overpass:

- Possession acquired for all properties except for the BNSF railway company properties. Four-year effort with over 23 parcels acquired.

Koch Field Properties:

- Received successful respondents to the procurement to purchase nearly 22 acres of property near Cromer elementary. Approval of winning bid and conveyance will be brought to City Council in Q1 of 2025 for formal approval.

Rio de Flag Flood Control Project:

- 8 properties acquired.

Switzer Canyon Watermain Phase V Project:

- Kicked off property owner communications. Working to finalize alignment and design preferences with owners before extending offers to acquire needed rights.

Spruce Wash: Arroyo Seco to Dortha Project:

- Completed first of two full parcel transactions needed for project through FEMA open space grant. After the project this land will become passive open space for the expansion of Ponderosa Park

Housing Section

The City of Flagstaff Housing Choice Voucher Team reported a 100% utilization rate! This means that 100% of the funding the City of Flagstaff receives to support low-income households with affording housing is being used to aid in monthly rent payments. Over five hundred Flagstaff households are being served with vouchers as of February 28, 2025. Program participants pay 30% of their income to the landlord and the voucher covers the remaining amount of rent. Vouchers infuse federal dollars into our local economy - in 2024 nearly $600,000 a month. Thanks to the hard work of Lead Specialist Cherise Barreto-Aguilar, Specialist Alec Walsh, Occupancy Specialist Samantha Joe, and Housing Navigator Tracy Falk!

For additional information about housing in Flagstaff click here:
Housing Newsletters & Announcements

To sign up for the Housing Newsletter click here:
Subscribe

Housing Authority

The City of Flagstaff Housing Authority continues to house low-income households in 265 public housing units and 80 fee-managed units at Clark Homes. For both of these programs, tenant households pay 30% of their income, or minimum rent of $50 if it is greater, as rent. The Maintenance Team works diligently to ensure units are in good repair at move in and throughout their tenancy. Special thanks to CFHA housing services specialists Anna Cresap (Lead), Dione Paul, and Diana Lujan as well as the maintenance team of Keith Nutumya (Maintenance Manager), Myron Livingstone (Lead), Ray Slim (Lead), Loren Hawk, and several other staff members.

Housing staff attended the final round of meetings for the Eviction Prevention Learning Lab, a nation-wide program that was developed as a response to the COVID-19 pandemic. This group will meet on an ongoing basis to share resources about emergency rental assistance programs, outreach efforts for tenants and landlords, and critical information from Coconino County Superior Court about their eviction prevention efforts.

CFHA Board and City Council: Recommendation to absorb Williams HCV and expand service area

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Georganna Staskey, Deputy City Clerk

Date: 04/17/2025

Meeting Date: 04/22/2025

TITLE:
Barrier Free Flagstaff Presentation

DESIRED OUTCOME:
Information only

Executive Summary:
Barrier Free Flagstaff is new citzens advocacy group in Flagstaff. The mission of Barrier Free Flagstaff is to facilitate Accessibility Expeditons throughout our community with the intent to help create a more accessible and inclusive community for all. Accessibility Expeditions gather together a group of people (including those who work at or around the site, those who need accommodations for access, etc.), involve them in a group exploration of a space, and then follow up with a discussion of universal design. This follow-up discussion details environmental factors that make the space accessible, barriers that were found, and suggestions for improving access.

Information:

Attachments: Presentation

THE ACCESSIBILITY EXPEDITION

Agenda

- Framework and purpose
- Universal Design
- Pity to Power and simulations
- The AE
- How it works
  - Tasks
  - Leaders
  - The expedition
  - The debrief
- Outcomes
- Questions

Framework and Purpose

- Developed at NAU by disability rights experts, educators, and individuals with disabilities
- A move beyond problematic simulations
- A tool to educate the community about the experiences people with disabilities have with the environment around all of us
- Using the ADA as a baseline and Universal Design as the goal to recognize barriers, offer suggestions to remediation, and build relationships to effectively solve access barriers
- Accessibility Expeditions are engaging and empowering for all participants

Universal Design

The Seven Principles of Universal Design

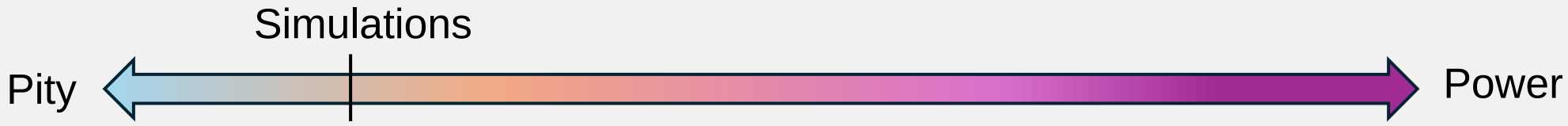
Principle	Description
Principle 1: Equitable Use	The design is useful and marketable to people with diverse abilities.
Principle 2: Flexibility in Use	The design accommodates a wide range of individual preferences and abilities.
Principle 3: Simple and Intuitive Use	Use of the design is easy to understand, regardless of the user's experience, knowledge, language skills, or current concentration level.
Principle 4: Perceptible Information	The design communicates necessary information effectively to the user, regardless of ambient conditions or the user's sensory abilities.
Principle 5: Tolerance for Error	The design minimizes hazards and the adverse consequences of accidental or unintended actions
Principle 6: Low Physical Effort	The design can be used efficiently and comfortably and with a minimum of fatigue.
Principle 7: Size and Space for Approach and Use	Appropriate size and space is provided for approach, reach, manipulation, and use regardless of user's body size, posture, or mobility.

The Pity to Power Continuum

- Developed by Lanterman and Copeland-Glenn to help explain the attitudes and beliefs of individuals regarding people with disabilities
- A simple diagram that helps situate educational and advocational needs of individuals and communities
- On one end is a view of disabled people as incapable and pitiable, something to be grateful not to be, possibly “inspirational” for their ability to do “normal” activities
- On the other end is a view of disabled people as whole human beings fully capable with agency and power

Simulations

- Simulations are exercises where individuals without disabilities for a short time experience a particular disabilities by wearing a blindfold to simulate blindness or using a wheelchair for a short time
- These exercises do not provide a realistic representation of the lived experiences of people with disabilities and have been found to leave participants with feelings of pity for disabled people and relief that they do not have a disability themselves
- Simulations are on the pity end of the Pity to Power Continuum



How it works: On the path to power

- Disability experiences are centered
- Groups include individuals with and without disabilities
- Group leaders are versed in the legal requirements for accessibility as well as Universal Design
- Participants are provided a set of tasks to complete at various locations within the Accessibility Expedition boundaries
- A set of guiding questions as well as rules set the foundation for the exploration
- Participants then debrief their experiences and share what they found both barriers and examples of good design
- Groups share photos of what they find using a predesignated hashtag

Participants

- Must include people with disabilities!
- A diversity of representation among participants from various units and groups across the City, for example:
  - Leaders and decision makers
  - Government officials, department heads, other community leaders, etc.
  - Facility services employees
  - Project managers
  - Interested community members
  - Advocates

The Rules

- NO stairs
- NO stepping off of or onto curbs
- Everyone must get to the destination in the same way
- All groups must follow stated campus rules (i.e. use crosswalks)

Questions to Consider

- Who is, and who is not, able to use this? Why?
- Who is, and who may not be, considered in this design? Why?
- Who is, and who is not, able to participate in an activity here? Why?
- Who do you think was involved in the design decision here and who might not have been? What makes you think this?
- What does this design enable and what does it constrain? Why?

Tasks

Appendix A

Tasks

Group 1: Task 1

Tweet pictures and location description using #NAUDPHM

1. **Start at the SAS building**

2. **Go to the Aquatic and Tennis Complex (ATC)** (20 minutes)

   a. How did you get there? Describe the path of travel and entrance. Can everyone travel together?
   b. Find the All Gender changing/restroom. Was it easy to find? Could you get to the pool deck easily? Could you find it again from the pool deck?
   c. How about a soak in the hot tub? Who is, and who is not, able to participate in an activity here? Why?
   d. Are you hungry after your trip to the pool? Visit the vending machines.
   e. Find the viewing area and your next task. What do you notice about who is included in this space? Is anyone excluded?

PROCEED TO YOUR NEXT TASK!

STEP
STEP

NA UNIVERSITY

WEST

DISMOUNT
ZONE

The Debrief

- Groups present what they found, the good, the bad, and the ugly
- The facilitator guides the group through relevant ADA requirements and a discussion of Universal Design as a way to understand barriers and brainstorm changes
- Participants share thoughts on how to make improvements
- Individuals with disabilities share how the design of spaces affects them as they feel comfortable
- Notes are taken and shared with relevant departments and leaders

Attitudinal Outcomes

- Cultural shift with community stakeholders (e.g., Facility Services)
- Attitudinal shifts among participants (e.g., global responsibility for addressing barriers)
- Implications for addressing barriers and implementing inclusive design structures
- Awareness, empathy, and advocacy

Questions?

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Kristine Pavlik, Housing and Grants Administrator

Date: 04/11/2025

Meeting Date: 04/22/2025

TITLE:

Presentation and discussion regarding the City of Flagstaff Community Development Block Grant Program Year 2025 Annual Action Plan and Staff recommendations for Program Year 2025 CDBG funding allocations

DESIRED OUTCOME:

Obtain Council direction on the use of Community Development Block Grant (CDBG) funds for Program Year 2025 Annual Action Plan, required by the US Department of Housing and Urban Development (HUD). The 2025 Annual Action Plan (AAP) is due to be submitted to HUD on May 15, 2025, pending notification of the City's Entitlement Award amount, and is required for the City of Flagstaff to maintain its compliance with federal CDBG regulations.

Staff will provide Council with a presentation regarding the 2025 CDBG proposals that were received through the Notice of Funding Available application process. Staff will review each proposal and provide funding recommendations for the 2025 CDBG entitlement and Annual Action Plan. Staff is seeking Council direction regarding CDBG allocations in anticipation of returning on May 6, 2025 for Council approval of a resolution authorizing submission of the AAP to HUD as part of the CDBG process.

EXECUTIVE SUMMARY:

The City of Flagstaff receives an annual allocation of Community Development Block Grant (CDBG) funds from the U.S. Department of Housing and Urban Development (HUD) on a "Program Year" basis (July 1 -- June 30). The purpose of the CDBG program is to develop viable urban communities through the provision of decent affordable housing, a suitable living environment, and economic opportunity, principally for low and moderate-income persons. In Flagstaff, for 2025, low and moderate-income (80% of the Area Median Income or below) is defined as a 4-member household earning under $87,250.

In order to receive CDBG funding, the City must complete and submit to HUD an Annual Action Plan describing how the anticipated CDBG allocation will address Flagstaff's community needs identified in the 2021-2025 Consolidated Plan and how funding will be distributed within Flagstaff city limits. The Annual Action Plan is due to HUD on or before May 15, 2025.

The CDBG entitlement amount for Program Year 2025 is unknown at this time, awaiting notice from HUD. However, staff is estimating an allocation of around $565,000. In addition to the funding allocated by HUD, the City of Flagstaff is able to include program income to increase funding available for allocation. These additional funds equal $120,000.00. Therefore, an estimated grand total of $685,000.00 is available for CDBG-eligible projects for the 2025 Program Year through the City of Flagstaff Annual Action Plan.

INFORMATION:

Please review the May 6, 2025 Staff Summary in Attachments for additional information.

Attachments: CDBG PY25 Council Presentation
Summary of 2025 CDBG Proposals
May 6 Staff Summary

CITY OF FLAGSTAFF

Housing Flagstaff

COMMUNITY DEVELOPMENT BLOCK GRANT PROGRAM

Presentation of Funding Recommendations

City Council Work Session

April 22nd, 2025

Today

- CDBG Review
- Program Year 2025 Annual Action Plan
- Funding Recommendations
- Discussion

What is the Community Development Block Grant?

- Federal grant program administered by (HUD)
- Created in 1974 to provide funding for housing and community development activities
- Serves primarily low-and-moderate-income persons

Why does the City receive funding?

- Metropolitan city with a population of 50,000+
- Entitlement Community
- Annual Allocation based on a formula set by HUD

CDBG Requirements

- **Consolidated Plan: “How should we decide what to do with the funds?”**
  - Five-year plan and assessment of housing and community development needs
- **Annual Action Plan: "What will we do with the funds?”**
  - Outlines yearly funding allocations – Due in May
- **Consolidated Annual Performance Evaluation Report (CAPER)**
  - Summary of outcomes for prior year allocations – Due in September
- **Substantial and Minor Amendments**
- **Affirmatively Furthering Fair Housing – City Fair Housing Plan**

CDBG Primary and National Objectives

2025 Area Median Income Limits

Household size	30% - Extremely Low Income	50% - Very Low Income	60% - LIHTC Max	80% - Low Income
1	$22,950	$38,200	$45,840	$61,100
2	$26,200	$43,650	$52,380	$69,800
3	$29,500	$49,100	$58,920	$78,550
4	$32,750	$54,550	$65,460	$87,250
5	$37,650	$58,900	$70,680	$94,250
6	$43,150	$63,250	$75,900	$101,250
7	$48,650	$67,650	$81,180	$108,200
8	$54,150	$72,000	$86,400	$115,200

The development of viable urban communities, principally for **low-and-moderate income persons**, by providing:

- decent, affordable housing
- a suitable living environment
- economic opportunities

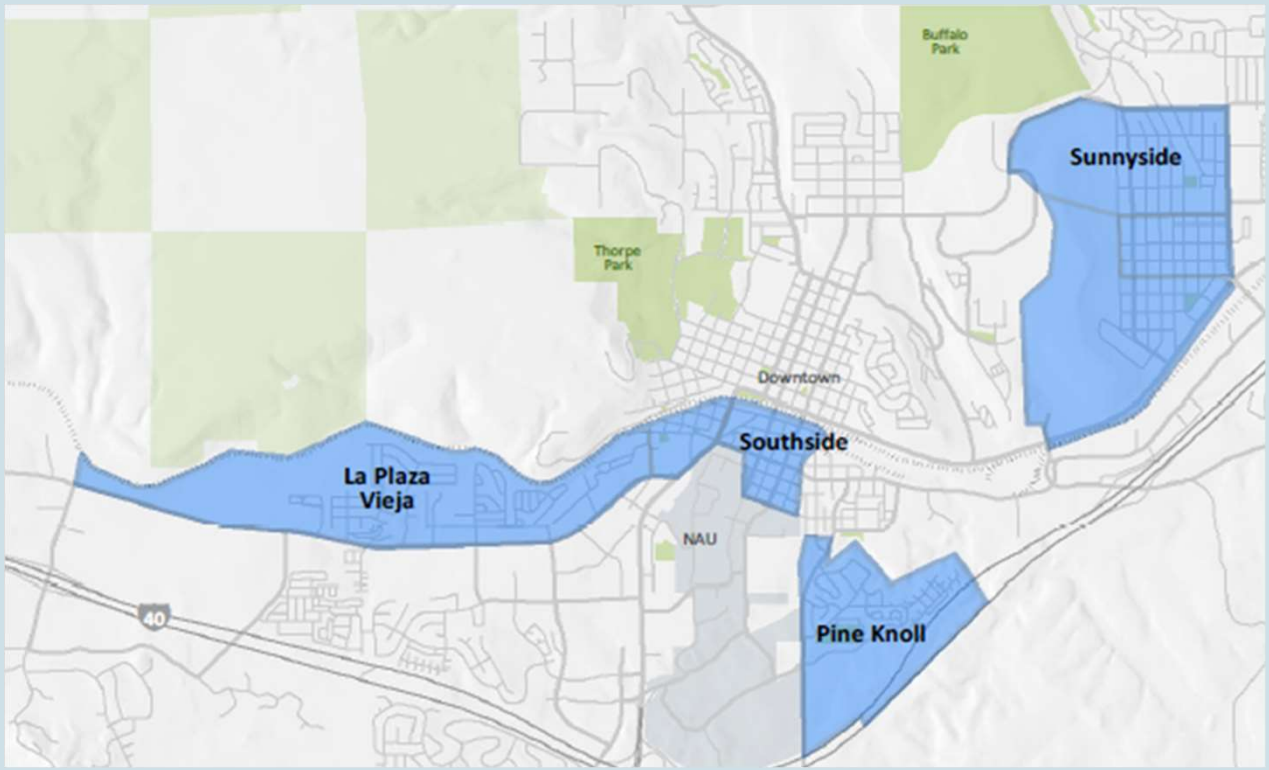
Eligible Activities

- Limited Clientele - services/projects that benefit persons low-income
- Housing Benefit - a project providing or improving permanent residential structures
- Area Benefit - activities benefit all residents in a target area
- Job Creation - create or retain permanent jobs or provide financial assistance to microenterprises

Target Neighborhoods

The City may designate target areas for CDBG projects in the Consolidated Plan. Target neighborhoods are identified by the low-income and minority concentration of households:

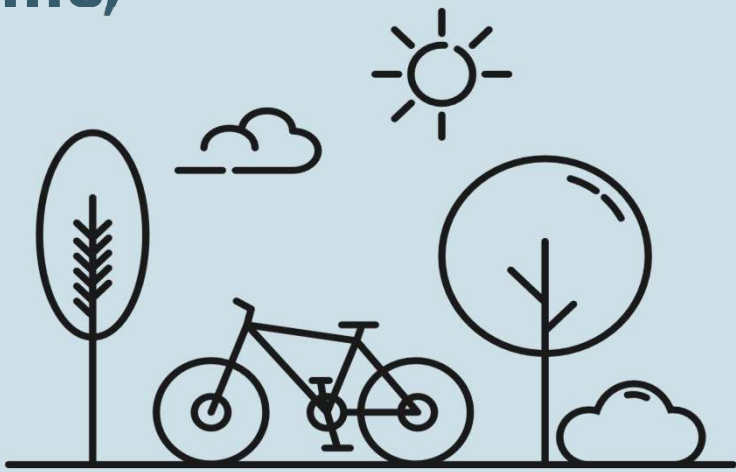
- La Plaza Vieja
  - Census Tract 11.02
  - Block Groups 1 & 3.
- Sunnyside
  - Census Tract 3
  - Block Groups 2, 3, & 4.
- Southside
  - Census Tract 8
  - Block Group 1.
- Pine Knoll
  - Census Tract 8
  - Block Group 2.

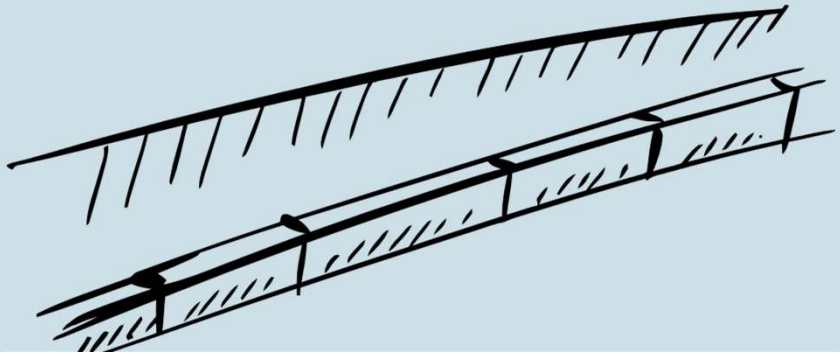


Consolidated Plan Goals

Support neighborhood revitalization and public facilities and infrastructure improvements, especially in established target areas, including:

- Neighborhood revitalization including Public Facility and Infrastructure Improvements
- Public Facilities Improvements
- Acquisition of Affordable Housing





Consolidated Plan Goals

Support public services and economic opportunities for low-and moderate-income persons, including:

- Services to Meet Basic Needs
- Workforce Development
- Housing Stabilization Services

Support services and projects addressing homelessness, including:

- Service and Facility Operating Support
- Increase Shelter Beds/Units

Consolidated Plan Goals

Support the development, accessibility, and preservation of decent, affordable housing, including:

- Rehabilitation of owner and/or renter households/units
- Development of owner and/or renter affordable housing units
- Housing Assistance for owner and/or renter households

HUD Annual Funding Caps

Administration

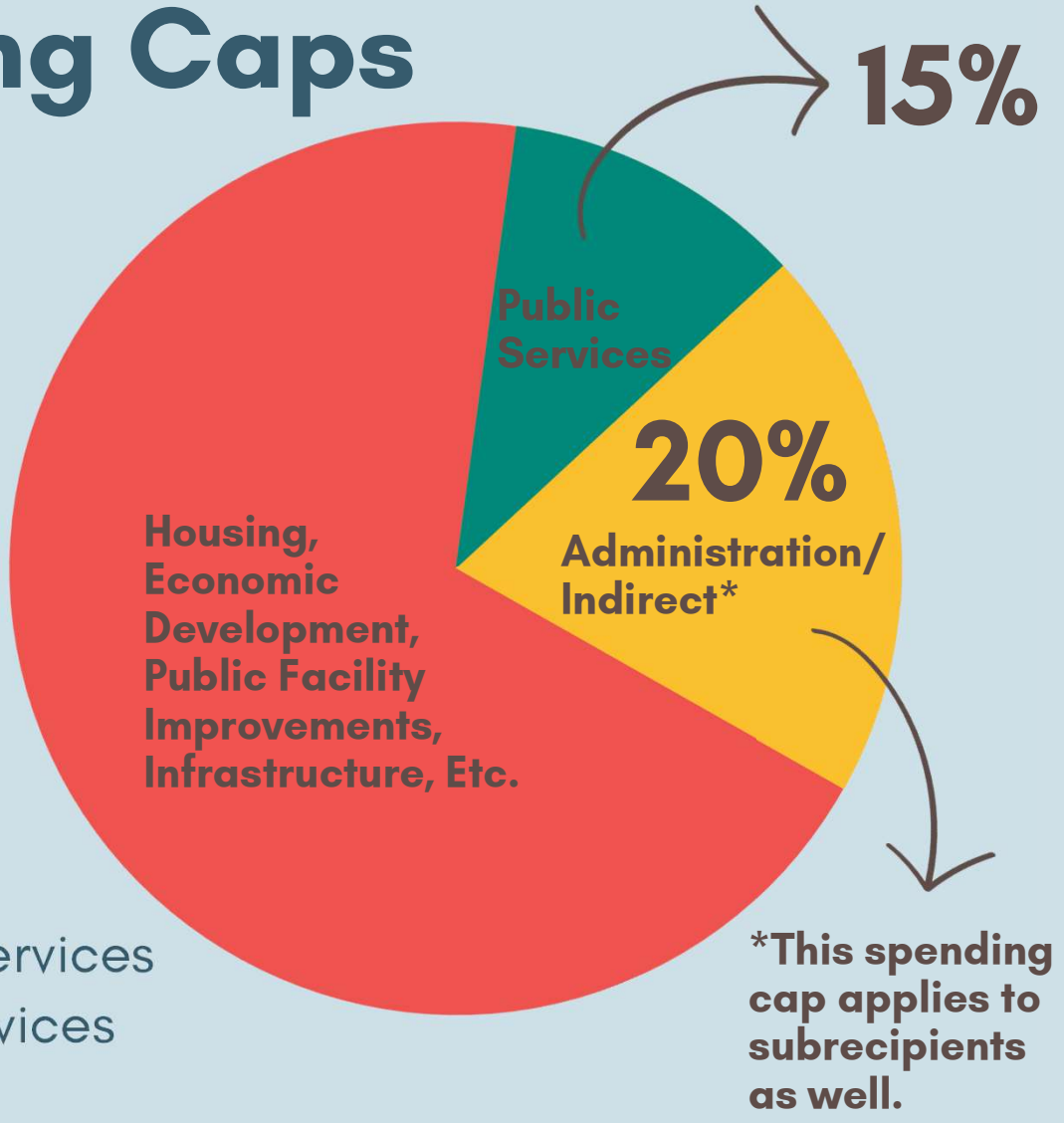
20% Max

- Management and oversight
- Program Coordination including staff salaries/ indirect costs

Public Service Activities

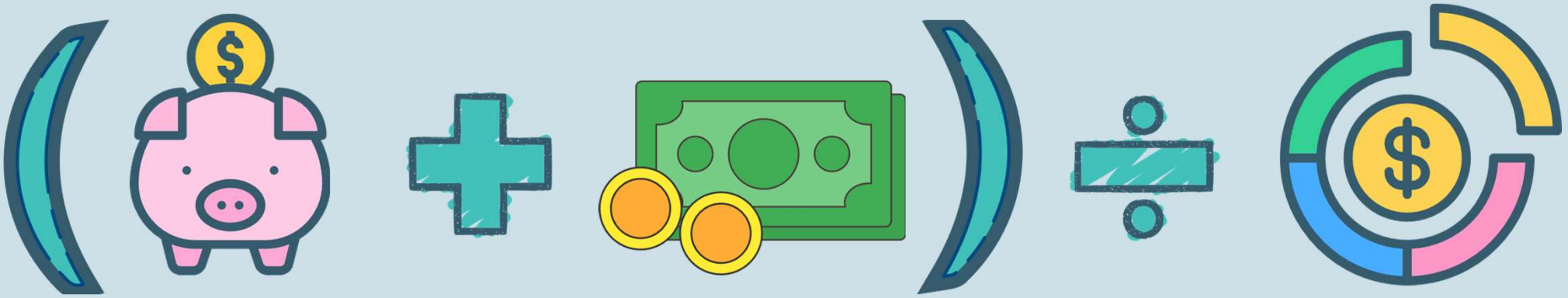
15% Max

- Health and Safety Services
- Housing and Welfare Programs
- Community and Recreational Services
- Employment and Education Services (e.g., job training/childcare)



Timely Expenditure

1.5 Rule: Grantees must have a balance of no greater than one and one-half (1.5) times its annual grant remaining in the Line of Credit, 60 days prior to the end of the Program Year.



Line of Credit

Program Income

Annual Grant

Proposal Process

Staff Responsibility

- Determine activity eligibility
- Assess viability
- Conduct risk assessment
- Proposal ranking process
- Public participation
- Weighted scoring criteria

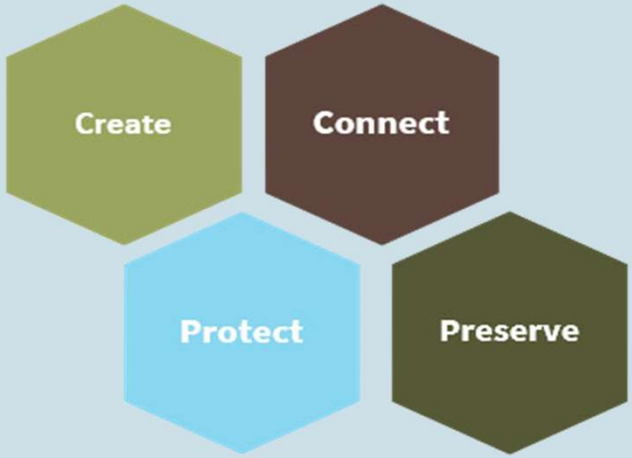
Public Participation

- City Council Priority Setting
- Public Meetings/Hearings
  Neighborhood and Community Meetings
- Ranking Committee
  Staff, Commission & Community Members
- Public Comment Period
  30-day period and before Council Resolution
- Housing Commission Recommendation
- Final Council Approval
  Resolution Approving Submission

Additional Considerations and Criteria

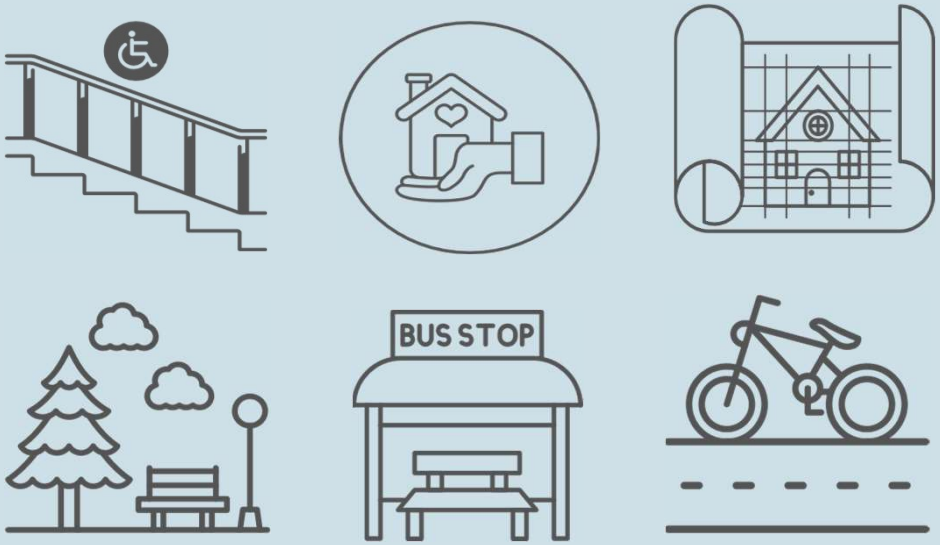
10-Year Housing Plan

- Impact 6,000 residents with unit creation or subsidy provisions
- Create or preserve 7,976 housing units (10% affordable)



Council Priorities

- Housing - Rental and Ownership
- Addressing Homelessness
- Neighborhood Revitalization
- Workforce/Job Training



Risk Assessments

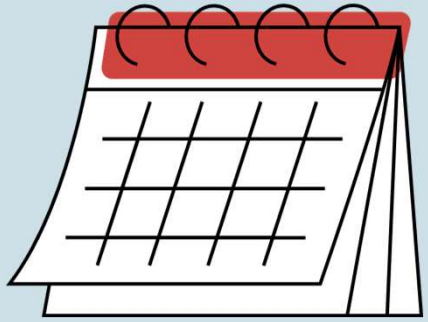
Housing Staff Considers:

- Consolidated Plan Objectives
- Council Priorities
- Beneficiaries Served / Units Created
- 10 Year Housing Plan
- Community Needs and Collaboration
- Budget, Leverage, Cost Effectiveness
- Organizational/Federal Grant Experience
- Rate of Expenditure/Schedule
- Ability to abide by City Contract Requirements and Federal Overlay Statutes

The City of Flagstaff is the Responsible Entity to HUD!

Public Participation Opportunities

- Public Meeting with A League of Neighborhoods (ALN) ✓
  January 30th, 2025 - 3:30pm at the Market of Dreams
- Public Meeting - Notice of Funding Available (NoFA) Release ✓
  February 6th, 2025 - 1:00pm at City Hall - Proposals due March 3rd, 2025
- Public Hearing - Review of Submitted Proposals ✓
  March 6th, 2025 - 3:00pm at City Hall
- Annual Action Plan Public Comment Period ✓
  March 15th - April 15th
- Housing Commission - March 27th, 2025 ✓
- Council Presentations of Recommendations - April 22nd, 2025
- Resolution Approving Submission of AAP to HUD - May 6th, 2025



Program Year 2026 Funding Allocation Recommendations

Program Year 2025 Funding Available

Estimated Entitlement	$565,000.00
Past Year Program Income	$70,000.00
Current Year Program Income	$50,000.00
$	
Estimated Total Available	**$685,000.00**
20% Administration and Indirect	$123,000.00
15% Public Services	$95,250.00
Housing/Public Improvements	$466,750.00

Program Year 2025 Proposals Received

Organization	Project Program	Request
Housing/ Public Improvements		
Housing Solutions of Northern Arizona	Acquisition of Two Affordable Rental Units	**$280,000.00**
Public Services		
Community Assistance Teams of Flagstaff	C.A.T.S on Wheels – Bike Repair and Distribution	**$30,000.00**
Homeless Youth Connection	EYFTF – Youth Coach for Homeless Youth	**$40,000.00**
Northland Family Help Center	Youth Case Management for Youth Shelter Residents	**$55,000.00**
Tynkertopia	TynkerSpace Initiative Community Makerspace	**$120,000.00**

Housing Solutions of Northern Arizona

Project: Affordable Rental Acquisition (Housing Activity)

Beneficiaries: Two new units of permanently affordable rental housing, one studio and one one-bedroom, initially benefitting two households

Amount Requested: $280,000.00

Project Description: CDBG funds will be used to help off-set purchase costs for two condo units that, once acquired, will be leased to two low-and-moderate income households (80% AMI and below)

Community Assistance Teams of Flagstaff

Project: C.A.T.S on Wheels (Public Service)

Beneficiaries: 200 individuals

Amount Requested: $30,000.00

Project Description: The C.A.T.S on Wheels program includes reconditioning used bicycles for distribution to individuals in need, hosting community bicycle maintenance clinics, and providing no-cost bike repair services for persons experiencing homelessness and disadvantaged youth.

Homeless Youth Connection

Project: Empowering Youth for the Future (Public Service)

Beneficiaries: 30 youth

Amount Requested: $40,000.00

Project Description: The Empowering Youth for the Future program supports youth experiencing homelessness who are enrolled in school by connecting them with a dedicated coach. Youth Coaches help with educational and employment goals while also providing essential support for basic needs, including food, clothing, transportation, hygiene supplies, and assistance in securing transitional or permanent housing.

Northland Family Help Center

Project: Youth Shelter Case Management (Public Service)

Beneficiaries: 50 youth

Amount Requested: $55,000.00

Project Description: Northland Family Help Center will use CDBG funds to provide case management services to residents of the youth shelter including assistance and resources for addressing educational and employment needs and transitioning out of shelter and into permanent housing.

Tynkertopia

Project: TynkerSpace Initiative (Public Service)

Beneficiaries: 150 Youth + Area Benefit for Sunnyside

Amount Requested: $120,000.00

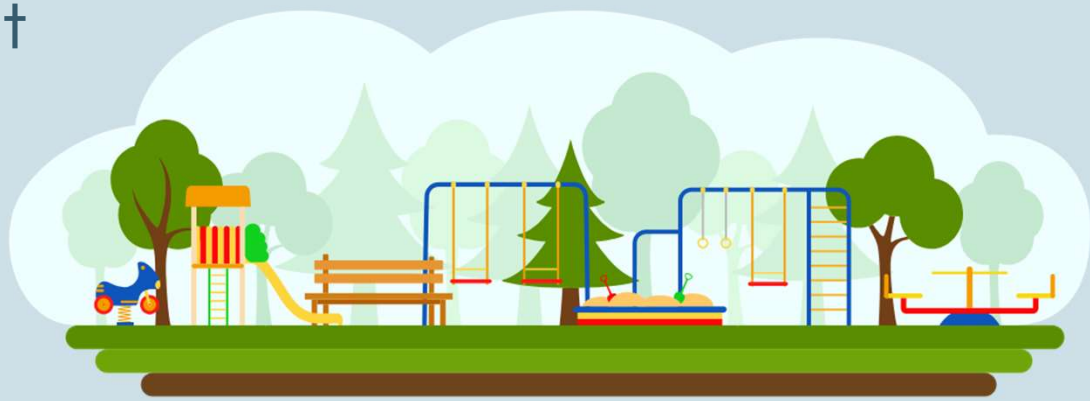
Project Description: The TynkerSpace Initiative (TSI) is a creative hub designed for youth ages 14 and up, providing mentorship and programs for career readiness and real-world STEAM (Science, Technology, Engineering, Arts, and Mathematics) experiences that will prepare the students for high-demand, technical careers.

Project: Neighborhood Revitalization and Public Facility Improvements for Brannen Homes in Pine Knoll Target Area

Beneficiaries: 126 Brannen Homes Households + Area Benefit for Pine Knoll Target Area (1,319 people)

Amount Requested: $187,000.00

Project Description: CDBG funds will be used to improve City of Flagstaff Housing Authority park facilities in the Brannen Homes development



Funding Recommendations				
Organization	**Project Program**	**Average Score**	**Request**	**Recommended Allocation**
Housing/ Public Improvements				
Housing Solutions	Acquisition - Rental Units	137.5	$280,000.00	$280,000.00
City of Flagstaff	Community Benefit Project	N/A	N/A	$187,000.00
			Total	**$467,000.00**
Public Services (15% Maximum)				
Northland Family Help Center	Youth Case Management	140.1	$55,000.00	$55,000.00
Homeless Youth Connection	EYFTF	127.6	$40,000.00	$40,000.00
Community Assistance Teams	C.A.T.S on Wheels	125.5	$30,000.00	$0
Tynkertopia	TynkerSpace Initiative	121.9	$120,000.00	$0
			Total	**$95,000.00**
Administration and Indirect (20% Maximum)				
City of Flagstaff	Admin/Indirect	N/A	$123,000.00	**$123,000.00**
			Total	**$685,000.00**

Questions, Suggestions & Next Steps

- Seeking Council Direction for PY 2025 CDBG Allocations

- May 6th, 2025 – Resolution for Council Consideration Authorizing Submission of the Program Year 2025 Annual Action Plan

- May 15th, 2025, or 30 days after notification of 2025 Entitlement – Annual Action Plan due to HUD

Contact Information

Kristine Pavlik

Housing and Grants Administrator

kristine.pavlik@flagstaffaz.gov

928-213-2749

Sign up for our mailing list!

Summary of CDBG Program Year 2025 Proposals and Recommended Funding Allocations

Public Service Activities

Organization: Community Assistance Teams of Flagstaff
Project: C.A.T.S on Wheels
Beneficiaries: 200 unique individuals experiencing homelessness
Amount Requested: $30,000.00
Recommended Funding: $0
Project Description: The C.A.T.S on Wheels program includes reconditioning used bicycles for distribution to individuals in need, hosting community bicycle maintenance clinics, and providing no-cost bike repair services for persons experiencing homelessness and disadvantaged youth.

Organization: Homeless Youth Connection
Project: Empowering Youth for the Future
Beneficiaries: 30 youth experiencing homelessness
Amount Requested: $40,000.00
Recommended Funding: $40,000.00
Project Description: The Empowering Youth for the Future program supports youth experiencing homelessness who are enrolled in school by connecting them with a dedicated coach. Youth Coaches help with educational and employment goals while providing essential support for basic needs, including food, clothing, transportation, hygiene supplies, and assistance securing transitional or permanent housing.

Organization: Northland Family Help Center
Project: Youth Shelter Case Management
Beneficiaries: 50 youth
Amount Requested: $55,000.00
Recommended Funding: $55,000.00
Project Description: Northland Family Help Center will use CDBG funds to provide case management services to residents of the youth shelter, including assistance and resources for addressing educational and employment needs and transitioning out of the shelter into permanent housing.

Organization: Tynkertopia
Project: TynkerSpace Initiative
Beneficiaries: 150 Youth and Area Benefit for Sunnyside Target Neighborhood
Amount Requested: $120,000.00
Recommended Funding: $0
Project Description: The TynkerSpace Initiative (TSI) is a creative hub designed for youth ages 14 and up, providing mentorship and programs for career readiness and real-world STEAM (Science, Technology, Engineering, Arts, and Mathematics) experiences that will prepare the students for high-demand, technical careers.

Housing Activities

Organization: Housing Solutions of Northern Arizona
Project: Affordable Rental Acquisition
Beneficiaries: Two new units of permanently affordable rental housing, one studio, and one one-bedroom, initially benefitting two households
Amount Requested: $280,000.00
Recommended Funding: $280,000.00
Project Description: CDBG funds will be used to help off-set purchase costs for two condo units that, once acquired, will be leased to two low-and-moderate income households (80% AMI and below).

Organization: Staff Request
Project: Neighborhood Revitalization and Public Facility Improvements for Brannen Homes in Pine Knoll Target Area
Beneficiaries: 126 Brannen Homes Households (approx. 500 people) and Area Benefit for Pine Knoll Target Neighborhood (1,319 people)
Recommended Funding: $187,000.00 (remaining funds after the above allocations)
Project Description: CDBG funds will be used to improve City of Flagstaff Housing Authority park facilities in the Brannen Homes development.

CITY OF FLAGSTAFF
STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Kristine Pavlik, Housing and Grants Administrator

Date: 04/11/2025

Meeting Date: 05/06/2025

TITLE:
Consideration and Adoption of Resolution No. 2025-XX: A resolution approving the City of Flagstaff's 2025 Annual Action Plan and authorizing its submission to the U.S. Department of Housing and Urban Development (HUD)

STAFF RECOMMENDED ACTION:

1. Read Resolution No. 2025-XX by title only
2. City Clerk reads Resolution No. 2025-XX (if approved above)
3. Adopt Resolution No. 2025-XX

Executive Summary:
This staff summary is for the approval of the City of Flagstaff's 2025 Annual Action Plan (AAP), which is a required submission to the U.S. Department of Housing and Urban Development (HUD) as part of the Community Development Block Grant (CDBG) program. This document identifies how the anticipated 2025 CDBG allocation will address Flagstaff's community needs identified in the 2021-2025 Consolidated Plan and how funding will be distributed within Flagstaff city limits.

The Annual Action Plan is due to HUD on May 15, 2025. The timely submission of the Annual Action Plan will enable the City to continue to receive its annual allocation of CDBG funding.

Financial Impact:
Approval of the above resolution is critical to the City of Flagstaff receiving its annual CDBG entitlement allocation. The CDBG entitlement amount for Program Year 2025 is unknown at this time, awaiting notice from HUD. However, staff is estimating an allocation of around $565,000.00. In addition to the funding allocated by HUD, the City of Flagstaff is able to include program income to increase the amount available for allocation. These additional funds equal $120,000.00. Therefore, an estimated grand total of $685,000.00 is available for CDBG-eligible projects for the 2025 Program Year through the City of Flagstaff Annual Action Plan. The proposed allocation takes into consideration administrative costs and the City's financial impacts by including the indirect rate of 10%.

Policy Impact:
The Flagstaff City Council's CDBG Priorities (established January 2025):

- Provide affordable housing (rental and ownership)

- Address homelessness
- Support neighborhood revitalization
- Workforce development (including job training and lifespan education)

Connection to PBB, Carbon Neutrality Plan, 10-Year Housing Plan & Regional Plan:
Priority Based Budgeting

- **High Performing Governance**
  - Encourage public trust through transparency, accessibility & use of the City's public participation policy
  - Implement innovative local government programs, new ideas & best practices; be recognized as a model for others to follow

- **Safe & Healthy Community**
  - Support social services, community partners & housing opportunities
  - Provide alternative responses, resources & programs, inclusive of mental health & other services

- **Inclusive & Engaged Community**
  - Foster community pride & civic engagement by increasing opportunities for public involvement, in line with best practices & legal requirements
  - Advance social equity & social justice in Flagstaff by supporting social services
  - Facilitate & foster diversity & inclusivity, including support of anti-racist policies & practices
  - Enhance community involvement, education & regional partnerships to strengthen the level of public trust
  - Ensure city facilities, services, & programs are accessible for all residents & representative of Flagstaff's diverse community

- **Sustainable, Innovative Infrastructure**
  - Support the community's social infrastructure needs; assist those partner organizations that provide services the City does not

- **Robust Resilient Economy**
  - Support & strengthen a more robust, diverse, & sustainable economy in ways that reflect community values & provides for affordable housing opportunities
  - Enhance understanding between the development community, the City & Flagstaff residents
  - Enhance the community's workforce development programs & improve partnerships with higher education institutions & the private & public sectors

- **Livable Community**
  - Support regional partners which provide equitable & inclusive educational opportunities for Flagstaff residents of all ages
  - Actively support attainable & affordable housing through City projects & opportunities with developers

- **Environmental Stewardship**
  - Implement, maintain & further the Climate Action & Adaptation Plan (CAAP) with awareness of social inequities

Regional Plan

- **Goal NH.1. Foster and maintain healthy and diverse urban, suburban, and rural neighborhoods in the Flagstaff region.**
  - Policy NH.1.1. Preserve and enhance existing neighborhoods.

- **Goal NH.3. Make available a variety of housing types at different price points, to provide housing opportunities for all economic sectors.**
  - Policy NH.3.1. Provide a variety of housing types throughout the City and region, including purchase and rental options, to expand the choices available to meet the financial and lifestyle needs of our diverse population.
  - Policy NH.3.3. Increase the availability of affordable housing for very low-income persons, through innovative and effective funding mechanisms

- **Goal NH.4. All housing is safe and sanitary.**
  - Policy NH.4.1. Expand the availability of affordable housing throughout the region by preserving existing housing, including housing for very low-income persons. Policy NH.4.2. Reduce substandard housing units by conserving and rehabilitating existing housing stock to minimize impacts on existing residents.
  - Policy NH.4.3. Address accessibility issues and other housing barriers to persons with disabilities or special needs.
  - Policy NH.4.4. Encourage green practices in housing construction and rehabilitation that support durable, healthy, and energy efficient homes.
  - Policy NH.4.5. Renovate the existing housing stock to conserve energy and reduce utility and maintenance costs for owners and occupants.
  - Policy NH.4.6. Consider and integrate public transportation, when possible, in planning housing developments, to help reduce a household's transportation costs and minimize impact on the community's roads and transportation system.
  - Policy NH.4.7. Enforce compliance with fair housing laws.

- **Goal NH.5. Eliminate homelessness.**
  - Policy NH.5.1. Provide adequate resources for families with children experiencing homelessness.
  - Policy NH.5.2. Provide adequate resources for individuals experiencing homelessness.
  - Policy NH.5.3. Support and expand programs that prevent homelessness.
  - Policy NH.5.4. Make transitional housing resources available to populations experiencing homelessness

Carbon Neutrality Plan

- **Community resilience**
  - CR-1: Ensure all mitigation actions improve Flagstaff's ability to adapt to the future.
  - CR-2: Strengthen existing community systems to create resilience to both short-term shocks and long-term change.

- **Equitable systems**
  - ES-2: Proactively engage community members on an ongoing basis
  - ES-4: Actively seek to recognize past harms, repair trust, and build deeper relationships with community members.

10 Year Housing Plan

- **Connect people to equitable housing solutions.**
  - Connect 1: Reduce homelessness in the Flagstaff community and seek creative solutions to foster housing permanency for all.

        - Connect 1.3 Continue to support and develop Coordinated Entry as a meaningful process that provides linkages to healthcare, behavioral health, and housing
    - Connect 2: Implement a framework for centering equity in proposed and existing housing practices, policies, and programs.
        - Connect 2.1 Evaluate housing policies and strategies in City of Flagstaff planning documents through an equity lens.
        - Connect 2.2 Encourage community organizations such as local Continuum of Care to continue to integrate equity into programs and policies.
    - Connect 3: Integrate healthcare into housing programs, and housing into healthcare programs, as appropriate.
        - Connect 3.1 Raise awareness of housing security as a social determinate of health
        - Connect 3.2 Encourage neighborhoods, housing types and building practices that increase health.
        - Connect 3.3 Work in partnership with the community to develop and promote community health measurement data collection into housing services when viable

- **Preserve affordable housing**
    - Preserve 1: Encourage the adaptive reuse of buildings.
        - Preserve 2.2 Acquire and rehabilitate already built properties for affordable housing projects when financially feasible.

- **Protect people from housing discrimination and remove housing barriers.**
    - Protect 1: Continue Flagstaff's commitment to further Federal and Arizona Fair Housing laws in all housing-related services and programs, valuing the efforts of those who seek to reduce barriers to equitable housing opportunities, and providing Fair Housing education and resources to the community.

Has There Been Previous Council Decision on This:
Staff received Council direction on Council CDBG priorities during the January 14, 2025 Council meeting which are identified in Policy Impact above and Background/History below.

Housing Staff presented an overview of CDBG applications received and the ranking committee and staff recommendations for CDBG funding allocations to the Housing Commission on March 27, 2025. The Housing Commission unanimously passed a motion to forward these recommendations to City Council with a recommendation for approval.

Housing Staff presented these recommendations to City Council during the April 22, 2025, City Council work session.

Options and Alternatives:

1. Approve Resolution No. 2025-XX and authorize the submission of the Annual Action Plan to HUD by May 15, 2025.
2. Modify Resolution No. 2025-XX and authorize the submission to HUD.
3. Not approve Resolution No. 2025-XX and risk losing the 2025 and future CDBG allocations

Background and History:
In order to receive CDBG funding, the City must complete and submit to the HUD the required 2025 Annual Action Plan by May 15, 2025. This plan describes how CDBG entitlement funds will be used in the coming Program Year and how the annual entitlement will be allocated to meet community needs identified in the 2021-2025 Consolidated Plan.

Through the 2025 CDBG process, the City of Flagstaff Housing Section received 5 external proposals in response to the Notice of Funding Available (NOFA) released on February 6, 2025. Housing Staff has also identified a community benefit project and request for funding for an internal project.

Housing staff are responsible for determining whether a proposed activity is eligible and conducting a risk assessment of the project as well as the applying agency. Federal funds require administrative knowledge and capacity to ensure compliant and timely expenditure of funds. Additionally, a Ranking Committee comprised of three community representatives and two City staff met to review the external proposals and rank them by consensus. Rankings primarily serve as a risk and benefit assessment and are the guiding input for staff recommendations brought to the Housing Commission and forwarded to City Council.

Below is a list of the proposals, in ranking order. The proposals are divided between Housing and Public Service categories as HUD requires two separate funding limits and different criteria. Housing Staff has included an internal request for a community benefit project. Internal requests undertaken by the City of Flagstaff are considered low risk and, therefore, are not ranked (NR) competitively with the other proposals.

Housing Activities	Proposed Project	Requested Funding	Ranking
Housing Solutions of Northern Arizona	Acquisition of Affordable Rental Units	$280,000.00	137.5
City of Flagstaff	Community Benefit Project - Park/Playground Improvements Brannen Homes	$187,000.00	NR

Public Service Activities	Proposed Program	Requested Funding	Ranking
Northland Family Help Center	Youth Case Management	$55,000.00	140.1
Homeless Youth Connection	EYFTF	$40,000.00	127.6
Community Assistance Teams of Flagstaff	C.A.T.S. on Wheels	$30,000.00	125.5
Tynkertopia	TynkerSpace Initiative	$120,000.00	121.9

Key Considerations:
To receive continued CDBG funding, the City must complete an AAP that describes how CDBG funds will be used in the coming year and how the activities will accomplish the goals outlined in the 2021-2025 Consolidated Plan. The creation of the Consolidated Plan is an extensive process involving public and stakeholder input (gathered through surveys, public meetings, and a 45-day public comment period), community needs assessments, and a housing market analysis. The data outlined in the Con Plan helps determine the relative priority of activities and the populations that will be served in the coming years with federal funds.

HUD allows two priority designations – high and low. Assignment of priority does not reflect a lack of need for any particular population or activity; it merely identifies those conditions that are most likely to be addressed with limited CDBG funding.

- High (H) priority activities are likely to be funded with CDBG resources during the next five years.
- Low (L) priority activities may be funded as opportunities arise.

Special Populations are certain clientele that are presumed by HUD to be low/moderate income and are defined as senior citizens, severely disabled adults, persons living with AIDS, battered spouses, abused children, the homeless, illiterate adults, or migrant farm workers. (HUD Terminology)

The table attached summarizes the 5-Year Consolidated Plan Goals, outlining associated CDBG activities, the priority level, and 5-year numeric goals for each. Activities that will be targeted to special populations are also indicated.

The table is designed to meet HUD requirements.

5-Year Consolidated Plan Goals			
Activities	**Special Population**	**Priority Level**	**5-Year Goal**
Neighborhood Revitalization, Public Facilities & Infrastructure			
Neighborhood Facility and Infrastructure Improvements		High	3,000 Individuals
Public Facilities	X	High	100 Individuals
Acquisition for Affordable Housing Development		Low	3 Units
Public Services & Economic Opportunities			
Services to Meet Basic Needs	X	High	300 Individuals
Workforce Development	X	Low	15 Individuals
Housing Stabilization		High	50 Individuals
Addressing Homelessness			
Service and Facility Operating Support	X	High	1,500 Individuals
Increase Shelter Beds/Units		High	15 Beds/Units
Providing Decent Affordable Housing			
Housing Rehabilitation	X	High	20 Units
Housing Development		High	3 Units

5-Year Consolidated Plan Goals			
Housing Assistance		High	50 Households

Community Benefits and Considerations:
The CDBG entitlement amount for Program Year 2025 is unknown at this time, awaiting notice from HUD, however, staff is estimating an allocation of around $565,000. In addition to the funding allocated by HUD, the City of Flagstaff is able to include program income and de-obligated funds from prior years to increase funding available for allocation. These additional funds equal $120,000.00. Therefore, an estimated grand total of $685,000.00 is available for CDBG-eligible projects for the 2025 Program Year, through the City of Flagstaff Annual Action Plan. The proposed allocation takes into consideration administrative costs and the City's financial impacts by including an indirect rate of 10%

2025 CDBG Funding Recommendations
Funding recommendations are made after an extensive risk assessment and based on the eligibility of the project, adherence to CDBG regulations, and alignment with Council CDBG priorities and goals within the Consolidated Plan. A Ranking Committee comprised of community members (including members of the Housing Commission) and staff reviews and ranks all proposals to inform staff recommendations.

Below is the CDBG estimated funding available and associated recommendations for the 2025 Annual Action Plan:

2025 *Estimated* Funding Available	
Estimated PY 2025 Entitlement Allocation	**$565,000.00**
Past Year Program Income (PI) Current Year Program Income (PI)	$70,000.00 $50,000.00
Total Estimated Funding Available for Allocation	**$685,000.00**

Planning and Administration Funding Recommendation
Federal CDBG regulations do not allow more than 20% of funds to be spent on Planning and Administration activities; allowable administrative funding for Program Year 2025 equals $123,000.00.

Below are the 2025 funding recommendations for the Administration category:

Administration and Indirect (20% Maximum)	
Grant Compliance and Administration City of Flagstaff Indirect - 10%	$61,500.00 $61,500.00
Total Administration and Indirect	**$123,000.00**

Public Service Funding Recommendation
Federal CDBG regulations do not allow more than 15% of funds to be spent on Public Service Activities: $95,250.00 for Program Year 2025. Staff recommends funding the highest-ranking applications in full and leaving a small amount of unallocated funds as a contingency.

Below are the funding recommendations for the Public Service Category:

Public Service Activities (15%)	Proposed Program	Requested Funding	Staff Recommendation	Ranking
Northland Family Help Center	Youth Case Management	$55,000.00	$55,000.00	140.1
Homeless Youth Connection	Empowering Youth for The Future	$40,000.00	$40,000.00	127.6
Community Assistance Teams of Flagstaff	C.A.T.S on Wheels	$30,000.00	$0	125.5
Tynkertopia	TynkerSpace Initiative	$120,000.00	$0	121.9
Total Public Service Allocation			**$95,000.00***	

**Rounded down to ensure compliance with 15% Public Services Cap*

Housing Activity Funding Recommendation

After the above-recommended allocations, $467,000.00 in CDBG funding is available for Housing Activities. Staff recommends fully funding the only Housing application received, Housing Solutions of Northern Arizona Acquisition of Rental Units, and allocating the remaining funding to a community benefit project identified by staff.

Below are the funding recommendations for the Housing Category:

Housing Activities	Proposed Project	Requested Funding	Staff Recommendation	Ranking
Housing Solutions of Northern Arizona	Acquisition of Affordable Rental Units	$280,000.00	$280,000.00	137.5
City of Flagstaff	Playground Improvements in Brannen Homes	Not Applicable	$187,000.00	Not Ranked
Total Housing Activity Allocation			**$467,000.00**	

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The below chart compares each project's intended impact and the number of beneficiaries, with the goals outlined in the 2021-2025 Consolidated Plan to demonstrate the Community Benefit of the CDBG funding recommendations.

2025 CDBG Funding Allocation Recommendations				
Proposed Project/Program	**Recommended Funding**	**Beneficiaries**	**Con Plan Activity**	**Con Plan 5-Year Goal**
Housing Solutions of	$280,000.00	Two permanently affordable rental	Housing Development	3 Units

2025 CDBG Funding Allocation Recommendations				
Northern Arizona - Acquisition of Rental Units		units - Two households initially		
City of Flagstaff - Playground Improvements in Brannen Homes	$187,000.00	Area Benefit - 126 Households in Brannen Homes - 1,319 Individuals in the Pine Knoll Target Area	Neighborhood Facility and Infrastructure Improvements	3,000 Individuals
Northland Family Help Center - Youth Shelter Case Management	$55,000.00	50 Youth Experiencing Homeless and/or Child Abuse	Service and Facility Operating Support	1,500 Individuals
Homeless Youth Connection - Empowering Youth for The Future	$40,000.00	30 Youth Experiencing Homelessness	Services to Meet Basic Needs Workforce Development	315 Individuals
Total Housing Activities				**$467,000.00**
Total Public Service Activities				**$95,000.00**
Total Administration and Indirect				**$123,000.00**
Total *Estimated* 2025 CDBG Allocation				**$685,000.00**
Total Individuals Proposed to be Served in Program Year 2025			Two Units Created 1,401 Individuals Benefited	

Community Involvement:
Public participation requirements for the Annual Action Plan offer extensive community involvement and collaboration, ranging from public meetings and public comment periods to a ranking committee and Housing Commission recommendations, these requirements are outlined in the Council-adopted CDBG Citizen Participation Plan.

In preparing the Annual Action Plan, the City encouraged public input by contacting public and private agencies that provide housing or human services, neighborhood organizations, and citizens. The City held three meetings to solicit public input on the past year's project performance and recommendations for new project allocations for the upcoming program year. Public meetings included:

1. Discussion of the amount of CDBG funds expected to be available including program income and prior year's funds not yet allocated to project use;
2. The full range of HUD activities that may be undertaken with the funding being discussed;
3. The amount of resources that will be directed to low and moderate-income households; and
4. The uses of funds in the prior years

Public Participation

Public Meeting: Community Input on use of CDBG funding in target neighborhoods and Citywide - January 30, 2025 at the Market of Dreams

1. Discussed the purpose and content of the Consolidated/Annual Action Plan
2. Received public comments regarding community needs and priorities
3. Discussion of the type and amount of Federal funds anticipated to be available and eligible activities
4. Discussion with City of Flagstaff Capital Improvement, Planning, and PROSE departments, as applicable, regarding upcoming City projects in target areas.

Public Meeting: Presentation regarding Program Year 2025 Annual Action Plan and Notice of Funding Available - February 6, 2025 at City Hall

- Meeting to discuss the CDBG proposal process and the Annual Action Plan

1. Discussed the purpose and content of the Consolidated Plan/Annual Action Plan
2. Received public comments regarding community needs and priorities
3. Discussion of the type and amount of Federal funds anticipated to be available and eligible activities
4. Discussion of the City's CDBG open proposal process and accessibility of NOFA

Public Meeting: Public Comment on PY 2025 Annual Action Plan and Proposals Received - March 6, 2025 at City Hal;

- Meeting to review the submitted proposals and allow public comment in preparation of funding recommendations and Annual Action Plan

1. Presentation by City staff of activities proposed to be undertaken and funded
2. Open discussion of the proposed activities
3. Discussion of estimate of the low-income benefit related to proposed activities
4. Discussion of displacement issues and City anti-displacement policy
5. Presentation by staff of draft Annual Action Plan

Open Grant Process:

- NOFA (Notice of Funding Available) Released - January 30, 2025
- Proposals due to the City of Flagstaff on March 3, 2025
- Proposal Ranking Committee with Citizen Participation and Staff on March 19, 2025

Public Comment Period for Draft documents posted on City of Flagstaff Housing Section Website:
Annual Action Plan - March 15 – April 15, 2025

Public Meeting: Presentation to City of Flagstaff Housing Commission - March 27, 2025

- Presentation by City staff of the Annual Action Plan and recommendations for funding
- Open public hearing regarding activities proposed to be undertaken
- Recommendation for approval to City Council

Public Meeting: City Council Work Session City Council Work Session – April 22, 2025

- Presentation and discussion with City Council regarding the 2025 Annual Action Plan
- Request for City Council input and direction
- Comments may be submitted by mail or email, or citizens may provide public comment at the meeting

Public Meeting: City Council Meeting – May 6, 2025

- Consideration and Approval of Resolution No. 2025-XX and authorizing the submission of the Annual Action Plan to HUD.

With efforts to attract a diverse group of social service agencies, emails were distributed to all members of Coconino County's Continuum of Care (approx. 300 members). Additionally, agencies that had previously requested information and/or had been involved in the CDBG proposal process in prior years received personal invitations. Advertisements were also placed in the Arizona Daily Sun, the City of Flagstaff Housing Section Newsletter, mailing list, and web-page as well as on Instagram and Facebook.

Attachments:

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Sara Dechter, AICP, Comprehensive Planning Manager

Date: 04/10/2025

Meeting Date: 04/22/2025

TITLE:
Regional Plan Retreat - Review of Draft Agenda for May 2, 2025.

DESIRED OUTCOME:
Discussion only

Executive Summary:
On Friday, May 2, from 9 a.m. to 5 p.m., the City Council, Board of Supervisors, and City and County Planning and Zoning Commissions will meet in a facilitated retreat to review proposals for revising the draft Flagstaff Regional Land Use Plan. The purpose of the retreat is to review the proposals in a public meeting and request direction before public hearings begin.

Information:
The current plan, Flagstaff Regional Plan (FRLUP) 2030, Place Matters, was adopted in 2014. In compliance with statutory requirements to update the Plan every 10 years, the City and County have been working on this update since early 2022. The FRLUP is being revised to incorporate the over 2,400 comments from the 60-day public review, which was completed in December 2024, and additional staff testing for implementation concerns.

Additional public surveys and workshops are scheduled for the week of April 14 to inform the public about how public comments were incorporated into the plan. The surveys and open house information is available online at https://flagstaff-regional-plan-2045-flagstaff.hub.arcgis.com/pages/spring-2025-survey. The focus of this work session is to review the agenda for the May 2, 2025, joint retreat scheduled with County and City elected Supervisors and Council, and appointed Planning and Zoning Commissioners.

It is important to recognize that we are in the final stages of plan development and any major changes may impact budget and the timing of plan adoption.

Attachments: 60 Day Public Review Comments
Draft Agenda
Sensemaking Report of 60 day public review comments

Comment ID	User name	Comment	Reference (What part of the draft is this comment related to? Specific map, goal, policy, etc.)	Page	Category (Goal/Policy, Map, Implementation Guideline, Action Item, Format, Land Use Framework, Background Info, Plan Priorities, Vision Statement, Major/Minor Amendments, Overall Feedback)	Theme	Subtheme
CM116	Sustainability Com	"Suggest restructuring the first two chapters for better flow, background info, existing plans, etc. Possibly: split chapter 1 and chapter 2 into subsections: 1: city/region background, climate background (Provide goals of CNP, how they will be incorporated in this plan) 2: plan/planning background, structure of plan; Move “The Focus of the Regional Plan” section from 1-10 and 1-11 to be the intro/guidance section of chapter 3. [BACKGROUND INFO (region, culture, community, climate)-> STRUCTURE OF PLAN -> FOCUS/PRIORITIES/GOALS/POLICIES] - include/emphasize importance "	Chapter 1 and 2	1-	Background info	Plan Clarity	Plan organization
CM165	Sustainability Com	Define land use as a climate action tool	Chapter 1 or GLU/Energy Chapters	1-	Background Info	Climate Action	Land use to reduce emissions
CM146	Sustainability Com	We recommend restructuring the first three chapters to better focus on the most important information about the Plan’s purpose, scope, priorities, etc. An alternative format you may consider is outlined here. i. Chapter 1: Introduction 1. The Flagstaff Region. Keep the vision, background/history, and present-day information. 2. The Region’s Future Uncertainties and Opportunities (page 1-10). Include Flagstaff's declaration of a climate emergency and tie the Plan to the goals of the Carbon Neutrality Plan (CNP). ii. Chapter 2: How the Plan Works. 1. Move the city/region planning history discussion currently located in Chapter 1 to the beginning of this chapter, including Figure 1-2 Planning History of the Flagstaff Region. 2. Extend the timeline in Figure 1-2 through at least 2023, making sure to include the CNP. ii. Chapter 3: Goals and Policies. 1. Move “The Focus of the Regional Plan” section from pages 1-10 and 1-11 to the beginning of Chapter 3 to clearly outline the Plan’s Priorities and Objectives. 2. Directly tie the Priorities and Objectives into the Goals and Policies defined in this chapter.	Chapters 1 - 3	1-	Format	Plan Clarity	Plan organization

ON1054	Krista Ames-Cook	Is there a reason that Chapter 10 rolls into Chapter 11 instead of ending like the previous chapters?	Energy Chapter	10-	Format	Plan Clarity	Format
ON1068	David	Please consider a discussion of Community Choice Energy (CCE). This change of the current path by Investor owned utility (APS) of slow-walking on the path to greening our grid requires legislative enabling by the Arizona State Legislature. By including such a discussion the public will better understand this option and thus push for the needed legislation. A study of CCE is available free from the National Renewalable Energy Laboratory; again the public can call for this action.	Energy Chapter	10-	Background info	Climate Action	Renewable energy
L141	Unisource	We support the City of Flagstaff's and Coconino County's efforts to reduce greenhouse gas emissions and to protect our region's health and natural beauty. Environmental stewardship is a critical component of our safe and reliable natural gas operations, and it will remain so as we expand our system to serve our region's increasing energy needs. We believe our community will always need affordable, effective energy options. With respect for efforts to reduce greenhouse gas emissions through electrification, many residents and businesses will remain interested in the reliability and value offered by natural gas service. As such, we recommend that the plan also address the need for more efficient on-site combustion devices through incentives that make more efficient natural gas options more affordable. Our building codes should always accommodate developers who wish to provide both electric and gas service in their projects. In short, our residents and businesses should remain free to choose natural gas service if it suits their needs.	Energy Chapter	10-	Background info	Climate Action	Building efficiency
ON1127	Val	Tree planting in areas without them would help as well.	"Energy-efficient building practices and demand management will be needed to ensure that City buildings are well-insulated and require less heating and cooling."	10-2	Background info	Climate Action	Building efficiency
ON588	Ben Ruddell	Higher energy efficiency standards for new construction cost developers money but yield huge and cost effective long term benefits to residents' energy bills and the environment. Raising these standards further in the Flagstaff area is a good idea. And, once structures go up, you can't easily go back and retrofit them for efficiency. It needs to be in the building codes.	The Cost of Energy Efficiency call out box	10-2	Background Info	Climate Action	Building efficiency
ON698	Valerie Piet	Can we define demand side management and demand response?	"... through efficiencies gained via demand response and energy efficiency." & Figure 10-2	10-3	Background Info	Plan Clarity	Wording
ON1139	Val	However the Az. Corporate Commission is going to erase all desire to go solar with their constant design to charge solar users higher rates!	Clean Energy Production	10-3	Background info	Climate Action	Renewable energy

ON589	Ben Ruddell	Flagstaff is going to use the power APS sells us at the prices they set, which is in turn a state-level Corporation Commission issue. It is a waste of time and money for Flagstaff to try to produce its own energy. We don't have enough money to do this in a small and poorly funded city. Focus elsewhere- like on improving energy efficiency and transportation options, both of which are under local control.	Clean Energy Production	10-3	Background Info	Climate Action	Renewable energy
ON893	Dee Hoagland	Community Choice Energy (CCE) would allow the region to choose where their power comes from. Rather than transmitting power generated in Northern Az from Babbitt Ranch and Chevelon Butte to Phoenix, the region could choose to rely on locally generated clean energy. There is a cost savings associated as well as reduction of carbon emissions.	Clean Energy Production	10-3	Background info	Climate Action	Renewable energy
ON1177	Laura Huenneke	I agree that the price at which APS sells (back to) us renewable energy produced locally is a Corporation Commission matter. But this is a long-term plan and I think it is reasonable to consider the possibility that state policies and regulation might change. (New Mexico, for example, has far more flexible community choice possibilities and is moving rapidly on everything from utility-scale renewables to community scale microgrids to enhance resilience.) In City and County facilities there might very well be economic benefits to increasing local generation of power.	Clean Energy Production, reply to ON589	10-3	Background info	Climate Action	Renewable energy
ON1130	Val	AMEN!! and can the city help fight the Az. Corporate Commission and their constant desire to put higher rates on building owners with solar! HELP!!	Clean Energy Production, reply to ON893	10-3	Background info	Climate Action	Renewable energy
ON1248	Erica Rackley	Oh, APS. Demand side management is NOT a source of energy. It can be a source of energy efficiency. Please consider either revising this figure or making this point very obvious.	Figure 10-2	10-3	Format	Plan Clarity	Format
ON979	David	It would be helpful to cite the current electricity giga-watt-hours, to put this 24,000 figure into perspective.	"... the APS Integrated Resource Plan forecasts that electrical demand... will increase by nearly 24,000 Giga watt hours statewide by 2040."	10-4	Background info	Plan Clarity	Wording
ON1151	Val	What does this mean? Political will? The incoming administration does not believe in climate change, we are in a very up hill battle to get anything done on climate policy . Having the city engage in advocacy for transmission lines, uses of clean energy, etc. would help, A LOT!!	"Provide a critical platform for the US to compete and innovate in the global energy economy."	10-4	Background info	Climate Action	Renewable energy
ON1216	Erin Mahan	Agreed - engagement is the cornerstone of intelligent design. Take for example the 12/19 California Public Utilities Commission decision to require its biggest IOUs to hand over electrical communications standards stewardship to industry-led working groups. Flagstaff needs to hold APS accountable to industry standards, or choose an option like Community Choice Energy (CCE). Local governments would have the authority to source and purchase electricity that their residents and businesses choose, while still relying on existing utilities for distribution of power and infrastructure maintenance.	"Provide a critical platform for the US to compete and innovate in the global energy economy." Reply to ON1151	10-4	Background info	Climate Action	Renewable energy

ON1145	Val	solar is mentioned a great deal. How about geothermal, are we an area that has potential for this energy source. Nuclear is also mentioned. Nuclear energy production is improving and should be investigated for future use.	Clean Energy Production	10-4	Background info	Climate Action	Renewable energy
ON590	Ben Ruddell	Don't plan to allow data centers in Flagstaff's planning and zoning. These are modern strip-mines that soak up land, energy, and water without much benefit to the community (they are racks of computers; few jobs are provided). Not to worry... our poor internet connectivity and high water prices will keep them away. The plan should discourage them.	Data Centers and Chip Manufacturing	10-4	Background Info	Government Services and Utilities	Utilities
ON1141	Val	Added to the above comment, these data and chip centers should pay higher prices for their own energy, not Flagstaff rate payers!	Data Centers and Chip Manufacturing, reply to ON590	10-4	Background info	Government Services and Utilities	Utilities
ON1173	Val	Thank you for addressing this!	"As the City transitions to more energy-efficient and electric homes, prioritizing the homes of low-income residents, who suffer the most from inefficient buildings and high energy prices, is critical."	10-5	Background info	Climate Action	Building efficiency
ON1182	Laura Huenneke	I was looking for mention of charging infrastructure, etc. in the transportation chapter. Perhaps insert in that chapter a cross-reference to this section.	Electric Vehicle Charging Infrastructure	10-5	Background info	Plan Clarity	Reference/link
ON1204	Erin Mahan	Has APS begun working with vehicle-to-grid charging infrastructure yet? It would be interesting to talk not only about the infrastructure investment, but the plan for enhancements that support decarbonization.	Electric Vehicle Charging Infrastructure	10-5	Background info	Parking	EV charging
ON1205	Erin Mahan	There should be more data here about the impact of home building/new homes on the household energy use.	Household Energy Costs and an Equitable Energy Transition	10-5	Background info	Climate Action	Building efficiency
ON894	Sat Best	If there isn't one already, a formal program should be created to help buyers qualify for the higher cost of green homes based on the reduced cost of utilities over the lifetime of the home.	Household Energy Costs and an Equitable Energy Transition	10-5	Background info	Housing Affordability	Public housing and assistance programs
ON1206	Erin Mahan	There could also be more discussion about protecting residents from energy costs related to data centers. Look at the recent cost explosion from Portland General Electric - 10% year over year, no more reductions for seniors - how is Flagstaff planning to protect families from data center-related energy expenses?	Household Energy Costs and an Equitable Energy Transition, reply to ON1206	10-5	Background info	Government Services and Utilities	Utilities
ON1184	Laura Huenneke	Given that EV batteries can serve as emergency power resources if appropriate charging infrastructure is available - consider building such infrastructure into key city and county facilities as part of emergency preparedness.	"Plan for EV charging at strategic locations for vehicles to support the tourism industry."	10-6	Implementation Guideline	Parking	EV charging
ON1207	Erin Mahan	Vehicle-to-grid energy conversion technology is also an essential discussion	"Plan for EV charging at strategic locations for vehicles to support the tourism industry." Reply to ON1184	10-6	Implementation Guideline	Parking	EV charging

ON1250	Erica Rackley	Let's make this "construction methods" component highest priority. If the City intends to make the density increases proposed in this plan, there will be thousands of opportunities (one per new housing building built) to reduce emissions per person in Flagstaff, depending on the methods and materials used to build those new buildings.	"Promote cost-effective, energy-efficient technologies, construction methods, and design in all new and retrofit buildings for residential, commercial, and industrial properties."	10-6	Implementation Guideline	Climate Action	Building efficiency
ON1252	Erica Rackley	...and keep the power those projects generate local.	"Promote opportunities for new, utility-scale renewable energy projects in the Region and coordinate them across jurisdictional boundaries."	10-6	Implementation Guideline	Climate Action	Renewable energy
ON718	Phil G	Overall until the technology exists on a very large scale to produce fuels like gasoline, diesel and aviation jet fuel from renewable resources, it will not be feasible to legally require any sort of EV transportation and net zero energy buildings. This technology I believe will be economically feasible but only in the more distant future. For the present it is best to only change building codes for instance if the results are economically feasible as a condition for their applicability. This is because society cannot and should not persist without medicines and plastics, both of which rely very heavily on petrochemicals. So as stated above, until petrochemicals can be obtained without any fossil crude oil or coal, the whole project becomes way too problematic and economically prohibitive. Another issue mentioned by others is the reliability of the electrical grid. How to prevent serious outages, brown outs and black outs without alternative sources of energy from natural gas say or nuclear has to be addressed. We should not need to have back up gas powered generators to supply electricity to houses and commercial buildings in the event of a serious long running power outage. Please see white paper I submitted to Ms. Dechter and Ms Shaw on the energy situation in the country and as affects our area.	"Support the electric utility in grid modernization efforts."	10-6	Implementation Guideline	Climate Action	Renewable energy
ON898	Sat Best	Without a wood burning stove or fireplace that doesn't need a fan to operate, any heating/cooling system is currently vulverable to power outages. Gas furnaces need electicity to run. Most new energy installations are renewable because it's now the cheapest form of energy, and large new battery arrays are improving reliability. As long as the large electric utilities do their planning well the transition to renewables should go smoothly, and history shows they do their planning quite well.	"Support the electric utility in grid modernization efforts." Reply to ON898	10-6	Implementation Guideline	Climate Action	Renewable energy

ON230	Shelly Gordon	Add to Goal E: Study the viability and potential benefits of implementing a Community Choice Energy (CCE) program, while a statewide effort is underway to achieve CCE enabling legislation. CCE allows local governments to procure power on behalf of residents, businesses, and municipal accounts from alternative suppliers while still receiving transmission and distribution services from the utility services provider. A study of CCE developed through the National Renewable Energy Lab's Clean Energy to Community Expert Match (C2C) which offers a structured program and resources to local governments aiming to transition to clean energy, at no cost to participants. Through technical expertise from NREL, C2C could facilitate the City of Flagstaff's exploration, understanding and implementation of CCE delivered as a final report.	Goal E	10-6	Goal/Policy	Climate Action	Renewable energy
ON1211	Erin Mahan	Flagstaff should be more bold and write: "to advocate for City and County decarbonization by 2030 goals,..." - like a previous comment, the City should not accept APS' longer-term goal of 2050. The 2050 goal does not align with what's necessary to protect Flagstaff's ecosystem.	"Engage in utility planning efforts such as the APS Integrated Resource Planning process to advocate for adequate energy efficiency programs and to increase clean and renewable energy sources."	10-7	Action item	Climate Action	Carbon neutrality
ON1178	Val	Great work here, Thank you!!	Energy Action Items	10-7	Action item	Plan Clarity	Plan Implementation
ON1212	Erin Mahan	To echo at least six previous comments, the NREL Study should be listed here: National Renewable Energy Lab (NREL) Study of the CCE via its Clean Energy to Community Expert Match (C2C) program, which offers a structured program and resources to local governments aiming to transition to clean energy, at no cost to localities. https://www.energy.gov/eere/clean-energy-communities-program	Energy Chapter Endnotes	10-8	Background info	Plan Clarity	Reference/link
CM27	Bicycle Advisory C	The BAC suggested adding language about Vision Zero and traffic injuries and fatalities to this section.	IPS Chapter	11-	Background Info	Roads and Streets	Safe Streets
L13	Mike Klinke	"As we plan for increased housing density and population growth, it is critical to evaluate and ensure adequate resources for our first responders: Police and Firefighters: An increase in population density will likely bring new challenges for public safety. From higher call volumes to the need for specialized training and equipment, our police and fire departments must be equipped to meet these demands without compromising their ability to serve the community effectively. Infrastructure Upgrades: Enhanced fire stations, improved access routes, and sufficient staffing should be built into the budget to match anticipated growth. Planning ahead will allow Flagstaff to avoid reactive measures that could prove more costly and less effective."	IPS Chapter	11-	Implementation Guideline	Safety	Emergency operations and evacuation

ON265	Bruce Edward Fox	in the Region--or elsewhere?	"Every Indigenous Nation knows this place as sacred and life-giving."	1-1	Background Info	Plan Clarity	Wording
ON456	Sara Sprague	Include "agricultural"	"The area is rich with cultural diversity, natural beauty, and history and offers outstanding economic, educational, recreational, and scientific opportunities"	1-1	Background Info	Plan Clarity	Wording
ON7	Aubree Flores	Hi, I believe the "p" in MetroPlan should be capitalized.	"The Region is geographically defined by the boundary of Metroplan and unites various..."	1-1	Background Info	Plan Clarity	Wording
ON1116	Erica Rackley	"The Region is geographically defined by the boundary of Metroplan..." What is the boundary of Metroplan? And what is Metroplan? Can we see a map? Maybe there is already a map that I haven't seen yet.	Introduction section	1-1	Background Info	Plan Clarity	Wording
ON1120	Erica Rackley	Since you answer my questions in the next section, maybe remove "is geographically defined by the boundary of Metroplan" from this sentence to avoid confusion.	Introduction section, reply to ON1120	1-1	Background Info	Plan Clarity	Wording
ON493	David	Does the County have a land acknowledgement?	Land acknowledgement	1-1	Background info	Equity	Indigenous community

ON2	Yiqun Lin	The committee did a good job drafting the vision statement for the regional plan 2045. However, in terms of economy, I would like to add two more words of "equitable" and "sustainable" in front of "vibrant". As the draft plan stated on page 15, the primary challenge of Coconino county's economy is the continued rising of income inequality since 2010, where "the City and County have poverty rates of 18.9 percent and 16.9 percent, respectively. Both rates are notably higher than the state and national poverty rates of 13.1 percent and 12.5 percent, respectively." Therefore, adding "equitable" would provide us with a clear vision and actionable target to reduce the gap of "income inequality" for the well-being of all our residents over the next 20 years. In addition, "sustainability" is one of the four pillars of "The City of Flagstaff Economic Development Strategy" plan. Its vision reads: "The City of Flagstaff has a diverse and resilient economy with a united community that promotes sustainable growth, innovation, and opportunity." I believe including "sustainability" in the Regional Plan 2045 vision statement is imperative as our natural resources will not be able to sustain unlimited growth. For the above two reasons, I would like the second phrase to read: "Through these efforts, we aim to foster a resilient community and to develop an equitable, sustainable, and vibrant economy where all residents have the opportunity to thrive." Thank you! Yiqun	Vision statement	1-1	Vision Statement	Plan Clarity	Wording
ON455	Sara Sprague	Need for stronger language.	Vision statement	1-1	Vision statement	Plan Clarity	Wording
ON494	David	Where is the vision? What are the goals?	Vision statement	1-1	Vision statement	Plan Clarity	Wording
ON670	Sat Best	"preserving our unique character" is a huge challenge given our current zoning laws. Most Flagstaff residents are not aware that almost all commercial property in Flagstaff is CURRENTLY ZONED for 60' height with almost no setback from the sidewalk. There was a great uproar when the Hub (now the Jack) went up on South Milton some years ago, but a building like that can go up on the site of any parking lot or small existing structure anywhere in town without a zone change. The latest example is at the NW corner of Butler and Beaver, a 60' building on the sidewalk with almost no landscaping on the Butler frontage. If this is the future, we will become Brooklyn. We can't change current zoning without compensating owners, so this is a problem we need to face directly with all the focus and creatively we can muster. I think making deals with developers to greatly increase native landscaping could be one answer, and I'll be bringing that up in later sections.	Vision statement	1-1	Vision statement	Community Character	Architecture and design

CM154	Sustainability Com	Please clarify: The Vision for the Flagstaff Region on page 1-1 is vague. How does this vision relate to the priorities? Are the priorities intended to help achieve the vision? If yes, then explain the connection. It is not clear how the vision and priorities connect.	Vision Statement	1-1	Vision Statement	Plan Clarity	Wording
L152	Equity Climate Adv	Shift of language: “The Regional Plan’s goals and policies aim to address the climate crisis by identifying positive structural changes to the built environment, transportation systems, and social infrastructure.” Following this under the title “The Focus on the Regional Plan” 3 of the 5 bullets (and expanded explanation of bullets) address climate while it seems the other goals are lacking focus. Bring more focus to the social issues that need improvements.	"The Regional Plan's goals and policies aim to address the climate crisis..."	1-10	Plan Priorities	Equity	Prioritize equity
ON684	Nicole Walker	Flagstaff already serves as a climate refuge for those from the valley who can afford it. We must adequately tax second homes to prepare for the rise in population that will occur as Phoenix sees more days over 100 degrees.	"...as such; the pace and pattern of migration will be a key factor in the Region's growth."	1-10	Background Info	Housing Affordability	Short-term rentals and second homes
ON25	Sara Sprague	How are we welcoming and preparing for environmental refugees? How will our infrastructure be built with these considerations in mind?	"As climate change impacts become more severe and residents in the metropolitan Phoenix area experience increase periods of extreme heat..."	1-10	Background Info	Growth	Infrastructure development
ON757	Val Bryant	Therefore it is extreemly important for the Climatae Plan to be a foremost feature in every part of the plan!	"As climate change impacts become more severe and residents in the metropolitan Phoenix area experience increase periods of extreme heat..."	1-10	Background Info	Climate Action	Carbon neutrality
ON448	Alexander Shenkin	These two points need to be highlighted in the plan, and here would be a good place to do it: The City of Flagstaff’s goal is to be carbon neutral by 2030 Any new development proposals need to help the City of Flagstaff reach that goal	"Climate change further complicates the Region's future"	1-10	Background Info	Climate Action	Carbon neutrality
ON1196	Nat	Climate change may further increase external investments in Flagstaff housing aimed at part time use for summer heat escape. Flagstaff and the region need to plan to address the current and growing connection between high housing vacancy rates, more housing being built, and little effect on elevated housing prices.	"Climate change futher complicates the Region's future."	1-10	Background Info	Housing Affordability	Short-term rentals and second homes
ON268	Bruce Edward Fox	this concern has been raised for many years. I suggest changing "can" to "Based on recent history, continued growth will lead to...."	"Continued growth can lead to questions and concerns about potential impacts to the Region's unique character and values..."	1-10	Background Info	Plan Clarity	Wording

ON665	Peggy Chaikin	I looked over the pages offered through this link and the dates of the resource materials. The dates are not current enough to reflect the growing vulnerability of the Flagstaff population. Studies are at least 10years old. Much has happened: especially rising temperatures and drought, causing tree dye-off and lack of moisture in the urban/wildfire interface. Please offer an updated study as it will show greater threats.	"Flagstaff's Vulnerability to Climate Change Assessment suggests that the Region will see more days of poor air quality..."	1-10	Background Info	Climate Action	Climate change impacts
ON897	Heather	This is why the regional plan must include the City of Flagstaff's goal of reaching carbon neutrality by 2030	"Flagstaff's Vulnerability to Climate Change Assessment suggests that the Region will see more days of poor air quality..."	1-10	Background Info	Climate Action	Carbon neutrality
ON1092	david r	Why the blind focus on growth instead of quality of life? As a long term resident of Flagstaff, I believe that the quality of life for residents has been declining for more than a decade as the City blindly chases growth. One cannot assume that building more housing will reduce the cost of housing and will therefore address affordable housing. The City needs to address two of the issues that are driving up prices: second homes and short term rentals.	"Incremental increases in density can also support a greater diversity of housing, making it more affordable to live in Flagstaff"	1-10	Background Info	Housing Affordability	Short-term rentals and second homes
ON470	Sara Sprague	How will this be regulated if there are no current regulations on rent increases or second-home owners?	"Incremental increases in density can also support a greater diversity of housing, making it more affordable to live in Flagstaff"	1-10	Background Info	Housing Affordability	Short-term rentals and second homes
ON267	Bruce Edward Fox	Would be valuable to claify differences between "infill growth" and "Incremental increases in density"	"Incremental increases in density can also support a greater diversity of housing..."	1-10	Background Info	Plan Clarity	Wording
ON472	Sara Sprague	Not too much time for hoping, yet we need action, especially climate action now.	"It recognizes the need for flexiblity as the availability of resources and technical solutions to climate change may change and will hopefully improve over time."	1-10	Background Info	Plan Clarity	Wording
ON473	Sara Sprague	Too vague	"It recognizes the need for flexiblity as the availability of resources and technical solutions to climate change may change and will hopefully improve over time."	1-10	Background Info	Plan Clarity	Wording
ON666	Peggy Chaikin	Perhaps a better term than solutions would be adaptations to reduce the city's contribution to the heat inducing carbon. Flagstaff is a leader in generating a plan for carbon reduction. Flagstaff has done more than hope for "solutions", it has set out goals that do not rely on technical fixes., but rather the collective will to implement its plan.	"It recognizes the need for flexiblity as the availability of resources and technical solutions to climate change may change and will hopefully improve over time."	1-10	Background Info	Plan Clarity	Wording

ON475	Sara Sprague	This makes me wonder how serious all of this in regards to unprecedent climate change and how Flagstaff will be directly impacted, and already is...	"It recognizes the need for flexiblity as the availability of resources and technical solutions to climate change may change and will hopefully improve over time." - Reply to ON472	1-10	Background Info	Climate Action	Climate change impacts
ON1193	Nat	Is not new housing keeping up with Flagstaff's actual permanent population growth but not keeping up with external investors, second homes, vacation rentals, and other vacant homes not for sale? There should be references to actual Flagstaff data that support or not support this statement.	"Population growth could also exacerbate the current state of unaffordable hosuing if housing supply does not increase proportionately to growth."	1-10	Background Info	Housing Affordability	Short-term rentals and second homes
ON716	Laura Huenneke	Improving resilience = adaptation, and this term should be used. Nothing in this paragraph speaks to climate change mitigation, though, which is the other crucial way of addressing the climate change crisis. Given that Flagstaff does have a Carbon Neutrality Plan, and given that in most crises the most urgent step is to take action to keep things from getting worse, this paragraph ought to have a sentence about Flagstaff also valuing (and having made a commitment to) the mitigation of climate change by planning to reduce greenhouse gas emissions.	"The Regional Plan's goals and policies aim to address the climate crisis by identifying positive structural changes to the built environment, transportation systems, and social infrastructure that will improve the community's resiliency to future conditions..."	1-10	Background Info	Climate Action	Mitigation and carbon dioxide removal
ON721	Emily	I wish this sentence also said something about mitigation of climate change.	"The Regional Plan's goals and policies aim to address the climate crisis by identifying positive structural changes to the built environment, transportation systems, and social infrastructure that will improve the community's resiliency to future conditions..."	1-10	Background Info	Climate Action	Mitigation and carbon dioxide removal
ON365	Sat Best	insert "ecosystem conservation"	"The Regional Plan's goals and policies aim to address the climate crisis by identifying positive structural changes to the built environment..."	1-10	Background Info	Natural Resources	Prioritize natural resources
ON474	Sara Sprague	What does this mean?	"The Regional Plan's goals and policies aim to address the climate crisis by identifying positive structural changes to the built environment..."	1-10	Background Info	Plan Clarity	Wording
ON902	Beck Thomas	Taken incorrectly from 10-year housing plan. Verbiage to match would be "The Phoenix area—one of the country's fastest-growing and largest metro areas..." which is an accurate statement as opposed to what was transcribed to this regional plan.	"The Region's proximity to Phoenix, the nation's largest and fastest-growing metropolitan area from 2010 to 2020..."	1-10	Background Info	Plan Clarity	Wording
ON269	Bruce Edward Fox	help address.....	"Thoughtful planning guided by the goals and policies of this Regional Plan can address the potential consequences of ongoing growth..."	1-10	Background Info	Plan Clarity	Wording

ON32	Tyler	"can capitalize on the opportunities growth provides while addressing the potential consequences"	"Thoughtful planning guided by the goals and policies of this Regional Plan can address the potential consequences of ongoing growth..."	1-10	Background Info	Plan Clarity	Wording
ON783	Celia Barotz	I feel like this language is awkward. Doesn't a human community include the economy? Is this the vision? If so, perhaps consider saying something like the vision for the Flagstaff region is one that includes a healthy and prosperous human community and a healthy natural environment. (Prosperous captures the economic angle.) There are definitely other ways to say this.	"Underlying the Regional Plan is the basic principle that a healthy natural environment is necessary for a healthy and prosperous human community and economy."	1-10	Background Info	Plan Clarity	Wording
ON18	Marie Jones	Not a complete sentence—insert “climate change” or ‘it” before “will increase”	"When combined with other negative impacts, will increase stress..."	1-10	Background Info	Plan Clarity	Wording
ON471	Sara Sprague	How will the community voice be uplifted in the of urbanization? What do each of our communities really want when it comes to housing options?	..."it provides direction to avoid or reduce the negative impacts and optimize the positive affects to the benefit of everyone."	1-10	Background Info	Equity	Public participation
ON27	Osman Werner	Overall, the committee did a fantastic job drafting the regional plan. However, I have a couple of questions regarding Flagstaff's future goals. How much of the spike in poverty rates in the city and county is due to ramifications from Covid, rather than the community's current state? Have poverty rates started to decrease as the region returns to 'normal?' Or, is there a larger problem (ie, housing attainability) that needs to be addressed? Additionally, how will food insecurity be resolved? How strong or weak are the region's numbers compared to the rest of the state and nation? Finally, how will these plans target equity and sustainability? Thank you all, Osman Werner	Chapter 1	1-10	Background Info	Equity	Prioritize equity
ON1198	Nat	Does ’more housing attainability’ mean affordable or does it mean more choices or just more housing units? In all cases if they are external investment homes and often vacant and not available to locals why should it reduce housing costs.	Plan priorities	1-10	Plan priorities	Housing Affordability	Short-term rentals and second homes
ON1208	Nat	‘Collective Community Input’, as you know, is not driven by the general population but by the interested and not always informed public. Although not for a lack of Staff effort, I would hesitate to use the term ‘the Regions highest priorities’ and more ‘an indication of areas of importance’.	Plan priorities	1-10	Plan priorities	Plan Clarity	Wording
ON476	Sara Sprague	Why is hunger, food insecurity, and community food insecurity not a priority?	Plan priorities	1-10	Plan Priorities	Food Systems	Food security

ON672	Sat Best	The important question here is whether the supply and demand model is going to help our housing crisis. Supply is what we can build, and I think we're building as fast as we can now. Demand is local, plus 5 million people 2 hours away in the fastest growing county in the country (Maricopa), plus 5 million tourists a year. Building small units that can be snapped up for second homes or vacation rentals does not help local demand. See the housing definitions in the glossary on page G-3, and I suggest we put emphasis on the "affordable housing" solutions (subsidized) and "employee housing" solutions (available in connection with an employer). I know that's not what many want to hear, but that's the price we pay for living in a cool green jewel of a town just a few hours away from the Phoenix heat.	Plan priorities	1-10	Plan Priorities	Housing Affordability	Short-term rentals and second homes
ON784	Celia Barotz	After reading this sentence several times, I've come to the conclusion that it doesn't really make sense. I think that creating more housing could actually lead to displacement. If the message is that the community wants to build more attainable housing, then perhaps you could say, "Build more attainable housing throughout the Region to address the housing shortage."	Plan priorities	1-10	Plan priorities	Housing Affordability	Displacement
ON791	Celia Barotz	As a stylistic matter, I think it's better for the reader if you use numbers or letters in lists rather than symbols because it's hard to refer to something that is part of a long list other than to actually count down the list yourself and say that it is number 2 in the list. I'm not sure of the benefit of just using this symbol throughout the plan, especially in very long lists.	Plan priorities	1-10	Plan priorities	Plan Clarity	Format
ON792	Celia Barotz	I recognize that they are in the glossary, but I suggest also including the housing definitions early in the plan since the words attainable and affordable are used frequently and are so central to the whole plan.	Plan priorities	1-10	Plan priorities	Plan Clarity	Wording
ON20	Celia Barotz	I suggest that the section entitled, The Focus of the Regional Plan,' be highlighted and/or separated because this is critical information so it should stand out. I don't think having it start at the bottom of a page makes sense. Maybe you can put it on its own page with graphics and font size that helps the reader understand how important the section is.	Plan Priorities section	1-10	Plan Priorities	Plan Clarity	Format
ON21	Celia Barotz	I suggest saying, "Create more attainable housing..." instead of create more housing attainability.	Plan Priorities section - "Create more housing attainability..."	1-10	Plan Priorities	Plan Clarity	Wording
ON285	Michele James	The uncertainty of climate change impacts in the Retion is what makes the future uncertain.	"Climate change futher complicates the Region's future."	1-10	Background Info	Climate Action	Climate change impacts
ON287	Michele James	Provide details to show the threats of climate change locally to air quality, water quality, and ecosystem health. Again, this should be framed to illustrate the Region's vulnerabilities.	"Climate change futher complicates the Region's future."	1-10	Background Info	Climate Action	Climate change impacts

ON284	Michele James	There needs to be more included in the RP about the vulnerabilities outlined in this referenced Assessment. Strongly suggest the inclusion of a section that outlines these vulnerabilities and addresses trade-offs and compromises required by the Regional communities (as discussed in the Scenario section, but using less planning language). This is part of the justification for why the RP emphasizes density and infill. Without a clear explanation in the first chapter, community members are not going to understand why the RP proposes this.	"Flagstaff's Vulnerability to Climate Change Assessment suggests..."	1-10	Background Info	Growth	Support housing/infill development
ON288	Michele James	The last part of this sentence is too optimistic. I suggest just indicating that solutions to address climate change impacts may change over the life of the RP. We cannon count on technology to solve all the impacts.	"It recognizes the need for flexibility as the availability of resources and technical solutions to climate change may change and will hopefully improve over time"	1-10	Background Info	Plan Clarity	Wording
ON289	Michele James	The Regional Plan's goals need to be much larger and focus on healthy community and ecosystem.	"The Regional Plan's goals and policies aim to address the climate crisis by identifying positive structural changes to the built environment, transportation systems, and social infrastructure that will improve the community's resiliency to future conditions and emergencies"	1-10	Background Info	Natural Resources	Prioritize natural resources
ON286	Michele James	Start with this at beginning and remove the emphasis on growth. The #1 top goal of the RP should be planning for healthy community as stated in the blue highlighted text! After an explanation of why this is the top goal of the RP, outline the challenges (bullet points) to achieve this goal.	"Underlying the Regional Plan is the basic principle that a healthy natural environment is necessary for a healthy and prosperous human community and economy."	1-10	Background Info	Natural Resources	Prioritize natural resources
ON292	Michele James	Move the discussion of the Focus of the RP to the beginning of the chapter. This is what residents need to read and understand. Modify and expand the Focus to prioritize a healthy community.	The Focus of the Regional Plan	1-10	Plan Priorities	Plan Clarity	Plan organization
ON282	Michele James	Why discuss pop growth first? It is unclear what the future will bring, with population growth, drought, wildfire, etc. It would be good to include bullet points of all the Uncertainties.	The Region's Future Uncertainties and Opportunities	1-10	Background Info	Plan Clarity	Wording
ON283	Michele James	Migrations of wealthy people is already occurring and is expected to continue. This needs to be stated in the RP.	The Region's Future Uncertainties and Opportunities	1-10	Background Info	Growth	Growth data
ON310	Michele James	Invert these uncertainties and make into bullet points. Start with the Goal of a healthy community and healthy ecosystem.	The Region's Future Uncertainties and Opportunities	1-10	Background Info	Plan Clarity	Format
IP140	NULL	Prioritize social and environmental justice in land use planning to center historically marginalized populations in decision-making	Plan Priorities	1-10	Plan Priorities	Equity	Public participation
IP141	NULL	I agree w/this... Some sort of mention of variety of housing types for a variety of peoples + backgrounds	Plan Priorities	1-10	Plan Priorities	Growth	Development patterns and housing types
IP142	NULL	Prioritize disabled access to public areas (level crosswalks, increased sidewalk infrastructure)	Plan Priorities	1-10	Plan Priorities	Equity	ADA Accessibility

IP143	NULL	Supporting denser housing is not a way to lower cost in Flagstaff's unique position as a place to live but no jobs. It is an investment opportunity from the outside. Maybe in PHX where there are jobs more housing will reduce prices. Flagstaff as long it is beautiful, clean air, dark skies, and views + forest. It will be an investment opportunity .... of the housing cost. Just a thought	Plan Priorities	1-10	Plan Priorities	Housing Affordability	Emphasize increasing affordable vs. overall supply
IP44	NULL	Is this about gentrification	Plan Priorities	1-10	Plan Priorities	Housing Affordability	Displacement
IP45	NULL	Note: Not in priority order	Plan Priorities	1-10	Plan Priorities	Plan Clarity	Format
IP46	NULL	Define "Climate Pollution" - Is it green house gases?	Plan Priorities	1-10	Plan Priorities	Plan Clarity	Wording
IP47	NULL	Can just say wildfire	Plan Priorities	1-10	Plan Priorities	Plan Clarity	Wording
L178	Equity Climate Adv	“The Regional Plan’s goals and policies aim to address the climate crisis by identifying positive structural changes to the built environment, transportation systems, and social infrastructure..” This all seems vague, what does “build environment” mean? What is a positive structure change? Why is food security not included in this concern? The language following this uses words like “hopefully” and “may change.” I argue that even with the concerns, we need direct action and strategies, not solely hope.	“The Regional Plan’s goals and policies aim to address the climate crisis by identifying positive structural changes to the built environment, transportation systems, and social infrastructure..”	1-10	Background info	Plan Clarity	Wording
CM40	Commission on Inclusion & Adaptive Living	within “the Focus of the Plan” the CIAL would recommend the plan to state ”...the regional plan reflects the desire to support inclusivity, accessibility, and sustainability...”. This addition of the word “accessibility” at the start of the plan is an important change in the plan’s focus, a change that informs of the needs of the disability community right at the start of the plan.	Plan priorities	1-10	Plan Priorities	Plan Clarity	Wording
L156	Equity Climate Adv	There is a suggestion that an increase of density in housing options and growth will only make it more affordable to live in our region. If not held accountable, or without explicit policies and actions, this could be contradictory, as there are no regulations on capping the cost of rent or housing in our state legislature. How will housing become more affordable? How will this plan be accountable to vested interest in competition with affordability? How will the city ensure that people have secure, safe, and affordable housing when competing with vested interests of private apartment complexes or second home-owners? What actions and accountability will be implemented?	The Region's Future Uncertainties and Opportunities	1-10	Background info	Housing Affordability	Emphasize increasing affordable vs. overall supply

ON1192	Val	Phew, long sentence. Can it be broken up?	"Infrastrucutre priorities include replacing aging infrastructure, extending the life of the Cinder Lake Landfill, providing adequate drainage and flood mitigation for a changing climate, and addressing the Region's broadband infrastructure, which does not adequately serve all residents and requires modification to provide a higher standard of service."	11-1	Background info	Plan Clarity	Wording
ON272	Bruce Edward Fox	and reduced wildfire hazard	"...numerous benefits, such as food and water, scenic beauty, recreational opportunities..."	1-11	Plan Priorities	Plan Clarity	Wording
ON271	Bruce Edward Fox	We already have an attainable housing supply--if you are wealthy. Key here, it seems, is provide a stock of housing that is affordable to folks with widely--and wlidly--disparate incomes.	"An attainable housing supply will lower transportation costs and climate polution"	1-11	Plan Priorities	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON270	Bruce Edward Fox	in this context, how is this word defined?	"Expand the Region's preparedness and resilience to hazards..."	1-11	Plan Priorities	Plan Clarity	Wording
ON1037	Nick Zachary	As decentralized food production becomes more important for every community, consider community agricultural spaces to enhance all the desired outcomes here: less transportation OF food and FOR food, more green spaces, higher quality of life.	"Natural resources support the Region's resilience to climate change and other risks"	1-11	Plan priorities	Food Systems	Support local food production
ON273	Bruce Edward Fox	between and among which entities?	"Success requires dedication, collaboration, and a focus on the sustainable, lasting solutions."	1-11	Background Info	Plan Clarity	Wording
ON479	Sara Sprague	Need to include equity and inclusivity!	"Success requires dedication, collaboration, and a focus on the sustainable, lasting solutions."	1-11	Background Info	Plan Clarity	Wording
ON669	Peggy Chaikin	I would use the term "long range strategies"	"Success requires dedication, collaboration, and a focus on the sustainable, lasting solutions."	1-11	Background Info	Plan Clarity	Wording
ON450	Alexander Shenkin	again, not just reduce, but achieve carbon neutrality by 2030.	Plan priorities	1-11	Plan Priorities	Climate Action	Carbon neutrality
ON477	Sara Sprague	Why is the nexus of urban agriculture not mentioned here? There is a direct link between housing price, cost of food, transportation, and climate pollution.	Plan priorities	1-11	Plan Priorities	Food Systems	Support local food production
ON667	Peggy Chaikin	Why not just say, air quality, drought, fire and heat instead of "hazards"? these are easily understood, real threats the whole community can embrace and work on.	Plan Priorities	1-11	Plan Priorities	Plan Clarity	Wording
ON668	Peggy Chaikin	I'd use fire, drought, heat, air quality instead of Climate change in this sentence. The term Climate Change in this context masks the threats that all community members can work on and is redundant if the real threats are listed.	Plan Priorities	1-11	Plan Priorities	Plan Clarity	Wording

ON682	Nicole Walker	Private equity companies and second-home buyers drive up the cost of housing. Homes without year-round residents should pay a tax to both offset new home building and to disincentivize short-term rentals. Short-term rentals also fracture and destabilize community.	Plan priorities	1-11	Plan Priorities	Housing Affordability	Short-term rentals and second homes
ON683	Nicole Walker	Continuing to develop over open spaces leads to habitat loss, extreme water usage, and diminished quality of life. Environmental quality supercedes development needs.	Plan priorities	1-11	Plan Priorities	Natural Resources	Prioritize natural resources
ON723	Emily	I have a planning degree and understand mixed-use very well. From my research, I have come to favor mixed use that has a food service component to be most successful in reducing VMT. Having a bunch of businesses nearby that people don't regularly use doesn't really meet the potential of mixed use.	Plan priorities	1-11	Plan priorities	Growth	Commercial and mixed use development
ON793	Celia Barotz	Please consider including some information about the benefits of density such as it provides a stronger social fabric, and it encourages neighborliness, conviviality, and can enhance the sense of safety and well being. It can also help alleviate the feeling of social isolation.	Plan priorities	1-11	Plan priorities	Growth	Support housing/infill development
ON993	Zenya Ledermann	Local food production and equitable access should be incorporated into these priorities.	Plan priorities	1-11	Plan priorities	Food Systems	Support local food production
ON994	Zenya Ledermann	Green spaces should be incorporated into neighborhood planning for improved quality of life. This could be anything from gardens, trees, parks, or sanctuary areas	Plan priorities	1-11	Plan priorities	PROS	Support new parks and open space
ON1214	Nat	Please reference Flagstaff specific data that supports objectives 1, 2, & 3. Someone must have researched it carefully to base our Regional Plan on these statements. What might be defensible objectives in Phoenix, is probably not for a small college town in an environmentally desirable place. What percentage of our housing units are vacant more than say half the time, what percentage of the detached houses built in the last five years are owned by Flagstaff residents, what are the most desirable living units for Flagstaff residents, what is the dollar goal which would make housing affordable for a Flagstaff resident, is there a relation between student housing an general cost of housing, are their specific ways housing costs can be addresses for teachers, service, and civil employees?	Plan priorities	1-11	Plan priorities	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON717	Laura Huenneke	Nice summary - these five points do a good job of explaining the links among these recommendations and their outcomes.	Plan priorities	1-11	Plan priorities	Growth	Support housing/infill development
ON758	Val Bryant	, sustainability,	Plan priorities - By taking action to catch up on unmet housing demand, the Region can improve housing affordability, lower costs, and meet its climate action goals.	1-11	Plan priorities	Plan Clarity	Wording

ON759	Val Bryant	add "sustainability"	Plan priorities - By taking action to catch up on unmet housing demand, the Region can improve housing affordability, lower costs, and meet its climate action goals.	1-11	Plan priorities	Plan Clarity	Wording
ON786	Celia Barotz	I think this assumption is debatable. There well recognized housing experts who say that just building more housing will not address the need for 'affordable' or subsidized housing. I also wonder why the paragraph says 'improve housing affordability, lower costs..." Isn't saying lower costs the same as saying improve housing affordability?	Plan priorities - By taking action to catch up on unmet housing demand, the Region can improve housing affordability, lower costs, and meet its climate action goals.	1-11	Plan priorities	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON785	Celia Barotz	I suggest deleting this sentence. It doesn't really add much and feels a little repetitive.	Plan priorities - By working together, these priorities can help achieve the Regional Plan's goals if the Region is open to trying new solutions for old problems.	1-11	Plan priorities	Plan Clarity	Wording
ON899	Heather	Working together with who?	Plan priorities - By working together, these priorities can help achieve the Regional Plan's goals if the Region is open to trying new solutions for old problems.	1-11	Plan priorities	Plan Clarity	Wording
ON787	Celia Barotz	I'm not sure this is true if at the same time Flagstaff increases density we see huge greenfield low density developments. Can you explain?	Plan priorities - Creating dense neighborhoods provides more housing using less land, reduces sprawl, and protects water quantity and quality.	1-11	Plan priorities	Growth	Greenfield development
ON789	Celia Barotz	I think it would be helpful to explain somewhere in this section why this is an underlying assumption of the plan since more density doesn't ensure that the community will see more 'affordable' or subsidized housing. Also, maybe rather than saying density is essential... you could say that it is the hope that it will result in more housing that is attainable (but likely not 'affordable'.)	Plan priorities - Denser, mixed-use neighborhood with many housing types are essential to creating availability and reducing housin costs.	1-11	Plan priorities	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON790	Celia Barotz	I suggest taking out 'work together' and instead say something like, "Here's how these priorities can help achieve the Regional Plan's objectives."	Plan priorities - Here's how these priorities can work together to meet the Regional Plan's objectives.	1-11	Plan priorities	Plan Clarity	Wording
ON673	Sat Best	This is in conflict with the fact that Council recently re-zoned all City parks and open space for multi-family residential.	Plan priorities - It also creates opportunities for health-providing amenities like parks and open space...	1-11	Plan Priorities	Housing Affordability	Balance of housing and other priorities
ON995	Zenya Ledermann	Is this only in regards to natural resource management? I would like to see more of an emphasis on how food fits into this section, outside of just mentioning the word.	Plan priorities - Natural resource management practices... numerous benefits, such as food and water...	1-11	Plan priorities	Food Systems	Support local food production

ON478	Sara Sprague	How is this defined and by who? Seems like this connotation serves housing interest over others... After attending city council meetings, it is becoming ever more clear that people do not want high-density housing.	Plan priorities - Projects and programs that improve the Region's "resilience" improve affordability and mitigate displacement	1-11	Plan Priorities	Housing Affordability	Balance of housing and other priorities
ON996	Zenya Ledermann	There is no mention of afforability within this objective. If we are going to be talking about housing, affordability just be addressed. Furthermore, I see the need for food and agriculture as essential to community resilience and is not mentioned anywhere in these objectives, specifically #5.	Plan priorities - Projects and programs that improve the Region's resilience improve affordability and mitigate displacement	1-11	Plan priorities	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON722	Emily	adding "for future generations" would make it more clear that protecting also means conserving natural resources.	Plan priorities - Protect the Region's significant natural and cultural resources	1-11	Plan priorities	Plan Clarity	Wording
ON788	Celia Barotz	I suggest deleting undertaking and replacing it with 'building.'	Plan priorities - Taking resilience measures, such as providing resilience hubs, thinning the forest, and undertaking flood control projects...	1-11	Plan priorities	Plan Clarity	Wording
ON674	Sat Best	This should be emphasized more. Forest thinning can control most of our flood control issues at a small fraction of the cost of flood mitigation.	Plan priorities - Taking resilience measures, such as providing resilience hubs, thinning the forest... can reduce the likelihood of widespread damage..."	1-11	Plan Priorities	Safety	Wildfire/flooding mitigation
ON900	Heather	What does this mean?	Plan priorities - These types of neighborhoods... "increase active transportation"	1-11	Plan priorities	Plan Clarity	Wording
ON274	Bruce Edward Fox	resilience hub = ?	Plan priorities section	1-11	Plan Priorities	Plan Clarity	Wording
ON33	Celia Barotz	I suggest saying, "Increase the Region's preparedness..." instead of expand the Region's preparedness.	Plan Priorities section - "Expand the Region's preparedness..."	1-11	Plan Priorities	Plan Clarity	Wording
ON308	Michele James	It means changing how the Region grows, especially within the City.	Next Steps	1-11	Background Info	Growth	Support housing/infill development
ON290	Michele James	This should read "climate change IMPACTS."	Plan priorities - "Expand the Region's preparedness and resilience to hazards and climate change"	1-11	Plan Priorities	Plan Clarity	Wording
ON291	Michele James	Thinning of forests both within the Region and outside the Region in upstream portions of the watershed is needed.	Plan priorities section	1-11	Plan Priorities	Safety	Wildfire/flooding mitigation
CM117	Sustainability Com	1. While the language of carbon neutrality seems strong, it would be strengthened with adding the date of 2030. I do not necessarily think that this date is a required achievement, but adding the date helps to 1) align with the Flagstaff Carbon Neutrality Plan, and 2) add a concrete timeline of ideal sustainable action. I would also like to see examples of benchmarks that mark progress. 2. I think net zero should be included on some level. Again, I do not see this as a requirement, but adding strong goals like this makes significant action seem more likely.	Plan priorities	1-11	Plan priorities	Climate Action	Carbon neutrality

CM118	Sustainability Com	Chapter 1 - The Focus of the Regional Plan, p1-10: strengthen (bold text) the third priority "Reduce community-generated climate pollution and protect air quality"	Plan priorities	1-11	Plan priorities	Climate Action	Carbon neutrality
CM119	Sustainability Com	suggestion 1: "Reduce community-generated climate pollution to net-zero and protect air quality"	Plan priorities	1-11	Plan priorities	Climate Action	Carbon neutrality
CM120	Sustainability Com	suggestion 2: "Achieve carbon neutrality by 2030" (though if the regional planning committee nixed "2030" in the CA goals, I can't imagine they'll accept this language here)	Plan priorities	1-11	Plan priorities	Climate Action	Carbon neutrality
CM155	Sustainability Com	Clearly identify and describe Plan Priorities. The Plan Priorities on pages 1-10 and 1-11 are the overarching guidelines for the Plan. However, they are buried in the introduction and their relationship to the vision, themes, goals and policies is unclear. As previously stated, we encourage moving the Priorities to Chapter 3 to articulate the relationship between the priorities, objectives, goals, and policies. We strongly recommend including a figure illustrating how the vision, themes, priorities, objectives, goals, and policies relate to and inform one another.	Plan Priorities	1-11	Plan Priorities	Plan Clarity	Plan organization
CM156	Sustainability Com	Include additional important attributes of the Flagstaff community in the Priorities, such as economic vitality, public health, and quality of life, among others. We recommend adding an additional priority such as “Improve economic vibrancy, climate resilience, and community health.”	Plan Priorities	1-11	Plan Priorities	Housing Affordability	Balance of housing and other priorities
CM157	Sustainability Com	Clearly state the Plan's objectives and how they relate to or differ from the priorities.	Plan Priorities	1-11	Plan Priorities	Plan Clarity	Wording
L145	Equity Climate Adv	“An attainable housing supply will lower transportation costs and climate pollution: By taking action to catch up on unmet housing demand, the Region can improve housing affordability, lower costs, and meet its climate action goals.” Assuming “attainable” is defined simplest by affordability, which claims that the supply-and-demand model will guarantee greater affordability, when the reality that within the lived experiences of the advisory committee suggests any affordable housing is immediately bought up by investors for Air BnB’s or outrageously priced rentals. Questions to consider are: Is there any existing or proposed policy to regulate investors outpricing local residents from living in their own town? Is there any acknowledgment to gentrification of neighborhoods?	Plan Priorities	1-11	Plan Priorities	Housing Affordability	Short-term rentals and second homes
L154	Equity Climate Adv	“Reduce community-generated climate pollution and protect air quality.” Suggestion to propose policies that are directed at large corporations regarding carbon emissions (whether to incentivize or punish). Current social practice is to default majority blame on individuals as opposed to addressing corporate climate practices. Individuals/consumers are disproportionately blamed for realistic climate impact.	Plan Priorities	1-11	Plan Priorities	Climate Action	Mitigation and carbon dioxide removal

L179	Equity Climate Adv	The priority areas seem to focus a lot on continuing the development of housing that is not centered on community needs in the lens of equity. The first bullet point demonstrates the connection between housing concerns, transportation, and climate pollution, while also tying in jobs. The Community Food Systems Assessment, and the Food Bank's recent research unveils how the cost of food competes with the cost of living, when these two should not compete against one another. I believe it is imperative to include urban agriculture and conversations about food security, which can be connected more to access to healthy foods, economic development, and affordable housing. Both housing and food systems should have more overlap and correlation, especially in the eyes of a changing climate. Why not bolster our urban agriculture and food system in an equitable lens (along with transportation, housing, jobs) in the face of all these uncertainties? There should be more recognition for the people who are currently growing under these conditions and uplifted as an example about what is possible and provide an avenue for the many folks interested in engaging in this discourse and practice. Within the "next steps" section, equity and inclusion need to be included. I do not see any mention of either at all within this section.	Plan Priorities	1-11	Plan priorities	Food Systems	Food security
ON1059	Krista Ames-Cook	The text in this infographic is not legible. I'm on a desktop and cannot read the information. Please improve the quality of the text so it can be read.	Figure 11-4	11-10	Format	Plan Clarity	Format
ON1200	Laura Huenneke	adequate WATER flow????	"Ensuring that adequate fire flow is available from hydrants is an important component of fire suppression."	11-11	Background info	Plan Clarity	Wording
ON592	Ben Ruddell	These measures are a good start but are insufficient. How will the plan get the rest of the work on floodplain management, protection, wildfire mitigation accomplished?	"In total, the District has invested over $100 million to reduce the threat to lives, public infrastructure, and private property created by devastating flash flooding resulting from catastrophic wildfires"	11-12	Background Info	Plan Clarity	Plan Implementation
ON868	Paul Beier	The last sentence in this box is incorrect in using the term "essential." Yes the project will promote growth and flood resilience, but it is not "essential" for City growth and not "essential" for resilience to flooding. Over the last 30 years the City could have devised flood control projects that would have been just as effective at a fraction of the cost of the plan City Council adopted in 2019. I suggest changing this to "The Rio de Flag Flood Control Project will help promote growth in Downtown and Southside and will help make these areas resilient to post-wildfire flooding."	Rio de Flag Flood Control Project call out box	11-15	Background info	Plan Clarity	Wording

L10	Kathy Flaccus	"I did post a suggestion about the Rio de Flag in the Resource Stewardship section, and I am not sure if I got it in the right place. I think how the City plans for the section of the Rio downstream from the I40 Wetlands will be extremely important in the FUTS, habitat protection, parks, open space, and as water conveyance for flooding. I just wasnt sure where to put all that in the plan - it seemed to fit in may places and I don't want to be redundant"	Rio de Flag Flood Control Project	11-15	Background info	Natural Resources	Significant natural resources
ON593	Ben Ruddell	The region's tech economy won't take off until we have serious internet backbone service. Who is going to build it?	Broadband Internet	11-16	Background Info	Economy	Job creation
ON231	Dana	What are concrete objective a measurable plan?	Chapter 2 / Appendix A (but placed on Map 11-4)	11-17	Background Info	Plan Clarity	Plan Implementation
ON232	Dana	My understanding is that construction waste has significantly contributed to the acceleration of end of life for the landfill. What's the plan?	"In 2019, shifts in the global recycling and waste markets sent the US recycling industry in flux."	11-18	Background Info	Government Services and Utilities	Solid waste
ON1217	Val	More and constant public information is ALWAYS necessary here. Sorry to say but educating the public is HARD!	"To extend the life of the landfill even further, efforts to improve waste prevention and diversion in the Region continue."	11-18	Background info	Government Services and Utilities	Solid waste
ON1218	Val	More and constant public education is always needed here. Sorry to say, but education the public is hard.	"To extend the life of the landfill even further, efforts to improve waste prevention and diversion in the Region continue."	11-18	Background info	Government Services and Utilities	Solid waste
ON1202	Laura Huenneke	This chapter has great discussions of risks and these are very good recommendations for appropriate implementation steps. My main suggestion is to include some cross-references to this chapter in some of the earlier chapters (for people like me who read through in order and begin thinking about these risks in earlier topic chapters).	IPS Implementation Guidelines	11-18	Implementation Guideline	Plan Clarity	Reference/link
ON1268	Nancy Branham	We need to do a better job of recycling plastic using as an example of what Tucson has done with City of Tucson's Orange Bin or Hard to Recycle Plastics Program. Also research the ByFusion company that makes building blocks from hard to recycle plastics. Art Babbott has built home here in Flagstaff using this product.	Solid Waste	11-18	Background info	Government Services and Utilities	Solid waste
ON1219	Val	GREAT idea!!	"Contact Neighborhood Associations, Homeowners' Associations and neighborhood-based community organizations to help identify vulnerable residents and connect them with emergency preparedness services, especially in the 500-year floodplain."	11-19	Implementation Guideline	Safety	Emergency operations and evacuation
L30	ASLD	Not sure if 51 references ASLD or another State agency, so noting that ASLD does not have an office in Flagstaff if applicable.	Map 11-1	11-2	Map	Plan Clarity	Format
ON711	Kolby White	This is cited on 10 and 13. should they be referenced once?	Chapter 1 Endnotes	1-12	Background Info	Plan Clarity	Reference/link

ON903	Heather	Estimates of what?	Chapter 1 Endnotes - "12. These estimates, from the Arizona Department of Commerce, represent a mid-level projection of growth."	1-12	Background Info	Plan Clarity	Reference/link
ON904	Heather	Provide links to docs	Chapter 1 Endnotes	1-12	Background Info	Plan Clarity	Reference/link
ON1220	Val	Nice!	"Update preparedness educational materials to ensure that the ongoing renewable energy transition is adequately reflected in instructions for sheltering in place, particularly for all-electric homes and other green building changes."	11-20	Action item	Safety	Emergency operations and evacuation
ON591	Ben Ruddell	The plan should consider how all regional public facilities and safety agencies can function to support public safety and resilience during an emergency. What will we do if 5 million people evacuate LA, Phoenix, Las Vegas and 500,000 of them end up here? (half at Ft Tuthill?) What will we do if a forest fire displaces a third of the city's residents on the west side? What if there are power outages that cut off water in all of the region's communities outside Flagstaff, and reduce our supply in Flagstaff? What if the Rio de Flag finally floods and takes out the downtown and university districts? What if there's another pandemic (a much worse pandemic)? What if there is a chemical train derailment downtown? Or- God forbid- a nuclear war or merely a major war that hits close to home? Someday most of these things will likely happen. Flagstaff is the regional hub for Northern Arizona and for a very large county, and therefore has the responsibility to consider and plan for this sort of contingency in a regional plan.	"The City and County work together to develop the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) every five years and uphold jurisdictional Emergency Operations Plans, which delineate the roles and responsibilities of City and County departments in all emergency management phases."	11-3	Background Info	Safety	Emergency operations and evacuation
ON595	Ben Ruddell	Also- pubic safety. What do we plan to do when our few-hundred public safety officers are insufficient to manage a crisis? Do we have a backup plan? Where is the extra manpower going to come from?	"The City and County work together to develop the Multi-Jurisdictional Hazard Mitigation Plan (MJHMP) every five years and uphold jurisdictional Emergency Operations Plans, which delineate the roles and responsibilities of City and County departments in all emergency management phases." Reply to ON591	11-3	Background Info	Safety	Emergency operations and evacuation
ON594	Ben Ruddell	The next three pages are a good overview of routine emergency response- something for which the region is well prepared- but they do not address my concerns about catastrophes expressed in the comment above. If the community doesn't plan the capacity to manage a large number of displaced people (for example), we won't be able to handle real catastrophes.	Public Safety and Emergency Services	11-4	Background Info	Safety	Emergency operations and evacuation
ON1055	Krista Ames-Cook	This map should be a high resolution, so it is clearer.	Map 11-2	11-7	Map	Plan Clarity	Format

ON1197	Laura Huenneke	After the Paradise (CA) fire catastrophe, I read that Flagstaff is rated as one of the highest risk metro areas in the country for limits on evacuation routes. Is this something that Emergency Managers in the Region are working on? Is it a result of capacity limitations on vehicle routes, or some other consideration? In addition to the evacuation zones and the emergency notification efforts (which have been excellent), what might be done to improve this situation?	Emergency Communications and Evacuation Routes	11-8	Background info	Safety	Emergency operations and evacuation
W77	IALC	Concern about evacuation programs to assist disabled (Sara brought it up that that is addressed in a different type of plan by the County)	Emergency Communications and Evacuation Routes	11-8	Background info	Safety	Emergency operations and evacuation
ON1199	Laura Huenneke	These Resilience Hubs are a great concept and the County should catch up with the City in encouraging their development. Safe air, potential to serve as warming centers in winter and cooling centers in heat waves, provision of emergency power (charging) and emergency communications - so many reasons to pursue these and encourage their development in communities and neighborhoods.	"The City is supporting community-led Resilience Hubs that will serve neighbors daily as gathering spaces and serve as safe locations with healthy air and power during smoke events and other incidents."	11-9	Background info	Safety	Community resilience
ON1056	Krista Ames-Cook	This image / graphic is not legible. None of the titles are readable except for the center.	Figure 11-2	11-9	Format	Plan Clarity	Format
ON306	Crystal	I am on a desktop and this graphic is blurry and almost unreadable.	Figure 11-2	11-9	Format	Plan Clarity	Format
ON1209	Val	It is also somewhat fuzzy in the print version.	Figure 11-2, reply to ON1056	11-9	Format	Plan Clarity	Format
ON294	Michele James	This map needs to be edited to improve understanding as many reviewers I've spoken with who are not familiar with the boundaries of the "Region" find it confusing. Suggestions: the RP Region (shaded light grey) should be surrounded by a bolder border and the surrounding County lands should be removed along with the outer green border. The light colored line with the larger grey boundary indicates the boundaries of the City of Flagstaff; clarify this in the legend so as not to confuse this with the Urban Growth Boundary. In the smaller inset map of the entire County, include the boundaries of the RP "Region" itself.	Map 1-1	1-2	Map	Plan Clarity	Format
ON11	Kim Austin	earlier you mentioned using MetroPlan boundaries for the region, but here you mention FMPO.	"The Flagstaff Region (Information Map 1-1) uses the Flagstaff Metropolitan Planning Organization's (FMPO) boundaries..."	1-3	Background Info	Plan Clarity	Wording
ON266	Bruce Edward Fox	and Open Spaces?	Planning pyramid graphic	1-3	Format	Plan Clarity	Format
ON8	Christine	Suggest the term "focus" areas rather than "target" areas.	Planning pyramid graphic	1-3	Format	Plan Clarity	Format
ON301	Michele James	Include definitions of"entitlements," "dedications," and abandonments."	"The left side of the pyramid demonstrates the more flexible approach... when making decisions that do not directly involve entitlements, dedications, or abandonments."	1-3	Background Info	Plan Clarity	Wording
ON295	Michele James	Agree with Erin Young's comment to include the Water Resources Plan in this list as many don't even know it exists and it provides much of the detail that will influence water management within the city.	Planning Pyramid	1-3	Format	Plan Clarity	Format

ON298	Michele James	We suggest simplifying the language in this illustration as it contains a lot of planning terms and is difficult for the general public to understand. In places where such language is necessary, provide pop-up definitions for terms such as "entitlements," etc. If this Pyramid is primarily for use by staff, move it to an appendix and/or ADD another visual diagram that more simply explains the planning process. A linear diagram is recommended. This would allow more clarity	Planning Pyramid	1-3	Format	Plan Clarity	Format
W1		Under Regional Plan in the base of the pyramid, add Implementation Guidelines to the left side and Goals and Policies to the right side	The Planning Pyramid	1-3	Format	Plan Clarity	Format
ON1122	Erica Rackley	year?	Planning history timeline	1-4	Format	Plan Clarity	Format
ON1123	Erica Rackley	Nope, sorry, my fault. Would love to be able to delete this comment.	Planning history timeline	1-4	Format	Plan Clarity	Format
ON13	Michele James	Extend the timeline to include the Carbon Neutrality Plan and the 10-year Housing Plan.	Planning history timeline	1-4	Format	Plan Clarity	Format
ON490	David	This chart is hard to read. Why is this relevant?	Planning history timeline	1-4	Format	Plan Clarity	Format
ON895	Heather	This chart is extremely difficult to read.	Planning history timeline	1-4	Format	Plan Clarity	Format
ON394	Natalie Jacobs	Add - the Carbon Neutrality Plan was adopted in 2021 setting a goal of carbon neutrality by 2030. (The CNP should be part of this timeline considering the importance of the goals connectedness to the City's growth and community's resilience.)	Planning history timeline	1-5	Format	Plan Clarity	Format
ON896	Heather	This chart doesn't appear to fit the page.	Planning history timeline	1-5	Format	Plan Clarity	Format
ON277	Sat Best	and implementation items	"a collection of goals and policies to achieve that vision."	1-6	Background Info	Plan Clarity	Wording
ON941	Heather	Indigenous	"A quarter of the County's current population is Native American."	1-6	Background Info	Plan Clarity	Wording
ON714	Laura Huenneke	"of"	"The 19th century development of railroads, timer extraction, milling, and ranching led to the establishment Flagstaff."	1-6	Background Info	Plan Clarity	Wording
ON940	Heather	Why are the Nations referenced on page 1 not referenced here?	The Region's Shared History	1-6	Background Info	Equity	Indigenous community
ON309	Michele James	Change to "a collaborative vision for the character and quality of life."	"a collaborative community vision"	1-6	Background Info	Plan Clarity	Wording
ON305	Michele James	Include how much of the Region's population is Native American.	"A quarter of the County's current population is Native American."	1-6	Background Info	Equity	Indigenous community
ON303	Michele James	Remove start of sentence "It is also important to note that"	"It is also important to note that each Nation has its own creation and emergence story about how they came to be in this area, and some are not compatible with Western viewpoints"	1-6	Background Info	Plan Clarity	Wording
ON304	Michele James	Why is this relevant? "and some are not compatible with western viewpoints." Remove.	"It is also important to note that each Nation has its own creation and emergence story about how they came to be in this area, and some are not compatible with Western viewpoints"	1-6	Background Info	Equity	Indigenous community

ON307	Michele James	This last sentence is condescending, old fashioned language. Move upward to previous paragraph and just state that the Region's heritage is reflected in our place names.	"Many local place names, such as Navajo Road, Sinagua Middle School, and Coconino High School, reflect indigenous heritage."	1-6	Background Info	Equity	Indigenous community
ON280	Sat Best	and now Navajo trust land at the former Horseman's Lodge Steakhouse site.	"...and County (1.1 percent City and County-owned land includes facilities, roads, streets..."	1-7	Background Info	Equity	Indigenous community
ON671	Sat Best	and open space	"...and County (1.1 percent City and County-owned land includes facilities, roads, streets..."	1-7	Background Info	Plan Clarity	Wording
ON16	Jenny	What's the population growth estimates from 2020-2024? Colloquially we felt the influx of folks moving here during the pandemic, and the housing market reflected this. My family personally moved to Flagstaff this year for the lifestyle after living in CO, CA and New Zealand.	"As of 2020, more than 97,000 people live in the Region, and 76,960 of those residents live in the City."	1-7	Background Info	Growth	Growth data
ON700	Kim	This formulation advocates for private development which has been inadequate at responding to the community's most important housing needs. We need more options. Don't push them out of the picture. For example, the city could float a bond to buy state trust land and build workforce housing on it. Given how cramped the options are for actually getting attainable housing for middle to lower income residents, we need all options on the table.	"These are the areas of the Region where private development can be encouraged and supported by the Regional Plan's goals and policies."	1-7	Background Info	Housing Affordability	Public housing and assistance programs
ON756	Val Bryant	These videos are quite informative. Thank you especially for the "Climate Change and Energy" videos. We need more of this planning info. and verbiage mentioned throughout the plan, esp. in the Transportation, buildings/housing and land development areas. The county seems to be more involved than the city, although the city is within the county.	Regional Snapshots call out box	1-7	Background Info	Climate Action	Land use to reduce emissions
ON715	Laura Huenneke	This discussion of ownership reflects no tribal land holdings, and of course no reservation land lies within this boundary. But tribes do hold some of the "private" land (as fee simple ownership, correct?). Given how much respect is paid in the plan to the cultural legacy and importance of native nations, perhaps you might add a sentence or two about the fact that at least a little of the private land in the region is held under tribal ownership.	The Region's Vibrant Present	1-7	Background Info	Equity	Indigenous community
ON276	Michele James	Last sentence of this paragraph: This indicates implicit growth and development which is not the full range of what could take place on State land. These could also not be developed. This should be said differently: Remove "encourage and supported" and state "The RP can influence what happens on the 12.6 and 5.9%.	"These are areas of the Region where private development can be encouraged and supported by the Regional Plan's goals and policies."	1-7	Background Info	Plan Clarity	Wording
ON275	Michele James	Include the acres of land within the Region, not only the percentages. This allows a better understanding. Also include acres that are considered "greenfield."	The Region's Vibrant Present	1-7	Background Info	Growth	Growth data

L85	Karen Enyedy	“The remaining 81.5 percent of the Region is public land that is not required to conform to the Regional Plan. It is owned by the federal government for conservation, natural resource management, or military operations (78.3 percent); state agencies, such as the Arizona Board of Regents, and Navajo Nation (13.8 acres), the Arizona Department of Game and Fish (0.3 percent); the City (1.8 percent); and County (1.1 percent). City and County-owned land includes facilities, roads, streets, alleys, sidewalks, drainage, stormwater collection, parks, the FUTS, and public access to the Coconino National Forest. Although federal and state government agencies might refer to the Regional Plan for guidance and coordination, only the City and County are mandated to follow the plan’s direction.”	The Region's Vibrant Present	1-7	Background info	Equity	Indigenous community
ON1240	Nat	If this map defines the term REGION, then it should be incorporated into the Map Title.	Map 1-2	1-8	Map	Plan Clarity	Format
ON1242	Nat	insert 'as shown on the map'	"The Region is a diverse community..."	1-9	Background Info	Plan Clarity	Wording
ON345	Bruce	The word "significant" is used frequently in this plan in a variety of contexts. However, the word does not appear to be defined or explained anywhere. Thus, it could be interpreted very differently by different individuals. Given the frequency and importance of this word, I believe a definition/explanation is worthwhile	"The Region's beautiful landscapes, character... making the tourism industry a significant contributor to the Regional economy."	1-9	Background Info	Plan Clarity	Wording
ON17	Sara Sprague	How is this weighted? I think the economic disparities should not be taken lightly, as there is a whole history contingent on this which too often gets ignored. How is the city going to address the ramifications of intentional, systematic implications amongst BIPOC communities which have continuously created immense harm?	Median income table, Black or African American alone $24,477	1-9	Background Info	Equity	Prioritize equity
ON457	Sara Sprague	Is there a copy of this regional plan in Spanish?	Plan overall	1-9	Format	Plan Clarity	Plan Implementation
ON720	Emily	Decreasing Vehicle Miles Traveled (VMT) is something I hope to see further in this draft, along with creating infrastructure that encourages walking, biking, and taking transit. It sends mixed signals when you are connecting a lack of a vehicle with poverty. Don't we want people to feel good about being carless?	Table 1-3: Percent of Households Without a Vehicle...	1-9	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
ON278	Michele James	This paragraph seems to emphasize the fourth and fifth generation of white settlers, when there is so much more to the history and diversity in the Region. We suggest modifying the start of this paragraph to state "The Region is a diverse community made up of many Hispanic and Anglo, and Indigenous peoples. Although fourth and fifth generations exist, the majority are families and people who migrated..."	"The Region is a diverse community made up of fourth and fifth-generation families and people who migrated to the community later for jobs, recreation, and educational opportunities."	1-9	Background Info	Plan Clarity	Wording
ON279	Michele James	It's more accurate to say "high cost of housing" rather than "rising cost of housing."	"The Region's economic challenges include income inequality, displacement pressure, food insecurity, and the rising cost of housing."	1-9	Background Info	Plan Clarity	Wording

ON281	Michele James	Add economic challenge of second homes (with numbers) and STRs (with numbers). Include a table with these numbers--repeat here even if already in another chapter. This section should include a more dynamic depiction of the increasing income inequality and needs to include a chart that illustrates the growth of wealth inequality data as well. This section and tables should provide more appropriate tables that include information about the major issues being faced by the community. Second homes a major issue and this needs to be discussed as a current challenge as well as a future one, as the community will continue to build more homes that will serve as second homes.	The Region's Vibrant Present section	1-9	Background Info	Housing Affordability	Short-term rentals and second homes
CM153	Sustainability Com	Emphasize what the Plan is, and is not; what is in its scope, and what is not, and place this narrative in a prominent location in the document. We suggest Chapter 2: How the Plan Works.	Chapter 2	2-	Overall Feedback	Plan Clarity	Plan Implementation
CM152	Sustainability Com	Explicitly state how the Plan will impact Flagstaff's growth and development patterns, including how city code will be impacted by this Plan.	Chapter 2 and GLU Chapter	2-	Overall Feedback	Plan Clarity	Plan Implementation
ON351	Bruce	Or modified to meet the plan goals....	"Major new improvements that are not reflected in the Regional Plan, and which could dramatically depart from its recommendations, should be preceded by a plan amendment."	2-1	Major/Minor Amendments	Plan Clarity	Wording
ON498	Sara Sprague	Listing private developers first seems like there are already vested interest in who has more decision-making power...	"Private developers, City and County staff, community partners and elected officials will be faced with innumerable decisions of how to move forward..."	2-1	Background Info	Plan Clarity	Wording
ON34	Alexandria	This needs to be stated at the beginning, in some of the very first pages, so people understand that what they are reading can, will, and should change as needs come up going forward, and refer to chapter 2 for more info about changes.	"This is a living document and to serve the community it will need to be amended with some regularity."	2-1	Background Info	Plan Clarity	Plan organization
ON806	Celia Barotz	Can a neighborhood plan also be called a specific plan or area plan?	Specific and Area Plans	2-1	Background Info	Plan Clarity	Wording
ON1232	Nat	Having a housing focused theme for updating City and County codes to me is short sighted especially as it is based on very debatable assumptions in the case of Flagstaff specifically. The theme should be less focused on one goal and more comprehensive that is included under the term Quality of Life.	Updates to City and County Codes	2-1	Background Info	Housing Affordability	Balance of housing and other priorities

CM121	Sustainability Com	1. I would like to see something in the capital improvement plans that address advancements in carbon neutrality...investment in renewable energy infrastructure, energy-efficient retrofits, and expanded multimodal transportation systems.	Capital Improvement Plans (CIPs)	2-1	Background info	Climate Action	Carbon neutrality
L71	Scott Roberts	Page 2-1: City and County Codes: The code adjustments explored throughout the Regional Plan update will ultimately require a Zoning Code text amendment. Staff should explore methods to expedite the text amendment process to implement these changes as soon as possible to provide developers the flexibility to create and deliver new housing stock to the City of Flagstaff.	Updates to City and County Codes	2-1	Background info	Plan Clarity	Plan Implementation
ON35	Celia Barotz	I suggest saying, "Staff reports for the city council and city commissions on land use, property, capital improvements, and development issues should identify...." instead of "When preparing reports for..."	Staff Reports	2-2	Background Info	Plan Clarity	Wording
ON367	Sat Best	Senior City and County managers have told me that the implementation items in the various chapters will also be presented in staff reports. Goals, policies and implementation items should be brought together in one place.	Staff Reports	2-2	Format	Plan Clarity	Plan organization
ON760	Val Bryant	Developers MUST adhere to City and County climate action plans, as well as being specific on tree removal/addition and using proper landscaping for the area.	Action Items section	2-3	Background Info	Climate Action	Carbon neutrality
ON352	Bruce	Plans and plan IMPLEMENTATION are very different entities. Therefore, I recommend that this item be broken into two parts: Plan Preparation and Plan Implementation	Action Items section - "Plan: Creation of plans and plan implementation efforts across various disciplines"	2-3	Background Info	Plan Clarity	Wording
ON370	Sat Best	It seems that many goals and policies in the 2030 Plan have become implementation items. If they are "not required" for Council and P&Z approval in zone change and Conditional Use Permit cases the new Plan will be much weaker. I contacted the City Planning Director and the County Planning Manager last spring to ask about this and they assured me that the implementation items would be presented with the goals and policies for approval. This needs to be clarified and changed if necessary.	Implementation Guidelines	2-3	Format	Plan Clarity	Plan organization
ON1238	Nat	The implementation steps are logical, but I repeat that I am concerned the plan is too single focused despite the nominal six Regional Plan Themes of Chapter 3	Implementation Section	2-3	Background Info	Housing Affordability	Balance of housing and other priorities

L24	Sat Best	"Remove the text in bold line from the section of the proposed Plan copied below so that implementation items can be part of the P&Z/Council negotiating process for all development." : "Implementation Guidelines are assumptions and corresponding principles that guide how the goals and policies are interpreted and applied. **They may require further steps to be incorporated into Zoning and Building Codes before they can be applied to discretionary development applications. Voluntary conformance with these guidelines is recommended and incentivized but is not required for private development.(Bold added)** Implementation Guidelines are organized under each goal in Chapters 5 through 11. Each goal has a hyperlink to the related implementation guidelines in Chapter 3 Goals and Policies."	Implementation Guidelines	2-3	Implementation Guideline	Plan Clarity	Plan Implementation
W5		Change 3rd sentence to "Voluntary conformane with these guideslines is encouraged when appropriate but..."	Implementation Guidelines	2-3	Implementation Guideline	Plan Clarity	Plan Implementation
L72	Scott Roberts	Page 2-3 Implementation Guidelines: The City should consider creating an expedited process to assist developers and homebuilders in quickly increasing the stock of attainable housing. A “road map” with specific steps, timelines, etc. would be helpful.	Implementation Guidelines	2-3	Implementation Guideline	Growth	Support housing/infill development
L22	Sat Best	"The routine rezoning and Conditional Use Permit process can do a great deal to move forward on implementation items. Cases frequently come before P&Z and Council for land parcels that have many of the assets listed as implementation items. It's possible to make good progress on implementation items during the process of balancing the interests of the applicant with the values of the community to allow more intensive use of a land parcel"	Implementation Guidelines	2-3	Implementation Guideline	Plan Clarity	Plan Implementation
CM122	Sustainability Com	2. I would also like to see a little more about the reporting of progress from implementation...it talks about public engagement, but a big part of this is for the public to be informed...how will the city keep the public informed about how the implementation of pieces of the plan are contributing to CNP goals.	Monitoring	2-3	Background info	Plan Clarity	Plan Implementation
W2		Change "zoning code" to "zoning map and text"	Policy Section	2-3	Background info	Plan Clarity	Wording
W3		Add staff direction	Policy Section	2-3	Background info	Plan Clarity	Plan Implementation
W4		Should areas or parcels be used? Used interchangibly throughout section	Policy Section	2-3	Background info	Plan Clarity	Wording
ON810	Celia Barotz	I would suggest saying, "that falls into"	"If a specific plan proposes a change to the Regional Plan related to a major amendment category..."	2-4	Major/Minor Amendments	Plan Clarity	Wording

ON675	Sat Best	This is a major step back from the Regional Plan 2030, which had Goal E&C.2. "Achieve carbon neutrality for the Flagstaff community by 2030" and other elements of the Carbon Neutrality Plan. I think many in the City will agree that this is not acceptable. In general it seems that Strategic Plans should be used to make findings of conformance with the Regional Plan. The Plan is a policy document that reflects the values of the citizens of Flagstaff. Not every element in the Plan will be realized in every case, and we have the Planning and Zoning Commission and City Council to balance the values and make decisions.	"The City and County may have other policy documents and strategic plans such as the [CNP]..."	2-4	Background Info	Climate Action	Carbon neutrality
ON354	Bruce	seems as though "in response to" is out of place. Perjhaps better places just after "updated,..."	"The Regional Plan... can be updated, revised, and improved over time to emerging issues in response, new ideas, and changing conditions."	2-4	Background Info	Plan Clarity	Wording
ON355	Bruce	move "...in response to..." here	"The Regional Plan... can be updated, revised, and improved over time to emerging issues in response, new ideas, and changing conditions."	2-4	Background Info	Plan Clarity	Wording
ON356	Bruce	Please ignore immediately prior comment. My bad	"The Regional Plan... can be updated, revised, and improved over time to emerging issues in response, new ideas, and changing conditions."	2-4	Background Info	Plan Clarity	Wording
ON353	Bruce	among not between	County Area Plans - "When there are conflicts between these documents..."	2-4	Background Info	Plan Clarity	Wording
ON332	Michele James	Include the Parks Management Plan in this list. Can be considered only if represented in City/County codes.	Other Strategic Plans	2-4	Background Info	Plan Clarity	Wording
ON888	Dee Hoagland	I would think the city's carbon neutrality plan would be of high importance to this plan. Why can't it be considered: housing development, open space, code analysis, zoning, alternative energy and many more ways to reduce carbon emissions should be prioritized.	Other Strategic Plans - "...but cannot be used in making findings of conformance with the Regional Plan."	2-4	Background Info	Climate Action	Carbon neutrality
ON400	Valerie Piet	Specifically reference the city's carbon neutrality 2030 plan here. This is a guiding principle	Specific Plans	2-4	Background Info	Climate Action	Carbon neutrality
ON807	Celia Barotz	Have the existing neighborhood plans in the City of Flagstaff been adopted by ordinance?	Specific Plans	2-4	Background Info	Plan Clarity	Wording
ON809	Celia Barotz	Have the existing neighborhood plans in the COF been adopted by resolution or ordinance?	Specific Plans	2-4	Background Info	Plan Clarity	Wording
ON499	Sara Sprague	Why are there not more opportunities for the public to engage with this process?	Specific Plans - "Private property owners may also request the city adopt a specific plan that creates a master plan for their property and allows for limited variations from development standards."	2-4	Background Info	Plan Clarity	Plan Implementation

ON808	Celia Barotz	I'm finding this paragraph and the following one confusing. I understand that they highlights a distinction between a SP adopted by resolution vs a SP adopted by ordinance but I'm not clear what that means for conflicts between the RP and the SP. Can you explain?	Specific Plans - When a specific plan is adopted by resolution, any conflicting direction between the Regional Plan and a specific plan created before the Regional Plan's adoption...	2-4	Background Info	Plan Clarity	Wording
L130	Friends of Flagstaf	Clarify the relationship between neighborhood plans and the regional plan (see page 2-4 of the draft) and how differences will be resolved.	Specific Plans	2-4	Background info	Plan Clarity	Plan Implementation
ON36	Celia Barotz	I suggest changing identify to identifies.	"In Arizona, each jursidiction identify changes or modifications..."	2-5	Background Info	Plan Clarity	Wording
ON359	Bruce	How is 'substantially" defined here?	"Major plan amendments should evaluate the impacts of proposals and applications that would substantially alter the balance between the goals and policies of the Regional Plan"	2-5	Major/Minor Amendments	Plan Clarity	Wording
ON678	Sat Best	Again, the many critical implementation items are left out of the process.	"Major plan amendments should evaluate the impacts of proposals and applications that would substantially alter the balance between the goals and policies of the Regional Plan"	2-5	Format	Plan Clarity	Plan Implementation
ON360	Bruce	Unclear how these two types of ammendents differ.	"There are two types of plan amendments: major and minor."	2-5	Major/Minor Amendments	Plan Clarity	Wording
ON358	Bruce	Ah...please ignore previous comment	"When a major plan amendment is proposed to maps and text in the Regional Plan..."	2-5	Major/Minor Amendments	Plan Clarity	Wording
ON811	Celia Barotz	Could you provide a link to this section of the city code?	Major and Minor Plan Amendment Criteria -- City of Flagstaff	2-5	Major/Minor Amendments	Plan Clarity	Reference/link
L139	Friends of Flagstaf	State that any changes to the UBG shall require a Major Plan Amendment.	Major and Minor Plan Amendment Criteria – City of Flagstaff	2-5	Major/minor amendments	Natural Resources	Urban growth boundary
ON677	Sat Best	How does this relate to Council's rezoning of parks and open space to allow residential?	Major Amendment - "Decreasing the area of Parks/Open Space and Federal Lands and Working Landscapes categories."	2-6	Major/Minor Amendments	Housing Affordability	Balance of housing and other priorities
ON361	Bruce	I'm confused why deleting a goal is a major ammendment but adding a goal is a minor ammendment	Major/Minor Amendments	2-6	Major/Minor Amendments	Plan Clarity	Plan Implementation
ON333	Michele James	This should be a Major Plan Amendment.	Minor Amendments - "Changes to the UGB"	2-6	Major/Minor Amendments	Natural Resources	Urban growth boundary

ON555	Celia Barotz	It is not clear that the current plan requires that changes to the UGB require a major plan amendment. I believe that the intent of this proposed change is that changes to the Urban Growth Boundary not associated with an increase in density or a change in the land use category will require a minor amendment and that all other changes will require a major amendment. If this is truly the case, I suggest that there be language added so that this is clear. Otherwise, the current language could be interpreted to mean that all changes to the UGB will require a minor amendment and there are no exceptions. At this point, without a better understand of how the proposed change could play out, I can't support changing the current policy that provides all changes to the UGB shall be major plan amendments.	Minor Amendments - "Changes to the UGB"	2-6	Major/Minor Amendments	Natural Resources	Urban growth boundary
ON37	Celia Barotz	Why does the draft suggest that changes to the UGB be processed as a minor plan amendment?	Minor Amendments - "Changes to the UGB"	2-6	Major/Minor Amendments	Natural Resources	Urban growth boundary
ON38	Marilyn	If the Urban Growth Boundary is to change it should be considered a major amendment. If there is a proposal from a land owner to change their status, the community should be involved in this decision making and not just the Planning and zoning commission or the City Council. The choice to provide city services beyond our boundary should be taken very seriously if we want to develop a denser community as this document has called for. Expanding the boundary beyond what the plan calls for at it's conception is not a minor matter. If we believe this expansion is good for our community we can approve a request like this but the public should be informed and have input.	Minor Amendments - "Changes to the UGB"	2-6	Major/Minor Amendments	Natural Resources	Urban growth boundary
ON39	Marilyn	Since I have not read the whole document I'm not sure what this means. In the last plan we had activity centers which we don't appear to have here. The regional plan was changed so the hospital property could go from neighborhood activity center to Regional activity center as a minor amendment when I think that kind of change should have been a major amendment. What protections do neighborhoods have to be part of the notification and comment process for this kind of change? I'm not sure it's defined here.	Minor Amendments - "Changing the land use category for a parcel in the UGB from an Urban Neighborhood to an Urban Center"	2-6	Major/Minor Amendments	Plan Clarity	Plan Implementation
L31	ASLD	Concurrent processing is discussed for minor amendments. Please clarify whether major GPA's may be processed concurrently as well.	"Minor plan amendment analysis focuses on conformance with the goals and policies of the Regional Plan concurrent with an annexation or zoning code amendment application"	2-6	Major/minor amendments	Plan Clarity	Plan Implementation

L14	Mike Klinke	"Flagstaff's charm lies in its beautiful mountain views, open spaces, outdoor activities, and its commitment to the cultural communities that surround us. As we grow, we must ensure that new developments respect and enhance these defining characteristics. Policies should prioritize preserving access to natural landscapes, protecting recreational areas, and celebrating the cultural heritage of Indigenous and other local communities. Maintaining this balance will ensure that Flagstaff remains a desirable place to live for current and future generations."	Goals and Policies	3-	Goal/policy	Natural Resources	Prioritize natural resources
L147	Equity Climate Adv	We advocate for language which holds culpability and accountability for the larger system at play which has perpetuated harm, such as to a disinvestment from the fossil fuel industry, from health challenges to health disparities, or food desert to food apartheid. We suggest this plan to have language which is more action-oriented within the policies and goals.	Goals and policies	3-	Goal/policy	Plan Clarity	Wording
CM160	Sustainability Com	Explicitly state which goals and policies apply to the review of rezonings and other development cases, versus which goals and policies are more programmatic and budgetary and apply to the larger community vision.	Goals and Policies	3-	Goal/Policy	Plan Clarity	Plan Implementation
CM161	Sustainability Com	Streamline the goals and policies so they are straightforward to implement.	Goals and Policies	3-	Goal/Policy	Plan Clarity	Plan Implementation
CM174	Sustainability Com	Add language and clear support for the following - Reduce car dependency and subsidies for car infrastructure by prioritizing a multimodal transportation network with fare-free transit, micro mobility options, and active transportation infrastructure. This will promote sustainable mobility, improve equitable access, and support climate resilience in Flagstaff.	Goals and Policies	3-	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
CM112	Sustainability Com	It could help to view this if there was something showing how certain goals and policies (and anything else relevant) have changed from the previous plan.	Goals and Policies	3-	Goal/policy	Plan Clarity	Plan Implementation
ON42	Celia Barotz	I suggest saying, "When there are conflicts when considering goals and policies in a particular application..." in place of what is in the draft.	"When there are conflicts in the consideration of goals and policies in a particular application, staff should weigh more heavily policies that directly move forward Regional Plan priorities"	3-1	Background Info	Plan Clarity	Wording
ON44	Celia Barotz	I suggest saying, 'advance Regional Plan priorities" rather than move forward Regional Plan priorities.	"When there are conflicts in the consideration of goals and policies in a particular application, staff should weigh more heavily policies that directly move forward Regional Plan priorities"	3-1	Background Info	Plan Clarity	Wording

ON679	Sat Best	Exactly. There will always be conflicts in a complicated world, even if we (in my opinion mistakenly) try to simplify the Plan by creating implementation items that are outside the review process. Staff will point out the conflicts and propose solutions, and P&Z and Council with make the final decisions.	"When there are conflicts in the consideration of goals and policies in a particular application, staff should weigh more heavily policies that directly move forward Regional Plan priorities."	3-1	Goal/policy	Plan Clarity	Plan Implementation
ON243	Tyler Denham	The first 7 Policies read similarly, just with different action verbs - reform, promote, encourage, create, invest, enable. I suspect you could combine some of these policies together to simplify the document.	Development Patterns goal/policies	3-1	Goal/policy	Plan Clarity	Plan organization
ON680	Sat Best	So many elements of the Policies below relate to increased density, I must repeat my comment above: The important question here is whether the supply and demand model is going to help our housing crisis. Supply is what we can build, and I think we're building as fast as we can now. Demand is local, plus 5 million people 2 hours away in the fastest growing county in the country (Maricopa), plus 5 million tourists a year. Building small units that can be snapped up for second homes or vacation rentals does not help local demand. See the housing definitions in the glossary on page G-3, and I suggest we put emphasis on the "affordable housing" solutions (subsidized) and "employee housing" solutions (available in connection with an employer). I know that's not what many want to hear, but that's the price we pay for living in a cool green jewel of a town just a few hours away from the Phoenix heat.	DP goals and policies	3-1	Goal/policy	Housing Affordability	Short-term rentals and second homes
ON689	Valerie Piet	We need an official mechanism to coordinate with Flagstaff's HOAs to allow/promote ADUs. The regional plan means nothing if archaic HOA CC&Rs are in disagreement	DP goals and policies	3-1	Goal/policy	Growth	Development patterns and housing types
ON241	Tyler Denham	I second this comment and want to extend it to other "missing middle" housing types (plexes, townhomes, cottage courts, etc.). Outdated HOA CC&Rs present a significant barrier to equitably distributing infill development throughout the community.	DP goals and policies (Reply to ON689)	3-1	Goal/policy	Growth	Development patterns and housing types
ON543	Celia Barotz	Can you explain the thinking behind not having any goals or policies that speak to community character? I realize that the icon for community character is used in some places, but there is little to help the community understand what the vision/goals are when it comes to community character.	GLU goals and policies	3-1	Goal/policy	Community Character	Prioritize character

ON617	Bryan Bates	Let's be honest: it's not possible for us to avoid human driven climate change (C-Change). It is possible for us to avoid some of the worst consequences of C-Change IF we commit to continued reduction of our (individual and communal) carbon emissions. Flagstaff City can reach net-zero emissions by 2030 and become a "Flagship" for other communities, but only if we retain our commit to achieve net-zero emission by 2030. This is the most critical action which we need to take, because without a healthy environment, we cannot have a healthy community, nation nor planet. In our previous land use plan, we made a commitment to our grandchildren and beyond to do our part, to do our duty, to reduce CO2e emissions. Reinstate our commitment to meeting our commitment to net-zero, and thereby serve as a model for other communities, states and nations to do the same and preserve the potential of passing on a healthy environment to future generations.	Goal CA.a / Goal GM - "avoid climate change"	3-1	Goal/policy	Climate Action	Carbon neutrality
ON339	Michele James	Add thumbnails for Significant Natural Resources and Community Character! Community character is included in the Growth Management Goal and needs to be here in Development Patterns as well.	Goal DP	3-1	Format	Plan Clarity	Format
ON45	Celia Barotz	What is an attainable community in this context?	Goal DP	3-1	Goal/Policy	Plan Clarity	Wording
ON482	Sara Sprague	include "equitable"	Goal DP	3-1	Goal/policy	Equity	Equity in housing/development
ON724	Emily	Why is significant natural resources icon not here?	Goal DP	3-1	Format	Plan Clarity	Format
ON997	Zenya Ledermann	equitable should be included here, if development patterns are not equitable then we will not have a just community and this will only benefit some	Goal DP	3-1	Goal/Policy	Equity	Equity in housing/development
ON622	Bryan Bates	insert "planned"	Goal DP - "promote development patterns"	3-1	Goal/policy	Plan Clarity	Wording
ON335	Michele James	Add the symbol for Active Transportation and Transit to Goal GM!	Goal GM	3-1	Format	Plan Clarity	Format
ON336	Michele James	Include the symbol for Housing as well.	Goal GM	3-1	Format	Plan Clarity	Format
ON337	Michele James	Reword to read "...importance of the preservation of open space and significant natural resources,..."	Goal GM	3-1	Goal/policy	Plan Clarity	Format
ON40	Celia Barotz	I think the way that this GOAL GM is written is a little clunky and could be smoothed out. I think that the phrase 'significant natural resources' doesn't fit. I also think that it doesn't sound quite right to say the need to adapt to and avoid climate change. What about saying mitigate the impacts of climate change? I also feel like the phrase unique sense of place is impossible to define. I think it means different things to different people.	Goal GM	3-1	Goal/Policy	Plan Clarity	Wording
ON480	Sara Sprague	Cannot avoid climate change as the implications are already unfolding. I would suggest to take out "and avoid." Therefore, it reads to adopt to climate change.	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
ON812	Celia Barotz	this phrase feels awkward here.	Goal GM - "significant natural resrouces"	3-1	Goal/Policy	Plan Clarity	Wording

ON334	Michele James	I like the use of these thumbnail illustrations. The themes need to be defined ! We need to broaden the "Community Character" theme and add Aesthetics to this definition. Modify the symbol to also include the built environment and or a tree(s).	Goal/policy themes	3-1	Format	Plan Clarity	Format
ON377	Sat Best	Add "and connections to parks and open spaces"	Policy DP.1	3-1	Goal/policy	PROS	Access to parks and open space
ON43	Cemetra	The prospect of dense, walkable, mixed use development is everything I could ever want from a plan like this! I am all for it!	Policy DP.1	3-1	Goal/Policy	Growth	Support housing/infill development
ON313	Michele James	are served by EXISTING roads, water, sewer...	Policy GM.1	3-1	Goal/policy	Plan Clarity	Wording
ON338	Michele James	What does "cost effectively" mean? Define this and provide an example. For instance, does a commitment by a developer to pay for a certain percentage of the necessary infrastructure (water, sewer) make this "cost effective?"	Policy GM.1	3-1	Goal/policy	Plan Clarity	Plan Implementation
ON347	Sat Best	and preserve significant natural resources.	Policy GM.1	3-1	Goal/policy	Natural Resources	Significant natural resources
ON619	Bryan Bates	A lofty goal which I suspect is not attainable unless: 1) the rate of population growth is reduced, especially by high-income people who can afford to build large, inefficient home and disregard behaviors needed to reduce C-Change; 2) support the construction of low-income housing that is energy efficient; and 3) strongly encourage the use of public transit.	Policy GM.1	3-1	Goal/policy	Climate Action	Carbon neutrality
ON813	Celia Barotz	I suggest instead of saying greenfield lands, to say greenfields.	Policy GM.1	3-1	Goal/Policy	Plan Clarity	Wording
ON41	Celia Barotz	Is it redundant to say 'potential harms or negative impacts'? Would it be adequate to just say negative impacts?	Policy GM.2	3-1	Goal/Policy	Plan Clarity	Wording
ON250	Steven	Capital spending on infrastructure to support new greenfield or infill development is sometimes charged as an impact fee to the developer, or it could be paid out of the City budget. If the developer pays that cost, they will increase the price of housing to the home buyer or renter. If the City pays the cost, then taxes go up to pay off bonds. The impact fees would seem to contradict the Regional Plan goal of promoting affordable housing.	Policy GM.3	3-1	Goal/policy	Growth	Infrastructure development
ON481	Sara Sprague	include "urban agriculture"	Policy GM.3	3-1	Goal/policy	Food Systems	Support local food production
ON814	Celia Barotz	I suggest clarifying spending by whom? the city? If so, then it could say, "... prioritize city spending on capital improvements...."	Policy GM.3	3-1	Goal/Policy	Plan Clarity	Wording
ON428	Bruce Edward Fox	How defined?	Policy GM.3 - "Neighborhoods, Centers, and Corridors"	3-1	Goal/policy	Plan Clarity	Wording

ON794	Celia Barotz	A definition of community character is not included in the glossary and it is also not in the goals and policies. I think that this value shouldn't be completely omitted from the plan since it's reasonable to think that it is a value that is important to a lot of people. But if you don't include it as a goal and policy, then I think that the plan should explain why it has been left out.	Themes	3-1	Goal/Policy	Community Character	Prioritize character
IP197	NULL	Too much opportunity for large developers to price the middle class out of ownership	Goal DP	3-1	Goal/Policy	Housing Affordability	Emphasize increasing affordable vs. overall supply
IP207	NULL	Is "avoid" the appropriate to use before climate change? Isn't possible!	Goal GM	3-1	Goal/Policy	Plan Clarity	Wording
IP184	NULL	There should be major incentives for infill + major disincentives for convers of open greenspace. This increases tax efficiencies for govt encourages health + quality of life while still accomplishing density goals	Growth Management New Goals and Policies	3-1	Goal/Policy	Growth	Greenfield development
IP185	NULL	Phantings shold be native +capture rain water/basins	Growth Management New Goals and Policies	3-1	Goal/Policy	Natural Resources	Invasive plants
IP198	NULL	Plans to protect historic housing? build out not up	Policy DP.1	3-1	Goal/Policy	Community Character	Heritage preservation
IP208	NULL	Development always increases water use. So policy GM.3 should probably get priority.	Policy GM.1	3-1	Goal/Policy	Plan Clarity	Plan Implementation
IP209	NULL	What does "cost effectively" mean? How will that term influence decisions	Policy GM.1	3-1	Goal/Policy	Plan Clarity	Wording
IP204	NULL	How will "affected people" be identified?	Policy GM.2	3-1	Goal/Policy	Plan Clarity	Plan Implementation
IP205	NULL	Just don't burden affected people	Policy GM.2	3-1	Goal/Policy	Plan Clarity	Plan Implementation
IP206	NULL	Make it clear that "infill" means redevelopment when an area is already built-out.	Policy GM.3	3-1	Goal/Policy	Plan Clarity	Wording
CM17a	Bicycle Advisory C	Multiple subcomponents address “safe and convenient” infrastructure for walking, biking, multimodal transit. Members of the BAC posed questions regarding assessment and implementation of this policy goal. How is safety or convenience assessed, and who is responsible for assessing?	DP goals and policies	3-1	Goal/policy	Roads and Streets	Safe Streets
CM17b	Bicycle Advisory C	What other documents, such as the ATMP, could clarify and support these policies? Is there a “level of service” comparable model to assess current use and needs for pedestrians, bicyclists, and micromobility users? What data would need to be collected and maintained to create such a model?	DP goals and policies	3-1	Goal/policy	Multimodal Transportation	Multimodal infrastructure improvements
W7		Fix hyperlinks and consistent formatting of goals	GM goals and policies	3-1	Goal/policy	Plan Clarity	Reference/link
W13		Add Policy GM.4 - Growth and transit to improve accessibility throughout the community	GM goals and policies	3-1	Goal/policy	Transit	Regional transit and lightrail
CM129	Sustainability Com	"Prioritize the reinvestment and upgrade of existing infrastructure to improve resilience, enhance sustainability, and accommodate climate-adaptive strategies. Ensure that new developments do not outpace the city’s ability to maintain existing infrastructure."	GM new policy	3-1	Goal/policy	Growth	Infrastructure development

CM205	Sustainability Com	"Include a policy under Growth Management (GM) or Development Patterns (DP) that asks all new developments to at minimum consider GHG mitigation measures, such as energy-efficient building designs, renewable energy systems, and low-impact development standards.	GM or DP new policy	3-1	Goal/policy	Climate Action	Building efficiency
W14		Fix goal formatting for consistency	Goal DP	3-1	Goal/policy	Plan Clarity	Reference/link
W15		affordability, accessibility, sustainability	Goal DP	3-1	Goal/policy	Plan Clarity	Wording
CM125	Sustainability Com	change “the need to adapt to and avoid climate change” to "the need to enhance community resilience and prioritize climate adaptation strategies to address the impacts of climate change." one does not "avoid climate change"	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
CM126	Sustainability Com	suggested add: "Encourage carbon-neutral development and low-carbon infrastructure solutions"	Goal GM	3-1	Goal/policy	Climate Action	Carbon neutrality
L143	Equity Climate Adv	part of this section suggests that climate change can be avoided, despite record-breaking climate anomalies in 2023 and 2024. With 2024 projected to surpass the critical 1.5°C threshold, we recommend removing any language that misrepresents how dire climate change is to all of our well-being. Words such as “adapt” or “prepare for” are more accurate to the conditions in which we live.	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
L180	Equity Climate Adv	Change of language in Goal GM- Cannot avoid climate change as the implications are already unfolding. I would suggest to take out "and avoid." Therefore, it reads to “adapt to climate change.”	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
L189	Equity Climate Adv	“Future development and reinvestment patterns in the Region integrate the community values of the importance of open space preservation, significant natural resources, the scarcity of water, the need to adapt to and avoid climate change, the Region’s unique sense of place, and of meeting the needs of current and future residents and businesses.” I have a problem with using “avoid” when it comes to the issue of climate change, as it’s no longer avoidable and language should be more focused on how to deal with current circumstances and not further exacerbate them	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
W10		Delete "the importance of ... the Region's"	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
W11		Add "all" before "current and future residents"	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
W8		Change "Future development and reinvestment patterns" to "Future development patterns"	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
W9		Change "the scarcity of water" to "water conservation"	Goal GM	3-1	Goal/policy	Plan Clarity	Wording
CM207	Sustainability Com	Add in wording for climate resilient spaces. Feels like this is important to consider that multifamily housing and MUD are a big part of Flagstaff's growth, so climate considerations would be significant for aligning the RP with the CNP.	Policy DP.1	3-1	Goal/policy	Climate Action	Carbon neutrality

L196	Equity Climate Adv	Dynamic public spaces and mixed use areas benefit from better and more intentional walkable features instead of just handicap accessible parking spaces as an offering of inclusivity. Dynamic also means adaptable and creative and more opportunities and options should be considered for strategic street closures in the Historic Downtown and Southside. More messaging can be emphasized for City & County building parking lots as shared use on the weekends as parking is often a mentioned friction when it comes to downtown land use.	Policy DP.1	3-1	Goal/policy	Roads and Streets	Pedestrian-only streets
W16		Add "inclusive" before "dynamic public places"	Policy DP.1	3-1	Goal/policy	Plan Clarity	Wording
CM127	Sustainability Com	change "support the desired transportation system" to "align with the City's active transportation plan and priorities" or "support a sustainable urban transportation system" or similar supporting a multimodal/active transportation system (the desired and planned for one). what is the "desired transportation system"	Policy GM.1	3-1	Goal/policy	Plan Clarity	Wording
CM16	Bicycle Advisory C	consider adding other language to indicate that areas “served by roads” should include multi-modal options (e.g. bike lanes, multimodal paths, FUTS trails, etc.)	Policy GM.1	3-1	Goal/Policy	Plan Clarity	Wording
CM206	Sustainability Com	Add in wording about use of renewable energy systems	Policy GM.1	3-1	Goal/policy	Climate Action	Renewable energy
CM222	Sustainability Com	suggestion: "When supporting the development of the Region’s greenfield lands, prioritize projects that meet planned densities and intensities; include climate pollution reduction and efficiency measures; are served by roads, water, sewer, and other public facilities and services cost effectively; support the desired transportation system; and conserve energy and water.	Policy GM.1	3-1	Goal/policy	Climate Action	Building efficiency
W12		Conflict with cost effectively	Policy GM.1	3-1	Goal/policy	Plan Clarity	Wording
L195	Equity Climate Adv	Capital improvements used for existing neighborhoods and infrastructure. Special consideration should be given to areas that already cater predominantly to multi modal use and increase infrastructure for walking paths and cycling paths to feel equal and invited to use instead of only tolerated. The downtown sidewalks should be doubled in width to accommodate more walkability, which may have to sacrifice minimal on street parking, and bicycle amenities can be added. By featuring more inviting infrastructure in the most heavily used walking district it will also message to visitors that we prioritize multi-modality and set resilience of space and character in a world increasingly overrun with too many motor vehicles in limited space.	Policy GM.3	3-1	Goal/policy	Multimodal Transportation	Multimodal infrastructure improvements
L73	Scott Roberts	Page 3-1 Policy GM.3: Infill development and redevelopment projects alone will be unable to satisfy the acute need for housing. This policy suggests that “greenfield lands” will be treated differently regarding capital improvements and infrastructure. Large-scale master plans create opportunities for a greater mix of housing and should be equally prioritized.	Policy GM.3	3-1	Goal/Policy	Growth	Greenfield development

CM128	Sustainability Com	"Smart growth" or similar framework suggested add: "Maximize infill development, reduce urban sprawl, and promote smart growth strategies to support carbon-neutral development and climate resilience."	Policy GM.3 or new GM policy	3-1	Goal/policy	Growth	Development patterns and housing types
CM123	Sustainability Com	Suggestion to switch Community Character to be changed to Community Identity, as is an important pillar of resilience and is more fitting than character. Character is important when referring to visual identity.	Themes	3-1	Goal/policy	Community Character	Prioritize character
CM124	Sustainability Com	Poor symbol choice for equity, suggest revision	Themes	3-1	Format	Plan Clarity	Format
CM158	Sustainability Com	What is the purpose of the themes and how were they selected? How do they connect to the priorities? We suggest connecting them directly to the priorities (have 1 theme per priority) and integrate them throughout the Plan, not just in the Goals and Policies chapter. This will help create actionable goals and policies to support staff in advancing the priorities.	Themes	3-1	Goal/Policy	Plan Clarity	Plan organization
CM159	Sustainability Com	Switch “Community Character” to “Community Identity”. Community “Identity” is inward-focused, emphasizing how people within the community see themselves and relate to one another. This phrase is only mentioned once in the Plan; therefore, we believe this change is meaningful. The intention of this is not to take away from responsible development – rather, to encourage development that aligns with the community identity and supports responsible growth.	Themes	3-1	Goal/Policy	Community Character	Prioritize character
W6		Add Commerce/Economic Development Theme	Themes	3-1	Plan priorities	Plan Clarity	Plan organization
ON822	Laura Huenneke	insert "safer and"	"... potential for reinvestment, retrofit, and revitalization to make them more appealing to pedestrians and cyclsts, and enhance transit potential."	3-10	Background Info	Plan Clarity	Wording
ON642	Laura	The entrances to Flagstaff really need improving, as illustrated by this photo. This is an incredibly beautiful place, and the first thing you see as you drive in from the 17 are fast food chains. I support creating a sense of arrival and visual appeal, especially if it includes removing/relocating chain restaurants in favor of local businesses/art/attractions.	"Gateways are areas at the entrace to the Region, where signage, art, and enhanced street design..." / Milton Rd photo	3-10	Background Info	Community Character	Viewsheds

ON368	Keith	Great Streets and Gateways needs to have more focus on sidewalk obstructions. Great sidewalks are useless if someone in a wheelchair (or other differently-abled people like vision) cannot negotiate the sidewalk path of travel. Vehicles, trash cans, bulk trash, vegetation, broken sidewalks, snow, ice, cinders, etc. make getting from point a to point b hazardous. Dangerous sidewalks are useless. The city needs, in it's 2045 (or 2030) plan, to create a department dedicated at continuous daily monitoring for sidewalk obstructions and damages. They can educate the residents to keep sidewalks clear and in good repair. They can also issue citations for repeat offenses. The city also needs to train the Police officers to also monitor the sidewalks for vehicle obstructions. The city department will patrol during regular working hours and the city police will patrol during the evening and weekend hours. The city is divided into 5 sections for environmental services. The city sidewalk safety department should have at least 1 (better 2) employees per section to patrol the 5 sections daily and at least 1 (better 2) police officers to patrol each of the 5 sections. Sorry for writing a book.	"Great Streets and Gateways" section	3-10	Background Info	Equity	ADA Accessibility
ON369	Keith	It should be ALL streets and gateways. No limitations. Every street and sidewalk a citizen walks on should be great!	"Great Streets and Gateways" section	3-10	Background Info	Roads and Streets	Streetscapes
ON77	David	Love this	"The Flagstaff Urban Trails System (FUTS, pronounced "foots") is a City-wide network..."	3-10	Background Info	Multimodal Transportation	Connectivity and FUTS
ON641	Laura	Why don't we have a FUTS app where we can input where we are and where we'd like to go, and have the app show how to get there using FUTS? I would love to be able to bike from my house to the grocery store, coffee shops, yoga class, etc., without riding on a major thoroughfare. Right now it's impossible, and there doesn't seem to be a place where we can look up a FUTS map and see what paths are available.	"The Flagstaff Urban Trails System (FUTS, pronounced "foots") is a City-wide network..."	3-10	Background Info	Multimodal Transportation	Connectivity and FUTS
ON1011	Blake	Consider switching out this image for something more current. We have a new traffic pattern here that is nearly completed with a bike/ped tunnel and may better reflect the entrance to Flagstaff from the South.	Photo on 3-10	3-10	Format	Plan Clarity	Format

CM18	Bicycle Advisory C	The BAC spent some time discussing the “Great Streets” concept in comparison to “Complete Streets” and other terms used throughout the plan. The group felt that the “Great Streets” concept is somewhat vague. Additionally, in this section, the goal of making Great Streets “more appealing to pedestrians and cyclists” through retrofitting, reinvestment, and revitalization seemed to be weaker language than is used elsewhere in the document. “Appealing” could be replaced with stronger and more supportive language used elsewhere, such as “readily accessible,”“comfortable,” “comprehensive,” or “safe.” Members of the committee discussed that documents such as the Regional Plan should address people’s relative levels of comfort and ease using bikeways and paths, not just their safety in terms of collisions, deaths, or injuries.	Great Streets	3-10	Goal/Policy	Roads and Streets	Streetscapes
ON1201	Autumn Montoya	"Gateways" should not impact private property owner's rights to use their properties... If such subjective requirements as not impacting viewsheds are going to prevent people from using or developing their properties... that should be disclosed to them and allow them a procedure to appeal. Or... if the public wants to prohibit use of one's property, perhaps they should purchase it and then designate it's use.	Map 3-6	3-11	Map	Community Character	Viewsheds
ON991	Charity Lee	The map is poor quality. Improve the map so it's legible.	Map 3-6	3-11	Map	Plan Clarity	Format
IP43	NULL	This gateway road is through an employment center. We should propose that there be landscaping to hide unsightly industrial yards etc.	Map 3-6	3-11	Map	Community Character	Architecture and design
ON374	Keith	create a city Safe Sidewalk Department Educate the police Educate the residents	Goal ST	3-12	Goal/policy	Roads and Streets	Maintenance and condition
ON434	Bruce Edward Fox	add "well maintained", please	Goal ST	3-12	Goal/policy	Plan Clarity	Wording
ON1203	Autumn Montoya	Could cooperating with surrounding municipalities for transit (ex: railway) to communities where our employees find affordable housing be explored? That would save soooo many automobiles from driving from Winslow, Holbrook, Bellemont, Parks, Williams and Ash Fork (just the East-West directions) as well as the Verde Valley to the South, resulting in reduced emissions as well as more affordability for so many who we need as our workforce.	Goal TR	3-12	Goal/policy	Transit	Regional transit and lightrail
ON384	Celia Barotz	I suggest making this goal more concise by saying, "Increase public transportation frequency, safety, accessibility so it is an affordable and convenient alternative to driving throughout the Region."	Goal TR	3-12	Goal/policy	Plan Clarity	Wording
ON1096	david r	"Efficient" is both a slippery and dangerous term as it can mean make cars go faster. Think effective, not efficient. I would suggest that the city look at increasing the number of pedestrian crossings on Old 66 and Milton as well as increasing the width of sidewalks. Also, sweep the cinders off the sidewalks/. City sweeps the roads and streets but leaves cinders and other obstructions on sidewalks. Stop priortizing vehicles over people.	Goal TS	3-12	Goal/policy	Multimodal Transportation	Prioritize people over vehicles

ON256	Steven	Safety and efficiency should include major intersections, and a backup plan for traffic direction by Police when signals fail. I have seen our police fail at this job at Ponderosa Parkway and Route 66 for example. Perhaps a goal for police traffic direction as needed.	Goal TS	3-12	Goal/policy	Roads and Streets	Safe Streets
ON80	Celia Barotz	What is a continuous transportation system?	Goal TS	3-12	Goal/Policy	Plan Clarity	Wording
ON357	Sat Best	Establish a standard of grade or barrier separation of vehicle and bike traffic on streets with speed limits above 25 mph. And all streets where possible.	Goal TS	3-12	Goal/policy	Multimodal Transportation	Multimodal infrastructure improvements
ON372	Keith	Increase the safety of sidewalks by creating a Safe Sidewalks Department and increased education of police and residents.	Policy MT.1	3-12	Goal/policy	Roads and Streets	Maintenance and condition
ON373	Keith	Increase the safety of sidewalks by creating a Safe Sidewalks Department and increased education of police and residents.	Policy MT.2a	3-12	Goal/policy	Roads and Streets	Maintenance and condition
ON693	Valerie Piet	Could we spell out specifically bike parking as an infrastructure or facility?	Policy MT.2a	3-12	Goal/policy	Plan Clarity	Wording
ON344	Michele James	Agree with Carlton that we should include the word "maintain" here as well.	Policy MT.2a (Reply to ON79)	3-12	Goal/policy	Plan Clarity	Wording
ON375	Keith	More crosswalks, lighting, crossing signals for differently-abled people. Button height, automated pedestrian lights (detects pedestrians waiting to cross), audible signals, etc.	Policy ST.1	3-12	Goal/policy	Multimodal Transportation	Multimodal infrastructure improvements
ON730	Emily	Pretty streets are great for people, Economic Vitality, etc. but I'm not seeing an emphasis on keeping sidewalks and bike paths safe for active transportation during inclement weather. Give me a goal where the City will spend as much resources on keeping the sidewalks and bike paths clear as they do for streets, maybe even a higher priority if you want to reduce VMT. It strikes me as more important for increasing active transportation than nice things to look at while walking/biking past.	Policy ST.1	3-12	Goal/policy	Roads and Streets	Maintenance and condition
ON1228	Bryce	Add dignity to the priorities. Our vulnerable road users are subjected to noise, pollution, dangerous interactions with deadly vehicles, and impatient drivers protected from their own sense of humanity by a hulking steel frame. It all diminishes the human spirit of pedestrians and bikers. Its a dignity issue.	Policy TS.1	3-12	Goal/policy	Multimodal Transportation	Prioritize people over vehicles
ON433	Bruce Edward Fox	Although embedded in safety, I think high priority needs to go to road and sidewalk maintenance. Although not as glamourous as cool design elements, without regular, effective, and efficient maintenance all these design components become ephemoral....	Policy TS.1	3-12	Goal/policy	Roads and Streets	Maintenance and condition
ON1149	Erica Rackley	Please define "Intelligent Transportation Systems" if not in the glossary... or consider adding definitions of key terms to the pages on which they appear.	Policy TS.3	3-12	Goal/policy	Plan Clarity	Wording
ON261	Steven	I believe we should consider wildfire egress for residents when planning roads and adding connectivity to neighborhoods.	Policy TS.3	3-12	Goal/policy	Safety	Emergency operations and evacuation

ON371	Keith	Create a Safe Sidewalks department and train city police to assist with monitoring and enforcing city and state vehicle codes for sidewalk and bike lane infractions. Educate the residents on city and state sidewalk codes.	Policy TS.3	3-12	Goal/policy	Roads and Streets	Maintenance and condition
ON432	Bruce Edward Fox	What is this?	Policy TS.3 - "Intelligent Transportation Systems"	3-12	Goal/policy	Plan Clarity	Wording
ON383	Celia Barotz	Do we not do this now?	Policy TS.5	3-12	Goal/policy	Plan Clarity	Plan Implementation
ON81	Ira Allen	Baffling and disturbing to see no vision of rail emerging in this document.	Policy TS.6	3-12	Goal/Policy	Transit	Regional transit and lightrail
ON976	KB	Having open borders for schools and allowing so many private and charter schools to develop in the McMillian mesa - Coconino estates - Cheshire triangle seems to have created a particular traffic mess. Roads become unwelcoming in that area to bikes and pedestrians as soon as school starts (like clockwork). Heavy encouragement of car pooling or bussing for these schools would be a good idea.	Goal TS	3-12	Goal/policy	Roads and Streets	Traffic
IP41	NULL	Incentives/promote car pooling	Goal MT	3-12	Goal/Policy	Roads and Streets	Traffic
IP35	NULL	I think educational opportunities could be better captured.	Goal ST	3-12	Goal/Policy	Roads and Streets	Streetscapes
IP36	NULL	Does increase services mean variety?	Goal TR	3-12	Goal/Policy	Plan Clarity	Wording
IP37	NULL	Has the City considered allowing pick up/stops anywhere along the line and at designated stops?	Goal TR	3-12	Goal/Policy	Transit	Mountain line service area
IP38	NULL	"Region" is key to helping mitigate congestion in Flagstaff City	Goal TR	3-12	Goal/Policy	Transit	Regional transit and lightrail
IP39	NULL	Cooperate with ML seems like a passive stance in the relationship and doesn't quite feel residents are advocated for.	Policy TR.1	3-12	Goal/Policy	Plan Clarity	Wording
IP42	NULL	Distracted driving	Policy TS.2	3-12	Goal/Policy	Roads and Streets	Safe Streets
IP40	NULL	Assuming that current land use + road classification indicates potential for bike/ped use doesn't exist can prevent people choosing these alternatives.	Policy TS.5	3-12	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
CM44	Commission on Inclusion & Adaptive Living	” ...provide safe, accessible, and convenient...”	Goal MT	3-12	Goal/Policy	Equity	ADA Accessibility
CM47	Commission on Inclusion & Adaptive Living	“...to accommodate all people...”	Goal ST	3-12	Goal/Policy	Plan Clarity	Wording
W30		Add "all" to read "accommodate all people..."	Goal ST	3-12	Goal/Policy	Plan Clarity	Wording
CM95	Commission on Inclusion & Adaptive Living	“Goal St...Design all streets to accommodate all people...”	Goal ST	3-12	Implementation Guideline	Roads and Streets	Streetscapes
CM182	Sustainability Com	Suggested revision: "Increase the frequency, safety, accessibility, and services of the public transportation system to provide an affordable, attractive, and convenient alternative to single-occupant vehicles, prioritizing equitable access for all communities."	Goal TR	3-12	Goal/policy	Transit	Mountain Line frequency and operations

CM43	Commission on Inclusion & Adaptive Living	“Create an inclusive, accessible…”	Goal TS	3-12	Goal/Policy	Equity	ADA Accessibility
CM25	Bicycle Advisory C	members of the BAC noted that the City has limited existing information regarding current use of pedestrian and bicycling infrastructure which would be needed in order to assess and demonstrate an increase in use of the same infrastructure. The BAC suggested that the Regional Plan might include capturing initial use data of existing bicycling infrastructure and continued data collection to demonstrate increased use as a goal in Chapter 6 and/or as a Regional Plan metric in Appendix A.	Policy MT.1	3-12	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
CM45	Commission on Inclusion & Adaptive Living	”Increase the availability, accessibility….”	Policy MT.1	3-12	Goal/Policy	Equity	ADA Accessibility
CM46	Commission on Inclusion & Adaptive Living	“…comfortable, accessible, and safe sidewalks….”	Policy MT.2a	3-12	Goal/Policy	Equity	ADA Accessibility
W28		Replace "accomodation" with "accessibility"	Policy MT.2a	3-12	Goal/policy	Equity	ADA Accessibility
CM48	Commission on Inclusion & Adaptive Living	“…to create accessible, cohesive…”	Policy ST.1	3-12	Goal/Policy	Equity	ADA Accessibility
W29		Add accessible	Policy TR.1	3-12	Goal/Policy	Equity	ADA Accessibility
CM20	Bicycle Advisory C	Members of the BAC suggested that “mode shift” and interconnectivity between multimodal transit options (e.g. biking or riding a micromobility device to the bus, taking the bus to a trail head, etc.) should be more strongly emphasized in this section and in Chapter 6. Members suggested that this language could potentially fit in Policy TR-1 or Policy MT-1.	Policy TR.1 / MT.1	3-12	Goal/Policy	Multimodal Transportation	Connectivity and FUTS
CM214	Sustainability Com	Add language about prioritizing low emission electric transit options	Policy TS.1	3-12	Goal/policy	Climate Action	Transportation emissions
CM22	Bicycle Advisory C	members of the BAC asked how prioritizing the safety and protection of vulnerable road users would be implemented, and what assessment criteria would be used. Currently, safety is generally assessed using crash data or reports of death or serious injury, largely when a pedestrian, bicyclist, or micromobility user collides with a vehicle. This is a limited data set, however, and does not address more minor crashes or safety issues which are not reported to the police. In order to achieve this goal, more robust data should be collected regarding safety issues for bicyclists while using roads and bicycle infrastructure. Additionally, members of the BAC commented that “safety and protection,” while very important, is a much lower bar than “comfort” and suggested that “comfort and safety” might be a better policy goal	Policy TS.1	3-12	Goal/Policy	Roads and Streets	Safe Streets

CM23	Bicycle Advisory C	For Policy TS.1, the BAC also felt that it would be useful to define “vulnerable road users” as pedestrians, bicyclists, and micromobility users in this section in order to avoid any confusion as to what makes a road user “vulnerable.”	Policy TS.1	3-12	Goal/Policy	Plan Clarity	Wording
L194	Equity Climate Adv	These considerations should be prioritized by usage. The vast majority of pedestrian usage by the largest range of demographics are the streets and intersections of Historic Downtown Flagstaff. All ages and socioeconomic demographics use this area/corridor on a regular basis and the width of sidewalks and ADA compliant intersections is lacking for the amount of people that access it. The most glaring example of this is the corner of Route 66 & San Francisco street just in front of Crystal Magic: this is arguably the “gateway” welcome corner coming into downtown if you got off train or parked at the historic visitors center and walked north to cross the street. This corner is an awful grade for any person in a wheelchair or who has mobility limitations to walk to after crossing a busy street. The walk sign to cross south is placed in a very bad spot for wheelchair access and the ramp sends you directly into an oncoming turning lane/directs you to the middle of the intersection. For as many types of people you will have crossing into this intersection it has clearly not been updated for many years and again data would show this is one of the MOST heavily traversed intersections in Flagstaff which has it placed as one of the most traversed in the entire region. When we are a tourism focused town and our infrastructure does not match that message of “inviting” we should strive to correct it as an investment and not a chore.	Policy TS.1	3-12	Goal/policy	Equity	ADA Accessibility
W27		IIAL likes this policy	Policy TS.3	3-12	Goal/policy	Roads and Streets	Safe Streets
CM24	Bicycle Advisory C	The BAC discussed that Policy TS.5 seems possibly problematic given how roadway classifications relate to Level of Service for vehicular traffic. The committee debated whether having both “roadway classifications” and “land use context” was contradictory, since roadway classifications can lead staff to make one decision about infrastructure based on road category (e.g. not creating a bike lane on a road deemed to be an arterial), while land use context (e.g. the function the same road serves for bicyclists to connect to other trails or bikeways) might guide staff to make an opposing decision. The committee suggested that the language might be altered for clarity, perhaps to include “multimodal function” as part of the land use context.	Policy TS.5	3-12	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
CM181	Sustainability Com	Add/adapt: "Reduce car dependency, promote public transit, micro-mobility options, and improve active transportation infrastructure to decrease Vehicle Miles Traveled (VMT) and achieve carbon neutrality."	Policy TS.6	3-12	Goal/policy	Plan Clarity	Wording

L197	Equity Climate Adv	Reducing the demand for driving will also mean making driving in an area inconvenient. Streets in highly used multi modal zones should not be designed for best Level Of Service for vehicles but for a balance and encouragement of walking & biking. In regards to infill investment, if certain sidewalks or intersections can be proven to be ARTERIALS FOR PEDESTRIANS then the pedestrian landscape should equal, or surpass, that for motor vehicles meaning a reduction of on street parking and increase of sidewalk/bicycle lanes. Calculating pedestrian usage data will take city resources to get a count and average estimate of use during the year. By reinforcing pedestrian paths you will encourage this pattern and message its importance not just in words but in actual built environment.	Policy TS.6	3-12	Goal/policy	Multimodal Transportation	Prioritize people over vehicles
CM185	Sustainability Com	"Collaborate with ADOT to implement great street and complete street design on shared road infrastructure."	ST new policy	3-12	Goal/policy	Roads and Streets	Streetscapes
CM183	Sustainability Com	"Develop and implement a fare-free transit system, with a focus on increasing access for under-resourced communities to improve mobility and reduce barriers to sustainable transportation."	TR new policy	3-12	Goal/policy	Transit	Mountain Line frequency and operations
CM184	Sustainability Com	"Promote Bus Rapid Transit (BRT) to improve public transit efficiency, increase ridership, and reduce emissions from transportation, ensuring equitable access to all communities."	TR new policy	3-12	Goal/policy	Transit	Mountain Line frequency and operations
CM223	Sustainability Com	suggestion: Policy TR.2: Cooperate with Mountain Line to achieve fleet electrification.	TR new policy	3-12	Goal/policy	Climate Action	Transportation emissions
CM12	Bicycle Advisory C	BAC members also commented positively on the goal of designing systems which support and protect vulnerable road users, including pedestrians, bicyclists, and micromobility users. Addressing the needs of non-vehicle road users first and foremost is a long overdue change in policy and approach supported by the City's embrace of the "Big Shift."	TS goals and policies	3-12	Overall Feedback	Multimodal Transportation	Prioritize people over vehicles
ON1153	Erica Rackley	Why is this comma here? Not needed.	"Freight, and Rail"	3-13	Goal/policy	Plan Clarity	Wording
ON823	Laura Huenneke	Maybe this fits under TS or MT or TR - but connecting Pulliam to transit opportunities, and in other ways reducing the absolute reliance on individual autos for connecting to flights, seems like an enormous gap.	Airport goal and policies	3-13	Goal/policy	Airport, Rail, Freight	Airport
ON86	Alexandria	Echoing an above comment, I am greatly disappointed to see rail only being centered as an environmental issue and only freight being prioritized. The passenger rail *station* is the only thing mentioned here, and there are no other plans that talk about ideas for lightrail or other rail developments/changes that could help relieve automobile overuse in the area because of university students. This plan does not acknowledge this difference of population and automobile use unique to university towns, and assumes that we are like other cities with regular population statistics of families, individuals, and couples.	Airport, Freight and Rail Goals and Policies	3-13	Goal/Policy	Transit	Regional transit and lightrail
ON262	Steven	Other than Amtrak, I don't believe that Flagstaff is a realistic candidate for intracity rail. For example, light rail makes sense in Southern California running from San Bernardino into downtown Los Angeles.	Airport, Freight and Rail Goals and Policies (Reply to ON86)	3-13	Goal/policy	Transit	Regional transit and lightrail

ON766	Val Bryant	Please address the problem of large trucks making deliveries down town. They can create problems with moving around downtown safely.	FR goals and policies	3-13	Goal/policy	Roads and Streets	Safe Streets
ON734	Emily	I have to agree with Steven on this. We don't have the density and overall numbers in Doheny Park, Kachina, Bellemont to facilitate such an expenditure.	FR goals and policies, reply to ON86 and ON262	3-13	Goal/policy	Transit	Regional transit and lightrail
ON732	Emily	You included the climate icon? Flights to Phoenix and sending freight by air is going to create greater resiliency to climate change? Please explain.	Goal A	3-13	Goal/policy	Plan Clarity	Format
ON435	Bruce Edward Fox	how is 'successful" defined in this context?	Goal PK	3-13	Goal/policy	Plan Clarity	Wording
ON731	Emily	I know this has been a source of contention in the community, but you have to make parking inconvenient if you want people to choose active transportation over their cars. Take the revenue of parking fees and money you would have spent on parking to support active transportation infrastructure.	Goal PK	3-13	Goal/policy	Parking	Parking management and fees
ON733	Emily	Inserting sustainable in front of transportation doesn't make it so.	Policy A.1	3-13	Goal/policy	Airport, Rail, Freight	Airport
ON386	Celia Barotz	I suggest changing the language to say, "Discourage land uses in the vicinity of the airport that are incompatible with airport and flight operations.	Policy A.2	3-13	Goal/policy	Plan Clarity	Wording
ON765	Val Bryant	Although chapter 11 Infrastructure and public safety may cover this ca the mention of safety routes for fire trucks, police vehicles, ambulance and public egress in case of emergencies, be mentioned here?	Policy FR.2	3-13	Goal/policy	Safety	Emergency operations and evacuation
ON388	Celia Barotz	This language seems clunky/awkward. If the idea is to promote resilience in the region, why not include making our human built infrastructure more resilient? Instead of saying 'prepare', why not consider saying, "Make the Region more resilient so it can withstands the impacts of severe weather events and climate change."	Policy RS.1	3-13	Goal/policy	Plan Clarity	Wording
ON768	Val Bryant	Make Policy RS.1 Implement the Climate Action and Adaption Plan and move the other policies down.	Policy RS.1	3-13	Goal/policy	Climate Action	Carbon neutrality
ON1230	Bryce	Could this policy run cross-purposes to other goals? If those most impacted from climate change are estate residential residents experiencing increased fire danger, we could end up allocating resources to continue development patterns which run contrary to the plan's densification efforts.	Policy RS.2	3-13	Goal/policy	Growth	Development patterns and housing types
ON83	Christian Luginbuh	Dark skies support much more than than ecosystem health and scientific benefits – Suggested wording: "Preserve dark skies as a natural resource that is an element of a quality natural environment, supports ecosystem and human health, and brings economic and scientific benefits to the region.	Policy RS.3	3-13	Goal/Policy	Natural Resources	Dark skies
ON85	Sara	How to make sure that this is regulated and accounted for within a growing city and at different levels (NAU, residents, new development...)?	Policy RS.3	3-13	Goal/Policy	Natural Resources	Dark skies
ON767	Val Bryant	Somewhere address educating new (and lots of old) residents about adapting their lighting to Dark Sky requirements. Is this in a building code? Can this be made more known through neighborhood associations, real estate agencies, etc.	Policy RS.3, reply to ON85	3-13	Goal/policy	Natural Resources	Dark skies

ON376	Keith	Create, educate, and ENFORCE policies. Several already exist but are not enforced. Create a Safe Sidewalk Department. Educate police for vehicle infractions on sidewalks.	Policy ST.2	3-13	Goal/policy	Plan Clarity	Wording
ON385	Celia Barotz	What is an activated street?	Policy ST.2	3-13	Goal/policy	Plan Clarity	Wording
ON84	Tyler	I would include "manage demand" in the list.	Policy ST.2	3-13	Goal/Policy	Parking	Parking management and fees
ON237	Tyler Denham	Not sure how to incorporate this, but one of the best ways to mitigate the risk of wildfires & flooding is to prioritize development in areas that aren't vulnerable.	RS goals and policies	3-13	Goal/policy	Safety	Wildfire/flooding mitigation
ON363	Sat Best	Develop educational elements within the tourism sector to teach visitors to understand, appreciate and protect natural resources as they visit our region, including the "leave not trace" ethic and fire safety.	RS goals and policies	3-13	Goal/policy	Economy	Tourism
ON735	Emily	Where is water conservation in this section? Is this not a part of resource stewardship?	RSR goals and policies	3-13	Goal/policy	Natural Resources	Water availability and quality
ON426	Sam Meier	To my mind, this goal should also address bike parking or short and long long-term storage for bikes and micromobility devices.	Goal PK	3-13	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
IP1	NULL	Include improving RR crossings to lessen/prevent mortalities	Airport/Freight/Rail new goals and policies suggetions	3-13	Goal/Policy	Airport, Rail, Freight	Rail/Freight
IP13	NULL	Flagstaff needs at least 3 more airports	Goal A	3-13	Goal/Policy	Airport, Rail, Freight	Airport
IP14	NULL	I don't see expanding airports as a supportive development to meet carbon neutrality	Goal A	3-13	Goal/Policy	Airport, Rail, Freight	Airport
IP15	NULL	What areas of expansion would be beneficial to public health and safety?	Goal A	3-13	Goal/Policy	Airport, Rail, Freight	Airport
IP16	NULL	Consider carbon emissions of planes!	Goal A	3-13	Goal/Policy	Airport, Rail, Freight	Airport
IP17	NULL	We've tried this it doesn't work - more analysis needed as what is really feasible + desireable.	Goal A	3-13	Goal/Policy	Airport, Rail, Freight	Airport
IP18	NULL	Belmont maybe	Goal FR	3-13	Goal/Policy	Airport, Rail, Freight	Rail/Freight
IP20	NULL	Why do we have parking enshrined in code if you can't use it in the winter?	Goal PK	3-13	Goal/Policy	Parking	Winter parking
IP21	NULL	Why do we require private and public parking?	Goal PK	3-13	Goal/Policy	Parking	Parking requirements
IP22	NULL	Why not allow the parking at City Hall and the County be free? Be strategic with demand?	Goal PK	3-13	Goal/Policy	Parking	Parking management and fees
IP23	NULL	Can the snowfall be studied to determine if the existing ordinance reflects actual snowfall? Compare billed hours from the far past (more than 10 years ago) to the near past (last 10 years) to see if it still warrants prioritization	Goal PK	3-13	Goal/Policy	Parking	Winter parking
IP24	NULL	The code is too rigid with required parking for specific land uses. Can it be more flexible? Match the context?	Goal PK	3-13	Goal/Policy	Parking	Parking requirements
IP25	NULL	Why doesn't the code allow developers to right size their own parking? It's in their interest to have their parking be accurate.	Goal PK	3-13	Goal/Policy	Parking	Parking requirements

IP26	NULL	Can the City manage public parking to avoid people abusing it "free loading" especially adjacent to neighborhoods with limited parking (Railroad Springs).	Goal PK	3-13	Goal/Policy	Parking	Parking management and fees
IP27	NULL	Have streetscapes and parking match the context of the areas.	Goal PK	3-13	Goal/Policy	Parking	Parking requirements
IP28	NULL	Can pedestrians be considered to inform how sidewalks should be sized and if intersections should should be emphasized for safety.	Goal PK	3-13	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
IP29	NULL	Use data to enforce retrofits, how can we make our existing infrastructure safe.	Goal PK	3-13	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
IP30	NULL	Can existing infrastructure improvements be included in the plan?	Goal PK	3-13	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
IP31	NULL	Consider streetscaping and adding a bike land on Beaver St between RT 66 and Cherry.	Goal PK	3-13	Goal/Policy	Roads and Streets	Streetscapes
IP32	NULL	Consider closing Aspen between Leroux and San Fran during the Summer for pedestrian activity.	Goal PK	3-13	Goal/Policy	Roads and Streets	Pedestrian-only streets
IP33	NULL	Consider strategic street closures to encourage walkability.	Goal PK	3-13	Goal/Policy	Roads and Streets	Pedestrian-only streets
IP34	NULL	Ticket only in winter during snowstorms	Goal PK	3-13	Goal/Policy	Parking	Winter parking
IP129	NULL	Using stewardship and resilience multiple times is confusing	Goal RS	3-13	Goal/Policy	Plan Clarity	Wording
IP130	NULL	When discussing sustainability it is worth having a deeper understanding of the word "resilient" beyond a buzz word	Goal RS	3-13	Goal/Policy	Plan Clarity	Wording
IP131	NULL	My question is about the landfill - does it figure in this discussion	Goal RS	3-13	Goal/Policy	Government Services and Utilities	Solid waste
IP132	NULL	Why just in practices that prioritize env. stewardship + resilience planning? Why not all practices?	Goal RS	3-13	Goal/Policy	Plan Clarity	Wording
IP133	NULL	I would prefer that the the starts with "build" versus strive. So "Build community resilience and..."	Goal RS	3-13	Goal/Policy	Plan Clarity	Wording
IP134	NULL	Resilience/stewardship are redundant in the sentence	Goal RS	3-13	Goal/Policy	Plan Clarity	Wording
IP135	NULL	Maybe better worded as follows: "Prioritize environmental stewardship and resilience planning incorporating community resilience and, the stewardship of natural resources in scientific, social, economic, and cultural practices."	Goal RS	3-13	Goal/Policy	Plan Clarity	Wording
IP19	NULL	Not in the City. Consider Belmont	Policy FR.2	3-13	Goal/Policy	Airport, Rail, Freight	Rail/Freight
IP136	NULL	"Prepare" seems nebulous. What does it mean? What does it encompass? I am afraid it is so vague and broad that it doesn't mean anything in actuality.	Policy RS.1	3-13	Goal/Policy	Plan Clarity	Wording
IP137	NULL	Under air - how does the city work with the National Forest and their old? Science on forest thinning	Policy RS.2	3-13	Goal/Policy	Safety	Wildfire/flooding mitigation
IP138	NULL	Industries are not mentioned - Should they also be included	Policy RS.2	3-13	Goal/Policy	Economy	Industrial land

IP139	NULL	This should address equity beyond just costs alone.	Policy RS.2	3-13	Goal/Policy	Equity	Equity in climate impacts or adaptation
IP100	NULL	Dark skies in an urban area is unique, healthy for humans and animals, is part of Flagstaff's unique viewshed opportunities.	Policy RS.3	3-13	Goal/Policy	Natural Resources	Dark skies
IP96	NULL	What is scientific benefits?	Policy RS.3	3-13	Goal/Policy	Natural Resources	Dark skies
IP97	NULL	how much informations goes out to the public about this - New people moving in are not aware as are many old home owners in my neighborhood about proper outdoor lighting	Policy RS.3	3-13	Goal/Policy	Natural Resources	Dark skies
IP98	NULL	Many houses are not compliant with dark skies for outside lighting. Is there any monitoring of this?	Policy RS.3	3-13	Goal/Policy	Natural Resources	Dark skies
IP99	NULL	Also astro-tourism, camping/general night time outdoor recreation.	Policy RS.3	3-13	Goal/Policy	Natural Resources	Dark skies
IP53	NULL	I realize that large growths of Ponderosas is not mapped, which likely means there's little data, but I think there should be a goal or at least a mention of prioritizing protection of old growth trees + forests especially in places that development is needed. *Realized this should be on Resource Stewardship board not Cultural Resources (oops, sorry)	RSR new goals and policies	3-13	Goal/Policy	Natural Resources	Significant natural resources
CM187	Sustainability Com	"Support the adoption of clean aviation technologies, including electric aircraft, sustainable aviation fuels (SAF), and energy-efficient airport operations, to reduce emissions and align with Flagstaff's carbon neutrality and climate resilience goals."	A new policy	3-13	Goal/policy	Airport, Rail, Freight	Airport
CM175	Sustainability Com	Clean Rail Infrastructure - To support Flagstaff's sustainability and climate resilience goals, prioritize the adoption of clean rail technologies, the integration of passenger rail with public transit systems, and the development of sustainable freight infrastructure. This approach will reduce emissions, improve community mobility, and promote green jobs, while minimizing and mitigating negative community impacts and fostering a low-carbon, resilient transportation network.	FR goals and policies	3-13	Goal/Policy	Airport, Rail, Freight	Rail/Freight
CM189	Sustainability Com	"Support the electrification of rail and freight systems to reduce climate emissions, improve community air quality, and ensure a sustainable, low-carbon transportation network that aligns with Flagstaff's carbon neutrality goals.	FR new policy	3-13	Goal/policy	Airport, Rail, Freight	Rail/Freight
CM190	Sustainability Com	"Design rail infrastructure projects to minimize community disruption, reduce noise pollution, and enhance accessibility, while integrating sustainable technologies and supporting a healthy economy."	FR new policy	3-13	Goal/policy	Airport, Rail, Freight	Rail/Freight
CM191	Sustainability Com	"Support the use of passanger trains and the integration of rail systems with public transit networks to reduce congestion, decrease emissions, and foster a sustainable transportation system that enhances mobility for all."	FR new policy	3-13	Goal/policy	Transit	Regional transit and lightrail

CM188	Sustainability Com	Suggested revision or similiar: "Support the area's economic vitality by improving the location and design of sustainable infrastructure that supports freight and rail systems, with a focus on green jobs and climate resilience, particularly in appropriate employment areas, while maintaining interstate and rail access." The current goal has a Climate Action symbol next to it. Without an updated goal and updated policies supporting the climate neutrality plan it is NOT RELATED TO CLIMATE ACTION.	Goal FR	3-13	Goal/policy	Airport, Rail, Freight	Rail/Freight
L175	Equity Climate Adv	City and County parking lots should be utilized by the public on the weekends and holidays as these are a time when they are not used by employees but are also the most beneficial to help merchants in the most tax revenue generating district.	Goal PK	3-13	Goal/Policy	Parking	Parking management and fees
CM26	Bicycle Advisory C	As noted above, the BAC recommends adding language regarding end of trip facilities and/or bike parking to this section. If it does not fit here, then perhaps in Chapter 6.	Goal PK	3-13	Goal/policy	Multimodal Transportation	Multimodal infrastructure improvements
CM172	Sustainability Com	Remove Mandatory Parking Minimums - Eliminate minimum parking requirements and focus on shared parking solutions to reduce car dependency, enhance land use efficiency, and promote sustainable transportation options.	Goal PK	3-13	Goal/Policy	Parking	Parking requirements
CM19	Bicycle Advisory C	Members of the BAC also recommended adding language about investing in other bicycle infrastructure beyond bikeways, such as end of trip facilities (e.g. bike racks or other bike parking, long-term storage facilities such as bike boxes or covered parking for bicycles and micromobility devices). Creating a robust and readily usable multimodal infrastructure system means ensuring that bicyclists and micromobility users can readily and securely store their bicycles and other devices after they complete a trip. Guidance from the Regional Plan regarding end of trip facilities for bicyclists and micromobility users would help the City develop design standards and relevant code for such facilities. This goal could potentially be integrated into the Parking subcomponent of this section.	Goal PK	3-13	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
CM49	Commission on Inclusion & Adaptive Living	"...support a safe, accessible...."	Goal PK.1	3-13	Goal/Policy	Equity	ADA Accessibility
CM192	Sustainability Com	add: "that prioritize environmental stewardship, resilience planning, and climate adaptation."	Goal RS	3-13	Goal/policy	Plan Clarity	Wording
L153	Equity Climate Adv	Add new policy to RS "implement the Climate Action and Adaptation Plan." Add action item to support new RS policy: Prioritize the Climate Action and Adaptation Plan by integrating it into land use decisions and project evaluations. Add to Implementation guideline: Ensure all development proposals are assessed for their alignment with the Climate Action and Adaptation Plan's goals and strategies.	Goal RS	3-13	Goal/Policy	Climate Action	Carbon neutrality

CM186	Sustainability Com	"Remove mandatory minimum parking requirements. Encourage shared parking solutions, and promote mixed-use and transit-oriented development to reduce car dependency, reduce development costs, improve land use efficiency, and support sustainable transportation options."	PK new policy	3-13	Goal/policy	Parking	Parking requirements
CM50	Commission on Inclusion & Adaptive Living	"...resilient, sustainable, and accessible..."	Policy A.1	3-13	Goal/Policy	Equity	ADA Accessibility
CM193	Sustainability Com	Add/adapt: "Incorporate green infrastructure, heat island mitigation, urban cooling strategies, and stormwater management to enhance climate resilience and improve the city's ability to adapt to climate change impacts."	Policy RS.1	3-13	Goal/policy	Climate Action	Climate change impacts
L176	Equity Climate Adv	Walkable infrastructure offers more resilience for the access to Historic Downtown and the experience of what makes Flagstaff a draw. By offering more balanced amenities for multi-modal users it allows for options when one system is too strained or over capacity.	Policy RS.1	3-13	Goal/Policy	Multimodal Transportation	Multimodal infrastructure improvements
L190	Equity Climate Adv	"policy rS 2: Address climate change and protect air quality in a manner that prioritizes those most impacted and equitably distributes the costs and benefits of adaptation and mitigation." Also find this policy to be pretty vague and not fully interpretable, but in terms of equity, could be worth including background information on how marginalized communities are disproportionately affected by climate events and have less access to the necessary resources.	Policy RS.2	3-13	Goal/policy	Equity	Equity in climate impacts or adaptation
L80	Heather Green	Policy RS.2: I suggest adding protecting water quality to the policy because it is also affected by climate change and can affect vulnerable populations and it is appropriate to equitably distribute costs and benefits of adaptation and mitigation as it relates to water quality.	Policy RS.2	3-13	Goal/Policy	Natural Resources	Water availability and quality
CM194	Sustainability Com	Add: "that supports ecosystem and human/community health, and brings scientific and economic benefits to this region."	Policy RS.3	3-13	Goal/policy	Natural Resources	Dark skies
L81	Heather Green	Policy RS.3: I support this policy and suggest adding or acknowledging the economic benefits of dark skies due to our several observatories and the world class public additions to Lowell Observatory.	Policy RS.3	3-13	Goal/Policy	Natural Resources	Dark skies
W31		Add universal design	Policy ST.2	3-13	Goal/policy	Roads and Streets	Streetscapes
CM176	Sustainability Com	Nature Based Solutions and Green Infrastructure - Implement nature-based solutions such as green infrastructure, riparian restoration (including expanding floodplains and creating urban greenways), and urban forests in (re-)development projects to improve stormwater management, enhance biodiversity, and increase climate resilience, benefiting both the environment and community health.	RSR goals and policies	3-13	Goal/Policy	Safety	Wildfire/flooding mitigation
ON362	Sat Best	Develop educational elements within the tourism sector to teach visitors to understand, appreciate and protect cultural resources as they visit our region.	CR goals and policies	3-14	Goal/policy	Economy	Tourism

ON978	Duffie Westheimer	This Cultural Resources section's goal and policies are weak and will not preserve Flagstaff's unique identity. There is no commitment to preserving the very limited still existing cultural resources. "Infill" which will really be redevelopment, will leave Flagstaff with context-free, stand-alone interpretive signs and public art. Flagstaff will not be recognizable. Residents want to preserve our actual irreplaceable cultural resources. Tourists want to visit a unique and authentic place. We need a real commitment to what makes Flagstaff unique.	CR goals and policies	3-14	Goal/policy	Community Character	Prioritize character
ON1097	david r	Would not preserving historic buildings, etc. also mean preserving the character of a neighborhood which should involve height limitations.	Policy CR.1	3-14	Goal/policy	Community Character	Architecture and design
ON1234	Bryce	Not everything is historic even though it may fit criteria. I don't want to limit the City's ability to change by including policies which encourage preservation of just anything at the expense of growth or future density.	Policy CR.1	3-14	Goal/policy	Community Character	Prioritize character
ON87	Kim Austin	Extra punctuation?	Policy CR.1	3-14	Goal/Policy	Plan Clarity	Wording
ON1023	Zenya Ledermann	How will this be implemented? Ensure that there will be proper follow through!	Policy RS.10	3-14	Goal/policy	Plan Clarity	Plan Implementation
ON1051	Zenya Ledermann	and seniors	Policy RS.10	3-14	Goal/policy	Plan Clarity	Wording
ON596	Sat Best	Change "riparian" to "native". Native includes riparian, and many key watershed plants are not riparian.	Policy RS.6	3-14	Goal/policy	Plan Clarity	Wording
ON491	Sara Sprague	Suggest that we not only recognize and incorporate, but center and uplift indigenous knowledge in a mindful, culturally-appropriate way.	Policy RS.7	3-14	Goal/policy	Equity	Indigenous community
ON795	Celia Barotz	Indigenous should have an upper case letter I.	Policy RS.7	3-14	Goal/policy	Plan Clarity	Wording
ON1021	Zenya Ledermann	Agreed! As well as properly accredit	Policy RS.7, reply to ON491	3-14	Goal/policy	Equity	Indigenous community
ON1156	Erica Rackley	Including "Carbon Dioxide Removal (CDR)" in this list as written is confusing because "Carbon Dioxide Removal (CDR)" when capitalized and abbreviated CDR refers to technology to scrub carbon dioxide from the atmosphere. This is an expensive industrial technology that I doubt the plan authors intend to include in this policy. Consider changing to "carbon sequestration" if the intent is to refer to plants' ability to store carbon.	Policy RS.8	3-14	Goal/policy	Climate Action	Mitigation and carbon dioxide removal
ON611	Bruce Edward Fox	I think wew wabnt to do more than just celebrate. Instead, I suggest "preserve, protect and enhance".	Goal CR	3-14	Goal/policy	Plan Clarity	Wording
IP54	NULL	I'd like to see something about preservin sense of place through practices of contextual and environmental architecture when possible - IE Frank Lloyd Wright + Mary Jane Colter	Cultural Resources new goals and policies	3-14	Goal/Policy	Community Character	Architecture and design
IP55	NULL	Include/expend to include a policy about retaining & creating aethetics/beauty!	Cultural Resources new goals and policies	3-14	Goal/Policy	Community Character	Architecture and design
IP60	NULL	This is easily lost in our business (american-chains) profile	Goal CR	3-14	Goal/Policy	Community Character	Prioritize character
IP61	NULL	This is written more as a current statement than a future goal. Adding "making sure that" to the beginning would fix this	Goal CR	3-14	Goal/Policy	Plan Clarity	Wording
IP62	NULL	"ensuring for future generations" perhaps?	Goal CR	3-14	Goal/Policy	Plan Clarity	Wording

IP63	NULL	Add indigenous cultures - extends beyond "community heritage"	Goal CR	3-14	Goal/Policy	Equity	Indigenous community
IP64	NULL	Viewsheds are a natural resource ask any resident or visitor	Goal CR	3-14	Goal/Policy	Community Character	Viewsheds
IP65	NULL	YES! "Preserve historic buildings, etc."	Policy CR.1	3-14	Goal/Policy	Community Character	Heritage preservation
IP66	NULL	I like this, but in the case that preservation is not possible, I am not sure what there is to mitigate. Clarify, not remove.	Policy CR.1	3-14	Goal/Policy	Plan Clarity	Plan Implementation
IP67	NULL	Preservation before new development	Policy CR.1	3-14	Goal/Policy	Community Character	Heritage preservation
IP68	NULL	I would recommend making new developments reflect our historic buildings	Policy CR.1	3-14	Goal/Policy	Community Character	Architecture and design
IP69	NULL	Would like to see clarification that public art, interpretation, and placemaking will come primarily from indigenous peoples.	Policy CR.2	3-14	Goal/Policy	Equity	Indigenous community
IP70	NULL	So long as it doesn't get "white washed" and turned into tourist destinations	Policy CR.2	3-14	Goal/Policy	Equity	Indigenous community
IP71	NULL	There are many nationalities who have contributed to the history for Flagstaff - The Basques (sheep herders), The Railroad (Logging) builders	Policy CR.2	3-14	Goal/Policy	Community Character	Heritage preservation
IP124	NULL	Community gardens/green spaces	Policy RS.10	3-14	Goal/Policy	Food Systems	Support local food production
IP125	NULL	"especially when" makes it feel more targeted than welcoming	Policy RS.10	3-14	Goal/Policy	Plan Clarity	Wording
IP126	NULL	"at the neighborhood level" is very appropriate here	Policy RS.10	3-14	Goal/Policy	Plan Clarity	Wording
IP127	NULL	Neighborhood priority may not be appropriate for land or infrastructure funded by all citizens	Policy RS.10	3-14	Goal/Policy	Equity	Public participation
IP128	NULL	The impact to vulnerable and historically disadvantaged communities should be considered in all projects. And there communities should be engaged in the planning process.	Policy RS.10	3-14	Goal/Policy	Equity	Public participation
IP101	NULL	What purpose does the word "uncharacteristic" serve? Why not mitigate risk of all wildfires?	Policy RS.4	3-14	Goal/Policy	Plan Clarity	Wording
IP102	NULL	"Catastrophic" is often used, uncharacteristic seems more neutral.	Policy RS.4	3-14	Goal/Policy	Plan Clarity	Wording
IP103	NULL	Forests best practices should be monitored to be sure the latest and best science is being followed	Policy RS.4	3-14	Goal/Policy	Safety	Wildfire/flooding mitigation
IP104	NULL	Thinning, Resource Protection Overlay, and development needs to be coordinated	Policy RS.4	3-14	Goal/Policy	Natural Resources	Resource Protection Overlay
IP105	NULL	Is this prevention? Or in response to an emergency? "Create" makes it sound like it doesn't already exist	Policy RS.5	3-14	Goal/Policy	Plan Clarity	Wording
IP106	NULL	Much flood management most, by design, not protect ecosystems	Policy RS.5	3-14	Goal/Policy	Safety	Wildfire/flooding mitigation
IP107	NULL	Flood management should include ecosystem-based solutions - restoring + creating wetlands, protecting meanders	Policy RS.5	3-14	Goal/Policy	Safety	Wildfire/flooding mitigation
IP108	NULL	RS.6 is similar	Policy RS.5	3-14	Goal/Policy	Safety	Wildfire/flooding mitigation
IP109	NULL	What this means, it is a matter of opinions. That's not good	Policy RS.5	3-14	Goal/Policy	Plan Clarity	Plan Implementation

IP110	NULL	Maybe change "vegetation" to ecosystems? Are we only concerned with the plants or the whole riparian community?	Policy RS.6	3-14	Goal/Policy	Natural Resources	Significant natural resources
IP111	NULL	Combine RS.5 and RS.6 and include flood management in RS.6	Policy RS.6	3-14	Goal/Policy	Safety	Wildfire/flooding mitigation
IP112	NULL	Don't overreact to flooding by destroying open space. Think of flooding mitigation as multipurpose for the other 99.9% of the time.	Policy RS.6	3-14	Goal/Policy	Safety	Wildfire/flooding mitigation
IP113	NULL	I agree! Make infrastructure serve at least two purposes at once - e.g. flood control + beautification.	Policy RS.6	3-14	Goal/Policy	Safety	Wildfire/flooding mitigation
IP114	NULL	Just would like this to clarify that indigenous knowledge should come from indigenous peoples.	Policy RS.7	3-14	Goal/Policy	Equity	Indigenous community
IP115	NULL	Can this be recognized and incorporated into all affairs and practices?	Policy RS.7	3-14	Goal/Policy	Equity	Indigenous community
IP116	NULL	Would this included increasing the current level of biodiversity in the surrounding area?	Policy RS.7	3-14	Goal/Policy	Plan Clarity	Plan Implementation
IP117	NULL	Mayber "decisions" instead of "affairs"?	Policy RS.7	3-14	Goal/Policy	Plan Clarity	Wording
IP118	NULL	Curious how this policy would effect snowmaking at snowbowl if that decision were being made under this plan. Does this policy have necessary weight?	Policy RS.7	3-14	Goal/Policy	Plan Clarity	Plan Implementation
IP119	NULL	Subject to the best science, not the opinions of well-appointed concerned citizens	Policy RS.8	3-14	Goal/Policy	Natural Resources	Significant natural resources
IP120	NULL	Viewsheds are a natural resource	Policy RS.8	3-14	Goal/Policy	Community Character	Viewsheds
IP121	NULL	Can this include water conservation? and education to private property owners to adopt similar practice? Does this include non-native grasses at parks and city-owned planter boxes?	Policy RS.9	3-14	Goal/Policy	Natural Resources	Water availability and quality
IP122	NULL	If only the majority of the population of Flagstaff knew which plants are invasive (by picture maybe) Education needed here - and not by attending a meeting!	Policy RS.9	3-14	Goal/Policy	Natural Resources	Invasive plants
IP123	NULL	Research all the work done by the Conservation Study Forum - yes, agree w/this!	Policy RS.9	3-14	Goal/Policy	Natural Resources	Invasive plants
IP149	NULL	Rethink ways of allocating reclaimed water	Resource Stewardship new goals and policies	3-14	Goal/Policy	Natural Resources	Water availability and quality
IP150	NULL	Educating younger community members on these issues	Resource Stewardship new goals and policies	3-14	Goal/Policy	Natural Resources	Prioritize natural resources
IP151	NULL	You mention the Resource Protection Overlay. Is there a plan to address the problems here?	Resource Stewardship new goals and policies	3-14	Goal/Policy	Natural Resources	Resource Protection Overlay
L84	Heather Green	I support Policy CR.1 because of the architecture, aesthetics, knowledge, opportunity and in some cases economic benefits associated historic sites, buildings and structures. I suggest a policy statement that addresses collaboration and partnerships with historic and prehistoric buildings, sites, structures and people including Riordan Mansion, Museum of Northern Arizona, Pioneer Historical Museum, ranchers etc	Policy CR.1	3-14	Goal/Policy	Community Character	Heritage preservation

L169	Equity Climate Adv	RS.10 highlights involving vulnerable populations and historically disadvantaged communities; however policy needs stronger engagement with vulnerable populations through systematic community outreach, trust building, feedback incorporation.	Policy RS.10	3-14	Goal/Policy	Equity	Public participation
L192	Equity Climate Adv	“policy rS 10: Engage residents proactively at the neighborhood level in the development and implementation of natural and cultural resources projects and programs, especially when vulnerable or historically disadvantaged populations are affected.” What does proactive engagement look like? Please define.	Policy RS.10	3-14	Goal/policy	Plan Clarity	Plan Implementation
L82	Heather Green	Policy RS.4 and RS.5: I support these policies but somewhere I’d like to see a statement about working with and educating private land owners, and new developments, to meet these policies and collaborating with other organizations, agencies to meet the stated objectives.	Policy RS.4 and RS.5	3-14	Goal/Policy	Safety	Wildfire/flooding mitigation
CM195	Sustainability Com	Add/adapt: "Preserve riparian habitats, INCLUDING FLOODPLAINS and integrate climate-resilient stormwater management systems/green infrastructure including active and passive rainwater harvesting, rain gardens, green roofs, to protect water resources and enhance ecosystem services."	Policy RS.6	3-14	Goal/policy	Safety	Wildfire/flooding mitigation
L191	Equity Climate Adv	“policy rS 7: Recognize and incorporate indigenous knowledge and cultural practices into natural and cultural resource affairs and projects.” On a surface level, I’m a little skeptical about whether the indigenous knowledge and cultural practices are something that people would be willing to share if the approach is one that is only now calling for their voices and opinions to be heard or considered. It could possibly be interpreted as performative? I’m not part of the indigenous community so I don’t feel comfortable speaking on this, respectfully, this is just an initial thought that if not approached properly could come off the wrong way to some. I think the approach would definitely be to engage the indigenous community in a way that shows accountability for lack of engagement prior? I’m really not sure but I think this could use a little more structure to back it up.	Policy RS.7	3-14	Goal/policy	Equity	Indigenous community
L83	Heather Green	Policy RS.7 and RS.10 and elsewhere in document: I support recognizing and incorporating indigenous knowledge as well as that of pioneers of all races and ethnicities etc. as described in Policy CR.2 because this diversity represents who we are as a community, who we will be in the future and how this area has developed historically.	Policy RS.7, Policy RS.10, and Policy CR.2	3-14	Goal/Policy	Equity	Indigenous community
CM196	Sustainability Com	Add: protection of "riparian habitat"	Policy RS.8	3-14	Goal/policy	Natural Resources	Significant natural resources
CM197	Sustainability Com	"Integrate nature-based solutions such as green infrastructure, wetland restoration, urban forests, and permeable surfaces into all development and infrastructure projects to enhance climate resilience, manage stormwater, improve biodiversity, and reduce environmental impacts."	RS new policy	3-14	Goal/policy	Safety	Wildfire/flooding mitigation

L168	Equity Climate Adv	Move beyond mere recognition of Indigenous knowledge by incorporating and centering it with clear strategies for engagement, relationship building, and frameworks for equitable knowledge-sharing.		3-14	Goal/Policy	Equity	Indigenous community
ON968	KB	Thorpe park is too small to serve as a regional park. Larger events need to be moved elsewhere, the area gets overwhelmed with traffic and parked vehicles.	Map 3-7	3-15	Map	PROS	Park amenities and maintenance
ON980	Duffie Westheimer	Thorpe Park is asked to do too much for this growing city. There is too much impact on the surrounding neighborhoods that have to handle insufficient parking, resulting traffic and violations, noise, closed streets, etc. that degrade residential areas. Developers need to build significant parks with their projects.	Map 3-7	3-15	Map	PROS	Support new parks and open space
ON694	Valerie Piet	I really don't understand what "needs for" refers to here.	Map 3-7	3-15	Map	Plan Clarity	Wording
L6	Elson Miles	Wish list - "Construction of more parks! A prime location would be south of Switzer Canyon Rd.,,east of N. San Francisco St."	Map 3-7	3-15	Map	PROS	Support new parks and open space
ON89	Marilyn	I would like to see an additional goal that new developments insure that there is public access through trails through the neighborhood to the nearest nation forest or other public lands. No one should be cut off from National Forest lands near them.	Parks, Recreation, and Open Space Goals	3-16	Goal/Policy	Multimodal Transportation	Connectivity and FUTS
ON827	Laura Huenneke	Parks and open spaces can also serve an important cultural and educational role - eg by using Indigenous (or other historical) names, by including interpretive signage or materials about the place's history or natural features, etc.	Policy PROS.1	3-16	Goal/policy	PROS	Park amenities and maintenance
ON826	Laura Huenneke	Policies PROS.1 and .2 touch on aspects of this (by mentioning climate action and sustainability) - but I think the plan could benefit by recommending the explicit consideration of how open space can be used to enhance resilience in the face of climate disruption or similar crises/emergencies. Open spaces are used by many metropolitan planners to buffer against flooding, for example, or to serve as firebreaks. These can be invaluable resources!	Policy PROS.1 and PROS.2	3-16	Goal/policy	Safety	Wildfire/flooding mitigation
ON1000	Celia Barotz	I suggest you delete the word supply. It isn't really needed.	Policy PROS.2	3-16	Goal/policy	Plan Clarity	Wording
ON770	Val Bryant	please add "landscapes".	Policy PROS.2	3-16	Goal/policy	Plan Clarity	Wording
ON90	Tyler	I have a concern with how this plays out in practice. A common tactic cities use for getting green space is requiring large new developments to create and maintain small parks for the public. I understand why the city does this (funding is scarce) but oftentimes the end result is low-quality (basically just a patch of grass to walk your dog) and often neccessitates an HOA to maintain, which gets in the way of efforts to address housing affordability. Urban parks are a public good, which means they should be owned and maintained by the public!	Policy PROS.3	3-16	Goal/Policy	PROS	Support new parks and open space
ON1001	Celia Barotz	I suggest you delete the word a. It seems like it's not necessary.	Policy PROS.4	3-16	Goal/policy	Plan Clarity	Wording
ON736	Emily	"through active transportation infrastructure"	Policy PROS.4	3-16	Goal/policy	Multimodal Transportation	Connectivity and FUTS
ON771	Val Bryant	Please add "and landscapes".	Policy PROS.4	3-16	Goal/policy	Plan Clarity	Wording
ON1002	Celia Barotz	I suggest you delete the word support here.	Policy PROS.5	3-16	Goal/policy	Plan Clarity	Wording

ON774	Val Bryant	Add "protect landscapes".	Policy PROS.5	3-16	Goal/policy	Plan Clarity	Wording
ON775	Val Bryant	Add "protect landscapes".	Policy PROS.5	3-16	Goal/policy	Plan Clarity	Wording
ON737	Emily	Love all of this, BUT, let's not take places that have infrastructure for water, roads, good public transit and already have parks/open space and create MORE parks and open space instead of affordable housing because of NIMBYism. It would be nice to see this more explicit in the regional plan.	Policy PROS.6	3-16	Goal/policy	Housing Affordability	Balance of housing and other priorities
ON364	Sat Best	Policy PROS.7: Support native plant and appropriate animal communities in parks and open space.	PROS goals and policies	3-16	Goal/policy	Natural Resources	Significant natural resources
ON695	Valerie Piet	Promote connectivity between trailheads and mountain line routes	PROS goals and policies	3-16	Goal/policy	Transit	Mountain line service area
IP88	NULL	Different govts + depts should combine resources for planning + implementation when trails can function as both recreation + transportation infrastructure	Goal PROS	3-16	Goal/Policy	Multimodal Transportation	Connectivity and FUTS
IP89	NULL	What is a greenway?	Goal PROS	3-16	Goal/Policy	Plan Clarity	Wording
IP90	NULL	Connectability to Baterville, Doney Park, Snowflake (across from mall + north) by connector trails to FUTS?	Goal PROS	3-16	Goal/Policy	Multimodal Transportation	Connectivity and FUTS
IP91	NULL	A view is nice, but an efficient route is preferred	Policy PROS.1	3-16	Goal/Policy	Community Character	Viewsheds
IP92	NULL	Incorporate call-out to Flagstaff trails initiative regional strategy	Policy PROS.1	3-16	Goal/Policy	Multimodal Transportation	Connectivity and FUTS
IP93	NULL	AND providing recreation + active transportation opportunities	Policy PROS.2	3-16	Goal/Policy	PROS	Park amenities and maintenance
IP94	NULL	I feel good about this but I feel like saying "support housing supply and climate action" can be combatting. Might not always be possible to clarify that the goal is to prioritize both if possible, and if not to identify the more feasible option to prioritize.	Policy PROS.2	3-16	Goal/Policy	Plan Clarity	Wording
IP95	NULL	Is this just saying densification and protecting natural resources and culturally significant areas?	Policy PROS.2	3-16	Goal/Policy	Plan Clarity	Wording
IP72	NULL	Would be fantastic to offer more benches on our trail network + in parks.	Policy PROS.3	3-16	Goal/Policy	PROS	Park amenities and maintenance
IP73	NULL	Will there be some focus on accessibility for the disabled/handicapped?	Policy PROS.3	3-16	Goal/Policy	Equity	ADA Accessibility
IP74	NULL	And rec + active transport opportunities	Policy PROS.3	3-16	Goal/Policy	PROS	Park amenities and maintenance
IP75	NULL	Would like to see some sort of mention of equitable distribution of open spaces + equitable and sustainable compaact development	Policy PROS.3	3-16	Goal/Policy	Equity	Equity in housing/development
IP76	NULL	Again; densification mixed with greenspace?	Policy PROS.3	3-16	Goal/Policy	Plan Clarity	Plan Implementation
IP77	NULL	Pocket Parks!	Policy PROS.3	3-16	Goal/Policy	PROS	Support new parks and open space
IP78	NULL	Public environmental education + interpretation at parks and along trails	Policy PROS.3	3-16	Goal/Policy	PROS	Park amenities and maintenance
IP79	NULL	Explain greenfield sites	Policy PROS.4	3-16	Goal/Policy	Plan Clarity	Wording

IP80	NULL	Can better practices to acknowledge native plants be incorporated for maintenance as well.	Policy PROS.4	3-16	Goal/Policy	Natural Resources	Invasive plants
IP81	NULL	What exactly does "a balance of amenities" entail?	Policy PROS.4	3-16	Goal/Policy	Plan Clarity	Wording
IP82	NULL	Would preserving natural wildlife interfere with this goal?	Policy PROS.5	3-16	Goal/Policy	Natural Resources	Significant natural resources
IP83	NULL	Single occupancy vehicles/parking should be addressed as a goal to reduce for any city permitted events	Policy PROS.5	3-16	Goal/Policy	Parking	Parking management and fees
IP84	NULL	What does it mean to support larger public events sutainably?	Policy PROS.5	3-16	Goal/Policy	Plan Clarity	Plan Implementation
IP85	NULL	Need more mention of parking here or occasional "special" busses as need arises - Like to Lowell for gatherings and how now busses go up to Snowbowl	Policy PROS.5	3-16	Goal/Policy	Parking	Parking management and fees
IP86	NULL	Clarify the type of regional park, vs. ft. Tuthill. Amenities should include sports complex, vs. public events that would compete with ft. Tuthill	Policy PROS.5	3-16	Goal/Policy	PROS	Park amenities and maintenance
IP87	NULL	I'd very much like to see a broader distribution of community garden spaces. A 15 minute drive from the east side is prohibitive!	Policy PROS.6	3-16	Goal/Policy	Food Systems	Support local food production
IP144	NULL	More information about native plants and proper maintenance	PROS new goals and policies	3-16	Goal/Policy	Natural Resources	Invasive plants
IP145	NULL	Site appropriate sections of other chapters when applicable	PROS new goals and policies	3-16	Format	Plan Clarity	Reference/link
IP146	NULL	Flagstaff Urban Trail System is the web that knits parks, open spaces, and residents as a whole unit. It also provides for view shed opportunities.	PROS new goals and policies	3-16	Goal/Policy	Multimodal Transportation	Connectivity and FUTS
IP147	NULL	FUTS should be a theme that brings transportation and all the PROS projects as one. Just referring to access is not sufficient. It is a fundamental part of Flasgstaff's future. It is easy, with sprawl, to lose out.	PROS new goals and policies	3-16	Goal/Policy	Multimodal Transportation	Connectivity and FUTS
IP148	NULL	Just a note, it seems like the goal statements are in present tense, but the pro policy statements are in future tense. Why the mismatch?	PROS new goals and policies	3-16	Goal/Policy	Plan Clarity	Wording
CM51	Commission on Inclusion & Adaptive Living	“….is accessible to <u>all</u> residents…”	Goal PROS	3-16	Goal/Policy	Plan Clarity	Wording
CM54	Commission on Inclusion & Adaptive Living	Add Policy PROS.7 (page 3-16) “Create and maintain spaces and opportunities in which therapeutic recreation can be provided.”	Goal PROS	3-16	Goal/Policy	PROS	Park amenities and maintenance
CM6	Open Spaces Commission	"In the Chapter 8 Goal, add 'providing 10-minute accessibility to open space.' This is part of the Open Space core documents, and should be included in the goal in addition to the mention in the Implementation Guidelines."	Goal PROS	3-16	Goal/policy	PROS	Access to parks and open space
CM4	Open Spaces Commission	"Policy PROS.2: the two parts of this policy contradict/negate/cancel each other out. Delete 'while allowing for concentrated development in areas that support housing supply and climate action.' Leave only the first part of the policy to 'Focus the purchase and management of regional preserves and connector open spaces on protecting cultural or significant natural resources.'"	Policy PROS.2	3-16	Goal/policy	Housing Affordability	Balance of housing and other priorities
CM215	Sustainability Com	Prioritize underserved communities	Policy PROS.3	3-16	Goal/policy	PROS	Support new parks and open space

CM52	Commission on Inclusion & Adaptive Living	"...are publicly accessible and inclusive for all..."	Policy PROS.4	3-16	Goal/Policy	Equity	ADA Accessibility
CM53	Commission on Inclusion & Adaptive Living	"....opportunities for inclusive access..."	Policy PROS.6	3-16	Goal/Policy	Equity	ADA Accessibility
CM9	Open Spaces Commission	"It is important to more explicitly include maintenance of recreation and open space areas, not just acquisition and development."	PROS goals and policies or IGs	3-16	Goal/policy	PROS	Park amenities and maintenance
CM198	Sustainability Com	"Prioritize nature-based solutions and green infrastructure in the design of climate-resilient parks and open spaces, enhancing community well-being, supporting biodiversity, and providing sustainable recreation opportunities."	PROS new policy	3-16	Goal/policy	PROS	Park amenities and maintenance
CM199	Sustainability Com	"Explore options for creating greenways, green spaces, parks, paths/trails, and pollinator gardens in floodplains and flood-prone areas, and restoring native riparian vegetation, to enhance stormwater management, promote biodiversity, and provide recreational opportunities while reducing flood risks and supporting community resilience."	PROS new policy	3-16	Goal/policy	Safety	Wildfire/flooding mitigation
CM216	Sustainability Com	Incorporate wildlife corridors and native plantings to enhance ecological connectivity. Mentioned in other sections, but seems like an important section for this.	PROS new policy	3-16	Goal/policy	Natural Resources	Significant natural resources
ON88	Marilyn	Does this mean the plan cannot have a map of important natural resources such as steep slopes, canyons, riparian areas, wildlife corridors, meadows and other important geologic features? How will a land owner know when it comes time to develop that the community is concerned about these areas?	Map 3-7 call out box	3-16	Map	Natural Resources	Significant natural resources
ON257	Steven	My understanding is that Red Gap Ranch is considered part of the City's 100 year water supply. Is there any time table to run the pipeline needed to connect to that water source? If we don't use that water, is it possible we may lose it as an option?	Goal WR.a	3-17	Goal/policy	Natural Resources	Water availability and quality
ON739	Emily	add "water conservation"	Goal WR.a	3-17	Goal/policy	Natural Resources	Water availability and quality
ON740	Emily	Add the Climate icon. Saving water also saves energy.	Goal WR.a	3-17	Goal/policy	Plan Clarity	Format
ON738	Emily	add "water conservation"	Goal WR.b	3-17	Goal/policy	Natural Resources	Water availability and quality
ON828	Laura Huenneke	None of these policies call out protection of water quality explicitly - this might be articulated as "Consider potential impacts of development and industrial activity on the quality of regional water resources" or something similar.	Goal WR.b	3-17	Goal/policy	Natural Resources	Water availability and quality
ON829	Laura Huenneke	SORRY please delete this comment, I had too narrow a focus while reading and now see Water Quality separately below.	Goal WR.b, reply to ON829	3-17	Goal/policy	Natural Resources	Water availability and quality
ON91	Marilyn	I would like this to read "quality and safety"	Policy WQ.2	3-17	Goal/Policy	Natural Resources	Water availability and quality

ON258	Steven	Do we need to be specific about reclaimed wastewater being converted back to drinking water? This method will be used at large scale in the Phoenix area.	Policy WQ.4	3-17	Goal/policy	Natural Resources	Water availability and quality
ON1074	Zenya Ledermann	Work with the community to develop and support policies...	Policy WQ.4 (glitch - placed in wrong location?)	3-17	Goal/policy	Plan Clarity	Wording
ON1077	Zenya Ledermann	add an educational and workforce component	Policy WQ.4 (glitch --placed in wrong location?)	3-17	Goal/policy	Plan Clarity	Wording
ON259	Steven	Although Inner Basin water is a small amount of our total, we have suffered pipeline damage and loss of that water with 2 different wildfires. Is there any way to improve reliability of this water source? Do we want to continue to pump water out of the Peaks ecosystem?	Policy WR.1	3-17	Goal/policy	Natural Resources	Water availability and quality
ON1072	Zenya Ledermann	and equitable	Policy WR.2 (glitch - placed in wrong location?)	3-17	Goal/policy	Plan Clarity	Wording
ON1098	david r	Why is reclaimed water available for golf courses but not available to homeowners for landscaping, gardens, etc. This is essentially a subsidy for gold courses which are not environmentally friendly.	Policy WR.3	3-17	Goal/policy	Natural Resources	Water availability and quality
ON389	Celia Barotz	Is this the policy that is intended to allow the city council to provide water and sewer access to property owners outside of the current UGB on a case by case basis? (See the implementation guidelines page 9-12.). If it is, then I believe no one would really even know based on how this is written. With that said, I don't support what I believe the intent is here and suggest that the policy should say that water and sewer services shall be provided only within the UGB. If I understand the rationale for the proposed change (that is not even clear in this policy), then it seems that the broad change proposed in the implementation guidelines is much too broad for the 'problem'. I don't support a region wide solution that gives the council the authority to provide water and service to property owners outside the UGB on a case by case basis. This seems to defeat the purpose of the UGB and also go against the goal of preventing sprawl.	Policy WR.4	3-17	Goal/policy	Natural Resources	Urban growth boundary
ON92	Marilyn	I would like this to read "only within the Urban Growth Boundary."	Policy WR.4	3-17	Goal/Policy	Natural Resources	Urban growth boundary
ON1251	Paul Moore	I hope that the Plan is written clearly, so if there is an intention it is stated in the positive and that any exceptions must require substantial review. In other words, to maintain the UGB there should not be exceptions to provide services. And if we want to discourage independent wells, other mechanisms are in place to do that.	Policy WR.4, reply to ON389	3-17	Goal/policy	Natural Resources	Urban growth boundary
ON1100	Mary	And to ensure all residential areas within the city boundaries are connected to the city water infrastructure first before extending beyond the city limits.	Policy WR.4, reply to ON92	3-17	Goal/policy	Natural Resources	Urban growth boundary
ON999	Celia Barotz	Would you consider adding a subcategory in WR.2 with examples of water conservation and water efficiency measures that the city could incentivize or require such as rainwater harvesting and removing lawns that require so much water? Or you could add examples in the body of WR.2.	WR.2	3-17	Goal/policy	Natural Resources	Water availability and quality

IP152	NULL	Encourage annual contest for water conservation ideas in whole community	Policy WR.2	3-17	Goal/Policy	Natural Resources	Water availability and quality
CM217	Sustainability Com	Add in examples such as rainwater harvesting...just needs to be more specific.	Policy WR.1	3-17	Goal/policy	Natural Resources	Water availability and quality
CM218	Sustainability Com	What about outside UGB...this is not mentioned anywhere in Goals or Policies, but has a significant piece in chapter 9. Not sure if this should be included in this policy or a new policy...it should not only spcify what happens outside UGB, but what would be required in order for a place outside UGB to receive water...who has authority to grant this?	Policy WR.4	3-17	Goal/policy	Natural Resources	Urban growth boundary
L138	Friends of Flagstaf	Amend the final plan WR. 4 to say, “Provide sustainable and reliable water and sewer services only within the urban growth boundary” and remove the following from pages 9-12, “Consider expansion of the urban growth boundary in support of economic recruitment and retention and the creation of affordable housing opportunities (City only) and Do not extend water and sewer services beyond the urban growth boundary unless an analysis shows the service can be provided without impacting the availability of water to property owners already within the boundary (City only).”	Policy WR.4	3-17	Goal/policy	Natural Resources	Urban growth boundary
W65	F3	The community needs a better understanding of the policy rationale behind proposed changes to the UGB. (discussed at the meeting)	Policy WR.4	3-17	Goal/policy	Natural Resources	Urban growth boundary
W66	F3	Concerns that the discretion concerning the UGB will be used in a way that shows favoritism based on past example u.e Saturn Ave.	Policy WR.4	3-17	Goal/policy	Natural Resources	Urban growth boundary
W67	F3	The solution is too broad we need more and clearer criteria.	Policy WR.4	3-17	Goal/policy	Natural Resources	Urban growth boundary
W68	F3	Health and safety should be added as a reason for expanding the UGB.	Policy WR.4	3-17	Goal/policy	Natural Resources	Urban growth boundary
CM177	Sustainability Com	Water Quality on Emerging Contaminants - Address emerging water pollutants such as microplastics, PFAS, and phthalates, by conducting studies and implementing proactive treatment solutions to safeguard water quality, improve stormwater management, and protect public health.	WQ goals and policies	3-17	Goal/Policy	Natural Resources	Water availability and quality
CM200	Sustainability Com	"Conduct studies to identify and monitor emerging water pollutants such as microplastics from tires and clothing, PFAS (forever chemicals) from non stick chemicals, and phthalates from cosmetics in local water sources. Proactively implement treatment solutions to address these contaminants and ensure safe, clean water for all residents while improving stormwater management practices to prevent further water contamination."	WQ new policy	3-17	Goal/policy	Natural Resources	Water availability and quality

ON638	Amy Bourne	I echo Shelly Gordon's comments about the inadequacy of aligning ourselves with APS's goal to achieve carbon neutrality by 2050. According to the United Nations, we are heading to dire straits very soon as regards to climate change. Flagstaff is a leader town that has been a pioneer in its planetary studies and natural explorations--so should we not also be a trailblazing town when it comes to carbon emission reductions? The Flagstaff City Council's removal of its non-binding Net Zero by 2030 goal is foreboding indeed, as this is the wrong direction. We should be seriously considering participation in CCE/CCA studies such as those done by other cities in the country even before such legislation passed in 10 states, so that we are prepared to offer true (and ideally local) energy source alternatives to residents ASAP.	Goal CA.a, referencing ON544	3-18	Goal/Policy	Climate Action	Carbon neutrality
ON403	Steve La Falce	This plan is nearly worthless UNLESS it includes a goal of NET ZERO EMISSIONS by 2030!	Goal CA.a (but placed on 1-1)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON406	William Comer	This plan is nearly worthless UNLESS it includes a goal of NET ZERO EMISSIONS by 2030!	Goal CA.a (but placed on 1-1)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON439	Ruth Porter-Tilman	Our current Regional Plan has two critically important statements that need to be carried forward into every chapter of the new Plan: New development proposals need to help the City of Flagstaff reach existing goal to be carbon neutral by 2030.	Goal CA.a (but placed on 1-1)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON440	Ella	The Carbon Neutrality Plan should take precedence in this document and our plans for the future. Where is it?	Goal CA.a (but placed on 1-1)	3-18	Goal/policy	Climate Action	Carbon neutrality

ON469	Kyle Larson	Regarding the removal of zero emissions by 2030 goals from city planning documentation There are many reasons why this is concerning from the perspective of a Flagstaff home owner. Every year, newly constructed and massive appartment complexes such as the recent Park Place Flagstaff are increasing the vehicular traffic and demands on public roads and schools. Compounding this issue are increases in tourism and industrial polution. The priority of climate neutrality by 2030 will ensure that Flagstaff remains an affordable healthy place to visit and live in a world that will be quickly losing such places via the following: -reduce air polution -reduce energy demands so as to preserve long term affordability -provide for public health and thus workforce health -minimize environmental impacts keeping forrests and wildlands minimally impacted I would be willing to pay an increased tax knowing it's investment and lobby for holding local corporations accountable to compensate for their upscaling of emissions at the same time, and would vote for any/all incentives towards these climate neutrality goals. I greatly appreciate your consideration and look forward to hearing back from you. Kyle	Goal CA.a (but placed on 1-1)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON410	Nicolaus Hawbake	As an Emergency Physician working in Flagstaff for nearly a decade, I see first hand the impact climate change is having on our community. Smoke from fires exacerbates lung disease, increases strokes and heart attacks. Climate anxiety is affecting mental health. The regional plan must include the City of Flagstaff's goal of reaching carbon neutrality by 2030, and any future development must comply with this goal. We can no longer knowingly contribute to climate change that harms our community. We need bold action now.	Goal CA.a (but placed on 1-10)	3-18	Goal/policy	Climate Action	Carbon neutrality

ON451	Nicole Walker	Flagstaff is a unique place. It has a sustaining university, a solid scientific research industry, some manufacturing, and a tourist business. Each of these is successful because of place. People choose NAU because of its location. Much of the research done here is environmentally based. Tourists come for the wilderness. It will take much effort to sustain this unique place but it is worth the effort. Business can't be the only guiding principle but even if it is, the businesses located here rely on smart growth, careful transportation, and an understanding that Flagstaff is on the cutting edge of environmental preservation. Which must reach carbon neutrality by 2030 to secure Flagstaff's prominent, beautiful, and unique position.	Goal CA.a (but placed on 1-10)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON399	Mark James	In multiple areas in this document there is implied that the environment must be protected but without stating clearly that we have committed to being carbon neutral by 2030. This has a variety of implications that must be kept as a guiding light as we move forward. The challenge is great but the dire consequences are greater. Let us set an example for what is possible and not concede to what we have denied for too long. Reach for the sky.	Goal CA.a (but placed on 1-12)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON550	kiley	I don't see any mention of carbon neutrality by 2030 in this plan. This goal should be at the center of any planning work taking place. All new developments should be required to take this goal into consideration and should be re-evaluated if they hinder it. Please do not take a step backwards, especially at such a critical moment.	Goal CA.a (but placed on 1-3)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON401	Tracy Scheinkman	For a number of years the City of Flagstaff has had two very important goals expressed in their regional plan: to reach Net Zero and to make sure that any new development contribute towards that goal. For some unknown reason (lobbyists for industry) these are no longer present in the new draft. Put them back in! As a person who built my own house with solar on a shoestring, I can tell you that it is actually a cost SAVINGS to do this. My house now saves me money each month, I'm also now powering my PHEV car from my solar. This is why schools and government buildings everywhere are going solar (or wind) over the long term it SAVES money. Short-sightedness should not be part of Flagstaff. By removing these important items you are going backward. Don't do that. Add these statements back in to the plan.	Goal CA.a (but placed on chapter 1 illustration)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON552	David Myers	Flagstaff is committed to being carbon neutral by 2030, but I don't see much if any support for this goal in the Land Use Plan. This is an overriding goal and all phases (chapters) of the Flagstaff Land Use Plan should make this goal/outcome clear and should address how to support this overriding goal of carbon neutrality by 2030. Thank you.	Goal CA.a (but placed on ch 2 cover page)	3-18	Goal/policy	Climate Action	Carbon neutrality

ON652	Aneeka	Please include specific language referencing Flagstaff's goal of reaching carbon neutrality by 2030. When you have a massive overarching plan (such as this one) that is meant to act as direction for many things connected to causing and mitigating climate change, it is incredibly important to mention highly specific goals so that they do not get lost as time goes on. Having a goal does not mean much if nothing is done to reach the goal, and many aspects of this plan can help Flagstaff reach its goal of carbon neutrality. Specifically addressing that this plan should help Flagstaff reach its goal of carbon neutrality by 2030 is a simple but powerful addition to the plan. Thank you for the opportunity to provide input.	Goal CA.a (but placed on p. 3-1)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON404	Kristin	Hi, There had previously been a goal related to carbon neutrality by 2030. I am not seeing this in here now. I am also not seeing anything about planning for carbon neutrality when considering new development. May I suggest this previous goal be considered and put back in the plan for the city of Flagstaff?	Goal CA.a (placed on p. 3-1)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON449	Kay Bordwell	We must put in the forefront our goal of carbon neutral by 2030 in each chapter of this document. It is imperative that we inform the citizens of Flagstaff and the surrounding areas that containing global warming with reduced CO2 and methane emissions is necessary for future generations and the survival of a livable world. We already see the results of catastrophic climate and the costs of those events.	Goal CA.a (placed on p.3-1)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON1165	Erica Rackley	Does the City genuinely plan to "balance any remaining emissions" with CDR? That will absolutely not happen given the limited capabilities and extremely high cost of CDR. Does the City perhaps mean "offset" (rather than "balance") remaining emissions with carbon offsets? That's a different thing and far more realistic.	CA goals and policies description	3-18	Goal/policy	Climate Action	Mitigation and carbon dioxide removal
ON93	Tyler	I think this section is missing a policy on land use reforms to reduce carbon emmissions - it's one of the biggest opportunities for carbon emmission reductions. This gets talked about in other parts of the plan (compact neighborhoods reduce travel distances, etc.) but an explicit policy would make it clearer.	Climate Action Goals and Policies	3-18	Goal/Policy	Climate Action	Land use to reduce emissions
ON382	Sat Best	Plan 2030 sets a goal of carbon neutrality by 2030, consistent with the Carbon Neutrality Plan. That goal should be stated here.	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality
ON663	Pat Ellsworth	Flagstaff 's goal of carbon neutrality by 2030 is missing from this Regional Plan and needs to be included. There is a second goal that also needs to be included: Any new development proposals need to help the City of Flagstaff reach that goal (of carbon neutrality by 2030). We have 5 years to reach carbon neutrality in Flagstaff; ambitious indeed, but we must make every effort to do it.	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality

ON796	Celia Barotz	Suggest that this read something like, "By 2030, achieve carbon neutrality and maintain it by reducing emissions from all sectors."	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality
ON314	Michele James	Increase and diversity the Region's use of renewable energy...	Goal E	3-18	Goal/policy	Plan Clarity	Wording
ON776	Val Bryant	Add "production of and" use of	Goal E	3-18	Goal/policy	Climate Action	Renewable energy
ON94	John Saltonstall	Diversify energy resources and increase the Region's use of ...	Goal E	3-18	Goal/Policy	Plan Clarity	Wording
ON436	Bruce Edward Fox	This seems somewhat contrary to the goal of expanding the use of the airport	Policy CA.1	3-18	Goal/policy	Airport, Rail, Freight	Airport
ON1237	Bryce	I don't understand the connection between climate resilience and food deserts. How are these related?	Policy CA.2	3-18	Goal/policy	Food Systems	Food security
ON495	Sara Sprague	Suggest stronger language, such as "identify and implement..." Instead of using food desert, I would suggest using food apartheid.	Policy CA.2	3-18	Goal/policy	Plan Clarity	Wording
ON496	Sara Sprague	Need stronger language instead of just addressing. What actions will be taken? Perhaps ameliorate is a better word...	Policy CA.2	3-18	Goal/policy	Plan Clarity	Wording
ON830	Laura Huenneke	Policy CA.2 could/should include "preparation for and mitigation of vulnerability to extreme climatic events such as fire, post-fire flooding, or extremes of temperature or precipitation."	Policy CA.2	3-18	Goal/policy	Climate Action	Climate change impacts
ON1168	Erica Rackley	I suggest replacing "the carbon footprint" (a vague term of dubious origins) with "the carbon emissions and embodied carbon" (two measurable quantities with specific definitions). Or, simply replace with "the carbon emissions."	Policy CA.3	3-18	Goal/policy	Plan Clarity	Wording
ON741	Emily	Hot water is a significant source of ghg emissions. Specifically adding water efficiency would be beneficial to this section	Policy CA.3	3-18	Goal/policy	Natural Resources	Water availability and quality
ON1222	Sat Best	Regional Plan 2030 establishes a goal of achieving carbon neutrality by 2030. Is there a target date in this plan?	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality

ON554	Shelly Gordon	As the latest iteration of the Regional Plan points out the biggest sources of carbon emissions comes from residential, commercial and industrial buildings. And the City's plan to reduce carbon emissions is inextricably linked to APS's carbon emission reduction goals - a carbon free grid by 2050. Yet according to the most recent IPCC reports from the United Nations, carbon emissions have already pushed the Earth to 1.3 degree Celsius and are estimated to exceed the threshold of 1.5 degrees Celsius sometime in 2028. Therefore, APS's timeline of 2050 is way too late, and complexity and inertia due to costs and shifting political winds are no longer reasonable -- or sustainable. Flagstaff's current Regional Plan sets the City's goal of being net zero by 2030 and this is also not soon enough. The Regional Plan should not back further away from that goal. We urge the City of Flagstaff to be bold, consider other models for bringing more renewable energy to City residents and businesses through a proven model called Community Choice Energy (CCE). CCE is the fastest way for cities, groups of cities and/or counties to cut carbon emissions from buildings, increase local development of renewables and storage, and lower energy rates for ratepayers. The City of Flagstaff should consider participating in the National Renewable Energy Lab's Clean Energy to Communities (C2C) program, which is free, and will enable the City to partner with an expert researcher who will study the impact of CCE vs the "business as usual" monopoly utility model for reducing carbon emissions and lowering costs. Tjhe C2C researcher will issue a final report within 60 days to determine the feasibility of CCE -- again, at zero cost and minimal time to the City.	Goal CA.a	3-18	Goal/Policy	Climate Action	Renewable energy
ON699	Phil G	Please see my email to Ms. Dechter and Ms. Shaw with a white paper regarding why the CNP goal of net zero by 2030 is unrealistic and not helpful but also why such a goal by 2050/2060 is more reasonable. I support the idea that such a goal NOT be included in this plan but only because it still remains in the CNP but therefore that the CNP should be modified appropriately.	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality
ON1185	Laura Huenneke	"...the Region's PRODUCTION AND use of renewable energy sources..."	Goal E	3-18	Goal/policy	Plan Clarity	Wording
ON1210	Erin Mahan	This is a necessary addition considering the solar on Hwy 89	Goal E, reply to ON1185	3-18	Goal/policy	Plan Clarity	Wording
CM202	Sustainability Com	Climate Action shouldnt be nested under Energy	CA goals and policies	3-18	Goal/policy	Plan Clarity	Plan organization
CM203	Sustainability Com	Need climate justice language and policies.	CA goals and policies	3-18	Goal/policy	Equity	Equity in climate impacts or adaptation
L184	Equity Climate Adv	How will any of the policies within this section be equitable and just?	CA goals and policies	3-18	Goal/policy	Equity	Equity in climate impacts or adaptation

CM164	Sustainability Com	Flagstaff is a founding partner of the 4 Corners Carbon Removal Coalition, a municipal leadership group that recognizes carbon dioxide removal (CDR) as a natural opportunity for governments to take the lead in climate change mitigation. We recommend elevating CDR in the goals and policies and discussing it in the Climate and Sustainability chapter as a critical way for regional development to serve as a climate action tool.	CA goals and policies	3-18	Goal/Policy	Climate Action	Mitigation and carbon dioxide removal
CM178	Sustainability Com	Climate Justice Integration (under equity or climate action) - Integrate climate justice into all planning processes, ensuring that vulnerable and under-resourced communities have equitable access to climate resilience resources and sustainable development opportunities to reduce disparities and enhance social equity.	CA goals and policies	3-18	Goal/Policy	Equity	Equity in climate impacts or adaptation
CM179	Sustainability Com	Climate Resilient Housing - Ensure new and affordable housing is climate-resilient by incorporating energy efficiency, renewable energy, fire and flood mitigation measures, supporting long-term sustainability and protecting vulnerable communities from climate impacts.	CA goals and policies	3-18	Goal/Policy	Climate Action	Building efficiency
CM201	Sustainability Com	"Promote carbon-neutral development in all new projects and incentivize energy-efficient buildings, renewable energy integration, and electrification of heating, cooling, and transportation systems."	CA new policy	3-18	Goal/policy	Climate Action	Building efficiency
CM224	Sustainability Com	add another policy to incentivize sustainable development that aligns with the 2030 carbon neutrality goal.	CA new policy	3-18	Goal/policy	Climate Action	Carbon neutrality
CM225	Sustainability Com	Prioritize proposed development projects that quantify GHG emissions and demonstrate carbon reduction measures to ensure new projects align with goals CA.a and CA.b.	CA new policy	3-18	Goal/policy	Climate Action	Carbon neutrality
CM168	Sustainability Com	The Commission suggests adding a Policy CA.7: Require developments and redevelopments over a certain size to account for projected GHG emissions and detail construction measures planned to reduce emissions, conserve resources, use sustainable materials, and enhance resilience to climate change.	Goal CA.A	3-18	Goal/Policy	Climate Action	Carbon neutrality
CM169	Sustainability Com	Add a CDR GOAL: Deploy large and small-scale CDR initiatives to reduce GHG emissions across the region. Ensure that the CDR goal is connected to the CNP.	Goal CA.A	3-18	Goal/Policy	Climate Action	Mitigation and carbon dioxide removal
CM170	Sustainability Com	Add CDR Policies and ensure they reference the CNP. i. Remove barriers to CDR as primary and secondary land use. ii. Invest in large-scale CDR projects to achieve the goals of the CNP.	Goal CA.A	3-18	Goal/Policy	Climate Action	Mitigation and carbon dioxide removal

L17	Phil Goldblatt	"At this time it is not practical for Flagstaff to focus so much on mitigation but rather on adaptation... I) The commitment of the 3 major AZ power companies is net zero by 2050. They cannot mitigate CO2 by 2030. Nor can they transition to all renewable and clean energy soon enough. Flagstaff is only a small fraction (~2.5%) of the CO2 they emit. II) Transmission line needs are unmet because they are unable to construct enough additional high voltage power lines in AZ to enable the full implementation of renewable power before 2030. But plans nationwide will emerge for sure. III) It is impossible technologically to produce current levels of petrochemicals without also producing fossil fuels like gasoline. Petrochemicals are necessary to make the levels of medicines, plastics and surfactants that US society requires. The transition will need new technology, equipment and renovation of refineries. When demand for fuels decreases significantly, they may come around but not before 2040 if that. IV) The actual “serious” effects of global warming will not occur until after about 2080. Therefore it is better to align ourselves with the 2050 goals similarly to other nations. The main threats to Flagstaff from global warming are forest fires, post wildfire flooding and draught. These threats can be alleviated through adaptive methods. Wholesale changes in our total economy are unrealistic before then." "The above does not mean that reasonable rules concomitant with free citizens who make up their own mind regarding such things must not be encouraged in the meantime. One such rule may be to require brand new development (not new housing on an already owned lot for example) to be all electric or some heating that is not natural gas, oil or coal. (i.e. heat pumps)... the best path forward for Flagstaff should be to focus on adaptation for the immediate future with goals centered around 2050 for mitigation rather than 2030." "My hope is that you will maintain the vagueness of any goals for carbon neutrality for Flagstaff after reading this document because of the difficulty of predictions or prognostications regarding any impacts to Coconino County and the City."	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality
CM167	Sustainability Com	The decision by the Regional Plan Committee to remove the 2030 date from this policy removes the sense of urgency community action towards carbon neutrality. The Commission suggests the following language: “Achieve and maintain carbon neutrality for the City by 2030 by reducing emissions from all sectors.”	Goal CA.a	3-18	Goal/Policy	Climate Action	Carbon neutrality
L9	Kathy Flaccus	"The climate emergency and plan to get to carbon neutrality by 2030 seems like it should inform all land use planning. Is it possible to make this goal more prominent in each section?"	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality
W32		Fix goal formatting for consistency	Goal CA.b	3-18	Goal/policy	Plan Clarity	Format
CM171	Sustainability Com	Please review this goal and edit as needed to ensure it aligns energy policy with the CNP.	Goal E	3-18	Goal/Policy	Climate Action	Renewable energy
CM219	Sustainability Com	How will this be measured? More specificity on how this will be achieved...renewable energy, electrifying, retrofitting, etc.	Policy CA.1	3-18	Goal/policy	Plan Clarity	Plan Implementation

L144	Equity Climate Adv	We suggest stronger language be used towards a committed “disinvest in fossil fuels and invest in alternatives to reduce…” More language around divesting from fossil fuel needs to be implemented, with consideration of alternatives.	Policy CA.1	3-18	Goal/Policy	Climate Action	Carbon neutrality
L183	Equity Climate Adv	Policy CA.2: Stronger language, “Identify and implement opportunities…”Instead of food desert, use food apartheid. Need stronger language instead of addressing food insecurity, as people in the community are already doing so	Policy CA.2	3-18	Goal/policy	Plan Clarity	Wording
L155	Equity Climate Adv	“Reduce energy consumption, increase efficiency, and reduce the carbon footprint in new and existing buildings within the Region to increase livability and sustainability.” The term “carbon footprint” although intuitive to understand, was coined by big oil companies in an attempt to deflect environmental responsibility onto the individual whilst ignoring the massively larger scale at which corporations contribute to climate crises. The message of this policy is still portrayed adequately, yet this could use some social reframing on the significant impacts of corporations over individuals. More emphasis and action should be on the system, not the individual.	Policy CA.3	3-18	Goal/Policy	Plan Clarity	Wording
CM220	Sustainability Com	Change to require when possible, not encourage. Maybe add examples too (solar panels, energy storage, community energy systems, etc.	Policy E.1	3-18	Goal/policy	Climate Action	Renewable energy
ON545	Bonnie	These goals need to be included in this document!! The City of Flagstaff’s goal is to be carbon neutral by 2030 Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality
ON438	Jill Stephenson	Included in the document should be the date set for the carbon net zero goal, and the steps needed to reach this goal. This is crucial!	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality
ON892	David	The goal of Carbon Neutrality by 2030 should be placed prominently in this 2045 plan because it will lead to action steps to implement this critical goal.	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality
ON346	Dr. Stefan Somme	As currently written this new Regional Plan no longer contains language supporting or even stating Flagstaff’s goal of net zero by 2030!!!! This needs to be stated in bold letters in the Introduction and in every chapter of the plan. Our current Regional Plan has two critically important statements that need to be carried forward into every chapter of the the new Plan: 1)The City of Flagstaff’s goal is to be carbon neutral by 2030 2)Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON397	Terry White	Please add in the following: 1. The city of Flagstaff's goal is to be carbon neutral by 2030. ; and 2. Any nee development proposals need to help the City of Flagstaff reach that goal.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality

ON398	Betsy Harter	It is disturbing to see that there is no plan around carbon neutrality in this draft! Please revise to continue the hard work underway for Flagstaff to reach this goal by 2030 including incorporating the need for development plans to be in accordance with this goal.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON402	Brendan O'Brien	The City of Flagstaff's carbon neutrality plan, as agreed upon in the past, must be central to its goals in years to come. The environmental protections surrounding Flagstaff are one of the biggest reasons drawing people to the area, both to visit and to live. The carbon neutrality plan, although it didn't go far enough, was an acknowledgement of this fact specifically and more broadly of the dependence of human societies on stable natural environments. Removing language (and specific plans) relating to reducing carbon emissions is extremely short-sighted. Please put these goals central in the regional plan.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON407	Libby Stortz	The new version of the Regional Plan is up for final review. City planners have left out the two most important goals: language stating Flagstaff's goal of net zero by 2030 (which should be in bold letters in the Introduction and in every chapter of the plan) and; all new development proposals need to help the City of Flagstaff reach that goal. Please don't step back from these two very important goals in the Regional Plan.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON408	Lindsay Mauss	PLEASE restore the net zero by 2030 goals for our city! We MUST continue to push for environmental protection and protect our beautiful city. Flagstaff is so rich with nature, please do not let it be destroyed. The two goals I would like to see included are: 1. The City of Flagstaff's goal is to be carbon neutral by 2030 2. Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON412	Troy Horton	Our children deserve a livable World. The City of Flagstaff's goal is to be carbon neutral by 2030 Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON415	Rosemary Logan	I don't see these two important goals stated anywhere in this plan: 1. The City of Flagstaff's goal isto be carbon neutral by 2030 2. Any new development proposals need to help the City of Flagstaff reach that goal Perhaps I have missed them?	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality

ON419	Jessica H.	Please include the following two goals in the introduction and in each chapter of the document: 1. The City of Flagstaff's goal is to be carbon neutral by 2030 2. Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON443	Harlan	I am born and raised in Flagstaff and have lived here now for 45 years. I have seen Flagstaff explode in growth and development. Much of this development has drastically changed the skyline, the character, and the charm that this mountain ton has to offer. Moving forward, Flagstaff needs to implement sustainable and smart growth in order to maintain and preserve what is still left of this community. In addition to this, implementation of the following two items is in my opinion mandatory to set some regulation on the large growth and development companies that are flooding into this town with the sole purpose of making money, without a care for how it is changing the face of this town. Please reinstate and put back the following into the regional plan: -The City of Flagstaff's goal is to be carbon neutral by 2030 -Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON445	Carly	Our current Regional Plan has two critically important statements that need to be carried forward into every chapter of the new Plan: The City of Flagstaff's goal is to be carbon neutral by 2030 Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON446	Tina	Please restore the net zero goal. We need to become a carbon-neutral community and light the way for others.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON484	Megan Quinn	Carbon neutrality by 2030 is very important to me as a Flagstaff resident. I am a graduate student at NAU studying wildfire, and I am concerned about my future and future of all people in the southwest related to heat, fire, and drought. I am asking that the two goals 1. The City of Flagstaff's goal is to be carbon neutral by 2030 and 2. Any new development proposals need to help the City of Flagstaff reach that goal, be prominently stated in the introduction and in each chapter of the document.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON547	Libby Stortz	The Regional Plan MUST include the Climate goals as stated in the current plan. This is the will of the people of Flagstaff and we demand you stick with the plan.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality

ON553	John Malone	It is of critical importance that two statements be included in Flagstaff's Regional Plan: 1. The City of Flagstaff's goal is to be carbon neutral by 2030. 2. Any new development proposals need to help the City of Flagstaff reach the goal of carbon neutrality by 2030.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON575	Rick Moore	The regional plan should include the following two goals that are included in the Flagstaff Carbon Neutrality Plan: 1: The City of Flagstaff's goal is to be carbon neutral by 2030 2: Any new development proposals need to help the City of Flagstaff reach that goal Without these the regional plan does little to create a vision for how we should deal with the most important issue of our time. The second goal is particularly important.	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON640	Lyla Yango	Dear Flagstaff City Council and Mayor, I am a junior in high school, and I am writing because I am scared for Flagstaff's future in light of environmental damage. These two goals must be included in the new plan: 1. The City of Flagstaff's goal is to be carbon neutral by 2030 2. Any new development proposals need to help the City of Flagstaff reach that goal This is so important for Flagstaff's livability and vitality, and as a young person this is of utmost concern. Thank you, Lyla Yango	Goal CA.a (but placed on cover)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON444	Sherri Gallagher	I agree with the above statement: 1)The City of Flagstaff's goal is to be carbon neutral by 2030 2) Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a (Reply to ON346)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON409	Scott Goetz	I agree with this point as well. Best not to lose sight of this objective.	Goal CA.a (Reply to ON444)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON422	Ellen	What about the goal of Carbon Neutrality?	Goal CA.a (but placed on page 2)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON1008	KathleenM.Armstr	"The City of Flagstaff's goal is to be carbon neutral by 2030, and any new development proposals need to help the City of Flagstaff reach that goal". If it turns out to be extended by 5 years or so OK, but that should be the stated goal. And, it should be in the introduction and in every chapter of the new plan. Net Zero/Carbon Neutrality by 2030 seems to be a second thought in this revised Regional Plan, and that is unacceptable!	Goal CA.a	3-18	Goal/policy	Climate Action	Carbon neutrality

ON405	Noah Humphrey	Quite unfortunate to see no included language about climate action and a 2030 net goal in the regional plan. What makes Flagstaff a fantastic place is being nestled in the largest Ponderosa Pine stand in the world. How about prioritizing what makes the place great for the long run!	Goal CA.a (but placed on page 3)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON441	Aden	I am writing to express my concern about the new Flagstaff Regional Plan, which, as currently drafted, represents a significant step backward in terms of our city's environmental goals. Specifically, I am alarmed that the crucial goal of achieving carbon neutrality by 2030, which is a cornerstone of our current Regional Plan, has been removed. The City of Flagstaff's goal of reaching net-zero carbon emissions by 2030 is not just a lofty ideal—it's a critical commitment to ensuring a sustainable, resilient future for our community. This goal needs to be prominently reaffirmed in the new plan, in bold letters, at the very start and in every chapter. Without this guiding principle, the new Regional Plan risks failing to hold our city accountable to its climate promises and compromises our long-term sustainability efforts. In addition to the overall commitment to carbon neutrality, the new plan must carry forward two key statements from the current Regional Plan: The City of Flagstaff's goal is to be carbon neutral by 2030. Any new development proposals must help the City of Flagstaff reach that goal. These principles are essential in ensuring that our growth and development align with our environmental objectives. It is vital that every decision—whether related to infrastructure, housing, transportation, or energy use—be measured against this critical goal. I strongly urge you to incorporate these changes and bring the Regional Plan in line with Flagstaff's climate commitments. This is not just about planning for growth—it's about planning for a sustainable, livable future for generations to come. Thank you for your attention to this matter. I look forward to seeing these important	Goal CA.a (but placed on page 3)	3-18	Goal/policy	Climate Action	Carbon neutrality

ON549	Bryan Bates	Science: to know by testing. The science of the climate emergency is clear and is not in dispute. Scientists determined in mid-1800's that CO2 and other compounds hold heat. The only way to reduce climate gasses is for citizens of industrial countries and industrial businesses to reduce their energy use. It is a crime against current youth and future generations for Flagstaff to capitulate on our current goals of: 1)The City of Flagstaff's goal is to be carbon neutral by 2030 2)Any new development proposals need to help the City of Flagstaff reach that goal. These goals are essential to future generations and need to remain part of our comprehensive plan. It is your responsibility as a city employee and/or plan writer to make certain that we continue our commitment. Only with local action can we reduce the climate emergency globally. I beseech you to return to our commitment to reducing Flagstaff's carbon emissions by maintaining our current commitment to reduced emissions. Bryan Bates, CCC Emeritus Science Professor and naturalist for National Geographic, Smithsonian and other organizations.	Goal CA.a (but placed on page 3)	3-18	Goal/policy	Climate Action	Carbon neutrality
ON831	Laura Huenneke	Does encouragement/provision of mechanisms for emergency communications fit in here somewhere? The one policy dealing with physical access in rights-of-way doesn't speak to this component of providing high-quality emergency response and public safety.	Goal PS	3-19	Goal/policy	Safety	Emergency operations and evacuation
ON378	Keith	Need to add something in here for identification/evacuation/transportation for the differently-abled residents. Many do not have their own transportation. Need some kind of emergency public evacuation transportation. Need a way or system where differently-abled residents to register for emergency evacuation needs.	IPS goals and policies	3-19	Goal/policy	Equity	ADA Accessibility
ON1170	Erica Rackley	remove this comma	IPS goals and policies description	3-19	Goal/policy	Plan Clarity	Wording
ON497	Sara Sprague	Include "environmental"	Policy I.1	3-19	Goal/policy	Plan Clarity	Wording
ON1026	Zenya Ledermann	Add food insecurity and agriculture operations!	Policy I.2	3-19	Goal/policy	Food Systems	Support local food production
ON1065	Nick Zachary	Seeing folks comment on the addition of agricultural infrastructure and solid waste management - the city should implement a "green" waste collection and compost production program. So much goes to the landfill when it shouldn't be waste at all! This is a way to close the loop, divert waste and excessive ghg emissions, and support local agriculture.	Policy I.2	3-19	Goal/policy	Food Systems	Food waste
ON315	Michele James	Include needed infrastructure for agriculture. Add bullet to address economic development of agriculture and food. The city should develop a regional approach.!	Policy I.2	3-19	Goal/policy	Food Systems	Support local food production

ON777	Val Bryant	Would it be good to add "solid waste infrastructure" here?	Policy I.2	3-19	Goal/policy	Government Services and Utilities	Solid waste
ON96	Sara	Needs to include food security, food systems, and infrastructure improvements and coding for urban agriculture.	Policy I.2	3-19	Goal/Policy	Food Systems	Support local food production
ON1027	Zenya Ledermann	Food security*	Policy I.2, reply to ON1026	3-19	Goal/policy	Food Systems	Support local food production
ON387	Sat Best	insert ",native plant communities"	Policy R.2	3-19	Goal/policy	Natural Resources	Significant natural resources
ON437	Bruce Edward Fox	Only 1 policy here? What about resources, such as equipment and workforce? Links to transportation netwrk, especially to streets and roads. Cooperation among governmental agencies?	PS goals and policies	3-19	Goal/policy	Safety	Emergency operations and evacuation
ON260	Steven	What about a goal for multiple fire escape roads? Maybe this would be in transportation section. For example, a road from Mount Elden Estates through Lockett Meadows for fire escape route other than Mount Elden Lookout Road?	R goals and policies	3-19	Goal/policy	Safety	Emergency operations and evacuation
ON391	Sat Best	Policy R.4: Work actively with the Forest Service and other partners to achieve forest restoration goals that will reduce the danger of fires and the associated flooding.	R goals and policies	3-19	Goal/policy	Safety	Wildfire/flooding mitigation
ON95	Tyler	Policy suggestion: disincentivize future development in areas at high risk of catastrophic fire and flood events Alternatively, focus development in areas at low risk of catastrophic fire and flood events?	Resilience Goals and Policies	3-19	Goal/Policy	Safety	Wildfire/flooding mitigation
CM56	Commission on Inclusion & Adaptive Living	“Provide sustainable, accessible and…”	Goal I	3-19	Goal/Policy	Equity	ADA Accessibility
CM58	Commission on Inclusion & Adaptive Living	“Provide high quality, ADA compliant…”	Goal PS	3-19	Goal/Policy	Equity	ADA Accessibility
CM204	Sustainability Com	"Prioritize infrastructure projects that integrate climate resilience strategies, such as green infrastructure and climate-adaptive designs, to mitigate the impacts of extreme weather events, including flooding and heatwaves."	I new policy	3-19	Goal/policy	Safety	Wildfire/flooding mitigation
L185	Equity Climate Adv	Policy I.1: This should include the environmental with the social and economic systems	Policy I.1	3-19	Goal/policy	Plan Clarity	Wording
W33		Accessibility	Policy I.1	3-19	Goal/policy	Equity	ADA Accessibility
W34		Add: Check Transportation for related G+P	Policy I.1	3-19	Goal/policy	Plan Clarity	Plan Implementation

L164	Equity Climate Adv	There needs to be better infrastructure for various facets of agriculture and funding to implement. This can start to support economic development, support our environment, and community in a myriad of ways. We need to have sustainable infrastructure dedicated to supporting communities and efforts towards food justice, and addressing food insecurity and community food insecurity to some degree. Such efforts bolster community collaborations and educational opportunities for people to engage in.	Policy I.2	3-19	Goal/Policy	Food Systems	Support local food production
CM57	Commission on Inclusion & Adaptive Living	"...projects that facilitate affordable and accessible housing..."	Policy I.2	3-19	Goal/Policy	Equity	ADA Accessibility
L188	Equity Climate Adv	"policy pS 1: Ensure adequate access on public rights-of-way for emergency response and well-maintained evacuation routes for public safety while managing the daily risks for public safety in transportation rights-of-way." Not clear on what exactly this entails, possible need to address equity standpoint of how varying communities either benefit to some or impose detriment on others.	Policy PS.1	3-19	Goal/policy	Plan Clarity	Wording
CM55	Commission on Inclusion & Adaptive Living	"...response for all community members to all hazards."	Policy R.3	3-19	Goal/Policy	Safety	Emergency operations and evacuation
CM221	Sustainability Com	Add in language about preparedness for climate-related events.	PS new policy	3-19	Goal/policy	Climate Action	Climate change impacts
ON1249	Nat	Reality is that with the Plan's six themes and five objectives, of which three of the latter are directed towards housing, it will always be a matter of weighted opinion as to what will 'move forward Regional Plan priorities. Housing will dominate over the others in the implementation and I do not believe that is the community sentiment. Yes, lower cost of living strongly influenced by housing costs is a community concern, but I am unaware of Flagstaff specific data-based proof that the three housing 'objectives' of the plan will accomplish significantly lower prices. There is evidence to the contrary. However, the cost of emphasizing housing and associated facilitating code changes can impact negatively the other objectives and themes. How can this be rectified at this late date? My suggestion is that references and phrases relating to the plan's themes and objectives be incorporated in all the chapter introductions and appropriate goals and policies. This would remind staff, developers, P&Z, and City Council that it need not be all about housing. This would also help give the plan more coherence, a unified whole.	"Where there are conflicts in the consideration of goals and policies in a particular application, staff should weigh more heavily policies that directly move forward Regional Plan priorities"	3-2	Goal/policy	Housing Affordability	Balance of housing and other priorities

ON48	Marilyn	Does this mean encouraging the city to update and enlarge the capacity of water and sewer services in existing neighborhoods to encourage density? So the public is expected to pay the costs of these improvements so private developers won't have to? This should be spelled out so the public understands what is being proposed here. The question of who pays for desirable development that stands to produce profit for some doesn't seem to be discussed in this plan so far.	Policy DP.2	3-2	Goal/Policy	Growth	Infrastructure development
ON1093	david r	Again, unless the issues of short term rentals and second homes is addressed (read discouraged or restricted). these may not address housing affordability or availability for Flagstaff residents.	Policy DP.3	3-2	Goal/policy	Housing Affordability	Short-term rentals and second homes
ON1134	Erica Rackley	consider defining "missing middle"... though maybe this is in the glossary?	Policy DP.3	3-2	Goal/policy	Plan Clarity	Wording
ON348	Sat Best	Add "Design review of increased density projects should respect the character of the existing neighborhood.'	Policy DP.3	3-2	Goal/policy	Community Character	Architecture and design
ON47	Celia Barotz	How does the Townsite overlay district interface with the Regional Plan and the Zoning Code?	Policy DP.3	3-2	Goal/Policy	Community Character	Architecture and design
ON53	Dana	Very concerned with zoning code enforcement or lack of. Density can bring bad behavior and city code enforcement is lacking	Policy DP.3	3-2	Goal/Policy	Growth	Concerns about growth or development
ON54	Cemetra	How exactly does denser housing encourage "bad behavior"? From everything I've heard, it fosters more tightly knit communities that Discourage bad behavior, as people are more likely to recognize Eachother.	Policy DP.3 (Reply to ON53)	3-2	Goal/Policy	Growth	Support housing/infill development
ON1020	Krista Ames-Cook	In Suburban Neighborhoods, we should NOT be encouraging or enabling density in housing or businesses. People live in the Flagstaff area because they like the open spaces and distance between houses.	Policy DP.5	3-2	Goal/policy	Growth	Concerns about growth or development
ON429	Bruce Edward Fox	How defined?	Policy DP.5 - "Suburban Neighborhoods"	3-2	Goal/policy	Plan Clarity	Wording
ON1136	Erica Rackley	Who defines or decides what is an "appropriate location"? Can this term be more specific?	Policy DP.6	3-2	Goal/policy	Plan Clarity	Wording
ON623	Bryan Bates	Include and reference a map that would distinguish the different regional types of neighborhoods.	Policy DP.6	3-2	Goal/policy	Plan Clarity	Format
ON46	Celia Barotz	I suggest saying, "...support transit" rather than transit supportive.	Policy DP.7	3-2	Goal/Policy	Plan Clarity	Wording
ON50	Celia Barotz	I understand now that transit-supportive is an industry term and explained on page 4-13.	Policy DP.7	3-2	Goal/Policy	Plan Clarity	Wording
ON1195	Autumn Montoya	Cul-de-sacs are often perceived as safter streets for chilren to play on as they often have less/slower traffic. I find it interesting that they would be perceived as 'exclusive' rather than safer.	Policy DP.9	3-2	Goal/policy	Roads and Streets	Safe Streets
ON252	Steven	What about cul-de-sacs as a safe place for children playing?	Policy DP.9	3-2	Goal/policy	Roads and Streets	Safe Streets
ON381	Celia Barotz	I suggest considering changing this language so it is clear that both both cul-de-sacs and gated communities are discouraged.	Policy DP.9	3-2	Goal/policy	Plan Clarity	Wording

ON49	Marilyn	Thank you for having a policy objective that discourages gated communities.	Policy DP.9	3-2	Goal/Policy	Equity	Equity in housing/development
ON625	Bryan Bates	Within the context of more dense habitation, we need to preserve open space for our sanity and biodiversity.	Policy DP.9	3-2	Goal/policy	PROS	Open space acquisition
ON690	Valerie Piet	If I'm reading this, cul-de-sacs are not promoting interconnectivity, and increase vehicle miles traveled. So we should discourage them. (which I agree with)	Policy DP.9 (Reply to ON51)	3-2	Goal/policy	Roads and Streets	Street connectivity
ON251	Steven	I agree with not encouraging gated communities, although we already have Forest Highlands, Flagstaff Ranch, and Pine Canyon gated communities that will be continuing to grow and are primarily second home communities. They are certainly counter to affordable, workforce housing.	Policy DP.9 (Reply to ON690)	3-2	Goal/policy	Housing Affordability	Short-term rentals and second homes
ON1007	Celia Barotz	How would one interpret 'meaningfully engage'?	Policy GM.2	3-2	Goal/policy	Plan Clarity	Plan Implementation
ON1224	Bryce	Instead of engaging to mitigate potential harms, I prefer outlining the positive benefits of growth as well. We should think in tradeoffs when discussing growth instead of assuming there are only negative impacts. Who benefits? Who doesn't? How do we weigh the benefits of future residents who will benefit from growth but don't currently have a voice?	Policy GM.2	3-2	Goal/policy	Growth	Support housing/infill development
ON1132	Erica Rackley	Whether here or in a different part of the document (whichever is appropriate), I recommend defining "meaningfully engage."	Policy GM.2, reply to ON1007	3-2	Goal/policy	Plan Clarity	Wording
IP199	NULL	I like this emphasis of filling in "Growing what we have"	Policy DP.2	3-2	Goal/Policy	Growth	Support housing/infill development
IP190	NULL	Because parcels are already so expensive its very challenging for small scale developers to accomplish the infill encouraged here. Parking minimums contribute greatly to this unaffordability.	Policy DP.3	3-2	Goal/Policy	Parking	Parking requirements
IP191	NULL	Agree with this comments. (small-scale development) What are the resources that could be proviced to create this opportunities for small-scale development?	Policy DP.3	3-2	Goal/Policy	Growth	Development patterns and housing types
IP192	NULL	ADUs must be appropriate to the area. How will they be affordable?	Policy DP.3	3-2	Goal/Policy	Community Character	Architecture and design
IP193	NULL	How will zoning and building codes change to support this?	Policy DP.3	3-2	Goal/Policy	Plan Clarity	Plan Implementation
IP194	NULL	Will the city provide resources to help w/ the cost of creating middle housing? Like providing pre-approved ADU plans.	Policy DP.3	3-2	Goal/Policy	Growth	Development patterns and housing types
IP195	NULL	Flagstaff's "urban" neighborhoods have to be built as such, not redveloped into urban.	Policy DP.4	3-2	Goal/Policy	Growth	Development patterns and housing types
IP196	NULL	At time of development required or in a plan near future	Policy DP.7	3-2	Goal/Policy	Plan Clarity	Wording
L181	Equity Climate Adv	Include urban agriculture or community garden spaces/access to green spaces within Policy DP.2; 3; 4; 5; 6	DP goals and policies	3-2	Goal/policy	Food Systems	Support local food production

CM130	Sustainability Com	"Support incremental development by supporting small-scale, mixed-use projects that can be developed over time, increasing community resilience, allowing for organic growth and adaptation to community needs."	DP new policy	3-2	Goal/policy	Growth	Development patterns and housing types
CM131	Sustainability Com	"Encourage the conversion of underutilized parking lots into multi-use developments, including residential units, shops, and community spaces, to promote higher-density, walkable neighborhoods.	DP new policy	3-2	Goal/policy	Parking	Parking requirements
CM132	Sustainability Com	"Encourage clustered development that promotes climate resilience, reduces service and utility costs, incorporates nature-based solutions like green infrastructure and urban forests, and supports net-zero emissions and carbon-neutral infrastructure through renewable energy and building electrification. These are beneficial for both environmental and community health."	DP new policy	3-2	Goal/policy	Climate Action	Land use to reduce emissions
CM226	Sustainability Com	Prioritize designs that incorporate green infrastructure, public transit access, and sustainable building practices to enhance livability, reduce car dependency, and contribute to climate resilience.	DP new policy	3-2	Goal/policy	Climate Action	Land use to reduce emissions
L74	Scott Roberts	Code Adjustments / Page 3-2 Policy DR.4: o Allowance for ADUs: Consider allowing accessory dwelling units (ADUs) by right for any single-family home to increase affordable housing stock and enable homeowners to have rentals to offset their mortgage expenses. o Manufactured and Factory-Built Housing: Consider permitting manufactured and factory-built housing in a wider variety of zoning categories. These types of housing can be more affordable than site-built homes, and many municipalities across the country allow them in various residential zoning categories. o Lot Sizes: Allow lot sizes as small as 1,500 square feet for higher density residential zoning. Greater flexibility in setbacks, lot coverage, and lot sizes will be key to creating more interesting and attainable housing.	Policy DP.4	3-2	Goal/Policy	Growth	Development patterns and housing types
W17		fixed route - transit can be supported when it becomes available	Policy DP.5	3-2	Goal/policy	Transit	Mountain line service area
W18		hub with work capabilities	Policy DP.6	3-2	Goal/policy	Growth	Commercial and mixed use development
CM208	Sustainability Com	Change "encourage" to "require when possible". Also add in before "corridors" something like "sustaiable design priniciples, such as corridors"	Policy DP.8	3-2	Goal/policy	Growth	Commercial and mixed use development
W19		lack of sidewalks	Policy DP.9	3-2	Goal/policy	Multimodal Transportation	Multimodal infrastructure improvements
ON1006	Celia Barotz	Can you explain what this means and how hypothetically it could be achieved?	Goal ED	3-3	Goal/policy	Plan Clarity	Plan Implementation
ON343	Michele James	Include the thumbnail for Community Character & Aesthetics as well!	Goal HA	3-3	Format	Plan Clarity	Format

ON61	John Saltonstall	"Maximize the diversity of housing options"	Goal HA	3-3	Goal/Policy	Plan Clarity	Wording
ON681	Sat Best	There are 3 types of housing defined in the Glossary on page G-3: affordable (subsidized), employee (related to an employer) and attainable (market based). Only attainable is mentioned in this section. Has research been done to support the idea that we can build our way out of the housing crisis?	Goal HA	3-3	Goal/policy	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON1004	Celia Barotz	What is a neighborhood of character? How is this defined?	Goal NE	3-3	Goal/policy	Plan Clarity	Wording
ON55	Celia Barotz	I suggest saying, "Maintain neighborhood character, safety, and connection while..."	Goal NE	3-3	Goal/Policy	Plan Clarity	Wording
ON390	Celia Barotz	I can see that this goal will conflict with potential zoning code changes aimed at allowing more density in urban areas of the city.	Goal NE	3-3	Goal/policy	Housing Affordability	Displacement
ON350	Sat Best	We are more like Aspen than Minneapolis. The important question here is whether the supply and demand model is going to help our housing crisis. Are we assuming here, or has the City done research on this? Supply is what we can build, and I think we're building as fast as we can now. Demand is local, 5 million people 2 hours away in the fastest growing county in the country (Maricopa), and 5 million tourists a year. Building small units that can be snapped up for second homes or vacation rentals does not help local demand. See the housing definitions in the glossary on page G-3, and I suggest we put emphasis on the "affordable housing" and "employee housing" solutions.	HA goals and policies	3-3	Goal/policy	Housing Affordability	Short-term rentals and second homes
ON366	Keith	Add a goal for differently-abled citizens for housing, affordable housing, safe sidewalks (no obstructions), safe street crossings.	NE goals and policies	3-3	Goal/policy	Equity	ADA Accessibility
ON59	Marilyn	Thanks for including these goals.	NE Goals and Policies	3-3	Goal/Policy	Equity	Equity in housing/development
ON340	Michele James	What does this "accessible" mean in this context? Within a 15-minute walk as outlined in the Open Space plan? Define this!	Policy DP.10	3-3	Goal/policy	PROS	Access to parks and open space
ON691	Valerie Piet	accessible via peds, bike, and bus	Policy DP.10	3-3	Goal/policy	PROS	Access to parks and open space
ON242	Tyler Denham	I read this policy as encouraging the use of land within city limits for agriculture. I have some background on this topic (degree in Agricultural Engineering) and would not support that. Agriculture generates relatively little value per acre and in an urban area would be wasteful compared to residential, commercial, or industrial uses. This is why you never see significant amounts of agriculture inside / close to cities. An alternative reading of this policy is community gardens. If that's the intent I'm supportive, not for their agricultural value but for their social value - they provide space for residents to gather and socialize.	Policy DP.12	3-3	Goal/policy	Food Systems	Land/resource availability for food production

ON725	Emily	If small garden plots were implemented within multi-family housing and had cisterns to collect rainwater for those gardens, I'm all for it. But plots of land that have no infrastructure and rely solely on municipal water to grow water-intensive crops - I'm absolutely not in favor. More amendments need added to crops when using municipal water. Most veggies grown require as much water as grass. And growing food in the region that most people are accustomed to eating would absolutely strain our natural resources. I hope to read more about this in the plan that considers these issues in the desire for greater food resiliency.	Policy DP.12	3-3	Goal/policy	Food Systems	Land/resource availability for food production
ON998	Zenya Ledermann	"Strengthen" rather than "Explore"	Policy DP.12	3-3	Goal/policy	Plan Clarity	Wording
ON253	Steven	Encouraging community gardens makes some sense. As a gardener and 27 year resident, food gardening in Flagstaff is challenging at best.	Policy DP.12 (Reply to ON242)	3-3	Goal/policy	Food Systems	Support local food production
ON311	Michele James	I don't agree with this. There are locations toward the edge of the City limits where agriculture on City-owned land may make sense. We need to consider both climate change resilience in the form of increased food security as well as other priorities for the region such as housing. Food security is a valuable use of land even if it's not considered in older economic models. Also, keep in mind that vastly increased growing yield/acre is possible with agricultural infrastructure.	Policy DP.12 (Reply to ON242)	3-3	Goal/policy	Food Systems	Food security
ON483	Sara Sprague	I believe urban agriculture will become more imperative in the lens of a changing climate, the cost of food, and to address some facets of food security. Prioritizing urban agriculture in city limits in a strategic way can support the local economy, provide social value, and be an opportunity for career development and workforce development amongst youth, young adults, and adults. There are plenty of models throughout the United States where urban agriculture is holistic in approach. Now, how we produce within our food system is multifaceted, and I believe there is room for both urban agriculture zoning and more zoning for community gardens. All levels of engagement are needed and should be considered. Why not both?	Policy DP.12 (Reply to ON311)	3-3	Goal/policy	Food Systems	Support local food production
ON1225	Bryce	Agree. Inefficient use of land.	Policy DP.12, reply to ON242	3-3	Goal/policy	Food Systems	Land/resource availability for food production

ON1046	Nick Zachary	I agree with folks above that food security is going to be a valuable use of land that brings other benefits like green and social spaces. The recently completed Flagstaff & Northern Arizona Community Food Systems Assessment notes the market for locally-grown food and price of land being one of the largest challenges to growers. The city - and other managing agencies of "the region" - should invest in local growers and the community as a whole by designating public land use for public agriculture and providing grants for growing infrastructure. There are lots of areas in the region that are surely not "urban centers," where Tyler's comment above would carry more weight. All urban zones should allow food grown on site to be sold, as is the policy for Agricultural Residential Coconino County zoning.	Policy DP.12, reply to ON311	3-3	Goal/policy	Food Systems	Support local food production
ON1012	Zenya Ledermann	I agree with Michele and Sara. Food security has an extremely high social value; and especially here in Flagstaff, being able to have more local food is important for supply chain concerns, community resilience, and sustainability. Additionally, while community gardens are great and should be promoted, we also need to strengthen local growers and producers.	Policy DP.12, reply to ON483 and ON311	3-3	Goal/policy	Food Systems	Support local food production
ON341	Michele James	and lands suitable for agricultural use.	Policy ED.1	3-3	Goal/policy	Food Systems	Support local food production
ON57	Marilyn	When you enter a small town on a road that is not an interstate, often you see industrial uses. It is usually not a pleasant introduction to a community. Can we suggest a requirement as part of mitigating impacts, that creates structures or landscaping that hides unpleasant features of some industrial uses, especially in gateway roads to our town?	Policy ED.2	3-3	Goal/Policy	Community Character	Architecture and design
ON761	Val Bryant	add "airports"	Policy ED.2	3-3	Goal/policy	Economy	Industrial land
ON342	Michele James	Why does this say "especially"? Change this to "including..."	Policy ED.4	3-3	Goal/policy	Plan Clarity	Wording
ON485	Sara Sprague	What does this pertain to? Suggest including a conversation about urban ag as an area to invest in.	Policy ED.4	3-3	Goal/policy	Food Systems	Support local food production
ON254	Steven	Are we promoting company housing, such as the Santa Fe Railroad used to provide in Winslow? It this something companies do nowadays?	Policy ED.6	3-3	Goal/policy	Housing Affordability	Workforce housing
ON56	Celia Barotz	Not sure you need to say "the potential for future expansion.." would it be adequate to say "future expansion of employers"?	Policy ED.6	3-3	Goal/Policy	Plan Clarity	Wording
ON726	Emily	Since Flagstaff cannot have inclusionary zoning, providing opportunities for workforce and employer housing would help tremendously in keeping vital industries in Flagstaff thriving.	Policy ED.6	3-3	Goal/policy	Housing Affordability	Workforce housing
ON349	Sat Best	One of the types of housing in the glossary is 'workforce housing", which is what you are referring to. I've heard that the school district has surplus land that it is considering for this purpose. Sounds like a good idea.	Policy ED.6 (Reply to ON254)	3-3	Goal/policy	Housing Affordability	Workforce housing
ON1226	Bryce	Could this policy be relied on to prevent upzoning in existing neighborhoods? If so, I would prefer not to mention this. If there are willing property owners willing to redevelop to a greater density, we should let them	Policy HA.1	3-3	Goal/policy	Housing Affordability	Displacement

ON1005	Celia Barotz	I suggest that the word opportunities isn't really needed here.	Policy HA.2	3-3	Goal/policy	Plan Clarity	Wording
ON430	Bruce Edward Fox	How?	Policy HA.2	3-3	Goal/policy	Plan Clarity	Plan Implementation
ON486	Sara Sprague	Include a variety of "affordable" housing types...	Policy HA.2	3-3	Goal/policy	Plan Clarity	Wording
ON487	Sara Sprague	Too vague. How will this be implemented and address the housing crisis? Suggest including more details, with stronger language.	Policy HA.2	3-3	Goal/policy	Plan Clarity	Wording
ON58	John Vonesh	My main concern for this piece of policy is how we are going to do this with our limited amount space. This a challenge due to the already established housing and the limited amount of city space due to the protected forest. For example where are the houses going to be built, what are the programs are we going to provide to home owners, and what is the plan to reduce the barriers of loans or other factors for the common person? Overall what are all of possible ways we can solve our current problems to make flagstaff better.	Policy HA.2	3-3	Goal/Policy	Plan Clarity	Plan Implementation
ON60	John Saltonstall	Increased densities and proximity to infrastructure will contribute to lower cost development.	Policy HA.3	3-3	Goal/Policy	Growth	Infrastructure development
ON764	Val Bryant	Although the tourism industry is vulnerable to shocks (section 5-9) why is is not mentioned here? Also missing is education, arts, public health, unless they are alluded to in Policy NE-4.	SES goals and policies	3-3	Goal/policy	Economy	Tourism
ON1171	Sandra	Please say more about the commitment to neighborhood character. This phrase is underdeveloped throughout the document and yet it is crucial to the overarching value of "sense of place" and quality of life.	Goal NE	3-3	Goal/policy	Community Character	Prioritize character
IP202	NULL	ED does not matter if potential employees cannot afford to live here. So ED should be proportioned to available housing.	Goal ED	3-3	Goal/Policy	Housing Affordability	Workforce housing
IP210	NULL	Parking minimums make housing unaffordable	Goal HA	3-3	Goal/Policy	Parking	Parking requirements
IP221	NULL	Rather than talking about density - which has something of a negative conotation - consider other language such as conviviality or high-community areas, etc.	Housing Affordability and Cost of Development New Goals and Policies	3-3	Goal/Policy	Plan Clarity	Wording
IP222	NULL	Include and emphasize good design as a requirement of density. If density is paired with good design it will be more easily embraced. - and it will actually be a positive change both in terms of increased housing + beauty. They must be paired.	Neighborhoods and Equity New Goals and Policies	3-3	Goal/Policy	Community Character	Architecture and design
IP223	NULL	Include social, public spaces as a requirement of dense development. These are not the same as "commercial" spares, which are private. Density should naturally lead to more social interaction - but we need to be sure that we design in such a way that beautiful , social gathering spaces, free to the public (and good for all generation) are included.	Neighborhoods and Equity New Goals and Policies	3-3	Goal/Policy	PROS	Support new parks and open space
IP224	NULL	Delete emphasis on "all housing types" and focus the regional plan on affordable + attainable. We do not have a need for more luxury housing. That's not where the pressure points are.	Neighborhoods and Equity New Goals and Policies	3-3	Goal/Policy	Housing Affordability	Emphasize increasing affordable vs. overall supply

IP225	NULL	Parking minimums make housing unaffordable	Neighborhoods and Equity New Goals and Policies	3-3	Goal/Policy	Parking	Parking requirements
IP189	NULL	To reduce barriers to small businesses + startups, would allow non-noxious commercial uses in residential areas and get rid of rules that disproportionately impact them (i.e. parking mandates). non-noxious = not loud, not dangerous to human health, etc.	Policy DP.13	3-3	Goal/Policy	Growth	Commercial and mixed use development
IP203	NULL	Add airport	Policy ED.2	3-3	Goal/Policy	Airport, Rail, Freight	Airport
IP200	NULL	How can setting area aside for housing not encroach on future expansion?	Policy ED.6	3-3	Goal/Policy	Housing Affordability	Workforce housing
IP211	NULL	Explicit reference to mobile home parks and forms to support transitioning	Policy HA.1	3-3	Goal/Policy	Growth	Development patterns and housing types
IP212	NULL	Add mobile homes to urban category	Policy HA.1	3-3	Goal/Policy	Growth	Development patterns and housing types
W20		Fix goal formatting for consistency	Goal ED	3-3	Goal/policy	Plan Clarity	Format
CM138	Sustainability Com	What does maintaining neighborhoods of character safety and connection mean?	Goal NE	3-3	Goal/policy	Plan Clarity	Wording
CM41	Commission on Inclusion & Adaptive Living	“Maintain neighborhoods of character, safety, accessibility and…”	Goal NE	3-3	Goal/Policy	Equity	ADA Accessibility
CM136	Sustainability Com	"Promote sustainable housing for under-resourced communities, ensuring all housing developments incorporate climate resilience measures such as energy efficiency, renewable energy integration, and flood mitigation."	HA new policy	3-3	Goal/policy	Climate Action	Building efficiency
CM137	Sustainability Com	"Ensure that affordable housing is climate-resilient and water- and energy-efficient, incorporating low-carbon design, passive solar design, renewable energy, rainwater capture, and sustainable building materials."	HA new policy	3-3	Goal/policy	Climate Action	Building efficiency
L186	Equity Climate Adv	“policy ha 1 – Minimize and mitigate displacement of residents and prevent the loss of existing affordable housing units. Policy ha 2 – Expand access to homeownership by incentivizing the development of a variety of housing types, providing resources and programs to support homebuyers, and reducing barriers to homeownership opportunities.” Is the (assuming) financial incentivization for developers to diversify home types more clearly outlined somewhere for transparency?	HA policies	3-3	Goal/policy	Plan Clarity	Plan Implementation
L78	Heather Green	I support the goals and associated policies in this section.	NE goals and policies	3-3	Goal/Policy	Equity	Equity in housing/development
L134	Friends of Flagstaf	Provide strategies for addressing the impact of gentrification on equity. (Redevelopment in our most affordable neighborhoods such as Sunnyside will likely increase rents and displace residents who are the most economically vulnerable.)	NE goals, policies, guidelines, action items	3-3	Goal/policy	Housing Affordability	Displacement

CM209	Sustainability Com	Include language about energy-efficient designs in civic and natural spaces.	Policy DP.10	3-3	Goal/policy	Climate Action	Building efficiency
L77	Heather Green	I support policy DP.12 because there is a lot of opportunity, success, and momentum in the community for expanding agriculture and food system support. I am glad to see the City encouraging this.	Policy DP.12	3-3	Goal/Policy	Food Systems	Support local food production
CM210	Sustainability Com	Instead of "uses", "sustainable uses". Also add at the end language about prioritizing clean industry and renewable energy projects when possible.	Policy ED.1	3-3	Goal/policy	Economy	Industrial land
CM133	Sustainability Com	What "impacts"? (pollution: noise, air, water, visual, etc.?) what are the specific mitigations.	Policy ED.2	3-3	Goal/policy	Economy	Industrial land
CM134	Sustainability Com	Suggested edit with green jobs focus: "Promote a variety of employment uses, with an emphasis on green jobs and sustainable industries, including clean energy, energy efficiency, and environmentally responsible construction practices, to support quality employment opportunities across new and diverse trades and industries."	Policy ED.4	3-3	Goal/policy	Economy	Job creation
CM211	Sustainability Com	Add in language about research and development of renewable energy, sustainability technologies, and climate resilience. I am sure this is included under the umbrella of research and dev. but it strengthens it to add in these specifics.	Policy ED.5	3-3	Goal/policy	Climate Action	Renewable energy
CM135	Sustainability Com	What is the variety of housing types? We specifically need (and need stated): smaller/starter homes, multifamily, mixed used residential, condos, etc.	Policy HA.2	3-3	Goal/policy	Growth	Development patterns and housing types
CM212	Sustainability Com	I want to see language about prioritization of sustainable, energy efficient homes. Expanding access to homeownership can often combat sustainable building practices, but there is a balance. Leaving this language out can lead to quick developments that do not support the CNP. This is also important for homeownership and lower utility bills. When buying a home, it is best if it has sustainable building practices that can make the home more long term viable and can make bills lower, allowing for more investment in loans/mortgages.	Policy HA.2	3-3	Goal/policy	Climate Action	Building efficiency
ON64	Marilyn	What exactly does this mean? What are diverse financial strategies? Is it discussed somewhere else in the plan?	Goal CD	3-4	Goal/Policy	Plan Clarity	Plan Implementation
ON692	Valerie Piet	I am all for incentivizing the development of housing projects, but I think we need to find a way to explicitly prohibit price coordination. In my un-scientific observation, it seems like price coordination does occur between apartments and apartment buildings have little incentive to fully fill their units.	Goal CD	3-4	Goal/policy	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON762	Val Bryant	Is there a reason why there is no specific mention of hospital or medical facilities here?	Goal HE and policies	3-4	Goal/policy	Economy	Healthcare

ON238	Tyler Denham	I would add (or incorporate into Policy HE.2) something about removing barriers to startups / entrepreneurs / small businesses. An economy where more residents are self-employed or employed among a wider variety of businesses is more resilient to shocks like a downturn in a specific industry or the loss of a large employer. Examples of barriers - overly-strict prohibitions on home-based businesses (this is the cheapest way for startups to get off the ground), parking mandates (startups / small businesses can't afford the extra land).	HE goals and policies / Policy HE.2	3-4	Goal/policy	Growth	Commercial and mixed use development
ON1094	david r	Policy CD.1 seems to be written unbureaucratic language that mean little as it is vague and can mean whatever the reader wants. New developments/new construction should pay the full cost of added infrastructure plus a buy-in to the existing infrastructure.	Policy CD.1	3-4	Goal/policy	Growth	Infrastructure development
ON255	Steven	Developers who pay for impact fees for infrastructure will have to pass that cost along to home buyers or renters. They do need to earn a profit in order to attract investors. This seems to be in conflict with the Goal of affordable housing.	Policy CD.1	3-4	Goal/policy	Growth	Infrastructure development
ON66	Celia Barotz	How does this relate to the state law about impact fees? Is this language essentially the same as what state law says now?	Policy CD.1	3-4	Goal/Policy	Growth	Infrastructure development
ON69	jean hockman	what does "roughly" proportional mean	Policy CD.1	3-4	Goal/Policy	Plan Clarity	Wording
ON71	Marilyn	Will these public funding strategies reduce the cost of all development or just affordable development?	Policy CD.1	3-4	Goal/Policy	Growth	Infrastructure development
ON72	Marilyn	It seems to me that if the public invests in infrastructure to reduce the overall cost of development there should be some kind of return on our investment such as modest rent controls for a period of time until our investment is paid off.	Policy CD.1	3-4	Goal/Policy	Growth	Infrastructure development
ON1095	david r	Support affordable housing by restricting short term rentals, higher tax rate on second homes (non=primary residences), and size of houses/lots. Second homes reduce community in a neighborhood and reduce the number of eyes on the street, an important deterrent to crime.	Policy CD.2	3-4	Goal/policy	Housing Affordability	Short-term rentals and second homes
ON63	Celia Barotz	I don't really understand this. It seems to contradict the policy directly above. Can you explain how they relate to one another? Is this proposing that council reduce development fees? And what standards is this policy referring to?	Policy CD.2	3-4	Goal/Policy	Growth	Infrastructure development
ON431	Bruce Edward Fox	Alas, we have tried this in the past and ran into opposition from NIMBYs--Not in My Back Yard. Sigh....	Policy CD.3	3-4	Goal/policy	Growth	Infrastructure development
ON746	Laura Huenneke	insert "and sustainable resources"	Policy HE.1	3-4	Goal/policy	Natural Resources	Prioritize natural resources
ON489	Sara Sprague	Is this referring to gentrification?	Policy HE.2	3-4	Goal/policy	Plan Clarity	Wording
ON244	Tyler Denham	I would not list out specific industries, as some people may interpret it as being exhaustive.	Policy HE.3	3-4	Goal/policy	Economy	Job creation
ON312	Michele James	Include food production and agriculture as well.	Policy HE.3	3-4	Goal/policy	Food Systems	Support local food production

ON62	Sara	Missing the agriculture and education sectors of employment.	Policy HE.3	3-4	Goal/Policy	Economy	Job creation
ON1017	Zenya Ledermann	I agree, however if it is chosen to list them all out, then I think it should include food (specifically, agriculture and food distribution)	Policy HE.3, reply to ON244	3-4	Goal/policy	Food Systems	Support local food production
ON1019	Zenya Ledermann	This should include food processing, food production, and other agricultural properties	Policy HE.4	3-4	Goal/policy	Food Systems	Support local food production
ON68	Sara	Heavy industrial uses seem in contradiction with climate resilience. What does industrial properties pertain to? Where is the support for enhancing urban agriculture?	Policy HE.4	3-4	Goal/Policy	Food Systems	Support local food production
ON1063	Nick Zachary	Speaking as a high tunnel and greenhouse builder, the infrastructure required to extend the growing season is not monumental. There are USDA grants for growers to install high tunnels to support their soil health and benefit local food supplies. There are grants to install efficient irrigation systems as well. As for soil amendments, the city should finally do the sensible thing (which also supports carbon neutral 2030 goals) and municipalize a food/yard waste collection and compost production chain. This would divert massive amounts of food waste from landfills and create a readily available source for local growers to boost their soil. This compost could even be subsidized for growers that give some amount of produce to local food banks, meal services, or other food security organizations. There will always need to be a balance of housing and green spaces in any given community/neighborhood. But don't write off the value of a small community FARM (not community garden plots that are dissociated and don't produce much) just because the plot could've fit a duplex.	Policy HE.5	3-4	Goal/policy	Food Systems	Land/resource availability for food production
ON65	John Saltonstall	Thinking this could be split into two policies, one in HE and the other in NE. Support improved nutrition and food security (NE) Encourage local agricultural activity and the production, manufacturing, and distribution of food at various scales including related workforce development and pathways (HE)	Policy HE.5	3-4	Goal/Policy	Food Systems	Support local food production
ON67	Tyler	I would appreciate more detail on this. I'm sceptical of the idea that there is enough land within the planning area suitable for agriculture to produce a significant amount of food, and if there was it'd be competing with other uses like residential, open space, and commercial. Is this refering to community gardens? If so I think it'd be more appropriate in the section on open space.	Policy HE.5	3-4	Goal/Policy	Food Systems	Land/resource availability for food production
ON70	Sara	Need stronger language besides encouragement. Such as implementing. Also, how is local ag going to be subsidized and supported meaningfully?	Policy HE.5	3-4	Goal/Policy	Food Systems	Support local food production

ON728	Emily	I hope more detail is coming later, but there are real natural limitations of what can be grown in this region. We have limited water, our soil requires lots of amendments, our temperature difference from day to night also makes growing food challenging. I also have concerns that "supporting urban agriculture" will be a means to divert public land away from affordable housing programs to urban ag/community gardens. We've already seen this happen to City land on Mogollon St.	Policy HE.5	3-4	Goal/policy	Food Systems	Land/resource availability for food production
ON488	Sara Sprague	Hi Tyler! I think it is imperative to have land used and dedicated for urban agriculture purposes. I work for a farm on less than two acres and we produce an immense amount of food for our community. It seems to be a misconception that a lot of land is needed for a productive farm, therefore, if we allocated land for both urban ag and community gardens at different scales and levels, I do think we could at least produce more local options than we currently have, support the local economy, which then supports local growers and provides workforce development opportunities and possibilities towards a more resilient community.	Policy HE.5 (Reply to ON67)	3-4	Goal/policy	Food Systems	Land/resource availability for food production
ON1058	Nick Zachary	With investments in agricultural infrastructure like high tunnels and micro(drip) irrigation, favorable growing conditions can be created with low ghg inputs and with the more practically efficient irrigation than that used in most large scale agriculture. If our food isn't grown here, it's just being transported from another region in the state (ghg!) likely with less efficient irrigation (overhead sprinkling, flood) with water also being drawn from wells deep in the ground, which is not regulated, reported, or metered like a city supply. You can't manage what you don't measure. Decentralization of our massive food supply is critical. I'd wager this 2 acre farm isn't growing alfalfa. They're creating community, increasing food security, and local food production knowledge - all things that would help achieve the HE goal!	Policy HE.5, reply to ON1014, ON488, ON67	3-4	Goal/policy	Food Systems	Land/resource availability for food production
ON1014	Zenya Ledermann	I agree with Sara's statement. And as to the concerns about land and water, I understand and think they are important as well--however there are areas in Flagstaff that have very good potential for agriculture and many sustainable growing practices that would not require exhausting our natural resources	Policy HE.5, reply to ON488 and ON67	3-4	Goal/policy	Food Systems	Land/resource availability for food production
ON727	Emily	I'd be really curious what the water bill is on this 2 acre farm. Certainly there are ways to grown climate-appropriate plants that have historically always grown well here before we starting pumping water deep out of the ground and contributing to ghg emissions. But blanket statements about growing more food without a clear caveat about the natural limitations of what is possible in this region make me nervous that we are not heading in the right direction.	Policy HE.5, reply to ON488 and ON67	3-4	Goal/policy	Food Systems	Land/resource availability for food production

ON1015	Zenya Ledermann	I agree with this sentiment. I believe food security, nutrition, access, and jobs could be split to put more emphasis on them. I feel this is lacking the potential to support food security initiatives and could be rephrased. Local agriculture is very important but it is not the only way to create food security. There needs to be more increased jobs in food aggregation, food processing, food access and distribution, and waste management and composting.	Policy HE.5, reply to ON65	3-4	Goal/policy	Food Systems	Support local food production
ON1052	Nick Zachary	I agree that there needs to be support for local agricultural activity. As owner of a small local greenhouse manufacturing and installation company, we actually qualified for a Business Retention & Expansion grant through the city where John works. We unfortunately were disqualified in the end because we are technically located outside city limits. Does food grown in the county not get sold in the city? Where do workers at county farms and ranches go to spend their paycheck? It seems that a majority of the essential land for food production our region needs is going to fall outside city limits. What can the city do to actually invest in the growers currently getting left out?	Policy HE.5, reply to ON65	3-4	Goal/policy	Food Systems	Support local food production
ON1016	Zenya Ledermann	Agreed. I think there also needs to be the addition of how nutrition and food security will be supported and addressed. Because these things, while related to local agriculture, are different and should be supported differently.	Policy HE.5, reply to ON70	3-4	Goal/policy	Food Systems	Food security
ON1018	Zenya Ledermann	I believe this is a worthwhile place to invest our efforts as Flagstaff is very vulnerable to supply chain failures and local agriculture is something that should be considered. Affordable housing is important, but people cannot survive without food	Policy HE.5, reply to ON728	3-4	Goal/policy	Food Systems	Support local food production
ON745	Laura Huenneke	add "fire-wise planning and maintenance at the landscape level"	Policy NE.3	3-4	Goal/policy	Safety	Wildfire/flooding mitigation
ON1003	Celia Barotz	I suggest lower case N and A in this sentence.	Policy NE.4	3-4	Goal/policy	Plan Clarity	Wording
ON1013	Zenya Ledermann	and increase resource sharing across community organizations	Policy NE.4	3-4	Goal/policy	Safety	Community resilience

ON712	Jon K	Here's a refined version of your text: In the section discussing business in Flagstaff, it is mentioned that there is "limited readily available space." However, this critical issue is not addressed in the goals section. Currently, there are no viable options for businesses in need of warehouse space within Flagstaff. For example, if my landlord decided to stop renting to me or significantly increase rates overnight, I would have no place within the city to relocate my operations. This scenario would result in the loss of over 30 jobs, along with the associated employee income taxes, company sales tax, and overall economic contributions to Flagstaff. As we look toward 2025 and beyond, this 20-year plan seems to overlook the need for growth in this area. If I wanted to build a simple warehouse for my employees and distribution company, there is no appropriately zoned industrial (LI) land available at a reasonable cost. While there is land near the airport, it is designated for high-tech or med-tech companies, which excludes many businesses like mine. What is the 20-year plan to address these challenges? Is there a strategy for Flagstaff to acquire additional land, develop a business park, or promote growth in a way that supports businesses of all types? Other cities, such as Prescott, Cedar City, and Phoenix, offer significantly more affordable options—where I could purchase an acre for $150,000 instead of Flagstaff's $1,000,000. While the appeal of the mountains and natural beauty draws people to Flagstaff, these factors are becoming less compelling for business owners who find it increasingly difficult to operate here due to space and cost restrictions. Many of us are now shopping elsewhere or considering relocating operations entirely because Flagstaff cannot support companies that grow beyond a certain size.	Goal HE	3-4	Goal/policy	Economy	Industrial land
IP201	NULL	Part of this should be loosening comercial-in-residential rules. The easiest way for residents to start new businesses is using their home as commercial space.	Goal HE	3-4	Goal/Policy	Growth	Commercial and mixed use development
IP186	NULL	Reduce what kind of development standard? This feels like a slippery slope.	Policy CD.2	3-4	Goal/Policy	Plan Clarity	Plan Implementation
IP187	NULL	Must be very specific based on zoning and infrastructure requirements... To make it more affordable.	Policy CD.2	3-4	Goal/Policy	Growth	Infrastructure development
IP188	NULL	Reduce parking minimums everywhere to reduce + eliminate development costs + increase affordability	Policy CD.2	3-4	Goal/Policy	Parking	Parking requirements
IP213	NULL	Add cultural resource management (CRM) to list above	Policy HE.3	3-4	Goal/Policy	Economy	Job creation
IP214	NULL	No specific medical/health mentioned here	Policy HE.5	3-4	Goal/Policy	Economy	Healthcare
IP215	NULL	So, where is the local ag envisioned to happen?	Policy HE.5	3-4	Goal/Policy	Food Systems	Land/resource availability for food production

IP216	NULL	Kinda limited at 7000' short growing season.... hydroponics, greenhouse driven, we have lots of sun	Policy HE.5	3-4	Goal/Policy	Food Systems	Land/resource availability for food production
IP217	NULL	Where would we get the water from and how long will that aquifer last before permanent effects?	Policy HE.5	3-4	Goal/Policy	Food Systems	Land/resource availability for food production
IP220	NULL	So important to Flagstaff Region	Policy NE.2	3-4	Goal/Policy	Equity	Indigenous community
IP218	NULL	Also consider buyouts of housing parcels in disaster prone areas, these parcels could be public infrastructure protection in the form of flood mitigation move broadly	Policy NE.3	3-4	Goal/Policy	Safety	Wildfire/flooding mitigation
IP219	NULL	Be mindful - research on buy-outs (if not done) carefully shows a connection with displacement or historically marginalized communities.	Policy NE.3, reply to IP218	3-4	Goal/Policy	Equity	Equity in housing/development
CM141	Sustainability Com	A healthy economy is a green economy. Suggested edit/addition: "Create a vibrant and diverse local economy that is regenerative, circular, and low-carbon that supports a thriving workforce, innovative businesses, and the expansion of new industries, particularly green jobs, that are compatible with the Region.	Goal HE	3-4	Goal/policy	Economy	Job creation
L52	FCCC	Food security should be its own goal and/or priority within Chapter 3. This can include focuses on food access and distribution, food production and processing, and sustainable waste management. Related initiatives should be supported and encouraged.	HE goals and policies	3-4	Goal/policy	Food Systems	Support local food production
L53	FCCC	Economic development opportunities should be implemented for nutrition, food security, and local agriculture endeavors.	HE goals and policies	3-4	Goal/policy	Food Systems	Food security
CM180	Sustainability Com	Healthy Regenerative Economy - Promote green jobs in clean energy, sustainable construction, and green technologies, fostering a resilient, circular, and regenerative economy that supports innovative businesses and helps Flagstaff transition to a lowcarbon, sustainable future.	HE goals and policies	3-4	Goal/Policy	Economy	Job creation
CM144	Sustainability Com	"Support local entrepreneurship by creating spaces for small businesses, improving access to affordable commercial real estate, and incentivizing economic diversity within neighborhoods."	HE new policy	3-4	Goal/policy	Growth	Commercial and mixed use development
W21		Add context of the regulation	NE goals and policies	3-4	Goal/policy	Housing Affordability	Displacement
W22		Move some to housing	NE goals and policies	3-4	Goal/policy	Plan Clarity	Plan organization
L79	Heather Green	I support Policy CD.1: I am assuming that requiring new developments to pay for a fair and roughly proportional share of public services etc. includes water. It seems reasonable then to apply a similar strategy to existing developments that request new approvals for water.	Policy CD.1	3-4	Goal/Policy	Growth	Infrastructure development
W24		Comment that because fees and standards are uniformly applied, the "reduced" is problematic	Policy CD.2	3-4	Goal/policy	Growth	Infrastructure development
CM142	Sustainability Com	Should specify: "Seek out opportunities to support existing small/local businesses".	Policy HE.2	3-4	Goal/policy	Plan Clarity	Wording

L146	Equity Climate Adv	"Seek out opportunities to support existing businesses, nurture entrepreneurship, and support economic stability and vitality along with measures to avoid amplifying displacement pressure, especially in areas of historic disinvestment." This policy is seeking to address gentrification, therefore, we suggest addressing this aligned with more transparency"	Policy HE.2	3-4	Goal/Policy	Housing Affordability	Displacement
CM143	Sustainability Com	Include green jobs: renewable energy, green construction and technology, sustainable agriculture and food tech jobs	Policy HE.3	3-4	Goal/policy	Economy	Job creation
CM42	Commission on Inclusion & Adaptive Living	"Promote accessible and inclusive pathways..."	Policy HE.3	3-4	Goal/Policy	Equity	ADA Accessibility
L166	Equity Climate Adv	should include urban agriculture and jobs embedded in local food systems	Policy HE.3	3-4	Goal/Policy	Food Systems	Support local food production
L182	Equity Climate Adv	Policy HE.4- Heavy industrial uses seem in contradiction with climate resilience. What does industrial properties pertain to? Where is the support for enhancing urban agriculture?	Policy HE.4	3-4	Goal/policy	Economy	Industrial land
L163	Equity Climate Adv	This should also include implementing more infrastructure to support these initiatives towards production, manufacture, and distribution, such as food hubs or supporting high-tunnel developments.	Policy HE.5	3-4	Goal/Policy	Food Systems	Support local food production
L187	Equity Climate Adv	"policy he 5: Support improved nutrition, food security, and jobs in the Region by encouraging local agricultural activity and the production, manufacturing, and distribution of food at various scales." I think that this is a great step at approaching nutrition and public health but I also think it needs to touch on means of affordability in that healthy food isn't always available to lower income communities and instead have to rely on highly-processed typically fast food items as a means of sustenance (leading to poorer health conditions). Ultimately, pricing communities out (whether by actual cost or accessibility/transportation costs) of healthy nutritious food should also be addressed.	Policy HE.5	3-4	Goal/policy	Food Systems	Food security
CM213	Sustainability Com	Add language about green infrastructure that promotes biodiversity. While this part is primarily about natural habitats, urban development without consideration of surrounding areas (use of green infrastructure) can take away from health of surrounding natural habitats.	Policy NE.2	3-4	Goal/policy	Natural Resources	Prioritize natural resources
CM139	Sustainability Com	Add: "Additionally, explore options for property buybacks in severe flood-prone areas to provide residents with opportunities to relocate safely while reducing flood risks and enhancing long-term community resilience."	Policy NE.3	3-4	Goal/policy	Safety	Wildfire/flooding mitigation
W23		Add "and renters" after "homeowners"	Policy NE.3	3-4	Goal/policy	Housing Affordability	Displacement

CM140	Sustainability Com	Add: "Enhance resources available, including climate resilience and adaptation strategy resources, to Neighborhood Associations and other groups that are best positioned to reach residents in need and/or disproportionately affected by climate change and natural disasters, and maintain lasting community connections."	Policy NE.4	3-4	Goal/policy	Safety	Community resilience
CM145	Sustainability Com	Add: "protect and improve environmental and public health"	Transportation	3-4	Goal/policy	Plan Clarity	Wording
CM21	Bicycle Advisory C	members of the BAC noted that this section (and Chapter 6) do not address road speed and speed limits. However, speed is a critical component of safety for all road users. Speed and speed limits should be addressed in some way as road speed pertains to other goals articulated in this document, such as Vision Zero.	Transportation goals and policies	3-4	Background Info	Roads and Streets	Safe Streets
W62	IALC	There needs to be language that prevents transportation design that has accessibility problems from being reintroduced just because it is difficult or more expensive to maintain or cheaper to construct.For instance, the Engineering Departmnet discussed at Council allowing rolled curbs which is opposed by accessibility advocates because it is difficult for someone in a wheelchair to navigate compared to square curbs with ramped cuts, which can trap them on the street. How can the plan prevent that kind of backtracking.	Transportation goals and policies	3-4	Goal/policy	Equity	ADA Accessibility
L5	Elson Miles	Wish list - "New traffic infrastructure to focus on being LESS car-centric, to promote more alternative transportation amenities and aesthetics." "All new, on-street bike lanes to be constructed as raised, 8 ft-wide side-walk, and, If feasible, new lanes to be off-street, i.e. similar to W. Rte. 66, and John Wesley Powell Blvd." "Reprogram the traffic lights to allow for pedestrians to enter the crosswalk/intersection first. to prevent cars turning right from hitting/harrassing pedestrians. (Been proven effective in numerous cities)." "New street arterials to be constructed with a landscaped median to provide for traffic calming, aesthetics, and the environment. John Wesley Powell Blvd is a good example." "Expand Mountain Line bus service in scope and frequency"	Transportation goals/policies and IGs/AIs	3-4	Goal/policy	Multimodal Transportation	Multimodal infrastructure improvements
CM162	Sustainability Com	Recommend moving the Transportation and PROSE maps and narratives to those respective chapters. Their inclusion in Chapter 3 is not necessary; the maps are not directly referenced in any policy and they are an obstacle to scrolling through the policies.	Goals and Policies	3-5	Goal/Policy	Plan Clarity	Plan organization
ON73	lang	If the JW Powell Connector to Pulliam Dr is necessary, which it isn't, please build a roundabout at Lake Mary Rd and JW Powell. I state that the connector is not necessary because there are already two bypasses. If a driver wants to bypass Milton and take JW Powell, they can already exit off of the I-17 on Lake Mary Road. Or, they can continue on I-40 to Butler or Country Club. Now that the Hospital is not moving to this side of town, the JW Powell connector is not the best use of taxes.	Map 3-1	3-5	Map	Roads and Streets	Street connectivity
ON1022	Krista Ames-Cook	Why is this map such a poor resolution? Please make sure that all maps are high resolution and clear to read.	Map 3-1	3-5	Map	Plan Clarity	Format

L32	ASLD	It appears that there are planned roadways that traverse or are adjacent to STL. ASLD supports having access to STL and needs to be consulted on specific roadway alignment if on STL. Perhaps indicate that the Street Function Class depict conceptual alignment on STL.	Map 3-1	3-5	Map	Roads and Streets	Street connectivity
IP50	NULL	City of Flagstaff Limits? Show Urban Growth Boundary on this map	Map 3-1 Road Functional Classes	3-6	Map	Plan Clarity	Format
IP49	NULL	What is this for - I-40 exit?	Map 3-1 Road Functional Classes	3-6	Map	Roads and Streets	Street connectivity
ON74	lang	I believe this whole area needs to be revised now that the hospital is not being build here. Is an underpass under I-17 connecting it with Pulliam and High Country necessary. Wasn't the hospital going to help pay for this?	Map 3-2	3-6	Map	Roads and Streets	Street connectivity
IP48	NULL	What is this for - previously hospital site now what?	Map 3-2	3-6	Map	Roads and Streets	Street connectivity
L64	Little America	The proposed Existing and Futures Arterials and Collectors Map, Policy Map 3-2, shows a north/south major collector roadway along the eastern edge of the Resort property connecting Butler Avenue and the future John Westly Powell Boulevard. The roadway network in this area done not need this north/south connection with the construction of John Westly Powell Boulevard and would severely impact Resort master planning. If, after a more detailed traffic study indicates such a route would be needed to support future Resort development, such an alignment could be proposed. However, at this time, this roadway should not be planned for. The Resort would request that this map be amended to remove this north/south route. [See folder for marked up map]... In addition, the west side of the property will likely require collector service to support future development without attempting to cross the Rio de Flag (impactful both from an environmental as well as cost perspective). Resort ownership has been engaged with this abutting property owner on concepts to create a roadway corridor to service this area in the future. Additional support for such a connection in the Plan would be helpful policy as this area is planned out by both parties	Map 3-2	3-6	Map	Roads and Streets	Street connectivity
W25		Show future I-40 interchanges	Map 3-2	3-6	Map	Plan Clarity	Format
ON989	Charity Lee	This should also include private property. It should read as follows. "Depiction of planned trails on private property and State Land do not constitute final locations of or legal access to trails unless a legal trail easement is obtained from the private property owner and/or from ASLD.	Map 3-3	3-7	Map	Plan Clarity	Format
ON249	Aubree	The dashed lines for the planned FUTS trails are difficult to distinguish from the existing ones.	Map 3-3	3-7	Map	Plan Clarity	Format

L65	Little America	The Resort recognizes the importance of public trailway connections such as the Flagstaff Urban Trail (“FUTS”) system. However, such pathways require more detailed study of topography, connection points, roadway crossings and of course the location of future land uses and development. Because the Resort’s master planning process is not yet complete, there is not sufficient information to provide a proposed location for a future FUTS trail around or through the property. The Resort requests that this map be updated to simply delete these lines, with the understanding that more detailed planning will be performed with future development efforts. [See folder for maked up map] ... In addition, the map includes a disclaimer related to State Trust Lands... Given that the Plan includes both existing and proposed trails, it is requested that this disclaimer be broadened to provide clarity to readers that any “proposed” trails are not yet trails and are not to be utilized as such. More specifically, the Resort would propose the addition of text similar to the following on the FUTS Plan to address this issue: "Depiction of planned trails on private property do not constitute final location of or legal access to trails. Until a “Planned FUTS” route is finalized and appropriately dedicated for public use, any such route shown herein is for planning purposes only and it is noted that any public use of private land without permission is trespassing." With the removal of the proposed FUTS network over the Resort, and the inclusion of the disclaimer above, the Resort can master plan the correct location for the FUTS connections around its property and any readers of the Plan will be on notice that any shown future routes are simply that, planned routes, and not lawful trail routes.	Map 3-3	3-7	Map	Plan Clarity	Format
L8	Elson Miles	Wish list - "Additional off-street walking paths (FUTS) in the downtown area - The original channel of the Rio de Flag from downtown, east under Butler Ave, south to the water treatment plant would be an asset to the community." "Construct the Walnut Street railroad underpass to connect Old Town with west Flagstaff"	Map 3-3 FUTS Plan	3-7	Map	Multimodal Transportation	Connectivity and FUTS
IP51	NULL	Can these be separate colors?	Map 3-3 Urban Trails System	3-7	Map	Plan Clarity	Format
IP52	NULL	Is there a map that shows which areas are paved? Which areas are maintained/cleared from snow?	Map 3-3 Urban Trails System	3-7	Map	Plan Clarity	Format
W26		Trails from FTI guiding documents in implementation guidelines, and AZ NST, FBO, and Forest access or potential easements > formal connections	Policy Map 3-3	3-7	Map	Multimodal Transportation	Connectivity and FUTS
ON748	Rick Resnick	In general, I find the plan a bit lofty and unrealistic but well-intended. My main suggestion is to be more proactive rather than reactive; the city and surrounding infrastructure is way behind the population growth. I feel the city should restrict incoming population until such a time when the infrastructure is ahead of the growth curve instead of always behind.	General growth comment	3-8	Overall feedback	Growth	Infrastructure development
ON1024	Krista Ames-Cook	Again, why is this map such poor quality? Please include high resolution images that are legible and easier to read.	Map 3-4	3-8	Map	Plan Clarity	Format

CM13	Bicycle Advisory C	BAC members liked that the Regional Plan includes and references maps from the City's bikeways plan and the ATMP and suggested that all planning related to bicycle infrastructure should include references to these maps, again emphasizing the need for a comprehensive system of bikeways and other related infrastructure which serves cyclists across the city.	Map 3-4	3-8	Map	Plan Clarity	Reference/link
IP3	NULL	Change to latest alignment	Map 3-4 Bikeway Map	3-8	Map	Plan Clarity	Format
IP4	NULL	66 bikeway to Knolls	Map 3-4 Bikeway Map	3-8	Map	Plan Clarity	Format
IP2	NULL	Would like to see all the way to mall designated as primary.	Map 3-4 Bikeway Map	3-8	Map	Plan Clarity	Format
ON1025	Krista Ames-Cook	What are Enhanced and Grade-Separated Crossings? Why is this map such poor quality? Please include a high-resolution image that includes reference points and/or landmarks.	Map 3-5	3-9	Map	Plan Clarity	Format
ON75	Alexandria	Terms used on these maps need to be defined somewhere, I don't know where to look for these definitions. If we want the RP to be understandable by the greater amount of people interacting with it, we need to translate or offer definitions for industry-specific terminology everywhere.	Map 3-5	3-9	Map	Plan Clarity	Wording
ON76	Alexandria	I see the definitions below in the paragraph, but the maps don't reference that, for example.	Map 3-5	3-9	Map	Plan Clarity	Wording
ON990	Charity Lee	This map would be easier to read if the existing and proposed roads were added.	Map 3-5	3-9	Map	Plan Clarity	Format
W73		HOH Regional Activity Centers are not carried forward. We can't resolve the incompatibility without more guidance.	GLU chapter	4-	Land use framework	Plan Clarity	Plan Implementation
L135	Friends of Flagstaf	We recommend that the city take an incremental approach to increasing density since densification can have unintended consequences such as gentrification and cause an increase in the need for new infrastructure and city services. One strategy is to incrementally allow for increased building heights with a regulation that says that the maximum building height can only be two stories or one and a half times the height of the directly adjacent buildings, whichever is greater.	GLU Chapter	4-	Land use framework	Growth	Concerns about growth or development
L123	Friends of Flagstaf	Explain How the Costs of Increased Density Will Be Paid For: It would be helpful to understand how the plan envisions that the increased financial burdens associated with densification will be paid for. Increased density requires increased infrastructure and Flagstaff only has impact fees for police and fire protection. It seems inevitable that the increased costs will be shouldered by the current residents and businesses even though there is little to no certainty that it will ensure that their children and grandchildren will be able to afford to rent or buy a home here.	GLU Chapter	4-	Background info	Growth	Infrastructure development

L157	Equity Climate Adv	Feelings of frustration regarding fixable issues when approached with the needs of the community at the forefront of decision-making processes; we suggest stronger language, and actions regarding limiting the amount of Short Term Rentals, Second homeowners out of the county/city, and focus on student housing rather than local housing. We do not see a section in chapter 4 that addresses any of these points directly and would like to know what the Regional Plan could do to address these major issues facing the area.	GLU Chapter	4-	Background info	Housing Affordability	Short-term rentals and second homes
ON101	Michele	This should be clarified to indicate that some people have to live outside Flagstaff. How many people are living outside the City? Quantify this.	"... the community has seen a steady rise in housing costs and increased commute times as people who work in Flagstaff can only afford to live in outlying communities"	4-1	Background Info	Growth	Growth data
ON100	Michele	Clarify the estimated density here. Also, some of JWP development falls under the 2030 Regional Plan, not this Regional Plan.	"As a result of this project, 1,820 acres of new neighborhoods and commercial areas are expected to be developed in the next decade"	4-1	Background Info	Growth	Greenfield development
ON103	Michele	What type of housing has this been? Single-family homes, multi-family.? What has been the increase in second home ownership in this 30 year period?	"In the past three decades (1990-2020), the City has added around 5,000 units per decade..."	4-1	Background Info	Growth	Growth data
ON233	Michele	Information presented at the Economic Outlook Conference at NAU on 11/7/24 included the fact that over 51% of mortgages in Flagstaff, during the year of 2021, were for secondary residences.	"In the past three decades (1990-2020), the City has added around 5,000 units per decade..."	4-1	Background info	Housing Affordability	Short-term rentals and second homes
ON688	Michele	But did this pace decrease from the Great Recession onward? That's what happened nationally and it would be good to know if this occurred in the City as well. Break this figure down more to determine if the rate changed/lessened over this time period.	"In the past three decades (1990-2020), the City has addeed around 5,000 units per decade..."	4-1	Background Info	Growth	Growth data
ON1028	Krista Ames-Cook	Check punctuation - no period needed here unless it's the end of the sentence. If so, then the next sentence should start with a capital letter.	"Neighborhoods near JW Powell Boulevard and Lone Tree Road. added..."	4-1	Background Info	Plan Clarity	Wording
ON707	Celia Barotz	Upper case W for West.	"New subdivisions developed in west Flagstaff..."	4-1	Background Info	Plan Clarity	Wording
ON1030	Krista Ames-Cook	The Bellemont area can only support additional residential communities if the county is going to build the infrastructure that is needed for emergency access, an additional exit, and alternate routes to Flagstaff and/or surrounding areas. Forest Roads that are inaccessible and closed for months at a time are not sufficient.	"The availability of water and sewer services in Bellemont supports denser development..."	4-1	Background Info	Safety	Emergency operations and evacuation
ON458	Sandra Lubarsky	I think it's important to make it clear that the majority of this new housing is student housing and it is related to the increase in student population at NAU during that time period.	"The largest increase in consturction of new housing units is in the vicinity of the Milton Road corridor."	4-1	Background Info	Housing Affordability	Student housing
ON729	Jeff Cocking	This is misleading. The development along Milton is strictly student housing and should be brought to the attention this type of housing is not available for permanent residents.	"The largest increase in consturction of new housing units is in the vicinity of the Milton Road corridor." Reply to ON458	4-1	Background Info	Housing Affordability	Student housing

ON459	Sandra Lubarsky	I think it should be noted that the goal of mixed-use activity centers was not clearly achieved in the Milton corridor units. So that presents a continuing challenge since it is a key element in creating walkable neighborhoods.	"The market trend toward multi-story, mixed-use apartments supported the Flagstaff Regional Plan 2030 goals of creating mixed-use activity centers that function as walkable, denser neighborhoods."	4-1	Background Info	Growth	Commercial and mixed use development
ON102	Michele	This simplifies the issue of rising costs to only housing demand, when there are many other factors in play such as inflation, high construction costs, location, interest rates, speculation, etc.	"This pace of housing production has not kept pace with demand for housing..."	4-1	Background Info	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON98	Michele	Put dwelling unit growth in relationship with population growth so it means something.	"This pace of housing production has not kept pace with demand for housing..."	4-1	Background Info	Growth	Growth data
ON546	Bonnie	Fort valley has a minimum square footage requirement that is outdated and is not in line with ecological or sustainable development. Smaller sq footage would allow for more sustainable and affordable housing.	"Within unincorporated County portions of the Region, the primary development has been single-family homes, with in-fill occurring in... the Fort Valley 180 Corridor on large parcels of one or more acres."	4-1	Background Info	Growth	Development patterns and housing types
ON1099	david r	Again, address how housing units are being used. The housing issue is not addressed if housing units become short term rentals or second homes.	Regional Growth Trends 2012-2022	4-1	Background Info	Housing Affordability	Short-term rentals and second homes
ON1261	Nat	The MSA for Flagstaff since 2012 is estimated to be about 5,000 folks. Of course, of those 5000 not all are head of households. But 5,246 new dwellings have been built according to what is written. What am I missing? If students are not included, than including them would add about 3,000 students between 2012 and 2022 on the flagstaff campus, 18k up to 21k. Assuming the increase in students is not absorbed in campus housing and most students share living space some fraction of the 3000 would require new housing. Maybe the cost of housing is due to the lack of housing for sale and not the lack of housing. If that's the case then the plan is based on unsubstantiated cause and effect	Regional Growth Trends 2012-2022	4-1	Background Info	Growth	Growth data
ON685	Sat Best	Please discuss accessory dwelling units in this section. Many areas are being built out, but codes have been changed to encourage ADUs. ADUs are a great way to increase density while maintaining community character, and we should be looking for ways that the City and County can encourage more to be built.	Regional Growth Trends 2012-2022	4-1	Background Info	Growth	Development patterns and housing types
ON99	Michele	NAU growth should be included in these trends.	Regional Growth Trends 2012-2022	4-1	Background Info	Growth	Growth data
W35		more upfront on resistance to wildfire - setbacks from NFS lands	Chapter Principles and Current Conditions	4-1	Background info	Safety	Wildfire/flooding mitigation

L198	Equity Climate Adv	Comments just below the Map 4-1 express great points from the online PDF. Commenters are expressing great frustration with what feels like obvious and fixable issues, including limiting the amount of Short Term Rentals, Second homeowners out of the county/city, and focus on student housing rather than local housing. I don't see a section in chapter 4 that addresses any of these points directly and would like to know what the Regional Plan could do to address these major issues facing the area. [Responding comment:] NOTE FROM ABOVE COMMENT: Many of these issues are addressed in Chapter 5.	Regional Growth Trends	4-1	Background info	Housing Affordability	Short-term rentals and second homes
ON126	Zak	The speed transit can go also effects this. If the bus is slower people who own cars will not take it. Bus Rapid Transit and Transit-Controlled Lights would facilitate this.	"People: Activity is the biggest driver of transit ridership."	4-10	Background Info	Transit	Mountain Line frequency and operations
ON1033	Krista Ames-Cook	People choose to live (and visit) the Flagstaff area for the beautiful views and scenic landscape. These mixed-use buildings are an eyesore and block the stunning views. The taller buildings must stop. It is absolutely baffling that this is the "current and desired condition" of an urban center in Flagstaff and Coconino County.	Figure 4-2	4-10	Land use framework	Community Character	Viewsheds
ON1260	Laura Zirino	The ponderosa-covered easements need to be maintained. I don't see them here. They preserve the mountain character of Flagstaff and the feeling of being within the forest, not just living on the boundary.	Figure 4-2	4-10	Land use framework	PROS	Open space acquisition
ON127	Zak	Would love to see raised pedestrian crossings and speed humps. Would also love to see increased edge friction including chicanes. Plantings should be native vegetation and be used to capture water in a more impermeable setting.	Figure 4-2	4-10	Land Use Framework	Multimodal Transportation	Multimodal infrastructure improvements
ON467	Sandra Lubarsky	Those taller buildings look formidable, unfriendly, and not conducive to local, independent business development. How can we ensure that our urban center maintains the character of a mountain town?	Figure 4-2	4-10	Land use framework	Community Character	Architecture and design
ON558	Ben Ruddell	Physically separated bike lanes and grade separated crossings are mandatory if we want cycling to ever become a major transportation option in Flagstaff. Without these, it's simply too unpleasant and dangerous.	Figure 4-2	4-10	Land use framework	Multimodal Transportation	Multimodal infrastructure improvements
ON744	Emily	60 Ft is roughly 5 stories?	Figure 4-2	4-10	Land use framework	Plan Clarity	Wording
ON971	David	In this "desired urban center" it would be good to show the transit stop as a pull out with a bus or van at the shelter. This pull out design allows vehicles to get around the bus, improving vehicular flow. It also allows for an unhurried embarking and disembarking to/from the bus or van, increasing transit riders satisfaction.	Figure 4-2	4-10	Land use framework	Plan Clarity	Format

ON1254	Laura Zirino	I agree with this comment. The so-labeled "desired urban center" is an absolute eyesore that loses the character that makes Flagstaff special. The second photo could be Phoenix! We need to keep the views and connection to nature that people move here for. There is no way to provide homes for everyone who wants to live here without destroying the character of Flagstaff. I agree that more affordable homes are needed, but it must be balanced with preserving the views/natural areas. 60 foot buildings are six stories high-that is way too high for Flagstaff!	Figure 4-2, reply to ON1033	4-10	Land use framework	Community Character	Viewsheds
ON816	Val	I dislike the reduction of our Flagstaff beautiful views. We must be very careful on how many of these tall buildings are built, where these buildings are placed and the direction in which they are placed. Aspen Place is a mess after a snow as the sun does not shine on the road and we have a dangerous situation.	Figure 4-2, reply to ON744	4-10	Land use framework	Community Character	Viewsheds
IP227	NULL	I'd like to see bus rapid tranist (66, Milton, others).	Figure 4-2	4-10	Land Use Framework	Transit	Mountain Line frequency and operations
IP228	NULL	Increase Edge Friction	Figure 4-2	4-10	Land Use Framework	Plan Clarity	Format
IP229	NULL	Landscaping should capture water	Figure 4-2	4-10	Land Use Framework	Natural Resources	Water availability and quality
IP230	NULL	Eliminate parking minimums in this zone	Figure 4-2	4-10	Land Use Framework	Parking	Parking requirements
CM64	Commission on Inclusion & Adaptive Living	“Enhanced Pedestrian Crossings with curb cuts, truncated domes, and accessible pedestrian signal devices.”	Figure 4-2	4-10	Land use framework	Plan Clarity	Format
W37		Doesn't match transect	Figure 4-2	4-10	Land use framework	Plan Clarity	Format
W38		Add accessible parking kiosk station	Figure 4-2	4-10	Land use framework	Plan Clarity	Format
W39		add paybooth	Figure 4-2	4-10	Land use framework	Plan Clarity	Format
W40		B - delete "up to 60 ft", replace with or midrise apt	Figure 4-2	4-10	Land use framework	Plan Clarity	Format
CM65	Commission on Inclusion & Adaptive Living	“Enhanced Pedestrian Crossings with curb cuts, truncated domes, and accessible pedestrian signal devices.”	Figure 4-3	4-10	Land use framework	Plan Clarity	Format
CM63	Commission on Inclusion & Adaptive Living	“Physical Form:...Key features include...accessible and inclusive spaces....parking lots that include accessible parking...”	What is Transit-Supportive Land Use?	4-10	Land use framework	Equity	ADA Accessibility
ON1034	Krista Ames-Cook	Mixed use buildings up to 60 feet should not ever be the "Current and Desired Condition" of a Suburban Center in the Flagstaff and Coconino County area. The stunning views of the peaks will be blocked. We must preserve and protect the natural beauty of northern Arizona.	Figure 4-3	4-11	Land use framework	Community Character	Viewsheds
ON1256	Laura Zirino	Figure 4-3 is absolutely hideous! The buildings are too tall, too much density, and the views of the mountain are obscured. Just looking at Figure 4-3 feels claustrophobic. How is anything in this photo maintaining the connection to nature and natural beauty of Flagstaff?	Figure 4-3	4-11	Land use framework	Community Character	Viewsheds

ON1257	Laura Zirino	One thing this city has done well is include easements with natural landscaping around town. The presence of these easements, usually with ponderosas, makes you feel like you are in the forest, not just near it. Where are the land easements in this photo? All I see is concrete, just like the large, crowded metropolis I left behind when I moved here. Without the easements Flagstaff gets closer to becoming another generic suburbia.	Figure 4-3	4-11	Land use framework	PROS	Open space acquisition
ON128	Zak	So many strip malls in Flagstaff never use all their parking. Parking spaces should be removed to allow this infill.	Figure 4-3	4-11	Land Use Framework	Parking	Parking requirements
W41		B - delete "up to 60 ft"	Figure 4-3	4-11	Land use framework	Plan Clarity	Format
W42		B - building too close to the street	Figure 4-3	4-11	Land use framework	Plan Clarity	Format
CM66	Commission on Inclusion & Adaptive Living	“Enhanced Pedestrian Crossings with curb cuts, truncated domes, and accessible pedestrian signal devices.”	Figure 4-4	4-11	Land use framework	Plan Clarity	Format
ON1035	Krista Ames-Cook	Incremental infill should be carefully planned to not block the views of the San Francisco Peaks and other natural landscape.	Figure 4-4	4-12	Land use framework	Community Character	Viewsheds
W43		bike lane blocked by delineators	Figure 4-4	4-12	Land use framework	Plan Clarity	Format
ON832	Laura Huenneke	does this include potential access to public services (eg post office, maybe municipal operations like County Treasurer or Recorder)?	"Allow for limited drive-up booths and drop-off areas for banks, hotels, food and beverage kiosks, and similar uses"	4-13	Land use framework	Plan Clarity	Wording
ON1114	Sandra	Is there a reason to prefer a gridded street system? There are problems with a grid plan in relation to street congestion. And such plans often lead to a rather bland, even monotonous character.	"Be designed based on gridded street systems and consider constraints..."	4-13	Land use framework	Roads and Streets	Street connectivity
ON130	Zak	Upvote	"Be within a quarter to one-third of a mile walking distance from open spaces and parks"	4-13	Land Use Framework	PROS	Access to parks and open space
ON132	Zak	Some roads should be considered for closing to cars to allow more open 'market style' foot-based traffic. Aspen between Beaver and Verde should be considered for this treatment. Could be considered for only between Memorial Day and Labor Day as a pilot program.	"Develop high pedestrian, bicycle, and transit connectivity via the street network and improved with dedicated facilities"	4-13	Land Use Framework	Roads and Streets	Pedestrian-only streets
ON134	Zak	This can only be achieved without parking minimums	"Future Desired Density/Intensity: More than 50 dwelling units per acre."	4-13	Land Use Framework	Parking	Parking requirements
ON137	Marilyn	It would be helpful throughout this plan to give existing examples of where the dwelling per acre suggestions already exist here in Flagstaff. It is hard to conceive of what types of structures would have to be built in an area allowing 50 units per acre. Are there any already in Flagstaff?	"Future Desired Density/Intensity: More than 50 dwelling units per acre."	4-13	Land Use Framework	Growth	Growth data
ON133	Zak	Some of these vacant lots should be set aside for public use, floodwater mitigation, parks, community gardens, etc; and instead more adaptive reuse or upzoning of existing constructed parcels.	"Give preference to adaptive reuse of buildings and development of vacant and underutilized parcels over demolishing historic buildings and landmarks."	4-13	Land Use Framework	PROS	Support new parks and open space

ON1117	Sandra	I very much appreciate this point about preservation of historic buildings and landmarks. It is especially important in the urban core if we are to preserve a sense of place and community character.	"Give preference to adaptive reuse of buildings... over demolishing historic buildings and landmarks"	4-13	Land use framework	Community Character	Heritage preservation
ON136	Zak	Downtown parking should be more expensive or demand-based. This is a huge lost revenue source for the city. Discourages public transit use. The fee is likely low enough that it costs more to manage the parking and contract than the city makes in fees.	"Implement managed parking, such as a Parking district"	4-13	Land Use Framework	Parking	Parking management and fees
ON929	John	if you raise the parking rate, there needs to be a subsidy program for downtown business owners or employees of downtown businesses so the cost to park for people who WORK downtown remains feasible.	"Implement managed parking, such as a Parking district." Reply to ON136	4-13	Land use framework	Parking	Parking management and fees
ON835	Val	But do include EV charging stations.	"Locate limited auto-oriented uses such as gas stations, car washes, and drive-through restaurants on major and minor arterials"	4-13	Land use framework	Parking	EV charging
ON129	Zak	Upvote	"Locate midrise apartment buildings without a commercial first floor walking distrance from the central commercial area"	4-13	Land Use Framework	Growth	Commercial and mixed use development
ON131	Marilyn	Prioritize public investments for affordable and attainable housing not all housing.	"Prioritize capital and utility investments to support infill, attainable housing, transit, and walkability."	4-13	Land Use Framework	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON135	Marilyn	I assume that a lot of capital investments would need to be made to upgrade the water and sewer services for greater density. If there is public investment, what kind of guardrails will there be to insure that the new developments are not gentrification that only wealthy second home owners can afford or student housing? We need to specify the kind of housing we want to see if public funds are used.	"Prioritize capital and utility investments to support infill, attainable housing, transit, and walkability."	4-13	Land Use Framework	Growth	Infrastructure development
ON836	Val	Perhaps a store front library as well.	"Provide accessibility to ground-floor businesses and community services for pedestrians directly from a public space"	4-13	Land use framework	Growth	Commercial and mixed use development
ON817	Val	There is no (well, very little) mention of schools in this Growth and Land use section.. Schools referred to are pre-school, elementary, middle and secondary. Students need to access them easily.	Urban Center	4-13	Land use framework	Economy	Education
ON972	David	Somewhere in this Chapter the term "15 minute city" should be introduced. It would apply to urban centers and perhaps suburban areas. Use of the term with a definition would help readers to visualize what this chapter is saying. And, there could be references to literature or research on the topic.	Urban Center	4-13	Land use framework	Plan Clarity	Wording

ON889	Dee Hoagland	Did I miss something? The plan mentions minimum height of commercial buildings at 2 stories. Is there a maximum height of all buildings? 5 story residential buildings in older single family neighborhoods are an eyesore.	Urban Centers should	4-13	Land use framework	Community Character	Architecture and design
W44		More than 50 dwelling units per acre = gross or net?	Urban Center	4-13	Land use framework	Plan Clarity	Plan Implementation
W45		5th bullet: no ped shed has to apply	Urban Center	4-13	Land use framework	Growth	Commercial and mixed use development
W46		13th bullet: conflicts with transect	Urban Center	4-13	Land use framework	Roads and Streets	Streetscapes
CM67	Commission on Inclusion & Adaptive Living	“Urban Centers Should…merged parking (which includes accessible parking)…”	Urban Center	4-13	Land use framework	Equity	ADA Accessibility
CM68	Commission on Inclusion & Adaptive Living	“Urban Centers Should…ADD: >>Provide spaces accessible and inclusive for all community members.”	Urban Center	4-13	Land use framework	Equity	ADA Accessibility
ON139	Zak	Upvote	"Provide connectivity to open spaces and parks within a quarter to one third of a mile walking distance"	4-14	Land Use Framework	PROS	Access to parks and open space
ON138	Zak	Upvote for parking that counts more than once in minimums (I assume thats what is meant by 'serves multiple properties'). Still would like to see a reduction in parking minimums in this zone.	"Use shared parking, managed parking, and cross property access to create efficient parking and circulation that serves multiple properties whenever possible"	4-14	Land Use Framework	Parking	Parking requirements
ON140	Marie Jones	This seems to be an example of an urban center project rather than suburban.	Photo: S Beaver St and W Butler Ave	4-14	Format	Plan Clarity	Format
ON1121	Sandra	I am concerned about the difference between "provide connectivity to open space and parks" --in suburban centers--and "be within a quarter to one-third of a mile walking distance from open spaces and parks?" --in urban centers. We need to do whatever we can to make suburban centers less auto-oriented--and that includes making open spaces/parks within walking distance.	Suburban Center - "Provide connectivity to open spaces and parks within a quarter to one third of a mile walking distance"	4-14	Land use framework	Plan Clarity	Wording
ON890	Dee Hoagland	Prioritize sustainable building practices to facilitate carbon neutrality.	Suburban Centers should	4-14	Land use framework	Climate Action	Carbon neutrality
CM69	Commission on Inclusion & Adaptive Living	“Suburban Centers should…use managed parking, accessible parking…”	Suburban Center	4-14	Land use framework	Equity	ADA Accessibility
CM70	Commission on Inclusion & Adaptive Living	“Suburban Centers should…ADD: >>Provide spaces accessible and inclusive for all community members.”	Suburban Center	4-14	Land use framework	Equity	ADA Accessibility
ON141	Zak	Upvote, looking at you SE Flag	"Their objective is to reduce the need to travel out of the area to meet day-to-day needs."	4-15	Land Use Framework	Growth	Commercial and mixed use development

ON1067	Nick Zachary	I agree many rural centers already have valuable markets and corner stores like the ones pictured that act as a hub for local residents. As the region supports local agricultural development, these existing hubs should be considered as distribution centers for locally grown produce and value added food products. The recent Flagstaff & Northern Arizona Community Food Systems Assessment points to the lack of retail outlets for these goods which 1) have customer demand and 2) currently are largely sold at events like weekly farmers markets. Cutting down the steps it takes to get from farm to market to table also helps achieve the 2030 carbon neutrality goals.	Rural Center	4-15	Land use framework	Food Systems	Support local food production
ON837	Val	Add schools (they are mentioned above) library, and parks(IE social gathering places).	Rural Centers should	4-15	Land use framework	Economy	Education
ON838	Val	Retain scenic visibility.	Rural Centers should	4-15	Land use framework	Community Character	Viewsheds
CM71	Commission on Inclusion & Adaptive Living	“Rural Centers should ADD: >>Provide spaces accessible and inclusive for all community members.”	Rural Center	4-15	Land use framework	Equity	ADA Accessibility
ON468	Celia Barotz	Why lower case d for districts here and then upper case D in other places?	"There are two types of districts: Commercial and Employment."	4-16	Land Use Framework	Plan Clarity	Wording
ON1125	Sandra	1. I am concerned that Commercial Corridors are simply strip malls with some housing. Why not work to do away with strip malls since such "malls" are based on auto-dependent assumptions? 2. If such areas actually develop into areas with significant housing, then they need to be defined in such a way that they include the amenities that ensure that they are "neighborhoods." Otherwise, I fear that they will become low-income housing areas lacking in the structures that provide equitability.	Corridors	4-16	Land use framework	Growth	Commercial and mixed use development
ON142	Marilyn	What proposed streets would be considered corridors? JW Powell? Lone Tree? what are the implementation strategies that will enable land to be reserved along new roads for high density and commercial development?	Corridors	4-16	Land Use Framework	Plan Clarity	Plan Implementation
ON143	Zak	It sounds like Bus Rapid Transit should be central to these cooridors	Corridors	4-16	Land Use Framework	Transit	Mountain Line frequency and operations
ON144	Marilyn	I think Neighborhood Commercial designations need to mapped as to show their desirability in new developments. I don't think they should be parcel specific but I do think the map should identify future development sites as encouraging these designations. Maybe a category of floating neighborhood commercial designations that is not as strict as what we mapped last time as fixed neighborhood activity centers shown within the areas as suburban.	Neighborhood Commercial	4-16	Land Use Framework	Growth	Commercial and mixed use development
ON932	John	typo	Photo caption - "Rural Activity Center..."	4-16	Format	Plan Clarity	Wording
ON145	Zak	Should include Chicanes (that catch and hold rainwater) and circles	Figure 4-5	4-17	Land Use Framework	Plan Clarity	Format

CM72	Commission on Inclusion & Adaptive Living	ADD “Enhanced Pedestrian Crossings with curb cuts, truncated domes, and accessible pedestrian signal devices.	Figure 4-5	4-17	Land use framework	Plan Clarity	Format
ON148	Zak	Affordable options are only possible with overturning parking minimums	"Encourage multifamily residential uses located above and behind commercial uses."	4-18	Land Use Framework	Parking	Parking requirements
ON146	Zak	Upvote	"Encourage residential and office uses located above commercial uses"	4-18	Land Use Framework	Growth	Commercial and mixed use development
ON147	Zak	Would love to see retrofits of the current urban corridors to have second and third story residential; if parking minimums are overturned. Very successful project in Los Angeles outlined here: https://www.nbclosangeles.com/news/local/costco-with-apartments-south-la-baldwin-hills/3514264/	"Encourage residential and office uses located above commercial uses"	4-18	Land Use Framework	Growth	Commercial and mixed use development
ON149	Zak	Only possible if parking minimums are overturned	"Future Desired Density/Intensity: More than 29 dwelling units per acre..."	4-18	Land Use Framework	Parking	Parking requirements
ON463	Sandra Lubarsky	How is this category not simply another way of talking about the development of strip malls? How do you keep this kind of commercial development from being a car-dependent destination? Rather than thinking of these as "suburban corridors," why not think of them as suburban neighborhood clusters, with the emphasis on developing them as multifamily residential-commercial areas? In other words, put the emphasis on residential development with integrated commercial activity.	Suburban Corridor	4-18	Land Use Framework	Growth	Commercial and mixed use development
ON719	SFK	On page 4-28 the Suburban Corridor designation is abbreviated as "SCC." Here, it is abbreviated as "SCO." You may wish to revise one of the abbreviations to maintain internal consistency.	Suburban Corridor	4-18	Land use framework	Plan Clarity	Wording
CM74	Commission on Inclusion & Adaptive Living	“Suburban corridors should…high quality accessible pedestrian…”	Suburban Corridor	4-18	Land use framework	Equity	ADA Accessibility
CM73	Commission on Inclusion & Adaptive Living	“Urban corridors should…high quality accessible pedestrian…”	Urban Corridor	4-18	Land use framework	Equity	ADA Accessibility
ON1126	Sandra	In addition (and more importantly, IMO) to allowing workforce housing in the employment districts, it seems important that "urban centers" be established adjacent to such districts. Right now, "suburban centers" seems to mostly be designated. Why not approve increased density next to employment districts in order to increase vitality and decrease auto-dependence?	Employment District	4-19	Map	Future Growth Illustration	Color Change

ON839	Val	Provide a link to this.	"The Arizona State Mining Inspector's Aggregate Protection Guidance recommendations should be followed when considering discretionary land-use decisions."	4-19	Land use framework	Plan Clarity	Reference/link
ON240	Michele	Employee housing should not be encouraged in Employment Districts with Heavy Industrial uses. This is a major conflict.	"Workforce housing tied to a specific employer in proximity to their workpalce may be considered in all employment areas."	4-19	Land Use Framework	Housing Affordability	Workforce housing
ON104	Michele	Define census blocks.	Map 4-1	4-2	Map	Plan Clarity	Format
ON556	Ben Ruddell	What's the plan to work with the State on the disposal and fate of the large areas of state trust land immediately adjacent to the city? Will one of these blocks suddenly become... an air force base, huge casino, nuclear waste dump, refugee camp, or mega-development? Please address this in the plan.	Map 4-1	4-2	Map	Growth	Greenfield development
ON992	Charity Lee	The map is poor quality. Update so it's legible.	Map 4-1	4-2	Map	Plan Clarity	Format
ON442	Sat Best	How can the City encourage and support more student housing on campus to reduce housing pressure in the City?	University Research District	4-20	Land Use Framework	Housing Affordability	Student housing
ON840	Val	"On Campus" is the desired reference here.	University Research District, reply to ON442	4-20	Land use framework	Housing Affordability	Student housing
L37	Coconino NF	Page 4-20, Building Blocks: Landscapes - Should identify that these areas should be managed to maintain low fuel densities in order to be sustainable.	Landscapes	4-20	Land Use Framework	Safety	Wildfire/flooding mitigation
CM75	Commission on Inclusion & Adaptive Living	"University and...ADD: >>Provide spaces accessible and inclusive for all community members."	University and Research District	4-20	Land use framework	Equity	ADA Accessibility
ON1128	Sandra	Similarly to employment centers, it seems important that "urban centers" be established adjacent to research districts. RWhy not approve increased density next to these districts in order to increase vitality and decrease auto-dependence?	University Research District	4-20	Map	Future Growth Illustration	Color Change
ON841	Val	Perhaps consider adding, "No harm water resources ".	"Forestry, mineral extraction, recreational developments, and land uses compatible with surrounding federal land management plans may be considered appropriate uses so long as they do not require extension of water and sewer infrastructure."	4-21	Land use framework	Natural Resources	Water availability and quality

L38	Coconino NF	Page 4-21, Federal Lands and Working Landscapes, “Development that requires road access should not exceed what is permitted by federal agencies that provide road use permits or easements” - Developments should not require road access through Federal lands unless there are no other options. Federal agencies will only permit one access route to private lands per law and regulation, and only if there are no other viable access options. The Forest Service will not be able to permit additional access routes for emergency egress lands on National Forest System lands if there is already reasonable access to the property.	Federal Lands and Working Landscapes Implementation Guidelines	4-21	Land Use Framework	Roads and Streets	Street connectivity
L39	Coconino NF	Page 4-21, Federal Lands and Working Landscapes, “Seek opportunities for linking urban trails to public lands.” Suggest adding, “Work with Federal land managers to address potential unauthorized access points to public lands from private lands.”	Federal Lands and Working Landscapes Implementation Guidelines	4-21	Land Use Framework	Multimodal Transportation	Connectivity and FUTS
CM76	Commission on Inclusion & Adaptive Living	“Parks and ...accessible recreation ...”		4-21	Land use framework	Equity	ADA Accessibility
ON833	Laura Huenneke	"...and are easily/safely accessed by active transport (pedestrians, bicycles)."	"Neighborhood Commercial locations should be on streets that can support on-street parking or commercial traffic"	4-22	Land use framework	Multimodal Transportation	Connectivity and FUTS
ON1038	Zenya Ledermann	potentially prioritize brownfields instead of greenfields	"The scenario planning effort demonstrated that the Region will need incremental increases in density throughout existing neighborhoods, and steady development in new growth or greenfield areas to address its housing affordability challenge and the impacts of climate change"	4-22	Land use framework	Growth	Greenfield development
ON1129	Sandra	The word "incremental" is very important, here! It seems like this would be a good place to define what it entails.	"The scenario planning effort demonstrated that the Region will need incremental increases in density throughout existing neighborhoods, and steady development in new growth or greenfield areas to address its housing affordability challenge and the impacts of climate change"	4-22	Land use framework	Plan Clarity	Wording
ON1131	Sandra	Greenfield development is unlikely to do much to address our housing affordability "challenges." It seems disingenuous to link the two.	"The scenario planning effort demonstrated that the Region will need incremental increases in density throughout existing neighborhoods, and steady development in new growth or greenfield areas to address its housing affordability challenge and the impacts of climate change"	4-22	Land use framework	Growth	Greenfield development

ON150	Marilyn	Add: as well as increased densities in the greenfield areas.	"The scenario planning effort demonstrated that the Region will need incremental increases in density throughout existing neighborhoods, and steady development in new growth or greenfield areas to address..."	4-22	Land Use Framework	Growth	Greenfield development
ON1009	Hunter	It would be great to see a resurgence of small neighborhood businesses in traditionally single family residential areas. This could reduce the number of car trips per household.	Neighborhood Commercial	4-22	Land use framework	Growth	Commercial and mixed use development
ON1039	Zenya Ledermann	There is no mention of urban agriculture, community gardens could be incorporated here	Neighborhood Commercial	4-22	Land use framework	Food Systems	Support local food production
ON559	Ben Ruddell	Many people feel that some kinds of businesses create nuisances in a residential area. We either need a strong enough framework for giving the neighbors voice on these businesses, or this type of zoning should be eliminated to prevent impacts. Leaving it up to chance is a recipe for conflict and blight. Is the approval process strong enough that you would trust it to decide what kind of new business development goes in next door to your home? What do Flagstaffers think?	Neighborhood Commercial	4-22	Land Use Framework	Growth	Commercial and mixed use development
ON1073	Nick Zachary	I agree, especially regarding local food product distribution. The Flagstaff & Northern Arizona Community Food Systems Assessment found 24% of respondents expressed dissatisfaction when asked about zoning regulations that impact their food or farm business. Only 20% were satisfied with their grocery options. Look at the explosive popularity and profitability of all the different farmers markets in the last few years. This building block feels like the perfect place to bring local products to local market on a more permanent, daily basis.	Neighborhood Commercial, reply to ON1009	4-22	Land use framework	Food Systems	Support local food production
CM29	Bicycle Advisory C	the goals expressed here should link to the existing bikeways network concept from other sections of the plan and directly tie to existing maps used elsewhere.	"... the Region must ... improve bicycle and pedestrian infrastructure in and between neighborhoods."	4-22	Land use framework	Plan Clarity	Reference/link
ON1036	Krista Ames-Cook	Multifamily housing options should be no taller than two stories. Otherwise, the scenery and mountains are blocked and will ruin/tarnish the natural beauty of the area.	Figure 4-6	4-23	Land use framework	Community Character	Viewsheds
ON151	Zak	Would rather see redevelopment of existing lots instead of loss of rare publicly accessible open space.	Figure 4-6	4-23	Land Use Framework	PROS	Open space acquisition
ON842	Val	I would prefer two story rather than three. They would blend in better with the neighborhood.	Figure 4-6	4-23	Land use framework	Community Character	Architecture and design
IP226	NULL	I wish this protected open space while redeveloping existing uses.	Figure 4-6	4-23	Land Use Framework	Plan Clarity	Format
CM77	Commission on Inclusion & Adaptive Living	ADD “D. Enhanced Pedestrian Crossings with curb cuts, truncated domes, and accessible pedestrian signal devices."	Figure 4-6	4-23	Land use framework	Plan Clarity	Format

ON844	Val	Would it be beneficial to identify what could be "reused" here? Is it referring to old housing, empty lots, larger historic structures?	"Encourage adaptive reuse to increase the number of units within larger historic structures."	4-24	Land use framework	Plan Clarity	Wording
ON153	Zak	Affordable options only achievable without parking minimums	"Future Desired Density/Intensity: More than 20 dwelling units per acre"	4-24	Land Use Framework	Parking	Parking requirements
ON152	Zak	Typo	"Support a variety of housing types, intermixed throughout the neighborhood at as the predominant housing pattern."	4-24	Land Use Framework	Plan Clarity	Wording
ON782	Celia Barotz	These are condos at the corner of Beaver and Dale. I understand from someone who used to own a unit that almost all of the owners are from out of town. Some rent out their units.	Photo on 4-24	4-24	Format	Plan Clarity	Format
ON1133	Sandra	Can you please also address parks/open space and public space allocation as they are envisioned for the various neighborhoods? It seems to me that it is an important feature but it is absent from these descriptions.	Urban Neighborhoods	4-24	Land use framework	PROS	Support new parks and open space
ON1138	Sandra	And please include information about the urban trail system, as well.	Urban Neighborhoods	4-24	Land use framework	Multimodal Transportation	Connectivity and FUTS
ON1194	Erica Rackley	I see that areas identified as "Urban Neighborhood" on the map are well-established neighborhoods (Old Town, Coconino Estates, Sunnyside, Hospital Hill) where current density is far less than 20 dwelling units/acre. How does the City propose meeting these density goals without razing existing neighborhoods?	Urban Neighborhoods	4-24	Land use framework	Plan Clarity	Plan Implementation
CM78	Commission on Inclusion & Adaptive Living	“In Addition…: ADD: >>Provide spaces accessible and inclusive for all community members.”	Urban Neigbhorhood	4-24	Land use framework	Equity	ADA Accessibility
ON1135	Sandra	as well as open spaces/parks/recreation…	"Have streets that are well organized and provide additional mid-block pedestrian and bicycle access to Centers, Corridors, Neighborhood Commercial, and transit stops"	4-25	Land use framework	PROS	Access to parks and open space
ON1010	Hunter	This type of gentle density is a great approach to increasing the local housing stock while maintaining the integrity of traditional neighborhoods.	Suburban Neighborhood-High Density	4-25	Land use framework	Growth	Support housing/infill development
CM79	Commission on Inclusion & Adaptive Living	“In Addition…ADD: >>Provide spaces accessible and inclusive for all community members.”	Suburban Neighborhood-High Density	4-25	Land use framework	Equity	ADA Accessibility
ON155	Zak	Other zoning types should try to have trail access too	"Have trail access within, and connecting the neighborhood to, other residential areas, Centers, Corridors, parks, and open space."	4-26	Land Use Framework	Multimodal Transportation	Connectivity and FUTS

ON1040	Zenya Ledermann	"encourage" rather than permit	"Permit agricultural uses and home-based businesses with low traffic needs as a part of the neighborhood's character"	4-26	Land use framework	Food Systems	Support local food production
ON1078	Nick Zachary	Widespread approval of agricultural and home-based businesses should be granted in rural neighborhoods. These uses already fit the general character of these areas. The Flagstaff & Northern Arizona Community Food Systems Assessment found that 83% of respondents that manufacture a food item do so at home versus in a commercial/certified kitchen. It was also found that the distance between food producers and resources (kitchens, processing, storage, customers, etc.) is a significant barrier to starting and growing businesses in the region. If the city and regional managers prioritize the support of developing small businesses, especially in agriculture and food products, especially home-based businesses, we will build a more resilient food system while also benefitting the neighborhoods/communities they serve.	"Permit agricultural uses and home-based businesses with low traffic needs as a part of the neighborhood's character"	4-26	Land use framework	Food Systems	Support local food production
ON847	Val	What does "transfer of development rights" mean? Is this something the city and or zoning board should have control of?	"Promote cluster development to preserve natural and cultural resources with tools such as conservation easements and cluster subdivisions, planned residential or unit development, and transfer of development rights."	4-26	Land use framework	Plan Clarity	Wording
ON848	Val	What does "transfer of development rights" mean. Is this the city and or zoning board should have control of?	"Promote cluster development to preserve natural and cultural resources with tools such as conservation easements and cluster subdivisions, planned residential or unit development, and transfer of development rights."	4-26	Land use framework	Plan Clarity	Wording
ON154	Zak	Upvote	"Promote cluster development to preserve natural and cultural resources..."	4-26	Land Use Framework	Natural Resources	Prioritize natural resources
ON846	Val	Two story would be preferred.	Suburban Neighborhood-Medium Density	4-26	Land use framework	Community Character	Architecture and design
CM80	Commission on Inclusion & Adaptive Living	“In Addition...ADD: >>Provide spaces accessible and inclusive for all community members.”	Suburban Neighborhood-Medium Density	4-26	Land use framework	Equity	ADA Accessibility
ON316	Michele James	Encourage and permit agricultural uses and home based businesses. Remove last half of sentence about low traffic needs.	"Permit agricultural uses and home-based businesses with low traffic needs as part of the neighborhood's character."	4-27	Land Use Framework	Food Systems	Support local food production

ON500	Sara Sprague	What does low traffic needs as part of the neighborhood character mean?	"Permit agricultural uses and home-based businesses with low traffic needs as part of the neighborhood's character."	4-27	Land Use Framework	Food Systems	Support local food production
ON851	Val	What type of commercial activity would this area need?	Rural Neighborhood	4-27	Land use framework	Growth	Commercial and mixed use development
L40	Coconino NF	Page 4-27, Rural Neighborhood (RN) - Consider adding to first bullet - “Locate structures in large lots 100 feet from public lands boundaries to allow for fuels management to mitigate risks of wildfire adjacent to public lands.”	Rural Neighborhood	4-27	Land Use Framework	Safety	Wildfire/flooding mitigation
CM81	Commission on Inclusion & Adaptive Living	“In Addition… ADD: >>Provide spaces accessible and inclusive for all community members.”	Rural Neighborhoood	4-27	Land use framework	Equity	ADA Accessibility
ON1245	Paul Moore	This table is helpful in getting an overview understanding, as someone with a good understanding of the goals and objectives, but not enough time to read the fine print (or even the medium print). However, it also raises questions. The phrase "more than x duac" is unclear. Does this mean anything less than this minimum density would not be allowed or does it mean this is a desired outcome. What would be super helpful would be for each category what is existing density, what is density allowed per current plan and code and what is proposed density. Will the Zoning Code have a minimum and maximum and should it match this Plan?	Table of Zoning Compatibility for Each Land Use Category	4-28	Land use framework	Plan Clarity	Wording
ON248	Phil	I do not see the term "activity center" mentioned anywhere. Unless this has "morphed" into UC, SC and RC categories. Can you make this clearer to folks who were familiar with activity centers from the previous regional plan. Further I see no limits to density in these categories. The direction of this part of this Plan seems consistent with the so called "15 minute city". That is fine for folks looking to live in an urban setting but not for those desiring to live in a suburban or rural setting. Flagstaff now has both but that is a strength though that should be maintained. Yes, I see the footnote but having no limits is not desirable to most folks and encourages thinking that really means no zoning at all. Zoning is Constitutional but must weigh both pros and cons. Further, I believer that 40 duac for SN-HD is way too high; should be more like 29 max and for SN-MD should be more like 16 duac. And that is WITH density bonuses. There should be a much clearer cutoff for designating zones. Otherwise no neighborhood is protected by the "consistency" with general plan finding of the Code. Do you believe that getting changes in the zoning code to align with the changes in this chapter of the Plan will be easy to obtain? Maybe not.	Table of Zoning Compatibility for Each Land Use Category	4-28	Land Use Framework	Growth	Concerns about growth or development

ON778	Celia Barotz	Is there a reason why there is no upper limit on the density allowed in UC, SC, UCC, SCC and UN whereas in SN-HD, SN-MD, and RN there is an upper limit on density?	Table of Zoning Compatibility for Each Land Use Category	4-28	Land use framework	Plan Clarity	Plan Implementation
ON798	Celia Barotz	Can you provide some examples of densities in the city today? For example, what is the density of the condo at Beaver and Dale that Miramonte built several years ago and the Miramonte units on Ponderosa Parkway? Also, can you provide an example of a development in the city that has a density of 40-50 duac?	Table of Zoning Compatibility for Each Land Use Category	4-28	Land use framework	Plan Clarity	Wording
ON804	Celia Barotz	Does this draft deal with maximum height limits or is that addressed exclusively in the Flagstaff Zoning Code?	Table of Zoning Compatibility for Each Land Use Category	4-28	Land use framework	Community Character	Architecture and design
ON501	Sara Sprague	Include zoning for agriculture & community garden spaces and make it more accessible.	Table of Zoning Compatibility for Each Land Use Category -- Parks and Open Space	4-28	Land Use Framework	Food Systems	Support local food production
L115	Friends of Flagstaf	What are the future desired density maximums (p. 4-28) in each of the land use categories? (Some land use categories have maximums while others just have minimums.)	Table of Zoning Compatibility for Each Land Use Category	4-28	Land use framework	Plan Clarity	Plan Implementation
ON805	Celia Barotz	I've read number two a few times and am still not sure I full understand it. Can you try to explain what this means?	"Requests to rezone into one of the Existing Compatible Zoning Categories is assumed to be inconformance with the land-use categoy's Future Desired Density..."	4-29	Land use framework	Plan Clarity	Wording
ON656	Celia Barotz	I would be helpful to provide a link to the Flagstaff Zoning Code section that explains in more detail what these zoning designations mean/allow so people don't have to search for it on their own.	Table of Zoning Compatibility for Each Land Use Category -- Legend	4-29	Format	Plan Clarity	Reference/link
ON657	Celia Barotz	Could you explain how this future density/intensity differs from what's in the current plan so people understand more clearly what kind of densification the plan envisions?	Table of Zoning Compatibility for Each Land Use Category -- UN Density	4-29	Land Use Framework	Plan Clarity	Wording
L33	ASLD	Keep ASLD informed of any proposed changes to the zoning code please..	"If one jurisdiction adopts a change to the table or map, the other entity can update its version adminsitratively with a notice at City Council or Board of Supervisors' meeting"	4-29	Major/Minor Amendments	Plan Clarity	Plan Implementation
L61	Gibson Smith	Finally, we suggest adding tools to Regional Plan that allow properties with multiple land use designations to administratively shift/relocate densities and intensities within their respective sites to provide greater flexibility while still meeting the overall intent for their properties as a whole. Meeting the City's density goals with respect to certain land use designations also depends upon how density is calculated. Excluding undevelopable areas such as resource protection areas, roads, topographical features, etc. would make reaching some of these density goals more achievable.	Table of Zoning Compatibility for Each Land Use Categorization	4-29	Land Use Framework	Plan Clarity	Plan Implementation

L66	Little America	The table provides for a description of each future growth illustration category (such as Suburban Corridor), as well as the compatible zoning categories for each. There is a bit of ambiguity in the “Future Desired Density/Intensity” column. For example, the “Centers” are listed as “More that X duac” such as Suburban Center at 29 or more. However, in the Commercial Districts type, that language changes to “More than X duac, when residential or mixed use in proposed” For the Resort, there will not likely be any dwelling units with the expansion of the resort proper. Two concerns. First, if the Suburban Center classification is retained contrary to the Resort’s request (see Comment #1), the current text appears to require a minimum of 29 duac in any development type (as the qualifiers are not included). This does not seem to be the intent, however, the language does infer such an interpretation. Second concern is under the Resort’s preferred Suburban Corridor classification. While no residential units are contemplated, the Resort is a type of mixed-use environment with hotel rooms, restaurant facilities and convention space. Additional clarification is desired to ensure that there is not an expectation of future Resort expansion efforts to be required to include residential units due to the Resort being deemed a “mixed-use” environment. The Resort would propose a minor clarifying addition to this table: Add a footnote to “Future Desired Density/Intensity” as #10 to note that: “Desired Density is only applicable to those projects that include residential dwelling units.” This would clarify that non-residential development is allowed and encouraged by the Plan, and that mixed-use (which includes residential) or residential only projects would need to meet the density targeted by this table.	Table of Zoning Compatibility for Each Land Use Categorization	4-29	Land Use Framework	Plan Clarity	Plan Implementation
L68	Scott Roberts	Additionally, we suggest adding tools to Regional Plan that allow properties with multiple land use designations to administratively shift/relocate densities and intensities within the site to provide greater flexibility while still meeting the overall intent for the property as a whole. Finally, meeting the City’s density goals with respect to certain land use designations also depends upon how density is calculated. Excluding undevelopable areas such as resource protection areas, roads, topographical features, etc. would make reaching some of these density goals more achievable.	Table of Zoning Compatibility for Each Land Use Categorization	4-29	Land Use Framework	Plan Clarity	Plan Implementation
ON106	Marilyn	This is a really important value that needs to be emphasized when talking about the need for density within the Urban Growth Boundary. There has been talk of the need for housing of all types. But continuing to build large homes on large tracts of land only ensure the wealthy get the benefits but not the costs of climate mitigation that the rest of us pay for by living denser with less trees and open space. We all must participate in mitigating to reduce climate change. This is an equity issue.	" ... 3) Address climate change in a manner that prioritizes people who are most impacted and ensures the costs and benefits of climate adaptation and mitigation are equitably distributed."	4-3	Background Info	Housing Affordability	Emphasize increasing affordable vs. overall supply

ON109	Marie Jones	Instead of “carry forward” how about “reflect”?	"City codes also support the use of native materials in site and building designs to carry forward the City's historic character"	4-3	Background Info	Plan Clarity	Wording
ON536	Celia Barotz	I suggest making this a new paragraph.	"City codes also support the use of native materials in site and building designs to carry forward the City's historic character."	4-3	Background Info	Plan Clarity	Format
ON537	Celia Barotz	I think this isn't really accurate. This is not the sense I get when I look at the new homes being built.	"Modern homes and buildings in the Region often replicate these historic styles and materials and integrate the natural features of the landscape, including views, geology, and vegetation, into their design."	4-3	Background Info	Community Character	Architecture and design
ON708	Celia Barotz	Is the word 'often' accurate here? Perhaps consider saying "sometimes" instead.	"Modern homes and buildings in the Region often replicate these historic styles..."	4-3	Background Info	Plan Clarity	Wording
ON392	Sat Best	Is this really happening in a meaningful way? Look at the landscaping in front of the new buildings on Rt 66 at Ponderosa Pkwy - Starbucks, the liquor store and the car wash. The landscaping is not noticeable for its contribution to community character and it has no relation to the robust native plant landscape on the mesa above. We need to work on landscaping standards and make this statement a reality.	"The City's landscaping regulations ensure that native plants and trees are incorporated along streetscapes, in plazas, and in landscaped areas, providing shade and contributing to Flagstaff's aesthetic character."	4-3	Background Info	Community Character	Architecture and design
ON535	Celia Barotz	I suggest you say something like, "The intent of the city's landscaping regulations is to ensure..." I don't think this is being implemented city wide.	"The City's landscaping regulations ensure that native plants and trees are incorporated along streetscapes, in plazas, and in landscaped areas, providing shade and contributing to Flagstaff's aesthetic character."	4-3	Background Info	Community Character	Architecture and design
ON815	Val	4th street also needs LOTS of aesthetic help, sidewalks, revamping of ugly buildings, etc.	"The City's landscaping regulations ensure that native plants and trees are incorporated along streetscapes, in plazas, and in landscaped areas, providing shade and contributing to Flagstaff's aesthetic character." Reply to ON392	4-3	Background Info	Community Character	Architecture and design
ON538	Celia Barotz	I suggest you break up this very long paragraph.	"Through a series of workshops, the public then helped generate ideas nad principles for how the Region should respond."	4-3	Background Info	Plan Clarity	Format

ON108	Michele	These describe the best elements of the region, but it's not all good. Include an honest evaluation. Continuation of sprawl, large student housing buildings, isolated neighborhoods that lack walkability and transit.	Characteristics of Development in the Region	4-3	Background Info	Community Character	Architecture and design
ON983	Duffie Westheimer	Let's have this document commit to celebrating our authentic, irreplaceable history into the future! It is mostly read by developers so they need to know if this a priority rather than a weak suggestion.	Characteristics of Development in the Region - "... many of these designs and structures are preserved and celebrated today across the Region..."	4-3	Background Info	Community Character	Architecture and design
ON548	Bonnie	Is the Carbon Neutrality plan still on the revised document?	Climate emergency call out box	4-3	Background Info	Climate Action	Carbon neutrality
ON686	Sat Best	But on page 2-4, under the heading "Strategic Plans", it says the Carbon Neutrality Plan, the Housing Plan and the Transportation Plan "cannot be used in making findings of conformance with the Regional Plan" and "cannot by considered in the findings of conformance for development applications". This greatly weakens these plans.	Climate emergency call out box	4-3	Background Info	Climate Action	Carbon neutrality
ON105	Michele	Add headings for these call-out boxes so that there is an understanding of the importance of them. Both boxes should be in color.	Housing emergency and climate emergency call out boxes	4-3	Format	Plan Clarity	Format
ON982	Duffie Westheimer	The City could work with the other communities burdened with STRs to lobby, or educate, the legislature about the very real impacts on housing availability, costs, and neighborhood quality of life. STRs have pushed up housing costs because they tip the scales from owner-occupied to investment. This section needs the City to commit to being proactive about addressing our issues.	Housing Emergency call out box	4-3	Background Info	Housing Affordability	Short-term rentals and second homes
ON246	Aspen	Short Term Rentals (STR) have made the housing shortage and high cost of housing a huge problem in Flagstaff. Get control of our City's ability to limit the number of STRs, limit LLC's from out of town buying up all of our available single family houses where the profits don't benefit Flagstaff, all STRs should have the owner living on the property or turn house into long term rental. This would help with the housing shortage and costs. Our home which we have lived in for 35 years is now surrounded by STRs and the experience is so stressful putting up with the entitled vacationers that have no stake in our town and don't care that we have to sleep to get up early to go to work. They are also causing property taxes to go up for folks like us that are trying to survive all the other increases (utilities, insurance, property taxes, rent, food...)	Housing Emergency call-out box	4-3	Background Info	Housing Affordability	Short-term rentals and second homes
ON247	Aspen	No more student housing! Change student housing to affordable housing for people who work here and make this city run.	Housing Emergency call-out box	4-3	Background Info	Housing Affordability	Student housing
ON534	Celia Barotz	I suggest doing some copyediting on this language. Perhaps start with the declaration of a housing emergency and then explain why. I suggest the list of 'problems' be consolidated. It feels repetitive.	Housing Emergency call-out box	4-3	Background Info	Plan Clarity	Wording

ON263	Steven	I believe our battle will be with our Arizona State Legislature, who has limited the ability of Cities to regulate short term rentals to charging them a license fee and responding to complaints of noise.	Housing emergency call-out box, reply to ON246	4-3	Background Info	Housing Affordability	Short-term rentals and second homes
ON107	Michele	We recommend that this is summarized and referenced in Chapter 1 because it provides justification for more density and it is important to illustrate that the community was involved in determining the priorities for the plan.	Scenario Planning	4-3	Background Info	Plan Clarity	Plan organization
ON1101	david r	Wording is suggesting that growth is something that happen to you and you have no say in whether growth happens or not. Stop being passive. The first question, in my view, should be how much are we willing to grow and what are the consequences of that growth. Many people think of growth in terms of making more money, but growth can also impact, both positively and negatively, the quality of life. Too much of this conversation focuses on the quantity of money and not the quality of life.	Scenario Planning - How much will the Region's population grow?	4-3	Background Info	Growth	Concerns about growth or development
L35	Coconino NF	Page 4-3, Characteristics for Development in the Region - Talks about the inclusion of native trees and plants, which we support. Could also mention that development should be fire resistant or Firewise.	Characteristics of Development in the Region	4-3	Background Info	Safety	Wildfire/flooding mitigation
ON1215	Celia Barotz	Can you explain why this is the case?	Chapter 4 Endnotes - "Not all of the compatible zones are required to meet the future desired density in future updates"	4-30	Land use framework	Plan Clarity	Wording
W47		7: Add that is only applies when housing is proposed	Chapter 4 Endnotes	4-30	Land use framework	Plan Clarity	Wording
W48		7: Do we need a measure of intensity? Not FAR?	Chapter 4 Endnotes	4-30	Land use framework	Plan Clarity	Plan Implementation
W49		8: What about rezoning in the Downtown Regulatory Plan or cur existing TNCP	Chapter 4 Endnotes	4-30	Land use framework	Plan Clarity	Plan Implementation
ON460	Sandra Lubarsky	The COF should only provide investment in public infrastructure in those areas where development does achieves the goal of density. Otherwise, we are essentially encouraging sprawl.	"...and improving the alignment of public infrastructure investment with areas where growth is supported."	4-4	Background Info	Growth	Infrastructure development
ON110	Marilyn	typo	"...moving forward with Scenario A, 'Business as Usua,l' which mimicked..."	4-4	Background Info	Plan Clarity	Wording
ON542	Celia Barotz	I suggest saying, '.. .the efficient use...'	"A major objective of the Preferred Scenario is efficient use of scarce public funds."	4-4	Background Info	Plan Clarity	Wording
ON113	Michele	This should say "density" instead of "growth." Infrastructure should be focused on increasing density rather than growth in greenfields. The primary goal of this plan is growth through density.	"It includes allowing more housing density in existing neighborhoods, encouraging compact development along major transportation corridors, and improving the alignment of public infrastructure investments with areas where growth is supported."	4-4	Background Info	Plan Clarity	Wording

ON984	Duffie Westheimer	The existing older neighborhoods are already very densely developed. This reality needs to be acknowledged.	"It includes allowing more housing density in existing neighborhoods, encouraging compact development along major transportation corridors..."	4-4	Background Info	Growth	Concerns about growth or development
ON112	Zak	This is only possible if transit is faster and more convenient than personal vehicles. That requires overturning parking minimums, increased edge friction along the roadway, bus rapid transit, transit that controls traffic signals, SAFE, PROTECTED, and COMFORTABLE bike lanes and commercial/ employment spaces close and convenient to residential spaces.	"Specifically, it resulted in a 2.9-percentage point increase in the Region's daily share of transit trips, and a 1.8-percentage point increase in the daily share of walking."	4-4	Background Info	Transit	Mountain Line frequency and operations
ON115	Marilyn	As I stated before, this may well be the case but public funds for infrastructure improvements should not be used when we don't get the development type we desire.	"The Plan cannot preclude any property owner from using their existing entitlements, even if the scenario demonstrated greater community benefits of different land uses, intensity and density of a site"	4-4	Background Info	Growth	Infrastructure development
ON461	Sandra Lubarsky	Why is the goal of diverse housing types limited to established neighborhoods and not also to new areas of development?	"The Preferred Scenario aims to create a more livable and affordable Region by encouraging more compact and diverse housing types throughout its established neighborhoods."	4-4	Background Info	Growth	Greenfield development
ON541	Celia Barotz	Delete 'its'	"The Preferred Scenario aims to create a more livable and affordable Region by encouraging more compact and diverse housing types throughout its established neighborhoods."	4-4	Background Info	Plan Clarity	Wording
ON114	Marilyn	What is the assumption per the scenarios of the type of housing that will be build in the newly opened JW Powell neighborhood? When I participated I did not think that the variety of housing types was only being discussed as infill and/or replacement housing in existing neighborhoods. I thought this was a model for future growth in green space as well.	"The Preferred Scenario assumes that already funded project such as the Lone Tree Overpass and the JW Powell Boulevard Extension are completed, which allows for land in these areas to be opened to houing development."	4-4	Background Info	Growth	Greenfield development
ON462	Sandra Lubarsky	If the JW Powell area is simply treated as a housing project, it will not achieve any of the City's goals related to sustainability, resilience, carbon footprint reduction, or livability in general. The challenge is how to develop the area as real neighborhoods where it is possible to walk to those services that support daily living. How do the current plans for the development of the JW Powell area support the city's greater goals and not simply add housing stock?	"The Preferred Scenario assumes that already funded projects such as the Lone Tree Overpass and the JW Powell Boulevard Extension are completed, which allows for land in these areas to be opened to housing development."	4-4	Background Info	Growth	Greenfield development

ON111	Zak	This will only be possible with an overturning of parking minimums that put undue costs on developers, tenants, residents, and shoppers as well as taking livable space away to provide areas for cars that people may not even have and/or use.	"The Preferred Scenario demonstrated that by shifting toward this type of housing through 2045, a 20-percent reduction in housing costs versus today is possible..."	4-4	Background Info	Parking	Parking requirements
ON393	Sat Best	Does this take into account the second home/vacation rental demand? As Maricopa County continues to grow and Valley summers get hotter, this demand could keep housing costs high despite greater density and more housing units. It would be useful to know more about how the 20% reduction figure was determined.	"The Preferred Scenario demonstrated that by shifting toward this type of housing through 2045, a 20-percent reduction in housing costs versus today is possible..."	4-4	Background Info	Housing Affordability	Short-term rentals and second homes
ON540	Celia Barotz	I suggest starting a new paragraph here.	"The Preferred Scenario was projected to impact growth and land use in the following ways:"	4-4	Background Info	Plan Clarity	Format
ON539	Celia Barotz	I suggest saying that these actions would create more opportunities for attainable housing, rather than attainable to the workforce.	"These actions would create more opportunities for housing that is attainable to the workforce..."	4-4	Background Info	Plan Clarity	Wording
ON447	Brenden Peterson	The following standards should also be added: 1. The City of Flagstaff's goal is to be carbon neutral by 2030 2. Any new development proposals need to help the City of Flagstaff reach that goal	Goal CA.a and "Sustainability and Resilience" section of "Scenario Planning"	4-4	Background Info	Climate Action	Carbon neutrality
ON1243	Celia Barotz	I'm understanding this paragraph to mean that more diverse housing types will cause housing prices to go down 20% from today's housing prices. (In the context of today's prices, that is not a significant drop given how high prices are for all types of housing. Can you explain how this conclusion was reached and whether this paragraph is suggesting that diversity in housing types will result in more 'affordable' and 'attainable' housing.	Livability & Affordability	4-4	Background Info	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON704	Kim	I support infill and greater density because it encourages neighborliness, enhances safety, helps to address social isolation and to reduce our carbon output. I'm very much less convinced more density will result in more housing attainability for the poor and housing cost burdened. Please cite evidence and make the case.	Livability & Affordability	4-4	Background Info	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON985	Duffie Westheimer	Demand for housing will always be higher than what is available. This has been true since at least the 1920s. Livability declines with too much density. Long-term established residents are already leaving. We need long-term thinking that does not destroy what makes Flagstaff special.	Livability & Affordability	4-4	Background Info	Growth	Concerns about growth or development
ON710	Celia Barotz	I suggest deleting the word 'its'.	Livability & Affordability - ... encouraging more compact and diverse housing types throughout its established nieghborhoods.	4-4	Background Info	Plan Clarity	Wording

ON986	Duffie Westheimer	I have used a bicycle and my feet for 99.9% of my transportation for more than 40 years here. The fast traffic and lack of enforcement of laws makes riding here quite dangerous now. The busses that drive around mostly or completely empty need to be replaced by vans and then maybe there will be funds to increase frequency which would make the bus system more functional for busy people. However, I don't think that most people in Flagstaff will ever use the bus much. I live in a very dense central area and few if any neighbors use the bus. Magical thinking will have many unintended consequences. Get real -- then maybe the regional plan will have a positive outcome for Flagstaff and the surrounding areas.	Transportation & Infrastructure	4-4	Background Info	Transit	Mountain Line frequency and operations
ON709	Celia Barotz	I suggest that you add the word, 'the' before efficient.	Transportation & Infrastructure - A major objective of the Preferred Scenario is efficient use of scarce public funds	4-4	Background Info	Plan Clarity	Wording
CM59	Commission on Inclusion & Adaptive Living	"...create a more livable, accessible, inclusive, and affordable region..."	Livability & Affordability	4-4	Background info	Equity	ADA Accessibility
L36	Coconino NF	Page 4-4, Sustainability and Resilience - Should mention Firewise or at least developments that are resistant to wildfires.	Sustainability & Resilience	4-4	Background Info	Safety	Wildfire/flooding mitigation
ON1029	Zenya Ledermann	Generally this section should prioritize areas that currently do not have access and other marginalized populations	Future Growth Illustration	4-6	Map	Equity	Equity in housing/development
ON1259	Celia Barotz	I think that the map may be hard to understand for a lot of people. What I mean by this is that it's difficult to read the map and then come up with a story or narrative that supports the map. Also, can you explain how the proposed map differsfrom the current one when it comes to density?	Future Growth Illustration	4-6	Map	Future Growth Illustration	Map Clarity
ON464	Sandra Lubarsky	What we need is to ensure overall coherence of the city's design and development. Can you explain how the "building blocks" support and strengthen each other? This is a really important to understanding the total plan that is being proposed! Can you address this, please?	"It is made up a series of building blocks, such as Centers, Corridors, Districts, Neighborhoods, and Landscapes..."	4-6	Land Use Framework	Plan Clarity	Wording
ON465	Sandra Lubarsky	Yes! This is incredibly important. Can you provide a description of how the parts related to the whole?	"They help to explain how different parts of the Region relate to one another and how the future land-use categories in the Future Growth Illustration are organized."	4-6	Land Use Framework	Plan Clarity	Wording
ON116	Michele	This gives evidence of public participation which is good. But it's overly complicated and uses lots of planner terms and is pretty incomprehensible to the average person.	Figure 4-1: Scenario Planning Process	4-6	Format	Plan Clarity	Format
ON1031	Zenya Ledermann	Agreed! As it currently stands, this map is difficult to understand for those do not have prior knowledge	Future Growth Illustration, reply to ON294	4-6	Map	Future Growth Illustration	Map Clarity
ON1032	Zenya Ledermann	Ag production can and should be able to occur outside of just the pink areas! Zoning should be appropriate for such activities	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria

IP10	NULL	Does Little America have plans?	Future Growth Illustration	4-7	Map	Plan Clarity	Plan Implementation
IP11	NULL	This doesn't meet definition of Suburban Center - Why would transit come out here?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP12	NULL	Colors are way too similar	Future Growth Illustration	4-7	Map	Future Growth Illustration	Map Clarity
IP154	NULL	This should be left to be flexible for housing per bond for public works yard. Workable, bikable, access to schools/jobs. etc.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP155	NULL	Employment away from city center, gets infrastructure out there	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP156	NULL	Bring employment closer?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP157	NULL	Consistency between future growth - some things seem to show what currently exists, some show future wants	Future Growth Illustration	4-7	Map	Future Growth Illustration	Map Clarity
IP158	NULL	Current local use map? Overlay?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Map Clarity
IP159	NULL	Define employment districts - low density	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP160	NULL	Milton Corridor shown as higher denisty, urban center.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP161	NULL	Mobile homes/manufactured homes should be included in urban neighborhood category. This could protect existing mobile homeowners who want to make changes to their property.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP162	NULL	(plus sign) old public works yard. (plus sign) core to downtown (plus sign) more housing there?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP163	NULL	More transit, fewer parking mins	Future Growth Illustration	4-7	Map	Parking	Parking requirements
IP164	NULL	Not an employment zone - no hospital here	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP165	NULL	Should be used for housing	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP166	NULL	Reduce parking minimums	Future Growth Illustration	4-7	Map	Parking	Parking requirements
IP167	NULL	Urban? higher density.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP168	NULL	No golf course on this map	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP169	NULL	Any commercial here?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP170	NULL	A resort? No!	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP171	NULL	40% we pay for a road to a golf course. No!	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria

IP172	NULL	Make sub-med density [Note: JWP SC]	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP173	NULL	More golf courses - no!	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP174	NULL	Brighter yellow high density [Note: JWP SN]	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP175	NULL	How are golf courses taxed? Do we subsidize them with tax breaks?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP176	NULL	Make suburban medium as this use is still no determined by landowner yet.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP178	NULL	If this is a corridor it should have mixed use + more density along it.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP179	NULL	Delete suburban corridors as a development goal. Integrate businesses into high density areas. We need to not encourage strip mall development! Which is car-dependent + sprawn. Make it part of the regional plan ro diminish suburban corridor.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP180	NULL	Should not be employment district - Suburban high/med density is more appropriate!	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP181	NULL	Some of this area should be suburban high density - too far out for transit service!	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP182	NULL	Auto - dependent! Integrate employment centers into fabric.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP183	NULL	Auto-dependent! Return to sburban high density rather than unintegrated section. Employment district seems to contradict the whole effort to consoldate the city + increase density.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP5	NULL	Change this designation	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP56	NULL	Private - Owned by Lowell Obs - for observatory purposes.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP57	NULL	Wildlife Corridor	Future Growth Illustration	4-7	Map	Natural Resources	Significant natural resources
IP58	NULL	Ft Tuthill Buffer	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP59	NULL	Regional Park?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP6	NULL	Employment? For the hospital? We have said no.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP7	NULL	Golf course resort?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP8	NULL	Our tax dollars for a road to a golf course? NO!	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP9	NULL	And what's on this 80 acres?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria

L16	Nat White	Change Section 17 on the FGI from Federal Lands and Working Landscapes to University and Research District	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L60	Gibson Smith	In our review of the Regional Plan update, we understand that the Property is currently designated on the Future Growth Illustration (Policy Map 4-2) as Suburban Center. Page 4-14 identifies the desired future density for this category as "[m]ore than 29 dwelling units per acre". Applying this density across the entirety of the Property would result in a minimum of over 2,320 total dwelling units. Whil we are exploring rezoning the property and providing more housing than the current Rural Residential zoning would permit, greater than 29 du/ac applied to the entire Property is not feasible. We believe the Gibson Property would be better served by a mixed land use designation combining Suburban Neighborhood - Medium Density and Suburban Center designations. Certain areas of the Property, such as the eastern third of site, would be more appropriate for Suburban Center due to the street frontage along JWP Boulevard. The remainder of the site is more suited to Suburban Neighborhood - Medium Density to allow for a variety of housing opportunities and contend with various topographical challenges on site.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L62	Gammage and Burnham	In the new plan, Juniper Points is entirely designated Suburban Neighborhood – Medium Density. However, as you may know, we have submitted an application to rezone a few parcels in the northwestern portion to HC, HR and MR and to relocate the activity center U6 within Juniper Point Blvd. The current regional plan already has a Future Urban designation in this area as well. See below. [See emailed comments folder for maps] We would like to propose that the area shown as parcels 4 and 5 in teal in the attached map be designated as Suburban Corridor in Regional Plan 2045. The Suburban Center definition is a better fit, but the desired density for Suburban Corridor is closer to what we are proposing. Both categories are deemed to be compatible with HR and HC for density purposes (per pages 4-28 and 4-29). We would like to work with you to determine if Suburban Corridor or Suburban Center is the best designation.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change

L63	Little America	The current draft of the Plan delineates the Resort as "Suburban Center" (north quarter) and "Suburban Neighborhood Medium Density" (south three quarters): [See email comments folder for map] … [The Suburban Center criteria] conflict with the Resort's unique operational characteristics and large "one-owner" land holding (unlike other areas where ownership is bifurcated amongst many properties). For example, the Resort would not have a likely development scenario where there would be "large commercial, office, multifamily, and residential" uses in a mixed-use environment nor any "co-located" residential uses. Furthermore, this area is unlikely to include a more intensive mixed-use environment, it will be focused on current automotive oriented uses (highway traveler services) and of course the Resort itself. Even if mixed use or residential development was proposed, this land use category calls for more than 29 duac, a very intense level of residential use that would be out of context with the form of existing and likely future Resort development. A better fit with likely development scenarios is the "Suburban Corridor" category… The criteria for this land use category better describe current context and likely future development patterns… The current development along Butler Avenue includes more automotive and highway supportive uses, including fuel sales, truck parking and repair, operated by Little America. These uses existing uses are those types of "automotive-oriented uses" that are allowed by this land use category and may be a feature of future development efforts. Additionally, if/when including residential in a project, this land use category supports a 20 duac or higher density, more appropriate to the scale of existing and likely development in this area, which is more suburban in scale, plus taller/denser structures would impact the Resort's surrounding context, which is an important consideration with long-range planning efforts for the Resort and its immediate neighbors. Furthermore, the Resort master planning doesn't cleanly fit on the current parcel lines. A more flexible zone for future Resort development is appropriate, more	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L67	Scott Roberts	The Property is designated on the Future Growth Illustration (Policy Map 4-2) as Suburban Neighborhood – High Density. Page 4-25 identifies the desired future density for this category as 10-40 dwelling units per acre. Applying this density across the entirety of the Property would result in a minimum of 5,220 total dwelling units. While we intend to rezone the property and provide more housing than the current Rural Residential zoning would permit, 10 du/ac applied to the entire Property is neither achievable nor desirable. Given the immense size of the Property, we request a blended land use designation for the Property that provides greater flexibility to be responsive to the City, the community, and the market as we move through the zoning and site planning process for the site. The blended designation should incorporate a Suburban Neighborhood – High Density and Suburban Center core surrounded by Suburban Neighborhood – Medium Density that will allow us to provide a range of housing options within the site.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change

L75	Maury Herman	It looks like the current plan envisions all of it in an Employment District. My read of the Employment District is that its rezoning to residential usage would not be supported by the plan.... but almost all the inquiries we get about this property are from apartment developers of one stripe or another... While I understand that rezoning is always discretionary, it seems to me that the Suburban Corridor would allow us to suggest to the residential development groups that call us that there is a path for them to discuss a project on this site with the city. However, we could also continue to utilize the current LI as an entitled use subject to the restrictions in the 2004 rezoning ordinance. If this understanding is correct, then our preference would be for the Suburban Corridor. I would also note that the parcel is a little over the 20 acre minimum for split designation. I don't see a big advantage is keeping the split, but would be open if you saw one.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
W74		Scan for isolated parcels surrounded by Forest Service land with access issues	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
W75		Change RN to SN north of Flagstaff Ranch Rd on W Route 66	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
W36		Accessibility check colors - Urban Center and Urban Corridor don't show well when printed	Future Growth Illustration	4-7	Map	Future Growth Illustration	Map Clarity
L100	Friends of Flagstaf	Include an Explanation of The Future Growth Illustration Map: We recognize the critical importance of the proposed Future Growth Illustration Map, but we are unclear about its intention. If the plan's intent is to accommodate the estimated 50% increase in population by 2045 (from the current 76,500 to more than 116,000), then it would be very helpful to make clear which areas are currently entitled for medium and high density housing and those where the map is proposing density increases. Additionally, an explanation of how the region will change as a result of the increased density is fundamental to the community's understanding of how the proposed goals and policies will change the experience of living in Flagstaff.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Map Clarity
L101	Friends of Flagstaf	What are the expected density changes in each neighborhood?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Map Clarity
L102	Friends of Flagstaf	Why are certain areas targeted for densification, while others are not, and why have the levels of densification been selected?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
L103	Friends of Flagstaf	Why is the Cheshire neighborhood divided into two different densities? (What is the name of the street that separates these densities?) Why is a portion designated suburban density when there is only one commercial use(a gas station and convenience store) in this area? Density, in this case, will undoubtedly increase traffic along Highway 180.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change

L104	Friends of Flagstaf	Why not densify the Milton corridor near NAU as Urban Neighborhood/Urban Center, especially since it is adjacent to the largest employer in the City.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L106	Friends of Flagstaf	Why is the land around the Catholic Church designated an Urban Corridor instead of an Urban Neighborhood?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L107	Friends of Flagstaf	Why is Section 20 designated Suburban Neighborhood High Density rather than an Urban or Suburban Center?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L109	Friends of Flagstaf	Why are some areas designated as Suburban Center and others as Suburban Corridor?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
L110	Friends of Flagstaf	Why are some areas designated as Suburban Neighborhood Medium Density and others Suburban Neighborhood High Density?	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
L111	Friends of Flagstaf	Why is the neighborhood North of the Hospital (NOHO) divided into two different densities? (What is the name of the street that separates these land uses?)	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L112	Friends of Flagstaf	Why is the Lone Tree area divided into both an Urban Neighborhood and a Suburban Corridor? (What is the name of the street that separates these densities?)	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L113	Friends of Flagstaf	What is the vision for the designation of a Suburban Corridor running through the Continental Country Club? (While we support corridors with commercial and higher density housing in all areas including JW Powell, we think the uses need to be made clear in redevelopment areas.)	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L114	Friends of Flagstaf	Why is the land next to Ft. Tuthill designated an Employment District? The Flagstaff voters rejected this as a hospital site.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L120	Friends of Flagstaf	Designate state land parcel 30, which is a greenfield, as Urban Neighborhood rather than SNHD. This would enable meaningful commercial development, ensuring less car dependency and greater self-reliance. This area is distant enough from the center of town that it ought to be developed as a “mini-village” in order to break the entrenched and destructive pattern of sprawl.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L121	Friends of Flagstaf	Develop the greenfields in the JWP area as Suburban Neighborhood High Density in order to allow denser development with commercial	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
W76		Expand SC to include additional ED parcels at Butler and Ponderosa Parkway	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L117	Friends of Flagstaf	Designate all neighborhoods adjacent to large employment centers (e.g., NAU, Gore) as Urban Neighborhoods (e.g., NAU, Gore) as Urban Neighborhoods (e.g., change the proposed Suburban Center designation for the Milton corridor to Urban Neighborhood)	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
L119	Friends of Flagstaf	Where appropriate, designate existing shopping centers with large parking as Urban Centers.	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
S393	Melissa Shaw	Label Mountainnaire in FGI	Future Growth Illustration	4-7	Map	Future Growth Illustration	Map Clarity
IP177	NULL	Because major amendment required to have density, would require more public input	Future Growth Illustration, reply to IP174	4-7	Map	Future Growth Illustration	Color Change

L108	Friends of Flagstaf	Why doesn't Suburban Neighborhood High Density include limited commercial uses?	Future Growth Illustration	4-7	Land use framework	Growth	Commercial and mixed use development
IP231		Lowell S.17	Future Growth Illustration	4-7	Map	Future Growth Illustration	Color Change
IP232		The investment in JWP should support higher density housing	Future Growth Illustration	4-7	Map	Future Growth Illustration	Category Criteria
IP233		Add number to example parcels to help colorblind folks	Future Growth Illustration	4-7	Map	Future Growth Illustration	Map Clarity
ON117	Marilyn	see my comments about gateway corridors on the east entrance to town.	Future Growth Illustration	4-8	Map	Community Character	Architecture and design
ON123	Marilyn	As a gateway to our community If employment is going to be a long this corridor I would like to see landscaping elements that hide what may be unsightly features of facilities like this. This goes for the West entrance to town as well. The first introduction to lots of small towns is this industrial sector on the outskirts. I would encourage us to showcase our street frontage with the trees native to the area.	Future Growth Illustration	4-8	Map	Community Character	Architecture and design
ON118	Daniel	What does the color red designate in this area of the map, and is this a current or possible future designation?	Future Growth Illustration	4-8	Map	Future Growth Illustration	Map Clarity
ON119	Zak	I would like to see all of these up-zoned once or a block or two expanded from the center out.	Future Growth Illustration	4-8	Map	Future Growth Illustration	Color Change
ON120	Marilyn	The brown spot is a proposed resort and golf course that the developers would like to see. I oppose giving tacit agreement in our regional plan for this type of activity in an area where we are paying a portion of the infrastructure improvements enabling this. Our public funds should go to the kind of development we want to encourage - not second home, not golf courses and not resorts for the wealthy.	Future Growth Illustration	4-8	Map	Future Growth Illustration	Category Criteria
ON121	Marilyn	It is unclear why we would also identify this area as a suburban center. Another area where the developer has requested this type of zoning. I don't think that our regional plan should be giving the go ahead to development approvals for specific landowners and individual parcels without more vetting from the public as to whether the locations chosen are suitable.	Future Growth Illustration	4-8	Map	Future Growth Illustration	Color Change
ON122	Marilyn	How are we going to influence what can happen on these state land parcels after they are purchased? Currently we are seeing proposals for resorts and golf courses on recently purchased state lands. It seems that if we are going to get the desirable outcomes on the vacant parcels of land on the outskirts of the city we need to purchase them in order to control what kind of development happens there. We purchased state lands for open space. Maybe we should purchase them as investments in our future to create what this plan is proposing.	Future Growth Illustration	4-8	Map	Growth	Greenfield development

ON1246	Paul Moore	I would suggest that the category Centers, Corridors and Neighborhoods should roughly match with levels of desired change. In other words, Centers are where we expect a lot of increased density, Corridors where there will be moderate change and Neighborhoods where we'd like to preserve the form and quality with minimum carefully planned infill. On the other hand, when I look at this plan it looks like all existing residential areas will be subject to change, all the way from greenfield development of suburban sprawl to pressure on historic neighborhoods to dramatically increase density. I'm for increased densities, but it seems like the map could be a lot more careful and specific about where that occurs. For example, why not JW Powell?	Future Growth Illustration	4-8	Map	Future Growth Illustration	Color Change
ON1258	Paul Moore	This map appears to indicate that all of the existing Flagstaff neighborhoods that are currently most walkable are proposed to be dramatically upzoned, while existing neighborhoods that are currently suburban and not very walkable, are proposed to remain substantially the same. Furthermore, all of the land around JW Powell is low density. Am I wrong? This seems backward to me. Per my previous comment, my expectation had been that existing walkable neighborhoods would be preserved with careful small scale infill. Certain very specifically identified areas within existing neighborhoods could be targeted for dramatic density increases with mixed uses. And then why not absolute minimums inside the Urban Growth Boundary to achieve long term walkability through out the city.	Future Growth Illustration	4-8	Map	Future Growth Illustration	Color Change
ON658	Celia Barotz	Can you somehow note which squares are state land sections? This information would be very helpful.	Future Growth Illustration	4-8	Map	Future Growth Illustration	Map Clarity
ON687	Sat Best	I heartily agree with Marilyn's comment on this parcel. If we invest in land we can make deals with developers and get the kind of projects we want that can be restricted, at least in part, to local residents. Without a stake in the development process we risk being dominated by the wealthy and the second home/vacation rental market.	Future Growth Illustration	4-8	Map	Growth	Greenfield development
ON779	Celia Barotz	From what I can tell, this is part of the Cheshire neighborhood. Can you explain why the Future Growth Illustration Map shows that part of Cheshire is Suburban Neighborhood High Density and the other part is Suburban Neighborhood Medium Density? It's difficult to understand why the map would allow 40 duac in this area (SNHD allows 10-40 duac) given that the area has only one small commercial use (a gas station and convenience store) and it is miles from the an Urban Center.	Future Growth Illustration	4-8	Map	Future Growth Illustration	Color Change
ON780	Celia Barotz	Can you provide this map with more street names so those using the map can be more certain about what's where?	Future Growth Illustration	4-8	Map	Future Growth Illustration	Map Clarity

ON781	Celia Barotz	I think this is the property of the Catholic Church. Can you explain the rationale for designating this property as Urban Corridor instead of Urban Neighborhood?	Future Growth Illustration	4-8	Map	Future Growth Illustration	Color Change
ON797	Celia Barotz	Can you explain how the land use designations for this map were determined? For example, why are some areas designated Urban Center as opposed to Urban Neighborhood and vice versa? Can you explain why the Milton corridor and a portion of the West Route 66 corridor designated as Suburban Center rather than Urban Center or Urban Neighborhood? (It's possible to see the designation of Suburban Center in these areas as representing these area's current condition rather than what they could become.)	Future Growth Illustration	4-8	Map	Future Growth Illustration	Category Criteria
ON799	Celia Barotz	The Future Growth Illustration map in the 2030 plan identifies natural resource areas. It would be helpful to include this same information in the proposed 2045 map.	Future Growth Illustration	4-8	Map	Future Growth Illustration	Category Criteria
ON965	Celia Barotz	Can you explain the rationale for NOHO (North of the Hospital) being divided into two densities on the map?	Future Growth Illustration	4-8	Map	Future Growth Illustration	Color Change
ON966	Celia Barotz	Can you explain what the vision is for the Suburban Corridor running through Continental Country Club?	Future Growth Illustration	4-8	Map	Future Growth Illustration	Color Change
ON1266	Paul Moore	To be clear, I would expect that central areas would be higher density and areas further out would be lower density. However, perhaps the map needs fine tuning in terms of considering the value of existing neighborhoods and encouraging new greenfield development to also be higher density.	Future Growth Illustration, reply to ON1258	4-8	Map	Future Growth Illustration	Color Change
ON967	Celia Barotz	Just to clarify, so this means that the current zoning for a property will never go away unless the property owner wants to upzone it and make it more dense to be consistent with the proposed Future Growth Illustration map? For example, if a property owner in Sunnyside wants to tear down her house and rebuilt it according to the current zoning, she can do that?	Future Growth Illustration disclaimer	4-9	Map	Plan Clarity	Wording
ON544	Celia Barotz	Could you provide a link to this?	"Flagstaff City Code 10-20.50.040.D describes both types of zoning map amendments."	4-9	Format	Plan Clarity	Reference/link
ON124	Zak	Appreciate this. Some areas of SE Flag, while they have sidewalks are not walker/biker friendly because there are no services nearby. It isnt really practical to walk or bike from those places to get to services in a timely manner.	"Physical Form: Transit-supportive land use does not stop at the sidewalk. The ways that buildings are designed..."	4-9	Land use framework	Growth	Commercial and mixed use development
ON801	Celia Barotz	I would add that the categories also describe densities that are permitted.	"The categories depicted on the Future Growth Illustration describe the characteristics anticipated for these areas as they develop or redevelop."	4-9	Land use framework	Plan Clarity	Wording

ON125	Michele	With direct-to-ordinance zoning map amendments, where is the City's leverage to get affordable housing?	"The purpose of these guidelines is to determine the appropriateness of a proposal for the Future Land Use Category for Direct-to-Ordinance Zoning Map Amendments..."	4-9	Land use framework	Plan Clarity	Plan Implementation
ON466	Sandra Lubarsky	It would be helpful if you defined what this means in the text, rather than in a footnote.	"The purpose of these guidelines is to determine the appropriateness of a proposal for...Direct-to-Ordinance Zoning Map Amendments and Conditional Use Permits..."	4-9	Land Use Framework	Plan Clarity	Wording
ON1213	Celia Barotz	Will the city take on the project of rezoning the whole city assuming the voters pass a revised regional plan or will it be up to individual property owners to rezone their properties?	Future Land Use Categories	4-9	Land use framework	Plan Clarity	Plan Implementation
ON800	Celia Barotz	Can you provide a link to the section in the Zoning Code about conditional use permits?	Future Land Use Categories	4-9	Land use framework	Plan Clarity	Reference/link
ON802	Celia Barotz	Is there any way to write this paragraph so it is easier for the layperson to understand it?	Future Land Use Categories - first paragraph	4-9	Land use framework	Plan Clarity	Wording
ON239	Michele	It makes more sense to read the descriptions of the categories before the Land Use maps.	Land Use Framework	4-9	Land Use Framework	Plan Clarity	Plan organization
CM60	Commission on Inclusion & Adaptive Living	“...Centers should contain a mix of accessible housing...”	Centers	4-9	Land use framework	Equity	ADA Accessibility
L105	Friends of Flagstaf	How will the new density parameters impact existing neighborhoods? It would be very helpful to include examples and photos of existing developments that have the densities being proposed so the public can better understand how their neighborhoods will change. (Examples could include the densities of some of the student housing projects, the condominium project on Ponderosa Parkway, and the condominiums at Beaver and Dale, as well as an explanation of what the dwelling units per acre for a 4-flat would be on a typical lot in the proposed Urban Neighborhood.)	Future Growth Illustration	4-9	Land use framework	Plan Clarity	Format
L7	Elson Miles	Wish list - "New public buildings to have a 40 foot (minimum) set-back from the city street to provide for public space. A good example is the county courthouse at the corner of Beaver St. and Cherry Ave., which has zero setback. Before it's construction we petitioned the city to add such a setback. They said the space in front on the street was needed for a prisoner exchange area behind the court house... ahh yes, land use for the greater/higher 'good'?!"	Land Use Framework	4-9	Land Use Framework	Community Character	Architecture and design

L116	Friends of Flagstaf	If we're going to experience the 50% increase in population assumed by this plan, why isn't the goal to develop and re-develop neighborhoods that are dense enough to be self-reliant and include commercial and social amenities? Increased density should go hand-in-hand with accessible community amenities, commercial businesses and employment. Otherwise, we will have two extremes: densification in limited areas of town and a heavily car-reliant population in less dense areas. We will be furthering the problems associated with sprawl, including a likely increase in traffic congestion as people seek to meet their daily needs by driving into the urban centers of town. And we will not have significantly addressed our carbon footprint since large portions of the population will live in car-dependent neighborhoods.	Land use framework	4-9	Land use framework	Growth	Commercial and mixed use development
L118	Friends of Flagstaf	Delete the Suburban Neighborhood Medium Density land use category as it overlaps significantly with the Suburban Neighborhood High Density land use category and dilutes efforts to achieve density, increase housing stock, and reduce carbon footprint.	Land use framework	4-9	Land use framework	Growth	Support housing/infill development
L122	Friends of Flagstaf	Provide safeguards to prevent an increase in suburban sprawl.	Land use framework	4-9	Land use framework	Growth	Greenfield development
CM61	Commission on Inclusion & Adaptive Living	"Public Realm: Accessible streets, sidewalks…make up the inclusive public realm."	What is Transit-Supportive Land Use?	4-9	Land use framework	Equity	ADA Accessibility
CM62	Commission on Inclusion & Adaptive Living	"Public Realm:…Wider sidewalks with curb cuts, ADA compliant ramps, and truncated domes joined with engaging streetscapes…"	What is Transit-Supportive Land Use?	4-9	Land use framework	Equity	ADA Accessibility
ON97	Marilyn	The majority of land in this corridor is owned by a resort company and the folks that developed Pine Canyon. Currently the former state land is being designed to be a golf course resort type community. This is just the opposite of what this plan and all our other plans say our community needs. In proposing future public investment in roads and utilities to enable growth we should avoid growth we don't want to see and only use public funds as LEVERAGE for the kind of development we want. I would like this plan to promote that perspective on use of public funds for future growth.	Future Growth Illustration (but comment placed on chapter divider)	4-i	Map	Growth	Infrastructure development
ON234a	Diane	Although the number of second homes and short term rentals is mentioned, I don't see concrete plans to limit these types of housing. With a limited number of affordable houses in the greater Flagstaff area, this should happen right away. Has the city ever considered no growth or limited growth in Flagstaff?	Chapter 4	4-i	Background Info	Housing Affordability	Short-term rentals and second homes
ON234b	Diane	Although infill is a great idea, I have mostly seen high priced apartments constructed, but not much else. New developments should be required to limit the square footage, be energy efficient and be offered at an affordable price so that families aren't spending 30 or more percent of their income to own a home.	Chapter 4	4-i	Background info	Growth	Development patterns and housing types

ON705	Kim	What is our housing supply problem? It is not accessibility for the wealthy or, in the language of the plan, it is not "housing attainability for all". This plan needs to speak plainly and consistently about what our housing needs really are. The introduction to the plan talks early on about our high poverty rates and the terribly high percentage of residents who are housing cost burdened. Can we please put two and two together in clear language and a persistent precise focus on real needs? We (the public who will be voting this plan up or down) need to be able to assess whether this draft plan will address our most dire housing needs, and those are housing for people living in poverty, who are food insecure and who are housing cost burdened. We need plain and honest and precise language and persistent focus to do so.	General comment	4-i	Background Info	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON820	Thomas Andersen	I would prefer "We have a chance to make a difference if we Act Now" to "We had a Chance if we had acted then, but now its too late", or "Why were we so blind to the evidence all around us that things were changing so rapidly". I understand that I am basically, swimming upstream against the flow, but I Honestly feel that we are losing the chance to make a difference in our Community. Flagstaff and area has the opportunity to show leadership to the World by making decisions that will favorably impact the climate, housing, transportation, and quality of life in General. I repeat "Growth for Growths Sake is a BAD DECISION".	General comment	4-i	Overall feedback	Growth	Concerns about growth or development
ON676	Thomas Andersen	Phoenix was a fairly livable city before rampant, unchecked growth was allowed. Its now a victim of its own success. The monsoon thunder and rainstorms that used to occur in the summer, bringing welcome rain and cooling to the area are now very rare or non existing. This is due to the heat island effect of scraping the desert of native vegetation and replacing it with heat absorbing hard, impermeable surfaces. I see the same thing happening in my Beloved Flagstaff. Rain and snowstorms are becoming rarer. And when they do close in after a unseasonably hot day, you can see them all around the city, dropping precipitation, but not coming into the city until after dark, if at all. This is partly due to climate change, which is real, it is happening. But also due to, again, unchecked growth in the Flagstaff area, and throughout Coconino County. This needs to be regulated. We need to get back some of our greenspaces. Maybe trade acre for acre, hard surfaces for new greenspaces. Growth for growths sake is always a loser! Flagstaff needs to be a lot more progressive in understanding this and dealing with what is turning, rapidly into an environmental disaster. DONT PHOENIX FLAGSTAFF!	Growth, chapter 4 in general	4-i	Background Info	Growth	Concerns about growth or development

L51	FCCC	Generally, we would like to see more emphasis on equity and access for disenfranchised populations, particularly in food and agriculture, as mentioned throughout the plan. Resource sharing and resource navigation are critical facets of creating hunger-free and food-secure communities.	SES Chapter	5-	Background info	Food Systems	Food security
L54	FCCC	There is a difference between community food security, food security, and hunger relief. These should be clearly defined and properly used throughout the plan.	SES Chapter	5-	Background info	Food Systems	Food security
L55	FCCC	Local agriculture should be supported throughout the plan. Often, this gets cast aside for affordable housing, which while important, is not the only consideration for community resilience and vitality. This means expanding where food can be grown within zoning limits and rezoning parcels for multipurpose use.	SES Chapter	5-	Overall feedback	Food Systems	Support local food production
W60	IALC	affordability and accessibility should be tied together to address the vulnerability of disabled individuals to be unhoused due to the double constraint of limited income and limited availability of accessible units.	SES Chapter	5-	Background info	Equity	ADA Accessibility
ON857	Val	Does Flagstaff even have the land to build this many units, without taking up open spaces?	" 2. Create or preserve 7,976 housing units by 2031 with a minimum of 10 percent of the being affordable. This will increase the overall supply of market-rate, workforce, and affordable housing occupied by local residents."	5-1	Background info	Growth	Concerns about growth or development
ON156	Zak	Forcing developers to designate affordable housing in their buildings will only make units even more expensive in the other units. Administrative burden and parking minimums are more responsible. With high costs, like covered/ raised parking developers cant afford to build anything less than luxury units. Additionally most single family housing will not be usable by the affordable housing community because many of these residents dont have or cant afford cars. Single family housing (especially built on city land) also reduces green space and all of the ecosystem services there in, such as flood prevention. Instead of building single family affordable housing build walkable mixed use buildings that will naturally be on track for an affordable housing lifestyle.	" 2. Create or preserve 7,976 housing units by 2031 with a minimum of 10 percent of the being affordable. This will increase the overall supply of market-rate, workforce, and affordable housing occupied by local residents."	5-1	Background Info	Growth	Commercial and mixed use development
ON157	Ira Allen	That 10% is almost farcical. Not only would it not make a dent in the existing housing crisis, it would ensure a *deepening* of this crisis by provisioning non-affordable housing for ten times as many people. I know the Regional Plan is not the City's plan, but you seem to be citing the City's 10-Yr HP approvingly and that is fundamentally not good at all.	" 2. Create or preserve 7,976 housing units by 2031 with a minimum of 10 percent of the being affordable. This will increase the overall supply of market-rate, workforce, and affordable housing occupied by local residents."	5-1	Background Info	Housing Affordability	Emphasize increasing affordable vs. overall supply

ON854	Val	Does Flagstaff even have available land to build this many single housing units??	" 2. Create or preserve 7,976 housing units by 2031 with a minimum of 10 percent of the being affordable. This will increase the overall supply of market-rate, workforce, and affordable housing occupied by local residents." Reply to ON156	5-1	Background info	Growth	Concerns about growth or development
ON1223	Sat Best	add "second home and vacation rental demand"	"...the systems that support the availability and accessibility of attainable housing are suffering from macroeconomic forces... such as inflation, unemployment, or interest rates."	5-1	Background info	Housing Affordability	Short-term rentals and second homes
ON1264	Nat	This is true in general, but in Flagstaff there appears to be many vacant house or little used housing units that reduce, we need to know how much, the availability of houses for sale. If this is a fact, that may offer other solutions.	"...the systems that support the availability and accessibility of attainable housing are suffering from macroeconomic forces... such as inflation, unemployment, or interest rates."	5-1	Background info	Housing Affordability	Short-term rentals and second homes
ON1229	Erica Rackley	Are there any comparable plans for subsidy provision for low-to-middle income residents who live outside CoF limits? Doney Park, Mountainaire, Kachina, etc.?	"1. Impact at least 6,000 low-to-moderate-income City residents through a combination of unit creation or subsidy provision."	5-1	Background info	Housing Affordability	Public housing and assistance programs
ON1262	Nat	Consider Public Private arrangements with specific entities like FUSD, Gore, the City/County, Tourist Industry for work force housing.	"1. Impact at least 6,000 low-to-moderate-income City residents through a combination of unit creation or subsidy provision."	5-1	Background info	Housing Affordability	Workforce housing
ON627	Marilyn	What is the justification for the need for housing units at all income levels? Do we really "need" more second homes, more investment properties, more golf course communities? While this statement may appear "fair", it does a disservice to the efforts to create not just more affordable but more attainable housing for the people that currently live here. There is only so much land that can be developed. It's one thing to state that we can't control what gets built on private property but another to state they we "need" more homes for the wealthy.	"Across the Region, there is a need for housing units at all income levels with an emphasis on units and subsidies specifically for low-to-moderate income residents."	5-1	Background Info	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON1231	Erica Rackley	Agree. We do not need more housing units at the highest income levels.	"Across the Region, there is a need for housing units at all income levels with an emphasis on units and subsidies specifically for low-to-moderate income residents." Reply to ON627	5-1	Background info	Housing Affordability	Emphasize increasing affordable vs. overall supply

ON803	Celia Barotz	I feel like this sentence is awkward and could be clarified somehow.	"They depend on the built environment and the organization and interactions of people for the system to function equitably and reliably"	5-1	Background info	Plan Clarity	Wording
ON560	Ben Ruddell	I don't think the "emergency" or "crisis" language is helpful for discussing Flagstaff's housing affordability problem, especially in a long term planning document. It is an affordability problem, and affordability has a well known set of economic development solutions that are not emergency solutions.	"The current Housing Emergency in Flagstaff has deep roots, with no single root cause. There is no single solution to addressing the Housing Emergency, but rather multiple strategies that will work together in providing residents with additional housing stability"	5-1	Background Info	Plan Clarity	Wording
ON659	Celia Barotz	Since this draft appears to emphasize a vision that includes much more density as one way to increase housing of all types, I suggest changing the title of this chapter so that it includes the word 'HOUSING'.	SOCIAL AND ECONOMIC SYSTEMS	5-1	Background Info	Plan Clarity	Wording
ON867	Val	Any new business coming to Flagstaff should also adhere to the cities climate action plans/Carbon Neutrality Plan.	"The City's Economic Vitality Divison strategically recruits businesses as part of an initiative called Choose Flagstaff, which focuses on employers that provide high-skill, high-wage jobs in desired sectors."	5-10	Background info	Climate Action	Carbon neutrality
ON752	Emily	I love that you added this information.	NAU and the Regional Economy	5-11	Background info	Economy	Education
ON167	Michele Axlund	CCHHS does monitor vector-borne illness brought about by water due to flooding. We do not monitor water availability or water quality. This is ADEQ. - referencing statement.	"Climate change poses challenges to the health system as well, bringing increased exposure to extreme weather, natural disasters, poor air quailty, and vector-borne illness while compromosing water availability. CCHHS continues to anticipate, monitor, and address these challenges..."	5-12	Background Info	Plan Clarity	Wording
ON937	Laura Huenneke	Might cite as a positive example the planning for the Murdoch Center to be a resilience hub organized by the Southside Community Association.	"They have also been a means of supporting major grant applications and the distribution of Community Development Block Grant funding."	5-12	Background info	Safety	Community resilience
ON629	Marilyn	If our goal is to have more density in existing neighborhoods a goal of the plan should be to have neighborhood associations in each neighborhood where this density could potentially occur. That way the neighbors can be more informed and have more influence on the what kind of development occurs.	Neighborhood Associations	5-12	Background Info	Equity	Public participation

ON1227	Sat Best	The recent very ugly failed effort by Northern Arizona Healthcare to move the hospital pointed out the lack of communication within our healthcare community and between NAH and the public. I sent a proposal to City and County staff to create a Healthcare Commission that would be organized by County Health to bring together all elements of the regional healthcare community and community representatives for scheduled and moderated discussions about optimizing healthcare. The County has jurisdiction but the City government should be actively involved, just as it with ADOT and USFS issues. Healthcare is one of our largest businesses and a vital community asset, and it requires much better coordination and communication.	Public Health	5-12	Background info	Economy	Healthcare
ON870	Val	Any existing or new health facility should comply with the Carbon Neutrality Plan.	Public Health	5-12	Background info	Climate Action	Carbon neutrality
ON630	Marilyn	It's odd to me that this section completely ignores the battle over where our hospital should be located. At a minimum the controversy should be mentioned as an issue of concern for the community. How to tackle the issues posed by this controversy could potentially be dealt with in the goals and policies. Encouraging better communication between the board of the hospital and the community would be a start.	Public Health Section	5-12	Background Info	Economy	Healthcare
L199	Equity Climate Adv	Need stronger language in the first paragraph from health challenges, to health disparities. Food apartheid should be mentioned again, as this more directly centers on the system perpetuating harm.	Public Health	5-12	Background info	Economy	Healthcare
CM28	Bicycle Advisory C	The BAC had an extended discussion about how to discuss potential outcomes and site locations for the hospital in the Regional Plan. While this topic is not directly related to bicycling, ensuring that critical medical facilities are accessible by transit and for infrastructure serving pedestrians and bicyclists is critical to supporting City residents in changing their mode(s) of transportation	Public Health	5-12	Background info	Economy	Healthcare
ON505	Sara Sprague	Goes beyond the farm-to-table, there is waste associated with this, which is a huge GHG emitter. Should be included for the full cycle of the system.	"A “food system” is the cycle food follows as it moves from farm to table, and the people, land, and infrastructure involved"	5-13	Background Info	Food Systems	Food waste
ON504	Sara Sprague	Suggest health disparities instead of challenges.	"Additionally, food availability and quality are not distributed equitably around the Region’s communities, causing health challenges like hunger and obesity"	5-13	Background Info	Plan Clarity	Wording
ON507	Sara Sprague	Could also include food apartheid with the disparities experienced	"Additionally, food availability and quality are not distributed equitably around the Region’s communities, causing health challenges like hunger and obesity"	5-13	Background Info	Food Systems	Food security

ON1048	Zenya Ledermann	Is this last sentence relevant? If so, it should be cited and also clarify that it was through colonization that these items were brought here, and thus the impact it had on native food systems and livelihoods	"European settlers brought pumpkin, bean, and potato farming to the landscape."	5-13	Background info	Equity	Indigenous community
ON1047	Zenya Ledermann	Agreed!	"It encompasses a range of activities from growing, foraging, and ranching; processing; transporting, and distributing; retailing and marketing; preparation and cooking; eating; waste management; safety; land and water stewardship; and environmental preservation." Reply to ON567	5-13	Background info	Food Systems	Support local food production
ON567	Ben Ruddell	Don't forget about the food processing steps of the cycle. Cold storage, warehousing, stockpiling, processing, packaging, distribution, food safety. This is where most of the jobs and revenue are. We could bring a lot more of this to Flagstaff if we want more local food- unlike the growing, which is not promising here. These businesses need railroads, interstates, reliable and clean power and water, and a good workforce- all of which we have. But they also need light industrial zoning and incentives in this plan.	"It encompasses a range of activities from growing, foraging, and ranching; processing; transporting, and distributing; retailing and marketing; preparation and cooking; eating; waste management; safety; land and water stewardship; and environmental preservation"	5-13	Background Info	Food Systems	Support local food production
ON1050	Zenya Ledermann	According to Feeding America, the food insecurity rate in Coconino county as of 2022 was 14.4% https://map.feedingamerica.org/county/2022/overall/arizona/county/coconino	"Not everyone in the Region has access to healthy, affordable food. Countywide, an estimated 12.3 percent of residents are food insecure. In a 2023 survey of County families, 56 percent stated they had concerns or had experienced challenges accessing nutritious food in the prior year." Reply to ON551 and ON511	5-13	Background info	Food Systems	Food security
ON506	Sara Sprague	climate change..	"The journey food takes through the food system is influenced by many factors including the Northern Arizona ecosystem, research, education, funding, policies, and the community's rich cultural traditions, and is interlinked with regional, state, national, and international food production and distribution networks"	5-13	Background Info	Plan Clarity	Wording

ON1144	Sandra	The assumption here is that food will be grown on land that is unprotected from the weather, pests, etc. But the future of food in our region (and in other regions that will be hard hit by climate change) is growing food in controlled environments, aka greenhouses. Many of the challenges of food-growing--bad weather, poor soil, unpredictable water supply, pests--can be controlled for. Cities across the world are investing in municipally owned greenhouses for just these reasons. I recommend that this section be updated to reflect the increasingly popular model of controlled agriculture.	Food System and Food Security	5-13	Background info	Food Systems	Land/resource availability for food production
ON566	Ben Ruddell	Flagstaff has one of the shortest growing seasons in the world- even shorter than Alaska, for example. And our soil is terrible and rainfall is unreliable. This is a uniquely bad place for agriculture, with the sole exception of ranching. And, we're a two hour drive from one of the best places in the world for agriculture, so competition is stiff. (and, is Phoenix area food not local enough? it's not 1000 miles away...) It's important to understand this perspective in order to make realistic food plans for Flagstaff.	Food System and Food Security	5-13	Background Info	Food Systems	Land/resource availability for food production
ON753	Emily	I know we have no/little control over greening the transportation system that brings our food to Flagstaff, but the water required to grow food locally is also significant. Across all farm-intensive states (including Arizona) 70% of water use is devoted to agriculture. Currently, agricultural is only 1% of our industry- does increasing it substantially to achieve food security really a sustainable choice for this region? Perhaps if we could get everyone to eat the food that Indigenous people historically consumed here, but I don't see that happening unless literally forced to by horrific economic conditions.	Food System and Food Security	5-13	Background info	Food Systems	Land/resource availability for food production
ON1088	Nick Zachary	Growing here is challenging, I'll admit, but not far fetched. There are many small scale growers having plenty of success with a variety of crops in all types of micro-climates. See Forestdale Farms. While we may have a short growing season in terms of freezing temperatures, we more importantly have 10 hours of light in a day from roughly mid-January til December 1. With 10 hours or more of light in a day, plant growth is not significantly impacted. It takes a small investment in infrastructure to make growing crops year round possible. No, not tomatoes in January, but other cold-hearty crops that can still benefit a community when they're not grown in synthetically-boosted soil and trucked hundreds of miles to market.	Food System and Food Security, reply to ON566	5-13	Background info	Food Systems	Land/resource availability for food production

ON1087	Nick Zachary	It is absolutely important to manage the amount of water we have access to. This is why the City has a great water reclamation program with capacity to create 10 million gallons per day. The City has also made significant investments in upgrading the treatment technology at these plants to provide high-quality (Class A+) reclaimed water. As per Ariz. Admin. Code § 18-11, reclaimed water can be used for the irrigation of food crops, orchards, sod farms, fiber, seed and forage crops as well as animal pasture. Many of these uses can even use lower grade Class B or C. The latest data I could find shows that 49% of the City's reclaimed water is used at golf courses, with 10% used by Snowbowl. And in the winter, most of the reclaimed water goes right into the Rio de Flag. We as a community should carefully assess where we choose to use our water. Why should we deny local food production initiatives on the grounds of sustainability when 59% of this viable reclaimed irrigation water is going toward fake recreational landscapes for second home owners?	Food System and Food Security, reply to ON753	5-13	Background info	Food Systems	Land/resource availability for food production
ON872	Val	An attempt to conserve, recycle, store rain water, should be included as required for any food system.	Food System and Food Security, reply to ON753	5-13	Background info	Food Systems	Land/resource availability for food production
ON1045	Zenya Ledermann	I feel like there could be a more fitting photo to add here, one that better aligns with the headline of food systems and food security. Maybe an organization such as Flagstaff Family Food Center, Foodlink, Forestdale Farms, the Farmers Markets, or St Mary's.	Photo on 5-13	5-13	Format	Plan Clarity	Format
ON508	Sara Sprague	Why is this the photo being used? Why not of the vibrant community gardens in town, Colton Community Garden, of farmers in Doney Park and Flagstaff... show how it is possible to grow here.	Photo on 5-13	5-13	Format	Plan Clarity	Format
L56	FCCC	Farmers and ranchers should be better recognized and language should include ways to equitably support and subsidize their efforts.	Food System and Food Security	5-13	Background Info	Food Systems	Support local food production
L58	FCCC	There should be mention of food deserts and food apartheids in Chapter 5. Many Northern Arizona communities are located within USDA-defined food deserts (from the Food Access Research Atlas). However, realistically, many of them should be better defined as food apartheids because they are the result of inequitable development and access. These should be included when discussing transportation and access related to food.	Food System and Food Security	5-13	Background Info	Food Systems	Food security
L59	FCCC	FFFC has data on food insecurity and demographics that could inform the plan. We will be publishing our Food Equity Report soon and would be happy to discuss these statistics further. Additionally, the Food Action Plan being created by the City, Foodlink, and Pinnacle Prevention should have a reference within the Regional Plan.	Food System and Food Security	5-13	Background Info	Food Systems	Food security

L158	Equity Climate Adv	We believe that there needs to be more actions towards a multifaceted level of engagement amongst the food system in our region(s). There are interconnected concerns when it comes to food access in our community. Oftentimes, there is a misconception that you need a lot of land to grow food. As a farmer for five seasons in Flagstaff, I can argue against this, as with less than two acres of land, we cultivate upwards of 700 pounds of food for our community per week. With this, we strongly encourage more support for our local food system, especially when it comes to land access and rezoning to support urban agriculture. Land needs to be allocated for the purpose of agriculture.	Food System and Food Security	5-13	Background info	Food Systems	Support local food production
L159	Equity Climate Adv	We also strongly support actions towards subsidies for farmers in our area, and to distribute funds which elevate our food system through a commitment in infrastructure, which will bolster our capacity to grow and collaborate (e.g., food hubs).	Food System and Food Security	5-13	Background info	Food Systems	Support local food production
L160	Equity Climate Adv	We encourage the plan to be more comprehensive about the possibilities of growing food to eat and share in our region. Time and again, examples (both historically and contemporary) highlight the possibilities and positive impact of agriculture aligned with community needs, wants, and interests.	Food System and Food Security	5-13	Background info	Food Systems	Support local food production
L161	Equity Climate Adv	Urban agriculture (inclusive of all models) is a way in which jobs can come into fruition, community can be fostered, and access to healthy, locally produced foods can be attained. The more access we have to spaces dedicated to growing food, the more resilient we will be.	Food System and Food Security	5-13	Background info	Food Systems	Support local food production
L162	Equity Climate Adv	There needs to be more room and focus on current and possible urban agriculture opportunities in this section. Such as high-tunnel innovations, school-gardens, the farmers, the Flagstaff community-supported agriculture (CSA) and demonstrate what is possible, such as food hubs, co-ops, and commercial kitchens. More emphasis on infrastructure support through financial means.	Food System and Food Security	5-13	Background info	Food Systems	Support local food production
L207	Equity Climate Adv	Mention subsidies for local farmers or supporting policies that make healthy, locally-produced food more affordable for consumers and food distributors	Food Systems and Food Security Section	5-13	Background info	Food Systems	Support local food production
L200	Equity Climate Adv	The photo of the person with the oven needs to be removed. Why would this be appropriate here? Perhaps including a photo of the urban agriculture, or farms in the area.	Photo on 5-13	5-13	Format	Plan Clarity	Format
ON318	Michele James	Clarify that Northern Arizona in this example includes the northern FIVE counties. This is a huge exaggeration of the farms in the "Region." Include only data fro the Region if possible. If not then include data from Coconino County.	"As of 2024, Northern Arizona was home to 11,670 farms and ranches, with 17,100,981 acres in production"	5-14	Background Info	Plan Clarity	Wording
ON568	Ben Ruddell	Food affordability and income are directly linked, as they are with housing prices. Bringing higher-wage jobs into the community by incenting and planning for them is the best thing we can do to make food affordable. This needs to be a priority.	"Children, Hispanic, Black, and Native American populations in the County suffer from disproportionately high food insecurity rates compared to the rest of the state"	5-14	Background Info	Economy	Job creation

ON509	Sara Sprague	...and adds opportunities for workforce development and careers.	"Despite these challenges, food production continues to be an important economic activity in the Region"	5-14	Background Info	Plan Clarity	Wording
ON754	Emily	At 1% it is an important economic activity (combined with mining)?	"Despite these challenges, food production continues to be an important economic activity in the Region."	5-14	Background info	Food Systems	Land/resource availability for food production
ON510	Sara Sprague	Where did this information come from?	"European settlers brought pumpkin, bean, and potato farming to the landscape"	5-14	Background Info	Plan Clarity	Reference/link
ON512	Sara Sprague	Include these percentages for easier comparison.	"Food insecurity Countywide is higher than the state average."	5-14	Background Info	Food Systems	Food security
ON755	Emily	Way too vague, "in the past". Such as in the past when population was less than 7,000 people? "In the past" before transportation systems brought food to this region? "In the past" before creating a vast water infrastructure and people ate lots of beans and kale in this region?	"In the past, the food system was mostly self-sufficient..."	5-14	Background info	Food Systems	Land/resource availability for food production
ON511	Sara Sprague	Suggest checking with the Flagstaff Family Food Center as well, along with the Community Food Systems Assessment, as these numbers are a couple % lower than other findings suggest.	"Not everyone in the Region has access to healthy, affordable food. Countywide, an estimated 12.3 percent of residents are food insecure. In a 2023 survey of County families, 56 percent stated they had concerns or had experienced challenges accessing nutritious food in the prior year."	5-14	Background Info	Food Systems	Food security
ON551	Sara Sprague	From the CFSA on page 19, it looks like it is 13.3%. It could be of use to include the % of children too (18.6%).	"Not everyone in the Region has access to healthy, affordable food. Countywide, an estimated 12.3 percent of residents are food insecure. In a 2023 survey of County families, 56 percent stated they had concerns or had experienced challenges accessing nutritious food in the prior year." Reply to ON511	5-14	Background Info	Food Systems	Food security
ON565	Ben Ruddell	Ranching, including but not limited to beef production, along with alcohol production, are the only food industries making a significant caloric impact on the region at present (to my knowledge, and ice cream cones or pet food notwithstanding). A key opportunity we are missing is to do more of the value-added meat processing here in Flagstaff, bringing that part of the value chain and local food supply back to the area. Local food, tax base, and jobs. Where does the plan envision locating those food facilities?	"This region represents 70 percent of all Arizona farms and ranches and 67 percent of Arizona's agricultural acreage"	5-14	Background Info	Food Systems	Support local food production

ON168	Zak	The city could support urban food forests by encouraging food producing trees be planted instead of invasive species like Calorie Pears. Additionally, the city should continue to support community gardes, even in floodplains instead of converting them to single family (affordable or otherwise). The city should also seek out partners for additional community gardens on the West side, like the Thompson properties along 66.	Food System and Food Security	5-14	Background Info	Food Systems	Support local food production
ON763	Emily	Fruit trees are notoriously difficult to bear fruit with any regularity in this region (apples fair the best). Most other fruit trees will only bear fruit every 7 years in this climate. And they require a lot of water for not much fruit being grown. More affordable housing on city land, you can always add garden plots to the landscape around the affordable housing and rainwater harvesting to offset the water impact.	Food System and Food Security, reply to ON168	5-14	Background info	Food Systems	Land/resource availability for food production
ON1053	Zenya Ledermann	There are many ways to collect rainwater or have dry farming practices that can produce edible landscapes with low water needs, this should be included in the regulations	Foodscaping call out box, reply to ON773	5-14	Background info	Food Systems	Land/resource availability for food production
L202	Equity Climate Adv	Details are missing from the data as it seems a little too generalized, which skews these findings of the agricultural landscape in northern Arizona. Need to be more specific about the five counties within this data	"As of 2024, Northern Arizona was home to 11,670 farms and ranches, with 17,100,981 acres in production..."	5-14	Background info	Food Systems	Support local food production
L203	Equity Climate Adv	Fact-check the food insecurity % as they differ from the Community Food System Assessment and Equity Report from FFFC. In the CFSA, it is 13.3% in our region (northern AZ). Should include disparities experienced amongst children and different racial identities	"Countywide, an estimated 12.3 percent of residents are food insecure."	5-14	Background info	Food Systems	Food security
L201	Equity Climate Adv	Where did the information come from on 5-14 about what Indigenous vs colonial settlers cultivated in the region? Would suggest including the research from which it was cited.	"For centuries, the Region's Indigenous Peoples maintained a local food system, practicing floodplain agriculture..."	5-14	Background info	Food Systems	Support local food production
ON1062	Zenya Ledermann	Which is a good reason why hunger relief and food security efforts should be a higher priority throughout the plan	Community Food Systems Assesment paragraph (but placed on Map 3-7 on 3-15)	5-15	Background Info	Food Systems	Food security
ON1064	Zenya Ledermann	There should be mention of food deserts and food apartheids. Many northern Arizona communities are located within FARA Defined Food Deserts. However, realistically, many of them should be better defined as food apartheids because they are the result of inequitable development and access. These should be included when discussing transportation and access related to food	Community Food Systems Assesment paragraph (but placed on Map 3-7 on 3-15)	5-15	Background Info	Food Systems	Food security
ON1066	Zenya Ledermann	rezoning to promote urban farms rather than community gardens	Community Food Systems Assesment paragraph (but placed on Map 3-7 on 3-15)	5-15	Background Info	Food Systems	Support local food production
ON1071	Zenya Ledermann	Include action items?	Community Food Systems Assesment paragraph (but placed on Map 3-7 on 3-15)	5-15	Background Info	Food Systems	Support local food production

ON1057	Zenya Ledermann	I would argue to use the term "hunger relief" rather than "food insecurity." Foodscaping is not something big enough to make an impact on food insecurity, which is a deep rooted issue	Foodscaping call out box (but placed on Map 3-7 on 3-15)	5-15	Background Info	Plan Clarity	Wording
ON938	Laura Huenneke	this phrase is confusing - only 30.7 percent of eligible individuals DO or DO NOT participate????	"...only 30.7 percent of eligible individuals in the County do not received SNAP benefits."	5-15	Background info	Plan Clarity	Wording
ON321	Michele James	Equity and access emphasis and data needed here. Needs to be addressed by municipal investment by the city in terms of support and land. Food co-ops should be supported by the City. Food Action Plan--in draft and released in April from Pinnacle Prevention. Add that collaboration and connection is need with that Plan. See https://www.azfsn.org/food-action-plan.html	"Accessing land on which to farm near and within Flagstaff is challenging, with the cost of land being the most significant barrier. Other barriers include extreme weather, variable growing conditions, and the cost of and access to water"	5-15	Background Info	Food Systems	Support local food production
ON521	Sara Sprague	& development	"Accessing land on which to farm near and within Flagstaff is challenging, with the cost of land being the most significant barrier."	5-15	Background Info	Food Systems	Land/resource availability for food production
ON520	Sara Sprague	Need to be more explicit in how through these findings, opportunities to strengthen the local food system will occur.	"CFSA findings identify ongoing challenges in the Region's food system in addition to opportunities to strengthen it"	5-15	Background Info	Plan Clarity	Wording
ON519	Sara Sprague	Food apartheid	"Communities living on Native American reservation land have very few stores to buy from and limited food options."	5-15	Background Info	Food Systems	Food security
ON1070	Zenya Ledermann	agreed. High rates of food insecurity on the Navajo and Hopi Reservations are an example of this. This is also why we see high rates of food insecurity among Native Americans in Flagstaff	"Communities living on Native American reservation land have very few stores to buy from and limited food options." Reply to ON519	5-15	Background info	Food Systems	Food security
ON513	Sara Sprague	Clarify that this is Coconino County.	"County residents participate in the Supplemental Nutrition Assistance Program (SNAP) at a higher rate than the Arizona state average"	5-15	Background Info	Plan Clarity	Wording
ON524	Sara Sprague	Infrastructure & financial support for more industrial composting options and educational resources	"Food recovery programs exist, but their capacity should be increased to reduce food waste and food insecurity"	5-15	Background Info	Food Systems	Food waste

ON1107	Emily	On a national scale, food waste is 40%. Some of this is good intentions of consumers (i.e. I'm going to eat a salad but end up grabbing something quick and convenient.") but it's also grocery distribution. The psychology of a full produce/bakery aisle leads to stocking items they know they cannot sell. Partnership with groceries to donate their excess will help. Asking Family Food Center what the barriers are to this seems very important.	"Food recovery programs exist, but their capacity should be increased to reduce food waste and food insecurity."	5-15	Background info	Food Systems	Food waste
ON1106	Emily	I don't think the barriers of cost of land, cost of soil amendments, cost of water, and scales of production limitations can make it significantly more affordable.	"However, community members have shared that they would buy more locally grown food if it was affordable."	5-15	Background info	Food Systems	Food security
ON518	Sara Sprague	Therefore there is a need for this growth....	"Local direct-to-consumer food sales in the Region grew by 60.8 percent between 2017-2022, strongly indicating a Regional demand for local foods. However, the small size of farms, lack of business development resources, and sales outlets makes it difficult for the agricultural economy in the Region to grow."	5-15	Background Info	Food Systems	Support local food production
ON1105	Emily	Our water rates are comparative expensive since a lot of our water is difficult and energy intensive to access.	"Other barriers include extreme weather, variable growing conditions, and the cost of and access to water."	5-15	Background info	Food Systems	Land/resource availability for food production
ON516	Sara Sprague	More definition for what this entails. From my understanding there is only one example of this and since then, any progress towards another opportunity has been challenging. How can this program be more accessible for people passionate about this work?	"The City also offers rebates, funding, and programs to support food systems projects."	5-15	Background Info	Plan Clarity	Wording
ON517	Sara Sprague	Urban agriculture needs to be a priority and have it's own blue bubble.	"The City and County participate in efforts to strengthen the Region’s food system by encouraging local food production and decreasing food insecurity"	5-15	Background Info	Plan Clarity	Format

ON319	Michele James	There are growers who dispute this claim. Perhaps include the word "strive" as in "The City and County strive to strengthen and lessen barriers to..." This paragraph should state that urban farm are supported as well as the removal zoning barriers. Include a definition of Urban Farm along with Community Gardens as they different. Add food education. Prioritize in areas of food deserts. Also mention cultural traditions and building community resiliency. Municipal food production category needed. Define. Food is a public utility and city could produce food.	"The City and County participate in efforts to strengthen the Region's food system by encouraging local food production and decreasing food insecurity. Engaging with local food production provides numerous benefits to community health, the environment, and the economy."	5-15	Background Info	Food Systems	Support local food production
ON515	Sara Sprague	In which ways is the city doing so? When we think about the priority areas, there is not much emphasis on supporting these efforts towards encouraging local food production and the local food system, along with decreasing food insecurity. More is placed on housing development. Consider elevating this in the priority areas and changing zoning that supports a thriving agricultural landscape.	"The City and County participate in efforts to strengthen the Region's food system by encouraging local food production and decreasing food insecurity. Engaging with local food production provides numerous benefits to community health, the environment, and the economy."	5-15	Background Info	Food Systems	Support local food production
ON320	Michele James	What is the Flagstaff Urban Farm Initiative?? Is it the "incubator?" The city also needs to offer municipal investment.	"The City operates and is expanding the community gardens program and has developed the Flagstaff Urban Farm Initiative to establish new urban agriculture ventures on City-owned land."	5-15	Background Info	Plan Clarity	Wording
ON522	Sara Sprague	Include "infrastructure"	"There is a strong need to implement community food hubs to provide resources and communal spaces for producing, processing, cooking, and equitably distributing food throughout the Region"	5-15	Background Info	Plan Clarity	Wording
ON322	Michele James	Community food hubs are not mentioned in an action item! This needs to be added!	"There is a strong need to implement community food hubs to provide resources and communal spaces for producing, processing, cooking, and equitably distributing food throughout the Region."	5-15	Action Item	Food Systems	Support local food production
ON1147	Sandra	Urban agriculture should be interwoven into the fabric of the urban environment. That means that as we densify, we also increase access to and number of urban gardens. The two goals are complementary, making for livelier, more vital neighborhoods.	Community gardens call out box	5-15	Background info	Food Systems	Support local food production

ON169	Ira Allen	This is an excellent program and should be expanded--and internetworked with existing and new CSA programs--as extensively and quickly as possible. We are looking at significant breadbasket failures in the near future. The more diversified and resilient our local and semi-local (readily horse-traveable) food systems, the less those larger food system failures (and knock-on impacts through supply chains) will compound local liquidity crises driven by the high cost of housing.	Community Gardens call out box	5-15	Background Info	Food Systems	Support local food production
ON818	Emily	I would love some statistics on the success of our current community gardens. Is there a waitlist, are they filled quickly, how many people apply for the scholarship rate, how many repeat plots are leased (vs. people who try it for a year and not renew). This would really help to better understand where we currently are with community gardens and if we need more. The other sections have much more data to understand the necessity	Community gardens call out box	5-15	Background info	Food Systems	Support local food production
ON819	Emily	Affordable housing on City-owned land is a greater need. Add some cisterns for rainwater collection and garden plots for the residents to also create more food resiliency. This is a much better use of City-owned land. This section has lovely intentions but it's really just going to further NIMBYism and make everyone feel okay about it because the City is adding a garden to City land (and nearby neighbors do not want to live near "poor people"). Please do not put this in the regional plan without more caveats or every Karen and Kyle is going to reference this section when fighting more affordable housing in their neighborhood.	Community gardens call out box	5-15	Background info	Housing Affordability	Balance of housing and other priorities
ON1060	Zenya Ledermann	Data regarding community gardens is included in the Community Food Systems Assessment. They are heavily utilized, although maybe not only for food production, but also for community building and gathering areas, green spaces, pollinator habitats, and food/outdoor education	Community gardens call out box, reply to ON818	5-15	Background info	Food Systems	Support local food production
ON1069	Zenya Ledermann	I agree with your concern and think this section could be rephrased to not allow for NIMBY types of responses. However, I think the current section is necessary	Community gardens call out box, reply to ON819	5-15	Background info	Food Systems	Support local food production
ON523	Sara Sprague	How can farmers be subsided more equitably?	Food System and Food Security	5-15	Background Info	Food Systems	Support local food production
ON570	Ben Ruddell	If an urban farm can solve the economics of growing in Flagstaff, we shouldn't make zoning a problem for them. In particular, indoor vertical farming is an up and coming approach to high value agriculture and we should be encouraging it in our planning. It's light industrial zoning, and it doesn't need rail access.	Food System and Food Security	5-15	Background Info	Food Systems	Support local food production
ON514	Sara Sprague	Does not seem like a "low barrier to entry" as the nexus of equity in terms of transportation, time, tools, knowledge, language differences, etc., does not seem to be considered here. How is this getting to the root cause of food insecurity?	Foodscaping call out box	5-15	Background Info	Food Systems	Food security

ON569	Ben Ruddell	Foodscaping hasn't been successfully implemented at scale in any city I know of. It's an attractive concept, but is it practical? Let's not commit public resources in this direction without a better plan.	Foodscaping call out box	5-15	Background Info	Food Systems	Food security
ON571	Ben Ruddell	It's important to understand that commercially growing or processing more food in Flagstaff will NOT help food affordability here (not much). That local food gets sold at market prices, just like the food that comes from Illinois or Brazil- and is often more expensive, not less.	Foodscaping call out box	5-15	Background Info	Food Systems	Food security
ON572	Ben Ruddell	If the city exempts greenhouses from HOA and other restrictions it could possibly encourage more residential agriculture- a helpful type of foodscape.	Foodscaping call out box	5-15	Background Info	Food Systems	Support local food production
ON773	Emily	Current landscaping regulations and plant lists include plants that are low-water/drought tolerant, because we live in an arid environment. We are not as a society used to eating drought-tolerant edible food.	Foodscaping call out box	5-15	Background info	Food Systems	Land/resource availability for food production
ON772	Emily	I'm confused by the phrase low barrier to entry as well. It takes a lot of effort to grow edible food. Our water is also expensive and tiered for consumption.	Foodscaping call out box, reply to ON514	5-15	Background info	Plan Clarity	Wording
ON769	Emily	Where would this public edible landscape exist? How would it be maintained and by who? Just a few paragraphs ago, this listed how difficult growing food is here for a variety of reasons. For people who are food insecure, I would think if provided the option of living in affordable housing, or to have access to a community garden plot where they can work really hard to reduce their food bill, most people are going to choose affordable housing (which will increase their food security via more money for food). And of course, both can be done together. I just don't want another valuable plot of City land for strictly a community garden when housing insecurity is so much more pressing for more people. Do we think that people who work multiple jobs to pay for housing want to garden after a long day?	Foodscaping call out box, reply to ON569	5-15	Background info	Food Systems	Food security
ON1091	Nick Zachary	In other parts of AZ, SNAP users can get $2 for every $1 when they spend their funds on local produce. Michigan has created a very successful Hoophouses for Health Program in which local growers receive "loans" to install hoophouses (extending their growing season and increasing yields). Their "loans" are "repaid" by accepting food assistance credits as payment for produce. This is a win-win for growers to get over the hump of infrastructure costs and for the food insecure to have affordable access to healthy, low emission foods.	Foodscaping call out box, reply to ON571	5-15	Background info	Food Systems	Support local food production
ON1089	Nick Zachary	And know that there are many types of season extension structures out there that can help folks grow in their back yard. These don't have to be large, elaborate eye sores. There are low-impact, removable, durable options that can achieve the same end.	Foodscaping call out box, reply to ON572	5-15	Background info	Food Systems	Support local food production

ON1090	Nick Zachary	You're correct that community gardens are not an appealing opportunity for the unhoused and food insecure. Community garden plots bear no responsibility for a lack of yield, and the spoils are enjoyed by the few who volunteer. However, there is value in city-managed agriculture on specific plots of land. The same volunteers would be managed by a capable farm manager selected by the City, and the same land and volunteers could actually produce a noticeable amount of healthy food for those in need. Some produce could even be sold at markets to offset operational costs. See Colton Gardens and Townsite Urban Farm's management styles for stories of successful volunteership and yields	Foodscaping call out box, reply to ON769 and ON569	5-15	Background info	Food Systems	Support local food production
L205	Equity Climate Adv	How does the city and county collaborate to strengthen the local food system? I would argue that there are limited examples of this, and instead the priority areas suggest more support for urban sprawl than agricultural initiatives to thrive and succeed.	"The City and County participate in efforts to strengthen the Region's food system by encouraging local food production and decreasing food insecurity."	5-15	Background info	Food Systems	Support local food production
L57	FCCC	Community gardens are important; however, they are not a fix-all solution. Other methods of food production and distribution, including urban agriculture, community farms, food forests, and edible landscapes, should be a focus and priority within the plan.	Community Gardens call out box	5-15	Background Info	Food Systems	Support local food production
L206	Equity Climate Adv	There are barriers to entry for the community garden programs, such as the cost associated with them, transportation concerns, or resources for folks who are new to the scene, yet interested. Community gardens are great, yet how can the food system be more inclusive and equitable... such as implementing and funding school-gardens, food hubs, urban agriculture..	Community Gardens call out box	5-15	Background info	Food Systems	Support local food production
L204	Equity Climate Adv	The mention of “foodscaping” seems a bit odd, especially in realms of equity, as this is mentioned as a “low barrier to entry,” yet requires possible transportation to get to the place, education on what it is, the time to forage, the tools to cook, etc. How is this addressing food insecurity and people who are hungry now? Why is the burden being placed on the individual when there is a system at play? What is included if they are not native plants?	Foodscaping call out box	5-15	Background info	Food Systems	Food security
ON634	Marilyn	Yes!	"Acquire new properties and rehabilitate existing properties for affordable housing projects, when financially feasible (City only)"	5-16	Implementation Guideline	Housing Affordability	Public housing and assistance programs
ON1152	Sandra	City-owned property development is the only way (under current state restrictions) to really make a dent in the need for affordable housing. I would like to see this implementation strategy become central to the city's effort to address affordability. Please consider making this a Regional Plan GOAL.	"Acquire new properties and rehabilitate existing properties for affordable housing projects, when financially feasible (City only)"	5-16	Implementation Guideline	Housing Affordability	Public housing and assistance programs

ON1161	Sandra	This strikes me as a goal to achieve in all urban and suburban building blocks. Why not state it in those descriptions as well?	"Establish resilient neighborhood networks and groups within and among neighborhoods throughout the Region to foster lasting community connections, provide neighborly support in emergencies, and build resilience..."	5-16	Implementation Guideline	Safety	Community resilience
ON1154	Sandra	I do not think a subsidy program is a wise strategy since it only encourages private developers and landlords to increase rent on their properties, knowing that the city will provide assistance to lessen the rent burden on individuals. City money then goes right into the hands of landlords and developers when it should be going to the development of city-owned property that is affordable in perpetuity.	"Expand housing subsidy options that are available to low-to-moderate-income households"	5-16	Implementation Guideline	Housing Affordability	Public housing and assistance programs
ON631	Marilyn	This seems overly broad to me. What about health and safety codes? Does this mean we should allow developers to build as cheaply as possible with no requirements as the city currently has for things such as landscaping, tree protection, aesthetic considerations, building heights etc.? We need to be thoughtful and careful about what we change in our code. We shouldn't encourage a wholesale elimination of our rules. I understand the intent but this needs to be worded better.	"Identify, evaluate, and remove from the City and County codes barriers and restrictions to creating missing middle and multifamily housing."	5-16	Implementation Guideline	Community Character	Architecture and design
ON632	Marilyn	If we eliminate the barriers to density and the parking requirements where will these incentives come from? This is currently the major way we get affordable housing in development projects.	"Incentivize the creation of affordable units in new development projects and neighborhood infill throughout the Region"	5-16	Implementation Guideline	Plan Clarity	Plan Implementation
ON1159	Sandra	What does "incentivize" mean here? Who is being incentivized? The importance of attaining and developing city-owned housing is essential to addressing the housing crisis. I would like to see this point about "incentivizing" expanded. Why not state that we should bond for funding to develop municipal housing options? Why not bond for the purchase of State Lands that could then be developed by the City for the City's affordable housing needs?	"Incentivize the development of ownership and rental units that are priced below market rate and provide for long-term affordability using permanently affordable housing models and public/private partnerships"	5-16	Implementation Guideline	Housing Affordability	Public housing and assistance programs
ON1155	Sandra	Yes! Also consider developing those properties as land trust units (allowing people to establish some home equity), in addition to rental units.	"Preserve or repurpose existing and available buildings and spaces as rental opportunities for residents (City only)"	5-16	Implementation Guideline	Housing Affordability	Public housing and assistance programs
ON633	Marilyn	I did not see this discussed above. What are those barriers and what structures is this implying need to be adapted for housing?	"Remove from codes and plans barriers to adaptive reuse of buildings for housing."	5-16	Implementation Guideline	Plan Clarity	Plan Implementation
ON170	Ira Allen	As long as you refuse to get real about finding ways around the legislature's pre-emption of home rule on housing, we'll have thousands of million-dollar homes sitting empty while actual residents decide between rent and medicine for their kids. No two ways about it.	Goal HA Implementation Guidelines	5-16	Implementation Guideline	Housing Affordability	Short-term rentals and second homes

ON573	Ben Ruddell	I don't agree with the term "should". These are "could" items. Be much more careful with "should", which implies policy. Most of these items are nice to have, but are dubious or controversial priorities for scarce public resources and staff and arguably do not belong in a regional plan at all. Overstatements will undercut a plan's credibility and support. Also, where's the list of "shouldn't-s"?	Goal HA Implementation Guidelines	5-16	Implementation Guideline	Plan Clarity	Plan Implementation
ON574	Ben Ruddell	Many of these items are impractical for a poorly funded small city's government to achieve- indeed for anyone in government to achieve- and should not be prioritized or planned on. Where is the limit to the scope of this implementation, or does this plan aspire to solve all problems for all people? How can we achieve anything without focus? Cut it way back.	Goal HA Implementation Guidelines	5-16	Implementation Guideline	Plan Clarity	Plan Implementation
ON702	Kim	City should engage in a voluntary buy-out program. Buy housing on the market, paid off in 30 years, run the program at 0 profit; keep that housing off the speculative market. There are models for this!	Goal HA Implementation guidelines	5-16	Implementation Guideline	Housing Affordability	Public housing and assistance programs
CM83	Commission on Inclusion & Adaptive Living	"Implementing staff should....affordable and accessible..."	"Encourage dispersal of affordable housing units throughout every neighborhood with the intent to not concentrate units in neighborhoods with lower income residents."	5-16	Implementation Guideline	Equity	ADA Accessibility
CM82	Commission on Inclusion & Adaptive Living	"Implementing staff should...ADD:>>Encourage and enable the development of accessible housing units..."	Goal HA - Implementation Guideline	5-16	Implementation Guideline	Equity	ADA Accessibility
ON1166	Sandra	Unless such partnerships ensure that the needs of the city are addressed in perpetuity, I believe that our public monies should go toward municipally-owned projects.	"Consider public/private partnerships as a means of sharing costs and supporting affordable and attainable housing construction."	5-17	Implementation Guideline	Housing Affordability	Public housing and assistance programs
ON525	Sara Sprague	Subsides for healthy, locally produced foods	"Coordinate incentives and benefit programs to address cost of living (housing and transportation) and labor retention challenges to support business attraction, retention, and expansion"	5-17	Implementation Guideline	Food Systems	Support local food production
ON325	Michele James	Emphasize disenfranchised communities including seniors and Native Americans.	"Develop and support policies, systems, and environmental changes that increase access to affordable, healthy foods for the most at-risk populations in the City and County, with an emphasis on school-age children."	5-17	Implementation Guideline	Food Systems	Food security

ON1076	Zenya Ledermann	agreed!	"Develop and support policies, systems, and environmental changes that increase access to affordable, healthy foods for the most at-risk populations in the City and County, with an emphasis on school-age children." Reply to ON325	5-17	Implementation Guideline	Food Systems	Food security
ON1108	Emily	Community gardens should be in tandem with affordable housing and robust rainwater collection. Empty city lots should not be strictly for community gardens that can only rely on municipal water supply. This section will be pointed out by NIMBY advocates trying to defeat affordable housing in their neighborhood.	"Establish community gardens and urban farms in neighborhood throughout the Region, particularly where food insecurity is prevalent."	5-17	Implementation Guideline	Housing Affordability	Balance of housing and other priorities
ON324	Michele James	Explore funding opportunities to expand infrastructure for agricultural enterprises including municipal greenhouses and cooperatives as well.	"Establish community gardens and urban farms in neighborhoods throughout the Region, particularly where food insecurity is prevalent"	5-17	Implementation Guideline	Food Systems	Support local food production
ON527	Sara Sprague	Include funding for urban agriculture development towards high-tunnels, food hubs, workforce development...	"Establish community gardens and urban farms in neighborhoods throughout the Region, particularly where food insecurity is prevalent"	5-17	Implementation Guideline	Food Systems	Support local food production
ON327	Michele James	Define "agricultural tourism."	"Explore opportunities to expand agricultural tourism and value-added program(s) to support the financial health of local agriculture, ranching, and the production of artisanal products."	5-17	Implementation Guideline	Plan Clarity	Wording
ON636	Marilyn	What does this mean? Who is sharing in these costs?	"Implement methods for cost recovery and cost sharing across all infrastructure systems to ensure an equitable distribution of costs and benefits across housing developments."	5-17	Implementation Guideline	Plan Clarity	Wording
ON1163	Sandra	This is pure nonsense. We do not need housing stock "at all levels" and should not be incentivizing luxury housing, gated community housing projects, golf-course developments, etc.	"Make incentives available to suppor the creation of housing at a variety of income levels, resulting in both rental and ownership opportunities."	5-17	Implementation Guideline	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON703	Kim	The plan's consistent effort to be inclusive: "housing attainability for all" is not facing the reality of the real equity issues it identifies. We do not need to incentivize housing development for the wealthy!	"Make incentives available to suppor the creation of housing at a variety of income levels, resulting in both rental and ownership opportunities."	5-17	Implementation Guideline	Housing Affordability	Emphasize increasing affordable vs. overall supply

ON635	Marilyn	Why should we support incentives for housing for the wealthy? This makes no sense to me and just takes money away from where it is needed. If anything we should have an implementation strategy that discourages gated communities, large lot sizes, second homes, vacation rentals and subdivisions of single family homes only. If we don't do this all of this proposed density will still be unattainable for most of us.	"Make incentives available to support the creation of housing at a variety of income levels, resulting in both rental and ownership opportunities"	5-17	Implementation Guideline	Housing Affordability	Emphasize increasing affordable vs. overall supply
ON326	Michele James	Add to beginning of this sentence "Work with communities to preserve and sustain diverse traditional food cultures..."	"Preserve and sustain diverse traditional food cultures in food programs and initiatives"	5-17	Implementation Guideline	Plan Clarity	Wording
ON328	Michele James	Remove "without impacting housing goals."	"Reduce barriers in City Code to creating home-based business and expanding entrepreneurship without impacting housing goals."	5-17	Implementation Guideline	Housing Affordability	Balance of housing and other priorities
ON526	Sara Sprague	Reduce barriers to entry or urban agriculture	"Reduce barriers in City Code to creating home-based business and expanding entrepreneurship without impacting housing goals."	5-17	Implementation Guideline	Food Systems	Support local food production
ON323	Michele James	Include researching finance options and support for purchasing agricultural lands for new farmers.	"Research methods of leveraging economic development and financial tools to prevent displacement and build greater parity in economic benefits within the Region."	5-17	Implementation Guideline	Food Systems	Support local food production
ON1174	Sandra	The concern with "displacement" ought to be expanded here. Gentrification is a looming issue in neighborhoods that are targeted for densification. What are the strategies that could be in place BEFORE gentification gets underway?	"Research methods of leveraging economic development and financial tools to prevent displacement and build greater parity in economic benefits within the Region."	5-17	Implementation Guideline	Housing Affordability	Displacement
ON1075	Zenya Ledermann	or subsidize	"Support the development of food hubs and food resources—such as communal commercial kitchens, food processing facilities, greenhouses, and growing spaces dedicated to producing food"	5-17	Implementation Guideline	Plan Clarity	Wording
ON528	Sara Sprague	Stronger language, such as implement, or fund.	"Support the development of food hubs and food resources—such as communal commercial kitchens, food processing facilities, greenhouses, and growing spaces dedicated to producing food"	5-17	Implementation Guideline	Food Systems	Support local food production

ON1109	Emily	Does this include "meat processing" facilities? Ranching is a big component of agriculture in the region and a need, but I don't know a lot of citizens who want it near their home. People complain about the smell of Purina as it is.	"Support the development of food hubs and food resources--such as communal commercial kitchens, food processing facilities, greenhouses, and growing spaces dedicated to producing food."	5-17	Implementation Guideline	Food Systems	Support local food production
L208	Equity Climate Adv	Bullet-point seven should include language about funding to support expansion of community gardens and urban agriculture, along with rezoning to support this.	"Establish community gardens and urban farms in neighborhoods throughout the Region, particularly where food insecurity is present."	5-17	Implementation Guideline	Food Systems	Support local food production
L209	Equity Climate Adv	What does “agricultural tourism” mean in bullet-point ten and how can it be utilized to uplift farmers. Suggest more implementation of supporting local growers?	"Explore opportunities to expand agricultural tourism..."	5-17	Implementation Guideline	Food Systems	Support local food production
L69	Scott Roberts	One of the most significant challenges facing large-scale housing developments in the City of Flagstaff is the cost of off-site infrastructure improvements. Upsizing roads, water lines, and sewer lines to accommodate growth may, in some instances, actually inhibit growth because the cost is so high that projects become financially untenable. The City needs to explore infrastructure financing strategies (public/private partnerships, bonds, Community Facilities Districts, etc.) that alleviate the financial impact on private development. While we, like most other developers, are always willing to mitigate our impact with respect to traffic, water, and sewer, the cost of larger-scale infrastructure projects like the expansion of the Woody Mountain Road bridge over I-40 cannot be shouldered solely by private parties.	Goal CD Implementation Guidelines	5-17	Implementation Guideline	Growth	Infrastructure development
ON637	Marilyn	and encourage existing neighborhoods with proposed greater density to form associations.	"Complete neighborhood plans for Pine-Knoll Brannen and Sunnyside"	5-18	Action Item	Equity	Public participation
ON1180	Sandra	Why not make bonding for monies to enable the purchase and development of city-owned property an action item?	"Create ongoing funding sources for affordable housing and associate services in the Region."	5-18	Action item	Housing Affordability	Public housing and assistance programs
ON1241	Erica Rackley	If the City prioritizes reducing the risk of demolition of existing housing units and retaining existing units, how will neighborhoods reach the target densities listed previously? It seems that keeping existing homes and reaching these high density goals are in conflict, no?	"Explore alternative processes and guidelines for the redevelopment of historic and affordable housing to reduce the risk of demolition and allow for increased retention of existing units."	5-18	Action item	Housing Affordability	Displacement
ON1187	Sandra	Please explain what a "Revitalization District" is.	"Explore other funding mechanisms for affordable housing developments, such as a Revitalization District and a dedicated sales tax."	5-18	Action item	Plan Clarity	Wording
ON1176	Sandra	?? what does this mean and why is it needed?	"Explore the feasibility of a joint City/County housing program to coordinate studies and staffing."	5-18	Action item	Housing Affordability	Public housing and assistance programs

ON1186	Sandra	More importantly, ensure that densification goes hand-in-hand with the kind of planning that increases community vitality such as access to spaces that are well-designed and encourage social gathering, access to green space and urban trails, preservation of historical buildings, etc. I think the fear behind the term "affordable housing" has to do with project that have been poorly designed, shoddy, and simply ugly. It is imperative that we link densification & affordability with vitality and beautification.	"Make the economic and opportunity costs of not providing housing more widely known to suppor the inclusion of affordable housing in neighborhoods that have demonstrated opposition to it."	5-18	Action item	Community Character	Prioritize character
ON1239	Erica Rackley	add "to" (barriers to the creation)	"Revise the City of Flagstaff Zoning, Building, Fire, and Engineering codes to reduce barriers the creation of housing and development that supports the Carbon Neutrality Plan and reduced wildfire risk."	5-18	Action item	Plan Clarity	Wording
ON1183	Sandra	...and ensure that the guidelines for ensuring community character and quality of development are not sacrificed in the process.	"Update the City's affordable housing incentive policy to implement the goals and policies of the Regional Plan..."	5-18	Action item	Community Character	Prioritize character
ON529	Sara Sprague	This should be mentioned first	"Update Zoning and other City codes to better support the local production, manufacturing, storage, and distribution of food on public and private land including the protection of agriculturally viable land and the implementation of future urban agriculture production sites"	5-18	Action Item	Plan Clarity	Format

ON713	Jon K	Land acquisition and development should be listed as a high-priority action item. There needs to be a greater availability of land specifically designated for business development. Why should this be prioritized? Consider the Sunnyside neighborhood as a case study. Due to the lack of planning and dedicated business spaces, manufacturing businesses, auto repair shops, paint shops, and carpentry workshops have been concentrated in one of the highest-density residential neighborhoods in Flagstaff. Many of these businesses release toxins and chemicals into the air, directly impacting the health and well-being of the families who live there. Creating spaces for growth is not only critical for business development, wage growth, and overall city expansion, but also for the health and safety of lower-income residents in areas like Sunnyside. Would Flagstaff allow an upholstery shop or similar industrial business to operate in neighborhoods such as North Hospital, Country Club, University Heights, or Cheshire? The answer is clearly no. Yet in Sunnyside, these businesses continue to operate, releasing pollutants into the air of one of the city's most economically disadvantaged communities. Affordable land for business development needs to be created immediately, and it must be treated as the highest priority. This is not just an economic issue—it's a public health issue that disproportionately affects lower-income residents.	SES Action Items	5-18	Action item	Economy	Industrial land
CM84	Commission on Inclusion & Adaptive Living	"Fund...for affordable and accessible housing..."	"Create ongoing funding sources for affordable housing and associated services in the Region."	5-18	Action item	Equity	ADA Accessibility
L124	Friends of Flagstaf	Make the City Acquisition of Property for Development a Priority: Because our ability to control private development is limited, it's unlikely that increasing the quantity of housing in and of itself will increase housing availability or affordability. Moreover, there is little in this plan to prevent much of the new development from being investor owned, second homes, and vacation rental properties. The most important complementary strategy available is the City's acquisition of property for municipal housing and open space. We urge you to make this a priority in the plan. Our recommendations: Purchase state land Section 20 so that the city can create a mix of affordable and attainable housing along with commercial, employment and open space uses. Make the securing of funding for property acquisition (of state lands and other appropriate properties on the market) a priority action item.	SES Action Items	5-18	Action item	Housing Affordability	Public housing and assistance programs

ON160	Zak	This travel also has a cost on the city in repair costs to the road, patrols by police, and air pollution.	"...housing price increases--coupled with factors such as the cost of greater travel distance two and from work and shopping, increasing transportation costs, short-term rentals, and second home ownership--affect housing prices in these areas and them less affordable."	5-2	Background Info	Roads and Streets	Maintenance and condition
ON158	Ira Allen	Or: totaling about HALF the unmet housing need. I understand it's unpopular to acknowledge with some well-heeled stakeholders, but you're burying the lede rather badly in this section.	"As of 2024, there were about 4,007 second homes and 628 short-term rentals (excluding owner-occupied rentals) within the City, totaling about 14 percent of City housing units."	5-2	Background Info	Housing Affordability	Short-term rentals and second homes
ON159	Zak	Non-resident units should be taxed at a higher rate than residential units, or this rate increased to help the city offset these externalities for residents.	"As of 2024, there were about 4,007 second homes and 628 short-term rentals (excluding owner-occupied rentals) within the City, totaling about 14 percent of City housing units."	5-2	Background Info	Housing Affordability	Short-term rentals and second homes
ON1102	david r	Funny, I did a quick search on Airbnb at the beginning of December for the four days during the first week of December and there were over 1,200 available.	"As of 2024, there were about 4,007 second homes and 628 short-term rentals (excluding owner-occupied rentals)"	5-2	Background info	Housing Affordability	Short-term rentals and second homes
ON628	Marilyn	This political reality speaks to the need for the city and the county to acquire land to create affordable/attainable housing. Why not have that as a goal?	"Because neither the City nor County can require developers to create affordable units, both jurisdictions use voluntary incentives to encourage affordable units in new developments"	5-2	Background Info	Housing Affordability	Public housing and assistance programs
ON161	Dana	The residents should not have to bear the increased demand caused by nau	"Over the past two decades, NAU enrollment increased faster than its on-campus housing capacity and the university stopped providing family housing, creating a larger demand for off-campus student housing options."	5-2	Background Info	Housing Affordability	Student housing
ON162	Aaron	This comment and concern are likely to change in the coming decade-plus. Nationwide higher education is forecasting a significant enrollment decline. I would urge the city planners to re-evaluate this statement and where it effectively leads/drives elements in the 2045 plan. https://www.brookings.edu/articles/are-colleges-really-facing-an-enrollment-cliff/	"Over the past two decades, NAU enrollment increased faster than its on-campus housing capacity and the university stopped providing family housing, creating a larger demand for off-campus student housing options."	5-2	Background Info	Housing Affordability	Student housing

ON1233	Erica Rackley	"stopped providing family housing" I don't know exactly what the plan authors mean by this statement, but consider fact checking. I personally know of one family (one parent was a NAU grad student) who rented a university apartment last year.	"Over the past two decades, NAU enrollment increased faster than its on-campus housing capacity and the unversity stopped providing family housing, creating a larger demand for off-campus student housing options."	5-2	Background info	Housing Affordability	Student housing
ON561	Ben Ruddell	It looks like these three categories of uses create a similar impact to the ~8000-new-unit 2031 goal. Eliminating these uses would therefore achieve the 2031 goal without building more housing. Food for thought.	"The City's supply of housing has also been affected by (1) an increase in second homes, (2) the conversion of long term housing to short-term rentals, and (3) the increase in the NAU student population."	5-2	Background Info	Housing Affordability	Short-term rentals and second homes
ON562	Ben Ruddell	If we're going to tax and disincent short term uses of housing (soak tourists and wealthy part timers), it won't help affordability much unless that revenue is put into the pockets of the full term residents. Why not write a check to every full time resident for an equal share of that revenue? Direct action, fairly administered.	"These three factors heighten the competition for limited housing options"	5-2	Background Info	Housing Affordability	Short-term rentals and second homes
ON563	Ben Ruddell	NAU has access to cheap capital, state and federal funding, a long-term planning horizon, and its own land, right in the middle of the walkable city where the infrastructure already is. NAU could add tens of thousands of units if it was serious about densely using its property. A more direct partnership with NAU on housing development could make a disproportionately large and affordable impact on housing in Flagstaff. Subsidized NAU employee housing would solve affordability for what- roughly 10,000 residents- opening thousands of units for other full time residents, while also moving thousands of cars off the roads every rush hour. ASU is building market housing in Tempe... why not NAU in Flagstaff?	"While the communities of Bellemont, Kachina Village, and Mountainaire have been considered more affordable areas to live within the Region, housing price increases--coupled with factors such as the cost of greater travel distance to and from work and shopping, increasing transportation costs, short-term rentals, and second home ownership--affect housing prices in these areas and them less affordable."	5-2	Background Info	Housing Affordability	Student housing
ON930	Laura Huenneke	insert "make"	"While the communities of Bellemont, Kachina Village... affect housing prices in these areas and them less affordable"	5-2	Background info	Plan Clarity	Wording
ON701	Kim	Given this political reality (thank you for putting it up front here) the city should explore other options such as developing a voluntary buy-out program: buy housing on the market, pay the mortgage off in 30 years, and run the program at 0 profit. We have to have better options and there are models. How about the goal of exploring non market models for affordable housing?	Inclusionary Zoning call out box	5-2	Background info	Housing Affordability	Public housing and assistance programs
ON973	David	This map is difficult to interpret. I am color blind, but I think it would be difficult for even a normally sighted person to interpret.	Map 5-1	5-3	Map	Plan Clarity	Format

IP153	NULL	Greater density in Bellemont is still car + highway dependent because everyone in Bellemont still drives into downtown. 66 by Thompson is non-stop both ways going in + out of town. There's also an apartment complex going in west of Thompson with no commercial. These people also have to drive to get to any services	Map 5-1 Building Density Map	5-3	Map	Growth	Commercial and mixed use development
ON164	Zak	Areas like Bellemont need transit options or traffic will simply continue to intensify in numbers and safety issues. Already it is treacherous to cross 66 at Thompson as a pedestrian, or cyclist. Turning left there is also impossible at certain times of day. Traffic calming should be considered as these types of drivers convert from 'regional' to 'city settings.	"New development has occurred most extensively in .... and in County areas, especially Bellemont."	5-4	Background Info	Transit	Regional transit and lightrail
ON974	David	The plan should address the full range of housing options: camping, RV parks, mobile home parks, manufactured home developments , in addition to the housing types already mentioned in this plan.	"Resolving the undersupply of housing will require the development of new housing units in all neighborhoods and across the Region."	5-4	Background info	Growth	Development patterns and housing types
ON264	Crystal	I agree with Dana. As a Sunnyside homeowner, there are certainly homes which are unsafe to live in and either need to be renovated or even condemned. Flagstaff is too soft.	"There are no areas of the City that meet the definitions of “slum and blight,” which the ASR 9-461.05 states should be examined in the General Plan for cities." Reply to ON163	5-4	Background Info	Government Services and Utilities	Code enforcement
ON163	Dana	Your lack of code enforcement will contribute	"There are no areas of the City that meet the definitions of 'slum and blight,'..."	5-4	Background Info	Government Services and Utilities	Code enforcement
ON564	Ben Ruddell	Whelp, there’s your problem. The rest of the causes of the affordability problem are negligible compared with this, and this needs to be a bigger focus in the regional plan. Prices tripled and incomes are flat. This means economic development with much higher paying jobs- like technology- must be part of the solution, or Flagstaff will eventually have no workforce housing (Sedona is already there). But that also sadly means displacement of more existing lower income residents. Are we going to be Scottsdale or Sedona? (we should pick Scottsdale) Fortunately, there are things we could do in this plan to attract more tech industry and jobs. But where is this key solution emphasized in the plan?	Map 5-2 Percentage Change in Median Income Between ACS 5-Year Estimates 2010-2014 and 2018-2022	5-5	Map	Economy	Job creation
ON166	Zak	This should be a consideration as summers get hotter for longer. Many units dont include AC (mine doesnt) and landlords therefore put the burden of purchasing interior units of tenants.	"For example, they may relocate... which may expose them to health and safety risks, such as vermin, mold, water leaks, and inadequate heating or cooling systems."	5-6	Background Info	Climate Action	Climate change impacts

ON749	Emily	Better insulation and sustainable design features would accomplish the same goal without the increased ghg emissions of air conditioning. For new construction, this should be a code priority. For existing stock, I'm not sure the city could create a code that requires air conditioning for residences already in place.	"For example, they may relocate... which may expose them to health and safety risks, such as vermin, mold, water leaks, and inadequate heating or cooling systems." Reply to ON166	5-6	Background info	Climate Action	Building efficiency
ON1235	Erica Rackley	Thank you for including these statistics and bringing up these equity issues.	Housing Insecurity and Displacement	5-6	Background info	Housing Affordability	Displacement
ON165	Ira Allen	We cannot coherently plan around "housing insecurity" without accounting for the ever-growing ranks of permanent forest dwellers: some by choice, but many not. I've seen ~2500 floated a few times at present. With the heating and drying of our forests, and unavoidable increased inmigration, that's multiple megafires waiting to happen. Housing insecurity is a matter of basic safety for all of us--it's time to take it much, much more seriously.	Housing Insecurity and Displacement	5-6	Background Info	Safety	Wildfire/flooding mitigation
ON1236	Erica Rackley	Excellent to hear this. Thank you.	"The City supports the provision of fair housing for all residents, under the federal Fair Housing Act, and is committeed to advancing solutions based in racial equity."	5-7	Background info	Equity	Equity in housing/development
ON864	Val	safe and resilient homes (add) that comply with the climate action plans.	"Support efforts for safe, efficient, and resilient homes."	5-8	Background info	Plan Clarity	Wording
ON503	Sara Sprague	Why are these two placed together? Should be separated	"Agriculture/Mining" (Employment by Sector)	5-9	Background Info	Plan Clarity	Wording
ON502	Sara Sprague	What about social services?	"Other Services" (Employment by Sector)	5-9	Background Info	Plan Clarity	Wording
ON936	Laura Huenneke	What is the difference between numbers in normal font and those in italics? Should be a key to this in the table title/caption.	Table 5-2	5-9	Background info	Plan Clarity	Format
ON751	Emily	The Census Bureau creates these categories. The data was grabbed from the ACS.	Table 5-2, reply to ON317	5-9	Background info	Plan Clarity	Wording
ON750	Emily	ACS stands for American Community Survey. This is the National Census Bureau who creates these categories and provides these statistics. Some of the other groupings below are questionable, but it's a federal service to regions throughout the country.	Table 5-2, reply to ON503	5-9	Background info	Plan Clarity	Wording
ON1043	Zenya Ledermann	Thanks for the clarification! That being said, is it possible to separate these? I feel it is a disservice to the sectors to have them combined	Table 5-2, reply to ON503 and ON750	5-9	Background info	Plan Clarity	Wording
ON317	Michele James	Where does food processing fit? Does Manufacturing include food? Why combine agriculture with mining? They are very different. This category (agriculture/mining) appears to focus on raising stock (cattle, sheep) and not growing food.	Table 5-2: Workforce Employment by Sector. Source: ACS 5-Year Estimate 2017-2022 (S2403)	5-9	Background Info	Plan Clarity	Wording
ON234c	Diane	In the long run, public transportation will have to be extended both north and south of the city where people are buying homes. Otherwise use of personal vehicles will continue to be a major stumbling block to clean energy goals.	Chapter 6	6-	Background info	Transit	Mountain Line service area

ON981	David	In either the Transportation or the Energy chapters there should be a discussion of hydrogen as a fuel for vehicles and as an energy source. Before 2045 gets here hydrogen will be green (versus grey or black currently) in its production and fuel cell generators and vehicles will be prevalent. Flagstaff should be a leader due to the I40 and I17 traffic.	Transportation Chapter	6-	Background info	Climate Action	Transportation emissions
CM11	Bicycle Advisory C	BAC members appreciate the emphasis on connectivity and ensuring that new and existing bikeways and trails form a holistic system which enables bicyclists to easily, comfortably, and safely travel through the region.	Transportation chapter	6-	Overall Feedback	Multimodal Transportation	Connectivity and FUTS
CM14	Bicycle Advisory C	Members of the BAC appreciate that the Regional Plan connects developing and upgrading multimodal transit infrastructure to the City's climate goals, particularly the Climate Action and Adaptation Plan and the Carbon Neutrality Plan.	Transportation Chapter	6-	Background info	Climate Action	Carbon neutrality
CM30	Bicycle Advisory C	As an overall comment, the BAC noted that it may be useful to refer to and mention micromobility users more consistently throughout this chapter, as they are key users of both bicycle and pedestrian infrastructure and may be using micromobility devices to connect to transit.	Transportation Chapter	6-	Background Info	Multimodal Transportation	Micromobility
W61	IALC	Transportation and accessibility are often said to be met in standards but are not in reality. There are many issues that hurt those with limited ability to navigate travel ways.	Transportation Chapter	6-	Background info	Equity	ADA Accessibility
ON420	Sam Meier	Lack of connectivity affects other transit modes, as well. I would like to see this language include other road users, since the focus is supposed to be on multimodal!	"A lack of connectivity limits distribution and circulation options for drivers and creates inconsistent patterns on the connecting roads. Most of the Region's road network lacks a regular grid pattern of treets."	6-1	Background Info	Plan Clarity	Wording
ON947	Laura Huenneke	insert "for"	"The GHG emissions from the transportation system in the City accounts 30 percent of total GHG emissions."	6-1	Background info	Plan Clarity	Wording
ON175	David	extra word, it should be "These irregular roadways funnel into limited-"	"These irregular roadways funnel into to limited..."	6-1	Background Info	Plan Clarity	Wording
ON951	Laura Huenneke	add something about connecting to air service in and out of the Region?	"These networks support driving, transit, passenger and freight rail, walking, biking, and micromobility for the Region's residents and visitors."	6-1	Background info	Plan Clarity	Wording
ON452	Alexander Shenkin	I see no acknowledgement of the serious issue of noise here. Noise from freeways is a serious issue in Flagstaff, and detracts from its natural beauty. It also negatively affects local communities and biodiversity. In my own community of Ponderosa Trails, there is a constant hum of freeway traffic, punctuated by jake brakes. This must be addressed in the regional plan, or it will worsen further with growth.	CHAPTER PRINCIPLES AND CURRENT CONDITIONS - TRANSPORTATION	6-1	Background Info	Roads and Streets	Traffic

ON1103	david r	Unfortunately, as we can see in the design of the Lone Tree Overpass, surface transportation design starts with the interests of vehicles. The interests of pedestrians and cyclists are only addressed afterwards as some sort of ineffective add-on, which does not meet the needs of pedestrians or cyclists. If you want a serious diverse transportation system, you will need to stop privileging the automobile.	Flagstaff Regional Transportation Network	6-1	Background info	Multimodal Transportation	Prioritize people over vehicles
ON1267	Nat	My main point here is that the FUTS is talked about in this chapter as a major transportation system at the level of bikeways. It should not be considered that way. Per this plan's definition, FUTS is recreationally focused while serving as transportation to nearby schools and shopping. Snow and muddy conditions can inhibit its functionality unlike bikeways. It functions as a primarily environmentally focused connection between parks, activity centers, schools, neighborhood trails etc. It was not envisioned as a major mechanical, motorized transportation element although it can serve as such for some. FUTS should be more featured in Chapter 8 than this chapter.	Transportation Chapter	6-1	Background info	Multimodal Transportation	Connectivity and FUTS
CM31	Bicycle Advisory C	Section 6-1 mentions using an undesignated shoulder as a bike lane. A member asked if there is a defined minimum acceptable width for that use. In general, members were not sure if there were existing standards for many of the types of infrastructure mentioned throughout this section.	"Undesignated shoulders are the term used by the Arizona Department of Transportation (ADOT) to describe an area on the road pavement that is striped separately for bicyclists and other non vehicle road users."	6-1	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
CM85	Commission on Inclusion & Adaptive Living	"Roads and Streets...ADD>>Many of our region's roads lack sidewalks and many of our sidewalks lack curb cuts and /or truncated domes. Nearly all our region's crosswalks lack accessible pedestrian signal devices."	Roads and Streets	6-1	Background info	Equity	ADA Accessibility
ON204	Zak	This should be brought up more often. Car use is not benign. We lose citizens car-centered development.	"Thirty-two percent of deaths of children aged one to 17 years were due to motor vehicle crashes."	6-10	Background Info	Roads and Streets	Safe Streets
ON203	Zak	Improvements to safety should be focused on reducing car speeds and increasing edge friction and not making it harder for cars and bikes to move through the city.	Safety	6-10	Background Info	Roads and Streets	Safe Streets
ON987	Laura Huenneke	I appreciate this focus on safety and the desire to reduce/eliminate fatalities and injuries due to crashes. I have another safety concern that is missing here (perhaps it is in a later chapter??) - the fact that Flagstaff is ranked very high on risks related to limited evacuation capacity in the case of an emergency (eg a fast-moving fire as in Paradise, CA). What is the situation with respect to evacuation capacity? Does this require some thought about improving physical infrastructure?	Safety	6-10	Background info	Safety	Emergency operations and evacuation
ON955	Laura Huenneke	principal, not principle	"At the heart of all these frameworks is a willingness to place safety as the principle consideration in road system investments and design work."	6-11	Background info	Plan Clarity	Wording

ON424	Sam Meier	If these are the vulnerable community members mentioned above, this definition should be offered earlier in the chapter, or it should be made clear that "vulnerable community members" will be defined in this section.	"The most vulnerable roadway users, or those who bear a disproportionate risk of injury or death, are people outside of vehicles, older adults, people with disabilities, people of color, and people walking in lower income areas."	6-11	Background Info	Plan Clarity	Wording
ON206	Kim Austin	Add younger children?? As they may have more difficulty navigating roadways and crossings, similar to older adults	"The most vulnerable roadway users.... are people outside of vehicles, older adults, people with disabilities, people of color, and people walking in lower income areas."	6-11	Background Info	Roads and Streets	Safe Streets
ON205	Ira Allen	How do you envision anything approximating sound climate goals being met when the majority of developable land is checkerboard infill served by freeways and you have no vision of actual mass transit?	Environmental and Climate Impacts	6-11	Background Info	Transit	Regional transit and lightrail
ON910	Val	What specifically does this system entail? Can a link be made?	Safe System Approach and Road to Zero call out box	6-11	Background info	Plan Clarity	Reference/link
CM90	Commission on Inclusion & Adaptive Living	“high visibility, fully accessible pedestrian crossings, accessible pedestrian signal devices, ...”	"Street level interventions and redesigns, such as roundabouts, high visibility pedestrian crossings, and traffic calming measures, are increasingly common and more projects like them are needed to make a difference in the safety of the Region."	6-11	Background info	Equity	ADA Accessibility
ON208	Zak	This fee should be higher	"In 2017, the City adopted a comprehensive parking program for the Downtown and surrounding areas including a paid parking district, residential and employee parking, and management of municipally owned surface lots."	6-12	Background Info	Parking	Parking management and fees
ON209	Zak	This funding should not go to 'additional public parking' it should go to supporting alternative transportation options. If the fee was higher for parking private parking (which is already present) may go from closed (it all says 'private property, no trespassing') to taking advantage of the additional revenue source. With such a low fee these properties would simply be taking on un-paid liability if they allowed public parking during their off hours. We shouldnt be tearing down buildings downtown in order to put in more surface parking that doesnt support the tax base or needs of this community.	"In 2017, the City adopted a comprehensive parking program for the Downtown and surrounding areas including a paid parking district, residential and employee parking, and management of municipally owned surface lots." Reply to ON208	6-12	Background Info	Parking	Parking management and fees

ON211	Zak	Make more streets seasonally or permanently car-free, like Aspen between Beaver and Verde	Streetscapes and Parking	6-12	Background Info	Roads and Streets	Pedestrian-only streets
ON1044	Krista Ames-Cook	The County Winter Parking Ordinance is different than the Flagstaff City Winter Parking Ordinance. This is confusing and they should be aligned. It would be better if the County Ordinance matched the city guidelines so that parking is only not allowed overnight.	Winter Parking call out box	6-12	Background info	Parking	Winter parking
ON213	Aaron	The winter parking ordinance may be fairly restrictive in writing - although in over 30 years, I have never witnessed it being enforced on anyone. For example, 2 years ago emergency vehicles (fire truck & ambulance) could not access our neighborhood due to 'permanently over-winter parked' vehicles along with the ensuing snow berms created around the vehicles edging into the middle of the road. Only small vehicles could squeeze through the street for many weeks until the snow berms melted on their own. Reports were provided to the city by several residents following the EMS debacle and nothing was done about it. Seems like a waste of energy to have an ordinance on the books that is widely ignored or disregarded altogether.	Winter Parking call out box	6-12	Background Info	Parking	Winter parking
ON300	Crystal	The even/odd system is a great idea. There are so many areas where cars do not have the parking to meet the needs of the particular residence, and this would keep civilian aide PD units from spending countless hours on Winter Parking overtime work and save money in the long run.	Winter parking call out box	6-12	Background Info	Parking	Winter parking
ON975	KB	Agree with others in that it's not restrictive if it's not enforced and it isn't. This is also why I can't agree with the reversal of parking space requirements in dense neighborhoods. In heavy snow winters, the streets in Flag townsite are a disaster of permanent parks "car-burgs" on both sides of narrow streets. Some blocks turn into dicey opportunistic one-ways.....meaning go quick and hope there's no oncoming traffic til you get to the next intersection - the street is too narrow to pass an oncoming car. The worst stretches are surrounding apartment buildings with not enough off-street parking. Throw in some un-shoveled sidewalks and the pedestrians get to join the fray too.	Winter Parking call out box	6-12	Background info	Parking	Winter parking
ON299	Crystal	Aaron, going to the City to report the issue isn't the route to take if this is an ongoing issue. Call the police department who is in charge of enforcing the ordinances to pass out warnings and tickets. I in fact just got a warning on my vehicle last week. So I have to disagree that it is not being addressed..	Winter parking call out box, reply to ON213	6-12	Background Info	Parking	Winter parking
L211	Equity Climate Adv	Speaking of equity in relation to the winter parking ordinance section: The odd/even is a great idea. With the housing crisis, there are so many residences that have multiple people living in the home with multiple vehicles and not enough off street parking. People don’t have the extra money to pay for these parking tickets. If there was an implementation of the “odd/even” system this would alleviate that burden for residents.	Winter parking call out box	6-12	Background info	Parking	Winter parking

L177	Equity Climate Adv	Two thoughts on the winter ordinance: 1) Reevaluation of what street safety we do NOT attend to because of the brush-off statement “but what if it snows?” needs to be considered in the age of climate change. The parking ordinance made sense for practice and enforcement when it actually started snowing on Halloween and continued through April. We now barely have significant storms till January and then they end in March. When pedestrians ask for raised crosswalks, bike lanes, speed bumps, or bollards and hear the response, “but what if it snows?” That excuse is no longer going to hold value on why we can not implement safer street infrastructure and traffic calming. 2) With the housing crisis, many residences have multiple people living in the home with multiple vehicles and not enough off-street parking. People don’t have the extra money to pay for these parking tickets. If there was an implementation of the “odd/even” system this would alleviate that burden for residents.	Winter Parking call out box	6-12	Background Info	Parking	Winter parking
ON915	Val	And have a plan to make them more travel worthy during snowy times. The picture in pg 6-13 gave a thought to having these bicycle rack areas covered, protecting bikes from summer sun and winter snow improving the condition of bikes for the riders.	"Improve the walkability of Urban Neighborhoods and Urban and Suburban Centers through infrastructure improvements, design improvements focused on multimodal objectives, and improved connectivity with surrounding areas."	6-13	Implementation Guideline	Multimodal Transportation	Multimodal infrastructure improvements
ON214	Zak	Also pedestrian/ biker cut throughs, there are several on the west side of town subdivisions: S Thompson Loop - W Daydream Dr and S Rockinghorse Ln - S Highland Mesa Dr (more I havent found yet). These can make active transport trips shorter and easier than driving. They also provide the 'surprises' that make living in a city fun. These paths should be considered part of a holistic look at city development.	"Update subdivision and engineering standards for residential plats and mixed-use developments with greater connectivity, more grids, and road connections to provide greater transportation choices."	6-13	Implementation Guideline	Multimodal Transportation	Multimodal infrastructure improvements
ON578	Ben Ruddell	See my other comment on “should” statements in this plan, which can be very problematic.	Goal TS Implementation Guidelines, referencing ON573 and ON574	6-13	Implementation Guideline	Plan Clarity	Plan Implementation
CM91	Commission on Inclusion & Adaptive Living	“Implementing staff should… convert vehicle lanes into accessible sidewalks, bicycle…”	"Evaluate opportunities to convert vehicle lanes into bicycle infrastructure, micromobility zones, and transit infrastructure."	6-13	Implementation Guideline	Equity	ADA Accessibility
CM92	Commission on Inclusion & Adaptive Living	“Implementing staff should…quality, fully accessible…”	"Provide and design around quality infrastructure for vulnerable road users first."	6-13	Implementation Guideline	Equity	ADA Accessibility
CM93	Commission on Inclusion & Adaptive Living	update engineering standards…with greater connectivity, greater accessibility…”	"Update subdivision and engineering standards for residential plats and mixed-use developments with greater connectivity, more grids, and road connections to provide greater transportation choices."	6-13	Implementation Guideline	Equity	ADA Accessibility

CM35	Bicycle Advisory C	Pages 6-13 and 6-14 spoke to engineering standards for roads and calming, but there is no mention of standards for bike infrastructure. These bicycle infrastructure standards should be developed. If the Regional Plan is not the appropriate document for this, perhaps the Regional Plan can support the development of standards in another policy document such as the ATMP or in the city's code.	Transportation Implementation Guidelines	6-13	Implementation Guideline	Multimodal Transportation	Multimodal infrastructure improvements
CM36	Bicycle Advisory C	the BAC discussed the need for public education and outreach in order to promote safety. One major topic of discussion was the creation and implementation of signage (e.g. bikes can use full lane signs, shared road signs, etc.). The Big Shift is a new concept for a lot of people and people will need education to understand how to use multimodal roadways.	Transportation Implementation Guidelines	6-13	Implementation Guideline	Roads and Streets	Safe Streets
ON216	Zak	Love this, more traffic calming, chicanes, raised pedestrian crossings	"Consider road diets and new micromobility opportunities in areas appropriate for multimodal and Complete Streets retrofits."	6-14	Implementation Guideline	Roads and Streets	Safe Streets
ON218	Kim Austin	Temporary demonstration projects?	"Consider road diets and new micromobility opportunities in areas appropriate for multimodal and Complete Streets retrofits."	6-14	Implementation Guideline	Multimodal Transportation	Multimodal infrastructure improvements
ON425	Sam Meier	And bike or micromobility device parking.	"Design streets with continuous pedestrian and bicycle infrastructure that is wide enough to provide safe, accessible use and opportunities for shelter and seating."	6-14	Implementation Guideline	Plan Clarity	Wording
ON1263	Nancy Branham	I have always thought that with Beaver and SF being one way streets in downtown that Leroux should be made pedestrian, bike only for at least 5 blocks north of Rte 66.	"Encourage physically separated bicycle and pedestrian infrastructure in the design of transportation projects based on traffic volume and context."	6-14	Implementation Guideline	Roads and Streets	Pedestrian-only streets
ON219	Zak	It seems like this has happened at S Woody Ln. Theres a large apartment complex going in (fully support apartments) but they dont have any nearby services, its not mixed use (seemingly), forcing them to drive to get groceries etc. I just read in the Mountain Line plan there might be an extension, but its still a ways to go by bus for daily services, and people are likely to just get in a personal vehicle at that point.	"If a new development is outside current routing, coordinate with Mountain Line early in the development process to discuss solutions."	6-14	Implementation Guideline	Transit	Mountain line service area
ON1244	Erica Rackley	How will the City keep FUTS trails free of snow?	"Maintain streets, pedestrian paths, bikeways, crossings, and FUTS trails in good condition and free of snow, debris, and obstructions so they are safe and functional for all users, regardless of transportation mode."	6-14	Implementation Guideline	Roads and Streets	Maintenance and condition

ON220	Ira Allen	Sorry, where is there anything here about light rail? I can't find it.	Goal MT Implementation Guidelines	6-14	Implementation Guideline	Transit	Regional transit and lightrail
ON917	Val	Would this be a good place to mention getting large delivery trucks out of the streets down town?	Goal TR Implementation Guidelines	6-14	Implementation Guideline	Roads and Streets	Traffic
CM37	Bicycle Advisory C	BAC members noted that a repeated barrier for a complete bikeways system is the cost of developing bicycle infrastructure for new development. The committee discussed whether the Plan does or can include having developers pay impact fees to help pay for that infrastructure to connect to City's multimodal infrastructure.	Goal MT Implementation Guidelines	6-14	Implementation Guideline	Multimodal Transportation	Multimodal infrastructure improvements
CM94	Commission on Inclusion & Adaptive Living	ADD>>"Enforce city ordinances that require residents and businesses to keep sidewalks clear of snow, debris and other obstructions so they are safe and functional for all users."	Goal MT Implementation Guidelines	6-14	Implementation Guideline	Equity	ADA Accessibility
ON222	Zak	Upvote	"Consider trading parking for fire department access to allow for greater infill development and public safety on streets with limited right-of-way."	6-15	Implementation Guideline	Roads and Streets	Pedestrian-only streets
ON224	Zak	More parklets in the urban setting!	"Encourage sidewalk cafes and parklets in Urban and Suburban Centers"	6-15	Implementation Guideline	PROS	Support new parks and open space
ON918	Val	Love this!!	"Improve multimodal access and transit service to and from the airport, including transit, bicycle infrastructure and storage, and parking services."	6-15	Implementation Guideline	Transit	Mountain line service area
ON916	Val	including making these places NO IDLE ZONES.	"Incorporate into the Transportation Master Plan protocols for managing drop-off and pick-up areas for taxis, rideshares, tour buses, and autonomous vehicles in Centers."	6-15	Implementation Guideline	Roads and Streets	Traffic
ON221	Zak	Upvote	"Where alternate routes for vehicle and bus traffic are available, encourage temporary street events to promote conomic vitality, multimodal objectives, and community building."	6-15	Implementation Guideline	Roads and Streets	Pedestrian-only streets
ON958	Laura Huenneke	The chapter doesn't really discuss the fact that visitors arrive in the Region in other ways than via Pulliam (and private vehicles on interstate and other highways). Might attention be paid to maintaining/building connection with bus lines and regional shuttle services, using steps similar to the ones listed here for Goal A?	Goal A Implementation Guidelines	6-15	Background info	Transit	Mountain line service area
ON891	Dee Hoagland	Encourage larger businesses to provide electric vehicle charging stations.	Goal PK Implementation Guidelines	6-15	Implementation Guideline	Parking	EV charging

W50		5th bullet: incorporate universal design	"Encourage sidewalk cafes and parklets in Urban and Suburban Centers to support businesses and public space activation."	6-15	Implementation Guideline	Roads and Streets	Streetscapes
W51		not reflected in the goal or policy	Goal PK - Implementting Dept. Staff should	6-15	Implementation Guideline	Parking	Parking requirements
CM96	Commission on Inclusion & Adaptive Living	“Implementing staff should…ADD>> Incorporate the principles of universal design ensuring ADA compliance in street design and pedestrian and bicycle infrastructure."	Goal ST Implementation Guidelines	6-15	Implementation Guideline	Equity	ADA Accessibility
ON302	Crystal	Great idea. Speaking of equity in relation to the winter parking ordinance section: The odd/even is a great idea. With the housing crisis, there are so many residences that have multiple people living in the home with multiple vehicles and not enough off street parking. People don’t have the extra money to pay for these parking tickets. If there was an implementation of the “odd/even” system this would alleviate that burden for residents.	"Evaluate alternative methods of snow removal to allow for year-round, on-street parking, and multi-modal travel (City only)."	6-16	Action Item	Parking	Winter parking
ON427	Sam Meier	I would like to see a high priority action item which includes gathering data on current infrastructure use for bicyclists and pedestrians. A common issue in conversations with City staff is that the City does not have data on, for instance, the most highly trafficked streets or routes in terms of bicyclists, pedestrians, and micromobility users, which makes it hard to argue for or implement improvements for those users along those popular routes. This seems like it could be a high priority action item as data collection is not as costly as, for instance, grade-separated railroad crossings. However, having robust data on non-vehicle road users is critical to the goals outlined in the Regional Plan, particularly in terms of increasing accessibility to multimodal transportation alternatives.	"Evaluate alternative methods of snow removal to allow for year-round, on-street parking, and multi-modal travel (City only)."	6-16	Action Item	Multimodal Transportation	Multimodal infrastructure improvements
L34	ASLD	Please ensure that ASLD is included in the draft review of this document as it may relate to STL.	"Complete a Streets Master Plan for the City of Flagstaff that incorporates Road to Zero goals, the Active Transportation Master Plan, the 2023 MetroPlan Regional Transportation Safety Plan, Mountain Line's Transit Guidelines, curb management strategies, Great Streets design standards, and FHWA Safe System approaches."	6-16	Action Item	Plan Clarity	Plan Implementation
CM97	Commission on Inclusion & Adaptive Living	“Plan…Great Street design standards, the principles of Universal Design,…”	"Complete a Streets Master Plan for the City of Flagstaff that incorporates… Great street design standards, and FHWA Safe System approaches."	6-16	Action item	Equity	ADA Accessibility

CM99	Commission on Inclusion & Adaptive Living	“Fund…create new accessible pedestrian crossings with accessible pedestrian signal devices…”	"Continue to fill in sidewalk gaps and create new pedestrian and bike crossings in the existing City infrastructure with funding from the transportation sales tax (Proposition 419)"	6-16	Action item	Equity	ADA Accessibility
CM98	Commission on Inclusion & Adaptive Living	“Code…Update engineering standards to improve network connectivity and accessibility to all…”	"Update City Subdivision Code and Engineering Standards to improve network connectivity for and to all travel modes…"	6-16	Action item	Equity	ADA Accessibility
W63	IALC	sidewalk safet and compliance with ADA should be an action item	Action Items	6-16	Action item	Equity	ADA Accessibility
W64	IALC	need for accessible pedestrian signals that chirp to be installed whenever old ones are replaced and a proactive program to replace them like SLEDS did for lighting	Action Items	6-16	Action item	Roads and Streets	Maintenance and condition
ON181	Sam Meier	I would suggest adding something about micromobility devices here (e.g. scooters, e scooters, skateboards, etc.) as another option apart from bicycles and pedestrians.	"Other approaches include… improving streets so they are more comfortable for all pedestrians, cyclists, and transit users."	6-2	Background Info	Multimodal Transportation	Micromobility
ON950	Laura Huenneke	insert "and safer"	"Other approaches include… improving streets so they are more comfortable for all pedestrians, cyclists, and transit users."	6-2	Background info	Plan Clarity	Wording
ON1104	david r	Neither are really pedestrian or bike friendly. Also, crossing Old 66 and Milton is a bear. Either more crosswalks or some pedestrian/bike bridges. Be awesome to have one crossing Old 66 and the tracks at Beaver, going from city parking lot to city parking lot.	"These include the railroad overpass at Lone Tree Road and connecting JW Powell Boulevard to Fourth Street."	6-2	Background info	Multimodal Transportation	Multimodal infrastructure improvements
ON180	Zak	Upvote	"This is a fundamental change in how the transportation system is designed and how people move around the community."	6-2	Background Info	Multimodal Transportation	Prioritize people over vehicles
ON179	Zak	Upvote	"What has been learned from these decades of decision making is that expanding roadways typically induces more driving…"	6-2	Background Info	Roads and Streets	Traffic
ON421	Sam Meier	I would say that busier, larger roads "are" more uncomfortable, not "may be." This language seems unnecessarily soft.	"Wider, busier roads may become uncomfortable for some non-vehicular users, discouraging the use of alternative modes of transportation"	6-2	Background Info	Plan Clarity	Wording
ON177	Zak	Congestion cant be fixed. Any action taken in this direction will only lead to induced demand. The answer is public transit and on-car focused transportation.	Roads and Streets	6-2	Background Info	Roads and Streets	Traffic
ON178	Zak	*The answer is public transit and non-car focused transportation.	Roads and Streets, reply to ON177	6-2	Background Info	Roads and Streets	Traffic

ON296	Crystal	I agree with Zak that the ultimate answer is a more robust public transit system. But for folks like me who work overnight shifts and have to cross south over the tracks to get to and from work, I am personally very excited to cut my drive time by simply being able to bypass the train. This little fix of the overpass on Lone Tree won't be as effective for everyone but for some it will. Additionally, Fire Station 2 which is the busiest station in the city at times experiences delayed services due to the train. That is a problem that cannot be solved by public transit and requires better roadway access.	Roads and Streets, reply to ON177 and ON178	6-2	Background Info	Roads and Streets	Street connectivity
ON297	Crystal	Lastly, in relation to a non car focused commute, in the summer months when there is light out, I look forward to having a safer bike route because currently my commute would be from Ponderosa to Butler which does not feel safe.	Roads and Streets, reply to ON296, ON177, ON178	6-2	Background Info	Multimodal Transportation	Connectivity and FUTS
ON1137	Laura Huenneke	There is very little in this chapter addressing visitors and their (current or potential) use of and impact on recreational facilities. Given the magnitude and importance of visitation/tourism (and of part-time residents), this might be important to consider more explicitly. What funding mechanisms are possible when non-residents comprise large proportions of users? What sort of educational outreach might be appropriate to help visitors understand what they are seeing, and what their own impacts might be and how those could be mitigated?	Transportation Chapter	6-2	Background info	Economy	Tourism
L210	Equity Climate Adv	There was a commenter that noted on the new Lone Tree overpass and JW Powell extension that this will induce traffic and ultimately we need public transit and non car focused transportation. I agree with Zak that the ultimate answer is a more robust public transit system. But for folks like me who work overnight shifts and have to cross south over the tracks to get to and from work, I am personally excited to cut my drive time by simply being able to bypass the train (and ultimately reduce emissions). This seemingly minor fix of the overpass on Lone Tree or JW Powell extension won't be as effective for everyone but for some it will make a big difference in their commute. In the summer months when there is light out, I even look forward to having a safer bike route because now my route would mean Ponderosa to Butler which does not feel safe. Additionally, Fire Station 2 which is the busiest station in the city at times experiences delayed services due to the train crossing. That is a problem that cannot be solved by public transit and requires better roadway access.	"These include the railroad overpass at Lone Tree Road and the connecting JW Powell Boulevard to Fourth Street."	6-2	Background info	Roads and Streets	Street connectivity
CM32	Bicycle Advisory C	Narrower roads assist with traffic calming, as discussed in 6-2.	Roads and Streets	6-2	Background Info	Roads and Streets	Traffic
ON186	Zak	Upvote. I feel this any time I need to cross Milton, bike along Milton, or go anywhere near Milton. Same with 66.	"Active transportation users find numerous roadways in the Region uncomfortable or even dangerous to cross..."	6-3	Background Info	Multimodal Transportation	Multimodal infrastructure improvements

ON906	Val	Add "complies with the Carbon Neutrality Plan".	"Is comprehensive and cohesive, so anyone can travel conveniently and easily by bicycle to destinations and neighborhoods throughout the community."	6-3	Background info	Climate Action	Carbon neutrality
ON185	Zak	Love traffic calming devices. Something to consider on streets like Butler, separated one way traffic induces speeding because of the lack of 'edge friction.' One of the sides of the current traffic pattern could be devoted to both directions (north?) and the other side could be dedicated to busses/ walkers/ cyclists (south?).	"Narrower roads provide additional space for features, such as bike lanes, street tree coverage, or traffic calming devices that lead to a more comfortable..."	6-3	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
ON188	Ira Allen	Do you see that working well with five+ million tourists a year, nearly all driving personal vehicles, most with no investment whatsoever in local culture? Sounds to me like massive ongoing worsening of traffic, driven also by the fact that there's nothing here that envisions bringing mass transit to the areas with greatest room for affordable housing infill. (Buses ain't it.)	"Potential options for appropriately designating areas for narrow streets include specifying lane width in lane design standards or even implmenting a context classification system for road design based on area needs."	6-3	Background Info	Roads and Streets	Traffic
ON189	Zak	I agree with this to an extent. If visitors understand the easiest option will be for them to leave their car at the hotel and walk/bike/ public transit from there it could alleviate this concern. Ideally people took public transit from Phoenix (or the Flagstaff airport) and onward to the Grand Canyon, but until that day friction of the personal vehicle after its initial arrive may be the best action.	"Potential options for appropriately designating areas for narrow streets include specifying lane width in lane design standards or even implmenting a context classification system for road design based on area needs." Reply to ON188	6-3	Background Info	Transit	Regional transit and lightrail
ON901	Val	Creative thinking is needed to get tourists from their hotels to points of interest...horse drawn carriages maybe, streets that are pedestrian only??	"Potential options for appropriately designating areas for narrow streets include specifying lane width in lane design standards or even implmenting a context classification system for road design based on area needs." Reply to ON189 and ON188	6-3	Background info	Roads and Streets	Pedestrian-only streets
ON905	Val	How can Flagstaff/Snowbowl get Skiers from HOTELS..not just the current high school parking lot?	"Potential options for appropriately designating areas for narrow streets include specifying lane width in lane design standards or even implmenting a context classification system for road design based on area needs." Reply to ON189 and ON188	6-3	Background info	Transit	Mountain line service area

ON182	Zak	This one is so important, these grade separated crossings can also function as traffic calming devices. As cars get taller (dumb) it is harder for drivers to see bikers, pedestrians, or pets. Raising them up to driver level is important. Mid crossing devices would be useful in so many of the roads I walk on a daily basis where there may not even be a sidewalk on the far side, much less a pedestrian crossing at an intersection (looking at you North side of W University)	"Providing enhanced and grade-separated crossings is another key element to provide safe, comfortable access across roads of the FUTS, bikeways, and other trails and paths within the active transportation network."	6-3	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
ON183	Zak	Upvote	"The ATMP targets increasing active transportation from 27 to 54 percent of all trips, and from 17 to 34 percent of trips commuting to and from work, by 2042"	6-3	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
ON187	Zak	Upvote! People who dont own cars are also citizens and residents and they deserve the right to travel freely just like vehicle owners.	"Walking and biking are critical modes of transportation for the significant portion of our community that cannot drive or does not have access to a vehicle."	6-3	Background Info	Multimodal Transportation	Prioritize people over vehicles
ON1041	Krista Ames-Cook	How is a move toward Active Transportation viable in a region that has snow and ice for weeks and months at a time? What options are available during inclement and extreme weather?	Active Transportation	6-3	Background info	Roads and Streets	Maintenance and condition
ON576	Ben Ruddell	We won’t succeed at making cycling a primary method for Flagstaff’s commuting unless we check a few boxes. Some of these won’t do; you need to do them all. - Continuous pathways that aren’t interrupted - physically separated from both pedestrian and motor traffic, including grade-separated crossings. - Plowed and maintained ice-free in winter. - Without too many stops; every block is too many; every half mile or more is more reasonable. - Pathways from major residential neighborhoods to university and downtown. - Bike parking (this one is easy and mostly already accomplished).	Active Transportation	6-3	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
ON184	Sam Meier	I don't know if you spelled out ATMP in this section, so you may wish to do so in order to connect these documents again, or if people are reading the sections out of order.	Roads and Streets	6-3	Background Info	Plan Clarity	Wording

CM86	Commission on Inclusion & Adaptive Living	“Active Transportation…roadways uncomfortable, inaccessible, or…”	"Active transportation users find numerous roadways in the Region uncomfortable or even dangerous to cross because the corridors are wide…"	6-3	Background info	Equity	ADA Accessibility
CM33	Bicycle Advisory C	The BAC discussed confusion regarding Great Streets in 6-3; again, the committee finds this concept to be vague, particularly in relationship to other concepts, such as primary, secondary, and tertiary bikeways. Is a primary bikeway a Great Street? Do all Great Streets function as primary bikeways?	Active Transportation	6-3	Background Info	Roads and Streets	Streetscapes
CM34	Bicycle Advisory C	The BAC discussed that enhanced and grade-separated crossings (6-3) are good for safety, but that such crossings also need to be convenient in terms of timing and frequency. For example, pedestrians are more likely to jaywalk if the signals at crossings are too infrequent. The BAC suggests adding this language.	Active Transportation	6-3	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
ON190	Zak	This would be especially important for center stationed bus rapid transit like what is seen in Albuquerque, NM: https://www.youtube.com/watch?v=qyOHoYqsj4k	"Pedestrian crossings are an essential element of a robust transit system especially when they provide a safe connection to and from transit stops and final destinations."	6-4	Background Info	Transit	Mountain Line frequency and operations
ON193	Sam Meier	65 to match other numbers	"Sixty five percent of transit riders say Mountain Line is their only source of transportation…"	6-4	Background Info	Plan Clarity	Wording
ON192	Sam Meier	A question I get frequently is where people using micromobility devices can and should go in terms of roadways, bike lanes, and sidewalks. It might be helpful to briefly mention where these devices can legally be used.	"To support further adoption of micromobility devices, it is important to provide safe and comfortable routes for micromobility users and consider these devices alongside bicycles and pedestrians when planning for shared streets."	6-4	Background Info	Multimodal Transportation	Micromobility
ON191	Sam Meier	Is there anything in here about leading pedestrian intervals at crossings?	"Typical treatments include median refuge islands, advanced yield lines, curb extensions, landscape features, pedestrian activated beacons, advanced warning signage, and pedestrian-scaled lighting."	6-4	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
ON577	Ben Ruddell	The mountain line is pretty good. It does however need more and more frequent express busses during commuting hours to attract more middle class ridership.	Transit	6-4	Background Info	Transit	Mountain Line frequency and operations
ON970	KB	I have a love/hate relationship with the bus. I frequently ride it to and from work instead of contribute to traffic. But if my morning work schedule includes must-attend events, I gotta drive. The bus just isn't reliable enough. I've been juked too many times.	Transit	6-4	Background info	Transit	Mountain Line frequency and operations

CM87	Commission on Inclusion & Adaptive Living	"Fully accessible pedestrian crossings with accessible pedestrian signal devices..."	"Pedestrian crossings are an essential element of a robust transit system..."	6-4	Background info	Equity	ADA Accessibility
ON195	Zak	Is this tied to reduced parking minimums or similar that allow greater density development? What are the implications of the Permanent Transit Network?	"It provides opportunities for transfers and to create a transit supportive land use pattern."	6-6	Background Info	Parking	Parking requirements
ON952	Laura Huenneke	can comment explicitly that this limits options for both residents and visitors, making them almost exclusively dependent on private vehicles for connecting to air flights.	"There is currently no public transit serving the airport."	6-6	Background info	Airport, Rail, Freight	Airport
ON196	Ira Allen	You HAVE to know this will not increase efficiency; it'll increase throughput, leaving traffic impacts unchanged *at best*.	"To increase safety and efficiency, BNSF is working in coordination with the Rio de Flag Flood Control Project and the Downtown Mile Project to complete a third rail next ot the two existing rails."	6-6	Background Info	Plan Clarity	Wording
ON911	Val	What is the impact of delivery systems like Amazon. etc?	Airport, Rail, and Freight	6-6	Background info	Airport, Rail, Freight	Rail/Freight
CM88	Commission on Inclusion & Adaptive Living	ADD >>In cooperation with the Americans with Disabilities Act and the Federal Transit Authority, Mountain Line Paratransit provides an "ADA Guaranteed Ride Area". This is an origin to destination, demand-responsive paratransit service that mirrors Mountain Line fixed-route service in terms of service times and areas."	Transit	6-6	Background info	Equity	ADA Accessibility
ON907	Val	confusing wording	"If funding for transportation cannot keep up, the Region could face in a poor fiscal situation."	6-7	Background info	Plan Clarity	Wording
ON423	Sam Meier	I think a definition for "most vulnerable community members" would be helpful here. I'm reading that this means pedestrians, cyclists, and micromobility users, but "vulnerable" could mean many different things.	"Support safety and convenience for the most vulnerable community members"	6-7	Background Info	Plan Clarity	Wording
ON198	Zak	This should be highlighted as much as possible and permitting/ review fees for infill should reflect the SAVINGS and INCREASED EFFICIENCY of that development and rural/ opens space should reflect the opposite.	"The larger and more spread out the transportation system gets, the more costly maintaining it becomes."	6-7	Background Info	Growth	Infrastructure development
ON1042	Krista Ames-Cook	Why are the same photos being used multiple times in this document? Seems like there should be plenty of images available of Flagstaff so that duplicates are not needed. Also, license plate numbers should be blurred when possible.	Photo on 6-7	6-7	Format	Plan Clarity	Format
ON200	Sam Meier	Assistive devices are not addressed until this section of the plan (if I interpret 'roll' to be about wheelchairs or other similar devices). It seems like an oversight not to mention folks who use assistive devices up top as a group of vulnerable road users.	"One of the commonly heard themes during the scenario planning process was the need for the Region to improve infrastructure for those who walk, ride, roll, and use transit."	6-8	Background Info	Equity	ADA Accessibility
ON199	Ira Allen	This is all just fantasy-based. Start planning light rail or the equivalent already. Come on!	"Reducing Reliance on the Automobile"	6-8	Background Info	Transit	Regional transit and lightrail

ON201	David	Not sure how what "regional in commuting" is? Could be reworded, is this trying to say people commuting in from the surrounding area?	"The location of these investments allows increased but still limited funding to be spent more efficiently and to create lower household transportation costs and decrease regional in commuting by supporting affordable housing."	6-8	Background Info	Plan Clarity	Wording
ON954	Laura Huenneke	Not sure where in this chapter this concept might best fit...A very interesting model to look at is Holland Michigan, which like Flagstaff seeks to preserve an attractive, vibrant central core for locals and visitors alike in a potentially harsh winter climate. They have invested in heated sidewalks in core areas of their downtown, which keep pedestrians and active transportation users safe and buzzing along all winter no matter the conditions. I would imagine this greatly reduces rates of injuries due to falls and improves access for commercial purposes. (I didn't see much or any discussion in this chapter about winter conditions limiting the use and safety of pedestrian, bicycle, or similar modes of transportation.) Of course this is a very expensive tactic to pursue (I would guess), but in a long-term plan I wonder if it merits mention as a potential for future investment.	Reducing Reliance on the Automobile	6-8	Background info	Roads and Streets	Maintenance and condition
CM89	Commission on Inclusion & Adaptive Living	“Safety and convenience...improve infrastructure and infrastructure accessibility for..."	"One of the most commonly heard themes... was the need for the Region to improve infrastructure for those who walk, ride, roll, and use transit."	6-8	Background info	Equity	ADA Accessibility
ON202	Zak	This could also be accomplished through overturning parking minimums, especially in the highest density zones. When we build at car scale its hard to go back to human scale. Build at human scale in the first place and you dont have a need to get in a car.	"The City and other businesses or institutions have many yet-to-be implemented options to manage travel demand further, ranging from code changes that would incentivize demand management to encouraging carpooling at Flagstaff's kindergarten-through-12th-grade schools."	6-9	Background Info	Parking	Parking requirements
ON579	Ben Ruddell	Almost everything in this chapter of the plan depends on preventing catastrophic forest fires. It is the pass/fail policy issue for Flagstaff’s environment. What are we going to do to solve that problem?	"All the resources discussed in this chapter have been influenced by people in the Region and influence the Region’s communities by affecting how individuals live, work, and play, and how neighborhoods function."	7-1	Background Info	Safety	Wildfire/flooding mitigation

ON597	Bruce Edward Fox	Resources are DEFINED by humans not just influenced. This is importantant because as times change, "resources" change as humans re-define and revalue the natural world.	"All the resources discussed in this chapter have been influenced by people in the Region and influence the Region's communities by affecting how individuals live, work, and play, and how neighborhoods function."	7-1	Background Info	Plan Clarity	Wording
ON414	Sat Best	add "native plant communities"	"For centuries, the Region's landscape has sustained Indigenous cultures, wildlife, dark skies, forestry, agriculture, and natural beauty."	7-1	Background Info	Plan Clarity	Wording
ON599	Bruce Edward Fox	ALSO wildlife habitat and native flora	"Key land use topics in environmental planning are forestry, livestock grazing, agriculture and farming, energy development, mineral extraction, scenery and recreation management, and urban development."	7-1	Background Info	Plan Clarity	Wording
ON598	Bruce Edward Fox	This false dichotomy does not serve us well. Only when we realize that human systems are one of the many systems in our natural world can we really move ahead. If not, we will keep trying to "manage" rather than be part of the environment	"Maintaining the balance between natural and human systems and providing for conservation and production of resources that support human development is a key part of environmental planning"	7-1	Background Info	Natural Resources	Prioritize natural resources
ON855	Erika Nowak	should this be protection of resources? I assume the city is not generally in the business of "production" of resources. If production was intended, then protection of resources should also be added to this paragraph. By definition, "environmental planning" assumes some protection of (environmental) resources.	"Maintaining the balance between natural and human systems, and providing for conservation and production of resources that support human development is a key part of environmental planning."	7-1	Background info	Plan Clarity	Wording
ON922	Val	Add City and County Carbon Neutrality /Climate Action and Adaptability Plan. Even though these plans are addressed later they should be mentioned specifically.	Environmental Stewardship - A Place like No Other	7-1	Background info	Climate Action	Carbon neutrality
ON923	Val	add Carbon Neutrality Plan/Climate action and Adaption Plan. These plans are discussed a bit later, however they should be stated plainly.	Environmental Stewardship - A Place like No Other	7-1	Background info	Climate Action	Carbon neutrality

ON453	Alexander Shenkin	An often overlooked part of our environment is the audible environment. As Flagstaff has grown, noise - particularly from freeways - has become a serious issue. Noise from freeways detracts from Flagstaff's natural beauty. It also negatively affects local communities and biodiversity. This must be addressed in the regional plan, or it will worsen further with growth. Solutions could include noise walls along particularly troublesome stretches of freeway.	RSR Chapter	7-1	Background Info	Roads and Streets	Traffic
ON580	Ben Ruddell	AS's comment is important. The sound pollution within a mile of the interstate and railroad is severe. Route 66 is also a problem. And, unlike our neighbors in Phoenix and Tucson, it appears we have not been given equal priority by ADOT or the state legislature for funding mitigation measures like sound walls. This must be addressed in the plan. More than half of the city lives within less than a mile of an unmitigated transportation noise hazard. This leaves aside the lesser (for now) issue of the intermittent hospital helicopters and airport traffic.	RSR Chapter, referencing ON453	7-1	Background Info	Roads and Streets	Traffic
L86	Karen Enyedy	The paragraph above does not mention tribal governments and/or Navajo Nation and tribal governments. I believe this is because the Regional Plan has no authority over these entities but I'm mentioning nonetheless in case I'm wrong and it does have some authority.	"Stewardship of the natural and cultural environment is the shared responsibility of every person who lives, works, or visits the Region, including federal and state agencies, the City, County, private organizations, and their non-profit partners."	7-1	Background info	Equity	Indigenous community
L87	Karen Enyedy	"Key land use topics in environmental planning are forestry, livestock grazing, agriculture and farming, energy development, mineral extraction, open space management, scenery and recreation management, and urban development. These topics are discussed in greater detail in Chapter 4, Growth and Land Use, and Chapter 8, Parks, Recreation, and Open Space."	Environmental Planning	7-1	Background info	Plan Clarity	Wording
CM8	Open Spaces Commission	"Resource Guidelines should be expanded: For example, why aren't the large stands of Ponderosa Pines, Prairie dog colonies, escarpments, etc. not mapped? We believe that these should be included in our natural resources and wildlife. The signifcant natural resources map should be comprehensive."	"Additional Guidelines for Significant Natural Resources"	7-10	Map	Natural Resources	Significant natural resources
ON935	Val	Include link.	"For local technical information, consult the Arizona Earthquake Information Center."	7-10	Implementation Guideline	Plan Clarity	Reference/link

ON649	Bruce Edward Fox	Important to go beyond knowledge and to incorporate this knowledge into the planning process	"For public projects, consult with and be aware of how cultural practices and the needs of Hispanic, African American, and Indigenous people could be affected in both natural and cultural resources."	7-10	Implementation Guideline	Equity	Public participation
ON821	Sat Best	Add conditions to development projects so that native plant communities and the topsoil that supports them are protected and retained wherever possible.	"Maintain native plant communities and soil conditions in utility and other rights of way such as road shoulders, drainage areas, FUTS segments, passive parks, and open space."	7-10	Implementation Guideline	Natural Resources	Significant natural resources
ON873	Erika Nowak	I'd suggest adding: maintain native plant communities and soil conditions and actively remove non-native plants in..."	"Maintain native plant communities and soil conditions in utility and other rights of way such as road shoulders, drainage areas, FUTS segments, passive parks, and open space."	7-10	Implementation Guideline	Natural Resources	Invasive plants
ON933	Val	Removal, or notation of where non natives are located (for proper removal) can be accomplished by all Flag. residents as well as visitors. Just needs education done through various associations and agencies.	"Maintain native plant communities and soil conditions in utility and other rights of way such as road shoulders, drainage areas, FUTS segments, passive parks, and open space." Reply to ON873	7-10	Implementation Guideline	Natural Resources	Invasive plants
ON613	Bruce Edward Fox	or may not?	"Significant natural resources may contribute to maintaining healthy watersheds and healthy native plant communities, decreasing erosion and fire risk, and supporting wildlife, especially sensitive species."	7-10	Implementation Guideline	Plan Clarity	Wording
ON934	Val	Or change the wording to "Must".	"Significant natural resources may contribute to maintaining healthy watersheds and healthy native plant communities, decreasing erosion and fire risk, and supporting wildlife, especially sensitive species." Reply to ON613	7-10	Implementation Guideline	Plan Clarity	Wording
ON615	Bruce Edward Fox	How?	"Some significant natural resources lack reliable spatial data and are not mapped but should be considered alongside mapped resources."	7-10	Implementation Guideline	Plan Clarity	Plan Implementation

ON875	Erika Nowak	the "significant natural resources and conditions maps" link does not work, thus it is not possible to carefully evulate this critical piece of the regional plan for wildlife and critical resource/habitat protection.	"The Significant Natural Resources and Conditions maps (Information Map 7-2 and 7-3) provides information to consider when evaluating property for development or when drafting development proposals."	7-10	Implementation Guideline	Plan Clarity	Reference/link
ON876	Erika Nowak	"evaluate"	"The Significant Natural Resources and Conditions maps (Information Map 7-2 and 7-3) provides information to consider when evaluating property for development or when drafting development proposals." Reply to ON875	7-10	Implementation Guideline	Plan Clarity	Reference/link
ON614	Bruce Edward Fox	Why?	"These high-value areas for conservation should be aligned with the locations of parks and open space, or civic space in development plans"	7-10	Implementation Guideline	Natural Resources	Significant natural resources
ON612	Bruce Edward Fox	this is somewhat circular reasoning.	“'Significant natural resources' refers to natural resources and features that are important to the ecosystem because of their ecological role, scientific or habitat value, and/or uniqueness."	7-10	Implementation Guideline	Plan Clarity	Wording
L21	Sat Best	"I'm very excited to see the implementation section that includes the preservation of wildlife corridors, seeps/springs, rock outcroppings and prairie dog colonies. (Thank you staff and Committee!) This is something that I and others have worked on for years. The text with each element seems to be in preparation for inclusion in the Zoning Code, and that would be a great step forward."	"Additional Guidelines for Significant Natural Resources"	7-10	Implementation Guideline	Natural Resources	Significant natural resources
L170	Equity Climate Adv	To further support policy RS.7, update implementation to include: Develop specific replicable frameworks for consulting and incorporating Indigenous knowledge including Indigenous-led ecological monitoring; establish partnerships with Tribal leadership and incorporate two-way exchanges of knowledge; Recognize Tribal sovereignty and support co-management/co-stewardship initiatives; Create pathways to support Tribal rights and data sovereignty when engaging Indigenous knowledge.	Goal RS Implementation Guidelines	7-10	Implementation Guideline	Equity	Indigenous community
L212	Equity Climate Adv	"Implementation guidelines for participatory processes: Guideline: collaborate with community organization and leaders to ensure inclusive and equitable participation in decision-making processes"	Goal RS implementation guidelines	7-10	Implementation Guideline	Equity	Public participation

ON961	Emily Renn	City owned properties and public properties could also be added here	"Include wildlife corridors in open space conservation priorities."	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON616	Bruce Edward Fox	Does staff really preserve natural topography?	"Preserve natural topography in open spaces, especially where there are rare plants and unique geology."	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON953	Emily Renn	There was a map of Gunnison's prairie dog colonies included in the previous Regional Plan. That map layer needs to be updated.	Gunnison's Prairie Dog Colonies	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON859	Paul Beier	Add 2 more bullets here: •Obtain or develop a comprehensive map of riparian areas. •Manage surface flow and use reclaimed water to maintain and enhance riparian areas.	Riparian Areas, including Springs, Seeps, Wetlands, and Alluvial Soils	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON878	Erika Nowak	Avoid developing land in or near springs. Consult with NAU, MNA, state, federal, or tribal hydrologists to determine a suitable buffer zone needed to protect the structure and function of seeps and springs.	Riparian Areas, including Springs, Seeps, Wetlands, and Alluvial Soils	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON877	Erika Nowak	rocky outcrops provide critical hibernation and aestivation sites for small mammals, reptiles, and amphibians.	Steep Slopes and Rocky Outcroppings	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON879	Erika Nowak	these data may not take into account important small-scale wildlife migration corridors, e.g. rocky outcrops where animals hibernate are often not the same habitats the animals need to hunt/forage during the active season. Small species often migrate to and from these outcrops, and these small-scale migratory paths should also be considered when parcels are developed.	Wildlife Corridors	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON880	Erika Nowak	Local connections between remaining grassland fragments could also provide important migration corridors for small species, including birds, mammals, reptiles, and amphibians. These kinds of local, small-scale corridors are unlikely to show up on the AZGFD linkages maps.	Wildlife Corridors	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON883	Erika Nowak	add: Consult with local experts, including those from AZGFD, Northern Arizona University and other state, federal, and tribal agencies, to determine wildlife species of concern and locations of important local wildlife corridors.	Wildlife Corridors	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON959	Emily Renn	Beyond just mitigating the impacts of human development on wildlife corridors, we should be prioritizing the protection of wildlife corridors and altering designs with that in mind.	Wildlife Corridors	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON939	Val	Thank you for adding this!!	Wildlife Corridors Implementation Guidelines	7-11	Implementation Guideline	Natural Resources	Significant natural resources
L26	ASLD	Some floodplain areas may be determined to be buildable (after further study) and STL is allowed one dwelling unit per acre per ARS 9-461.06. N. and ARS 11-804.E. Are density transfers allowed by right for buildable STL parcels?	"Prevent construction in the 100-year floodplain and conserve natural features through zoning and development review."	7-11	Implementation Guideline	Natural Resources	Significant natural resources

W53		3rd bullet: legal review and revision	"Prevent construction in the 100-year floodplain and conserve natural features through zoning and development review."	7-11	Implementation Guideline	Natural Resources	Significant natural resources
ON824	Brenda Smith	Recommend changing this number to 50 for consistency. Where smaller numbers of prairie dogs occur, in many cases they can be moved using reverse dispersal.	"Encourage colony relocation with assistance from the AZGFD when there are prairie dog colonies of 40 or more individuals..."	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON914	Brenda Smith	Adopt humane translocations using scientifically validated practices by wildlife professionals	"Encourage colony relocation with assistance from the AZGFD..."	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON960	Emily Renn	Thank you for including this important section on prairie dogs in the regional plan. I suggest using the word "translocation" instead of "relocation" because we are moving a group of prairie dogs a long distance (usually 20+ miles or more) to reestablish the colony in a wildland area. Relocation typically refers to one or a few animals being moved a short distance (within their home range).	"Encourage colony relocation with assistance from the AZGFD..."	7-12	Implementation Guideline	Plan Clarity	Wording
ON651	Bruce Edward Fox	Nice...but how effective?	"In public space, use interpretation to highlight and protect rare plants."	7-12	Implementation Guideline	Plan Clarity	Plan Implementation
ON650	Bruce Edward Fox	unclear what this means	"Include open space conservation priorities in rare plant communities."	7-12	Implementation Guideline	Plan Clarity	Wording
ON908	Brenda Smith	Also Picture Canyon	"Several colonies exist within the greater Flagstaff area including Country Club, the Rio de Flag near Foxglenn, Doney park, For Valley, and even in medians along Route 66."	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON618	Bruce Edward Fox	Yes--and they are so incredibly cute!	"Several colonies exist within the greater Flagstaff area including Country Club, the Rio de Flag near Foxglenn, Doney Park, Fort Valley, and even in medians along Route 66."	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON909	Brenda Smith	Are they also considered a species of priority concern by the city? Protection of their colonies and the open prairie grassland habitats they favor should be considered as truly unique and important habitat types worth protecting by the city.	"They are a Species of Greatest Conservation Need in Arizona's State Wildlife Action Plan."	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON881	Erika Nowak	add (grasslands) after "meadows" to directly link protection of grasslands, mentioned elsewhere in the document as important resources, with protection of habitat types needed by prairie dogs.	"They tend to occur in open meadows or disturbed areas with deep soil."	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON825	Brenda Smith	Habitat Harmony can also provide information for living with or near prairie dogs and assistance with relocation efforts.	Gunnison's Prairie Dog Colonies	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON913	Brenda Smith	Also, finalize the prairie dog ordinance.	Gunnison's Prairie Dog Colonies	7-12	Implementation Guideline	Natural Resources	Significant natural resources

ON956	Emily Renn	There are non-lethal management options available (like physical and vegetative barriers, hardscape landscaping options, etc.) to coexist with prairie dogs in urban and suburban areas. Habitat Harmony developed a handbook (through a Heritage Grant with the City of Flagstaff and AZGFD) with recommendations that can be provided for free to developers and property owners. If there are colonies that are not suitable for translocation, the handbook can provide alternative options for coexistence.	Gunnison's Prairie Dog Colonies	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON882	Erika Nowak	add the US Fish and Wildlife Service Regional Plant Ecologist to the list of "local experts".	Rare Plants	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON943	Val	Educate Flagstaff residents as to what these plants are...newspaper pictures, community HOA's, etc.	Rare Plants	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON942	Val	Thank you for this addition to the plan.	Rare Plants Implementation Guidelines	7-12	Implementation Guideline	Natural Resources	Significant natural resources
L91	Karen Enyedy	Full name of ANPS starts with “Arizona.”	“Consult local experts from organizations such as the Native Plant Society, Northern Arizona University, and the Museum of Northern Arizona to help determine the importance and methods of conserving rare plants.”	7-12	Implementation Guideline	Plan Clarity	Wording
L46	Coconino NF	Page 7-12, Implementing Department Staff should: - Please include an exception about removing large Ponderosa pine trees within 30 feet of structures.	Large Stands of Ponderosa Pines Implementation Guidelines	7-12	Implementation Guideline	Natural Resources	Significant natural resources
ON856	Paul Beier	Map 7-2 and Map 7-3 do not accurately map “riparian vegetation”. Indeed, my eye cannot see those polygons. I had hoped that I (as part of the Friends of the Rio de Flag) would provide such a map by now, but sadly we must wait until leaf-out in summer 2025 to produce such a map. I’m sorry I did not deliver. For now, I’d simply delete “riparian vegetation” from these two maps.	Map 7-2	7-13	Map	Plan Clarity	Format
ON884	Erika Nowak	the "steep slope" overlay doesn't show up well on either map.	Map 7-2	7-13	Map	Plan Clarity	Format
ON697	Valerie Piet	long term, do we have any need for wildlife crossings?	Map 7-2 - placed on I-89	7-13	Map	Natural Resources	Significant natural resources
ON957	Emily Renn	We need to add an updated Gunnison's prairie dog layer to this map so that implementation staff and citizens can monitor colonies for threats of destruction or development.	Map 7-3	7-14	Map	Plan Clarity	Format
ON858	Paul Beier	Map 7-2 and Map 7-3 do not accurately map “riparian vegetation”. Indeed, my eye cannot see those polygons. I had hoped that I (as part of the Friends of the Rio de Flag) would provide such a map by now, but sadly we must wait until leaf-out in summer 2025 to produce such a map. I’m sorry I did not deliver. For now, I’d simply delete “riparian vegetation” from these two maps.	Map 7-3	7-14	Map	Plan Clarity	Format

ON885	Erika Nowak	local wildlife corridors, e.g. those following the Rio de Flag under I-17 and under Rte 66 and other roads through downtown, are not well-represented on these maps.	Map 7-3	7-14	Map	Plan Clarity	Format
ON1079	Zenya Ledermann	through? we should specific how this will be done	"Establish initiatives and maintain and update City and County codes to support CDR on lands in and around Flagstaff."	7-15	Action item	Plan Clarity	Plan Implementation
ON834	Sat Best	Add - ,enhance community character by requiring robust native landscaping,	"Update and refine the City of Flagstaff's Resource Protection Overlay and landscaping regulations to incorporate updated forestry best practices, conform with the best practices of Fire-Adapted Communities, and calibrate and prioritize natural resources."	7-15	Action item	Natural Resources	Resource Protection Overlay
ON860	Paul Beier	Add these actions: Partner/Fund. Obtain or develop a comprehensive map of riparian areas. Plan/Fund. Manage surface flow and use reclaimed water to maintain and enhance riparian areas	RSR Action Items	7-15	Action item	Natural Resources	Significant natural resources
ON886	Erika Nowak	The "action items" section for wildlife, seep and spring, outcrop, and wildlife migration corridor protection seems particularly lacking. Shouldn't an action item be the identification of important parcels that promote wildlife diversity and protection of important, irreplaceable resources like seeps/springs and rocky outcrops, and seeking partnerships and funding for their protection? This kind of protction is substantially different from that encapuslated in the watershed action item.	RSR Action Items	7-15	Action item	Natural Resources	Significant natural resources
ON912	Brenda Smith	The prairie dog ordinance had lingered for years and should be an action item. Additionally, identify critical parcels for protection that support wildlife species diversity and promote migration corridors/linkages	RSR Action Items	7-15	Action item	Natural Resources	Significant natural resources
L47	Coconino NF	Page 7-15, Action Items - First Partner/Fund row in table: would include ADOT, which performs a lot of weed abatement.	"Reconvene and develop abatement strategies with the San Francisco Peaks Weed Management Area or another organizational strategy to support invasive plant inventory, control, and prevention across land management agencies and local governments."	7-15	Action Item	Natural Resources	Invasive plants

L70	Scott Roberts	The City's resource protection framework needs to be rewritten to more appropriately capture how tree resources are calculated/distributed with a greater emphasis on fire prevention. The resource protection provisions were written at a time in Flagstaff's growth when the primary concern was widespread clearcutting for big box stores and their associated surface parking fields. Resource protection in 2024 should balance the City's housing and growth needs with fire prevention, urban forestry best practices, and smart ecological preservation.	"Update and refine the City of Flagstaff's Resource Protection Overlay and landscaping regulations to incorporate updated urban forestry best practices, conform with the best practices of Fire-Adapted Communities, and calibrate and prioritize natural resources."	7-15	Action Item	Natural Resources	Resource Protection Overlay
L27	ASLD	Please keep ASLD updated as the proposed Resource Protection Overlay is created.	"Update and refine the City of Flagstaff's Resource Protection Overlay and landscaping regulations to incorporate updated urban forestry best practices, conform with the best practices of Fire-Adapted Communities, and calibrate and prioritize natural resources."	7-15	Action Item	Natural Resources	Resource Protection Overlay
L213	Equity Climate Adv	Action item: conduct regular public workshops, survey and participatory planning session to gather input from vulnerable communities. "	Action Items	7-15	Action item	Equity	Public participation
L215	Equity Climate Adv	Action item: Develop funding mechanisms to support BIPOC communities in preserving their heritage.	Action Items	7-15	Action item	Community Character	Heritage preservation
L216	Equity Climate Adv	The importance of public engagement and education is highlighted, especially regarding climate change, resilience, and stewardship but there is no direct implementation or action item that supports this other than the "In cooperation with other agencies and non-governmental organizations, actively locate, identify, interpret, and preserve historical, archaeological, and cultural resources as aspects of the society for future generations to retain, understand, and enjoy their cultural identity." Therefore, develop continuous action item(s) focused on public engagement for all major initiatives, especially those involving natural resources, cultural heritage and resilience planning. Ensure all major initiatives have clear mechanisms for public participation and feedback incorporation, enhancing transparency and community trust.	RSR action items	7-15	Action item	Equity	Public participation

L172	Equity Climate Adv	"None of the action items explicitly address engaging or incorporating underrepresented communities or Indigenous knowledge. - How will cultural and historic resource inventories include Indigenous input? How will partner/fund initiatives ensure cultural sensitive and cultural humility practices regarding Indigenous communities and their knowledge? Add Action Items: 1. Develop equitable frameworks for engaging Indigenous communities to co-produce ways to integrate Indigenous knowledge, ensuring active participation in planning and implementation processes. include Indigenous-led ecological monitoring in watershed plans, ensure cultural resource inventories prioritize equitable representation by partnering with diverse cultural organizations and communities; 2. Allocate funding for projects that integrate Indigenous knowledge and practices into resilience planning."	RSR Action Items	7-15	Action Item	Equity	Indigenous community
ON887	Erika Nowak	channelization should be a strategy of last resort, as it destroys structure and function of riparian areas.	Chapter 7 Endnotes - "Unless channelization is necessary for flood control in the built environment."	7-16	Implementation Guideline	Natural Resources	Significant natural resources
ON601	Bruce Edward Fox	Why?	"...the Region must proactively adapt in a way that enhances quality of life..."	7-2	Background Info	Climate Action	Carbon neutrality
ON643	Bruce Edward Fox	where? During the entire year?	"Air quality metrics for ozone, particulate matter, nitrogen oxides, sulfur oxides, carbon monoxide, and lead are currently in compliance with the National Ambient Air Quality Standards; therefore, the Region is not subject to the statewide programs required for non-attainment areas."	7-2	Background Info	Plan Clarity	Wording
ON602	Bruce Edward Fox	Given that this is impossible, perhaps more accurate that we value clean air with a minimum of pollutants--chemical, physical, and light.	"Air that is free of light and air pollutants is a highly valued natural resource in the Region"	7-2	Background Info	Plan Clarity	Wording
ON416	Sat Best	Suggested: "updated, strengthened and coordinated, and a joint City/County staff position has been established for monitoring and enforcement.	"Both the City and County adopted comprehensive zoning regulations for outdoor lighting in 1989; since then, the codes have been periodically updated and strengthened."	7-2	Background Info	Natural Resources	Dark skies
ON924	Val	Enforcement is necessary. I do not see any enforcement in my older, established neighborhood which should have heard about this, nor with the new neighbors moving in.	"Both the City and County adopted comprehensive zoning regulations for outdoor lighting in 1989; since then, the codes have been periodically updated and strengthened."	7-2	Background info	Natural Resources	Dark skies

ON600	Bruce Edward Fox	Hmmm...not sure how wildfire can be a short term stressor when the effects of wildfires can be extremely long lasting....	"It involves a community's anticipation of and preparation for changing conditions, whether they are short-term stressors like a wildfire or severe weather"	7-2	Background Info	Plan Clarity	Wording
ON413	Christian Luginbuh	Flagstaff is the largest Dark Sky Community in the world, and continues to set the gold standard in successful night sky protection.	"On October 24, 2001, Flagstaff was recognized as the world's first International Dark Sky Community for its pioneering work balancing preservation of its night sky natural resource with concerns about public safety and economic security"	7-2	Background Info	Natural Resources	Dark skies
ON988	Laura Huenneke	Thank you for stating this commitment explicitly.	"Resilience also requires mitigating the sources of GHG emissions that contribute to climate change, to reduce risks and harm to all community members."	7-2	Background info	Climate Action	Mitigation and carbon dioxide removal
ON411	Christian Luginbuh	Suggest addition: Through broad and sustained community support, these policies have been resoundingly successful, preserving visibility of the Milky Way from essentially everywhere within this community of over 80,000 residents.	"The purpose of these zoning regulations is to help assure that dark skies remain a resource for community members and visitors to enjoy, and to provide safe and efficient outdoor lighting that protect the Region's dark skies from careless and wasteful lighting practices."	7-2	Background Info	Natural Resources	Dark skies
ON925	Val	Sorry, but the Milky Way is NOT seen in the Continental neighborhood.	"The purpose of these zoning regulations is to help assure that dark skies remain a resource for community members and visitors to enjoy, and to provide safe and efficient outdoor lighting that protect the Region's dark skies from careless and wasteful lighting practices." Reply to ON411	7-2	Background info	Natural Resources	Dark skies
ON644	Bruce Edward Fox	must? Who has made this directive?	"The Region must proactively adapt in a way that enhances quality of life and reduces the unequal burdens created by climate change, particularly in communities of color and low-income neighborhoods."	7-2	Background Info	Plan Clarity	Wording
ON581	Ben Ruddell	The two major air quality problems are wildfire smoke and industrial (Nestle-Purina). Both types need to be addressed. We don't have a serious smog or emissions problem and likely never will owing to our geography.	Air	7-2	Background Info	Economy	Industrial land

L12	Mike Klinke	"Flagstaff is the world's first International Dark Sky City, a designation that we hold with pride. Our commitment to preserving the night sky is not just an aesthetic choice but an essential part of our identity and a key resource for scientific research. As growth accelerates, we must ensure that our policies prioritize light pollution controls, enforce existing regulations, and explore innovative solutions to preserve this irreplaceable resource. Lowell Observatory is a cornerstone of our city's history and international reputation. It would be heartbreaking to imagine a future where Percival Lowell's Mausoleum overlooks a site that is no longer an active center for astronomy, replaced instead by unchecked urban sprawl or poorly planned development. Additionally, the U.S. Naval Observatory Flagstaff Station plays a critical role in astronomical research and navigation, and its operations are equally dependent on our dark skies. We must also safeguard and attract other astronomical resources nearby to maintain our city's legacy as a global hub for space science. Let's reaffirm our commitment to ensuring that our city's skies remain dark and that these institutions continue to thrive for future generations."	"Dark Skies"	7-2	Background Info	Natural Resources	Dark skies
CM100	Commission on Inclusion & Adaptive Living	"Dark skies…Safe, efficient, and ADA compliant outdoor lighting…"	"The purpose of these zoning regulations is to help assure that dark skies remain a resource for community members and visitors to enjoy, and to provide safe and efficient outdoor lighting that protect the Region's dark skies from careless and wasteful lighting practices."	7-2	Background Info	Natural Resources	Dark skies
L41	Coconino NF	Page 7-2, Climate Change - Suggest mentioning increasing risk of high-severity wildfires and potential shifts in vegetation types.	Climate Change	7-2	Background Info	Safety	Wildfire/flooding mitigation
L2	Christian Luginbuh	"One comment I did not find a place for concerns the equitable nature of dark sky preservation within our community. The world has focused in the last two decades on recognizing dark sky places such as parks and reserves that are remote and already dark. These are important resources to recognize the protect, but not everyone has the personal resources to take advantage of these. When you protect the skies within your community as we have, everyone benefits, regardless of socioeconomic condition or whether they have the resources to take a vacation to a remote location. Perhaps this could be captured as a new section or paragraph within chapter 7."	Dark Skies	7-2	Background Info	Natural Resources	Dark skies

ON603	Bruce Edward Fox	Also harveting and grazing practices	"A century of fire-suppression-based management has left the forest in an altered condition that puts the Region at great risk for high-severity wildfires, threatening its natural resources, economy, infrastructure, and human health."	7-3	Background Info	Plan Clarity	Wording
L42	Coconino NF	Page 7-3, Fire - This paragraph identifies increased fire risk as a result of fire suppression; however, climate change and increased urban interface development are also major factors, especially in the region.	Fire	7-3	Background Info	Safety	Wildfire/flooding mitigation
ON861	Erika Nowak	These statements on springs are misleading. There are many seeps and springs, including perennial springs, within or adjacent to the Flagstaff city limits; their locations were identified by experts during previous regional plans. One well-known example is Elden Spring. Seeps and springs need specific protections in the regional plan.	"Many of these natural water features form along hillslopes such as Observatory Mesa, and only a portion of them are mapped. Perennial springs tend to be located below the Mogollon Rim south of Flagstaff and are charged by the aquifers that flow beneath the Region."	7-4	Background info	Plan Clarity	Wording
ON852	Paul Beier	add this sentence (or something like it) at the end of this paragraph. “In addition to these sites, Flagstaff has at least 20 riparian areas (stream channels dominated by native willows, box-elder maples, cottonwoods, native water-loving grasses and forbs) that have not been comprehensively mapped but are enjoyed by people and the native amphibians, reptiles, birds, and mammals that depend on these plants.”	"Recognizing the importance of water sources for wildife, the City and AZGFD entered into an agreement to provide water for the I-40 wetlands, Picture Canyon, and Francis Short Pond."	7-4	Background info	Natural Resources	Significant natural resources
ON604	Bruce Edward Fox	Also to aquifers--this is extremely important here	"Watersheds are land areas that direct rainfall and snowmelt to creeks, streams, and rivers, and eventually to outflow points such as reservoirs, bays, and the ocean."	7-4	Background Info	Natural Resources	Water availability and quality
ON582	Ben Ruddell	The major water issues are post-wildfire flooding and also flooding of older parts of the city that were built in the floodplains. Both of these are EXTREMELY important for a regional plan to address and mitigate over the long term. I don’t see them addressed here. These are two definitive land use plan issues. This plan spends a lot of time on much more trivial considerations. Where’s the serious treatment of wildfire prevention and managed retreat from floodplains?	Water	7-4	Background Info	Safety	Wildfire/flooding mitigation
L43	Coconino NF	Page 7-4, Water - The bottom of this section discusses post-fire and snowmelt flooding, but makes no mention of the $90 million spent on post-fire efforts to reduce flooding, or the billions of dollars in estimated costs that could result from post-fire flooding in the Rio de Flag watershed.	Water	7-4	Background Info	Safety	Wildfire/flooding mitigation
L219	Equity Climate Adv	Include aquifers in the discussion of water resources, ensuring comprehensive management and protection strategies.	Water	7-4	Background info	Natural Resources	Water availability and quality

ON645	Bruce Edward Fox	how so?	"The viewsheds associated with the San Francisco Peaks, Mt. Elden, and the National Monuments are important cultural centers for the Region and are a considerable asset to the quality of life for all"	7-6	Background Info	Community Character	Viewsheds
ON696	Valerie Piet	I appreciate this inclusion	"CDR encompasses a wide variety of technological and biological approaches, including direct air capture of CO2, carbon removal using plants or algae to capture carbon, soil carbon sequestration..."	7-7	Background Info	Climate Action	Mitigation and carbon dioxide removal
ON606	Bruce Edward Fox	Also create conditions more favorable for non-native species	"Changing climate conditions can exacerbate the loss of plant species and their diversity within the Region's ecosystems"	7-7	Background Info	Natural Resources	Invasive plants
ON863	Erika Nowak	suggest changing this to: "efforts to eliminate priority invasive plants on city-owned lands, particularly in open spaces, right-of-ways, and developed parks, ..."	"However, efforts to eliminate priority invasive plants, such as Scotch thistle, Siberian elms, cheatgrass, and knapweed, would improve the Region's natural areas and mitigate the wildfire risks."	7-7	Background info	Natural Resources	Invasive plants
ON605	Bruce Edward Fox	DO change--no "may" about it!	"In all of these ecosystems, non-native plants may change the availability of food and elevate the fire risks to wildlife and humans."	7-7	Background Info	Plan Clarity	Wording
ON874	Erika Nowak	this map is too broad to be useful in identifying smaller-scale local areas that are important for protection of smaller-bodied species, and those dependent on very local resources, e.g. seeps and springs. Previous versions of the regional plan relied on maps drawn by local species and habitat experts, e.g. those provided by the Wildlife and Open Spaces Study Group.	"The habitat linkages data provides a broad data source for identifying areas that may be important for migration and dispersal."	7-7	Background info	Natural Resources	Significant natural resources
ON418	Sat Best	add: Overlay requirements can be changed to allow for appropriate forest management. Any added density allowed by relaxing Overlay requirements should be for affordable housing.	"They have inadvertently increased wildfire risk because of the higher density of trees within neighborhoods by promoting a pattern of trees that is not consistent with the natural forest structure and pattern"	7-7	Background Info	Natural Resources	Resource Protection Overlay

ON607	Bruce Edward Fox	and to help reduce fire hazard	"They have inadvertently increased wildfire risk because of the higher density of trees within neighborhoods by promoting a pattern of trees that is not consistent with the natural forest structure and pattern"	7-7	Background Info	Plan Clarity	Wording
ON865	Erika Nowak	is there data to back up this last statement? If so, as Sat Best says, rather than throwing out resource overlay protections altogether, they can be updated to include recommendations for tree densities. Other provisions of the resource overlays don't seem to be well-enforced, e.g. protecting rock outcrops or protecting viewsheds.	"They have inadvertently increased wildfire risk because of the higher density of trees within neighborhoods by promoting a pattern of trees that is not consistent with the natural forest structure and pattern."	7-7	Background info	Natural Resources	Resource Protection Overlay
ON869	Erika Nowak	The AZGFD was not the only group involved in this effort. Previous versions of the regional plan (both county and city plans) had substantial input from local wildlife biologists, botanists, ecologists, and concerned local citizens, e.g. through the Wildlife and Open Spaces Study Group. Much of the open spaces language and resources identified as priority concerns resulted from discussions and recommendations made by this and similar groups, including Habitat Harmony, Inc.	"Wildlife linkage areas in the County were identified during a multiagency effort in 2011 led by the Arizona Game and Fish Department"	7-7	Background info	Natural Resources	Significant natural resources
ON927	Val	Thank you for including this very important focus.	Carbon Storage and Carbon Dioxide Removal	7-7	Background info	Climate Action	Mitigation and carbon dioxide removal
ON928	Val	Thank you for including this very important action.	Carbon Storage and Carbon Dioxide Removal	7-7	Background info	Climate Action	Mitigation and carbon dioxide removal
ON395	Alexander Shenkin	Noise greatly affects biodiversity, causing certain species to evacuate areas that are affected. Traffic noise is a hidden yet pervasive threat to biodiversity in Flagstaff, disrupting ecosystems in ways that may not be immediately visible but are deeply consequential. Research has shown that traffic noise can repel birds—key pollinators and seed dispersers—from habitats up to hundreds of meters away, effectively shrinking their usable environment and diminishing their populations (Francis & Barber, 2013; Shannon et al., 2016). For example, a once-thriving bird population along a quiet forest road might be reduced by over 25% simply due to chronic noise, leading to cascading effects that disrupt plant reproduction and insect control. Without addressing this invisible intrusion, Flagstaff risks degrading its natural ecosystems, compromising their ability to support wildlife and provide essential services for the community.	Land and Biodiversity	7-7	Background Info	Roads and Streets	Traffic

ON417	Sat Best	A well organized multi-jurisdictional effort such as an active San Francisco Peaks Weed Management Area is necessary to monitor and mitigate invasive plant infestations to preserve the biological health of the region.	Land and Biodiversity	7-7	Background Info	Natural Resources	Invasive plants
ON454	Kathy Flaccus	The Rio de Flag flows through and links almost every neighborhood of Flagstaff and the nearby rural neighborhoods of Fort Valley and Doney Park. The Rio de Flag, although it is ephemeral, provides wildlife habitat, riparian vegetation, water for shallow wells, and hosts much beloved areas of the FUTS system along the banks. The Rio de Flag should be protected and enhanced. Future developments that include the Rio de Flag should extend the FUTS system along the channel and enhance and protect the stream channel to convey floodwater, provide for wildlife habitat, and natural areas for people to enjoy.	Land and Biodiversity	7-7	Background Info	Natural Resources	Significant natural resources
ON926	Val	These non-natives are also invading Flagstaff neighborhoods. These areas also need to be managed, specifically by the homeowners. Education is needed!	Land and Biodiversity, reply to ON417	7-7	Background info	Natural Resources	Invasive plants
CM227	Sustainability Com	I think changes to RPO need to be looked into closely. When clearing out trees, it has to be for responsible dev. We can't just change the RPO for all development. I do not see specific language of changing it, but it does suggest that the RPO has contributed to fire risk, which is not always true.	"The City has a Resource Protection Overlay, last updated in 2011, that prioritizes floodplains, trees, and steep slope preservation..."	7-7	Background info	Natural Resources	Resource Protection Overlay
L44	Coconino NF	Page 7-7, Land and Biodiversity - 3rd paragraph, after the sentence, “They have inadvertently increased wildfire risk because of the higher density of trees within neighborhoods by promoting a pattern of trees that is not consistent with the natural forest structure and pattern,” should add: “This is particularly problematic with private lands adjacent to National Forest System lands where higher tree densities exacerbate already elevated wildfire risk.”	"They have inadvertently increased wildfire risk because of the higher density of trees within neighborhoods by promoting a pattern of trees that is not consistent with the natural forest structure and pattern."	7-7	Background Info	Natural Resources	Resource Protection Overlay
L88	Karen Enyedy	: I’ve no suggestions for edits to the first two sentences. They read great to me. However, could we consider editing the highlighted sentences with something along the lines of what I’m suggesting below: "While it may be unrealistic for natural areas within the Region to become totally free of non-native plants species, efforts to control the spread of any and all non-native plants supports healthy ecological diversity while fostering the native vegetative identity of our Region. Efforts to eradicate aggressively invasive non-native plants such as knapweeds, Scotch thistle, star thistle, and cheatgrass would also mitigate wildfire risks." Use of an analogy (4th sentence) may not be needed. Although no ideal analogy comes to my mind, use of an animal species in a paragraph about plants seems somewhat “off-base”; the particular one chosen—bears in Bushmaster Park—struck me as “silly”.	“It is unrealistic and undesirable for the Region to become a fully wild area and retain all native species. Bears, for instance, would not be welcome in Bushmaster Park...”	7-7	Background info	Natural Resources	Invasive plants

L45	Coconino NF	Page 7-7, Carbon Storage and Carbon Dioxide Removal - May be helpful to mention that regular thinning and prescribed fire treatments that minimize mortality from future wildfire and drought are effective CDR techniques.	Carbon Storage and Carbon Dioxide Removal	7-7	Background Info	Climate Action	Mitigation and carbon dioxide removal
L4	Elson Miles	Wish list - "Placement of historical markers around town to denote places of interest in the community, to include plaques, sculptures, pocket parks."	Cultural Resources	7-7	Action Item	Community Character	Heritage preservation
ON610	Bruce Edward Fox	Excellent addition. Thank you	"Avoid and mitigate construction that impacts seeps and springs to prevent loss of spring habitat for wildlife and rare plants, and to prevent damage to buildings and infrastructure."	7-8	Implementation Guideline	Natural Resources	Significant natural resources
ON647	Bruce Edward Fox	and to preserve the springs and seeps themselves	"Avoid and mitigate construction that impacts seeps and springs to prevent loss of spring habitat for wildlife and rare plants, and to prevent damage to buildings and infrastructure."	7-8	Implementation Guideline	Natural Resources	Significant natural resources
ON853	Paul Beier	add "prevent loss of riparian areas" I see Dr Fox made the same suggestion. I agree.	"Avoid and mitigate construction that impacts seeps and springs to prevent loss of spring habitat for wildlife and rare plants, and to prevent damage to buildings and infrastructure."	7-8	Implementation Guideline	Natural Resources	Significant natural resources
ON871	Erika Nowak	add protection of remaining grassland/prairie fragments and rocky outcrops.	"Avoid and mitigate construction that impacts seeps and springs to prevent loss of spring habitat for wildlife and rare plants, and to prevent damage to buildings and infrastructure."	7-8	Implementation Guideline	Natural Resources	Significant natural resources
ON583	Ben Ruddell	The one thing the little city of Flagstaff can do to put a dent in GHG emissions is to invest in scaling up a modern economy of biomass utilization and forest management. This makes a bigger impact on GHG than all the other policies combined- and, it protects water and habitat and creates jobs and tax revenue- that is, it is self funding unlike most other GHG proposals that are unaffordable. This is a practical topic for a regional plan and should be emphasized. I see this mentioned here, which is good. But it isn't developed seriously or in detail. As the forest goes, so goes Flagstaff. Forests were the first big industry here. 4FRI is being held back by the lack of a local industry to implement it. How are we going to bring the forest products and forest management industry back to Flagstaff? A lumberyard is for wood, not beer... (or both, I guess?)	"CDR is a critical component of the City's Carbon Neutrality Plan, which relies on both reducing GHG emissions and removing CO2 from the air."	7-8	Background Info	Climate Action	Mitigation and carbon dioxide removal

ON648	Bruce Edward Fox	also on quality of wildlife habitat	"Coordinate invasive 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 County Fire Districts because of their impact on fire risk throughout the Region."	7-8	Implementation Guideline	Natural Resources	Invasive plants
ON931	Val	Thank you for bringing in (and mentioning) the Cooperative Extension. A fine source of education for Flag. citizens and recruiting volunteers.	"Coordinate invasive plants 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 County Fire Districts because of their impact on fire risk throughout the Region."	7-8	Implementation Guideline	Natural Resources	Invasive plants
ON396	Alexander Shenkin	In our lab at NAU - the Ecosystem Science and Innovation Lab - we are developing solutions that can contribute to emission reductions. For example, we are developing a passive cooling solution that will reduce reliance on traditional HVAC. The regional plan should encourage investment into local initiatives and ventures that can help solve our local and global problems.	"Developing a portfolio of CDR strategies to meet carbon neutrality goals will require multi-jurisdictional collaborations with local, regional, state, and federal partners."	7-8	Background Info	Climate Action	Mitigation and carbon dioxide removal
ON646	Bruce Edward Fox	Which have a high liklihood of increasing the cost of construction.....	"Evaluate development projects that request significant alternative standards (or increased densities/intensities that have the potential to impact dark skies outside of existing regulations) for additional measures that mitigate the impacts to light pollution."	7-8	Implementation Guideline	Natural Resources	Dark skies

ON329	Michele James	Need to define regenerative ranching. Can this be implemented on leased public land? Okay in text but include definitions.	"Larger landscape-scale initiatives – such as regenerative agriculture and ranching, urban forestry, and rehabilitation of riparian and degraded lands – remove CO2 from the atmosphere and store it in plants and soils."	7-8	Format	Plan Clarity	Wording
ON226	Ira Allen	Be aware that there's an ENORMOUS amount of grift in the CCS space. Also, if you have a "Carbon Neutrality Plan" based on unproven technomagic, you don't actually have a carbon neutrality plan. You have a carbon neutrality *hope*. We shouldn't be taking that hope seriously at all in our accounting except as regards proven CDR (mostly biomass, and even that is tricky for fire reasons).	"Other types of CDR initiatives rely on industrial proceses to remove CO2 from the atmosphere and store it long term in materials such as low-carbon concrete, or inject it into geologic formations."	7-8	Background Info	Climate Action	Mitigation and carbon dioxide removal
ON609	Bruce Edward Fox	better: forestry treatment IMPLEMENTATION	"Prioritize forestry treatment planning in areas with the most downstream flooding and wildfire impacts to human and natural environments, such as water sources, cultural resources, homes and businesses, threatened and endangered species, and critical infrastructure"	7-8	Implementation Guideline	Plan Clarity	Wording
ON608	Bruce Edward Fox	such as...?	"The City and the larger Flagstaff community are currently supporting local CDR strategies and projects, including large-scale land-use and industrial processes."	7-8	Background Info	Climate Action	Mitigation and carbon dioxide removal
ON330	Michele James	Integrate landscaping-trees with fruit and shade provided. City-mandated growing space in developments? An amenity. Where is this? In county or Region?? murky. All agriculture stores carbon. Use the term "sustainable agriculture" rather than regenerative. Link CDR to thinning forests as well! Partnerships with agricultural producers and forestry too.	"This means that the Flagstaff community's GHG emissions must be reduced, and any remaining emissions must be offset by removing an equivalent amount of CO2 from the atmosphere, through CDR."	7-8	Background Info	Climate Action	Mitigation and carbon dioxide removal
ON1247	Erica Rackley	The use of the term CDR in this section is strange; in most instances, the term "carbon sequestration" is more appropriate. CDR is most often used to refer to specific technologies, especially when using the capitalized form of the full term (Carbon Dioxide Removal). Whereas carbon sequestration describes the broader types of projects listed here like reforestation, storing carbon in rocks, enhancing ocean carbon storage, and sustainable agriculture.	Carbon Storage and Carbon Dioxide Removal	7-8	Background info	Climate Action	Mitigation and carbon dioxide removal

L89	Karen Enyedy	any chance of it being appropriate to add Navajo Nation/tribal entities to bullet point above? I note that word “tribal” has made its way into the 9th bullet point.	"Foster the multi-jurisdictional collaboration with local, regional, state, and federal partners that will be required to implement CDR in and around Flagstaff on a landscape scale."	7-8	Implementation Guideline	Equity	Indigenous community
L90	Karen Enyedy	Could we add “including along open space trails” at the end? I continuously find (and remove when I’m able) aggressive non-native species on the sides of trails on Observatory Mesa (knapweeds, Scotch thistle, Dalmation toadflax, poison hemlock (hemlock noted so far only in one small riparian area), etc.	“Maintain native plant communities and soil conditions in utility and other rights of way such as road shoulders, drainage areas, FUTS segments, passive parks, and open spaces"	7-8	Implementation Guideline	Natural Resources	Invasive plants
L214	Equity Climate Adv	Strengthen these implementation guidelines: “Address cultural competency in natural resource management through the implementation of Resource Stewardship and Resilience and Cultural Resources policies.” and “Reach out to the City Office of Communications and Civic Engagement and the County Communications Department staff for advice, and consult with appropriate Councils and Commissions, to elevate the cultural competency of all work pertaining to natural and cultural resources.” By ensuring cultural resource inventories are equitable by partnering with diverse cultural organizations and communities, can do this by adding Guideline: prioritize equipable representation in cultural and historic resource inventories through partnership with local cultural organizations.	Goal RS implementation guidelines	7-8	Implementation Guideline	Equity	Public participation
W52		add watersheds/fire	Goal RS implementation guidelines	7-8	Implementation Guideline	Safety	Wildfire/flooding mitigation

L76	Heather Green	Overarching comment: The draft plan and its supporting documents provide background and context for much of the plan. The draft plan provides strategic guidance for infill, housing, and infrastructure given the backdrop of continued population growth and changing climate. Because of Flagstaff's high elevation location in the central part of Arizona we have the opportunity to look at the challenges facing our neighbors at lower elevations who already face burgeoning growth, increasing and prolonged heat, and decreasing water supplies. We can evaluate what some communities are doing and have done to mitigate (or not) urban heat effect and to mitigate the urbanization and hardening of watersheds. The urban heat effect affects our economy by increasing energy use for air conditioning etc. and by increasing water needs for landscaping, agriculture, and general cooling. It is aggravated by gravel landscaping used by many to reduce water use or mitigate fire risk but gravel absorbs heat and herbicides are often used to remove weeds which then degrade water quality and other resources. Other communities have experimented with different kinds of pavement and special coatings to reduce heat effects. The hardening of watersheds affects rain water and post-fire floodwater distribution, quantity, and quality which in turn affect properties, infrastructure and our economy. I don't think the draft plan goes far enough to address urbanization effects. It appropriately emphasizes and prioritizes designated open space and significant natural resources. But smaller areas of open lands and natural resources might not rise to the significant level and may be under valued… and their collective contribution might outweigh their size. For instance, some of the City's greenfield sites function as pocket parks in which there is soil to absorb precipitation and vegetation to cool the soil and surrounding areas. As an example, areas in Tucson have found degrees difference in areas with planted or native trees compared to areas without and moisture increases where even modest techniques to slow moisture movement on shallow slopes have been instituted. This can make a difference neighborhood by neighborhood. I think the draft plan should do more to emphasize	PROS Chapter	8-	Background info	PROS	Support new parks and open space
ON557	Jordan	I would like to see Flagstaff with more parks. We are behind compared to other communities . This should be a priority. Parks bring people together. We haven't built a new park basically since Fox Glenn. We are in need of new places. Particularly soccer fields. We have only two specific soccer fields at Foxglenn. This is the most under represented sport in the parks system. Yet probably the most impactful. Flagstaff Soccer Club hosts two very large tournaments which bring in lots money for the town. If we invest in our youth it will be paid forward. I would also like to see more multiuse trails that are ADA, and connect to the FUTS system. We have a hap-hazard approach to the trails currently. There's trails over there and over here. We need to connect them and provide safe transitions within the city. So in this regional plan…more parks with soccer fields and more trails!	PROS goals and policies/chapter	8-	Background Info	PROS	Support new parks and open space

CM2	Open Spaces Commission	"Better and more clearly identify and explain consequences of implementing different actions by acknowledging the conflicts of balance between achieving higher density and preserving accessible natural resources, including open space, access, and viewsheds"	PROS Chapter	8-	Background Info	Housing Affordability	Balance of housing and other priorities
CM3	Open Spaces Commission	"More clearly and strongly connect plan recommendations to potential effects on the private sector and the potential partnerships with respect to open space and access"	PROS Chapter	8-	Background Info	PROS	Access to parks and open space
L11	Kathy Flaccus	"I didn't see any mention of public school and the lands they own and occupy. Did I miss that? In a perfect world there would be a partnership between the schools and City for parks, recreation, and facilities. HOw does this exist here?"	PROS Chapter	8-	Background Info	Economy	Education
L173	Elson Miles	Wish list - "Amenities - toilets and showers, to be installed under the Lone Tree overpass bridge, to accommodate the patrons of the future homeless shelter that the bridge will provide. Do this during the intial bridge construction, not as a promised afterthought (which rarely materializes!)."	PROS Chapter	8-	Background info	PROS	Park amenities and maintenance
ON530	Sara Sprague	& a more resilient community	"Community gardens support sustainable food systems by providing plots of land for the public to grow fruits, vegetables, and herbs"	8-1	Background Info	Food Systems	Support local food production
ON531	Sara Sprague	Include "urban agriculture"	"Community gardens support sustainable food systems by providing plots of land for the public to grow fruits, vegetables, and herbs"	8-1	Background Info	Food Systems	Support local food production
ON1081	Zenya Ledermann	and/or community farms	"Community gardens support sustainable food systems by providing plots of land for the public to grow fruits, vegetables, and herbs." Reply to ON531	8-1	Background info	Food Systems	Support local food production
ON1162	Nat	What does 'Chapter Principles' refer to when the following paragraphs address only current conditions?	Chapter Principles and Current Conditions	8-1	Background info	Plan Clarity	Wording
ON1175a	Nat	This is a suggested rewrite of Current Conditions section including all the same information but hopefully more readable. It also identifies FUTS in name and raises it to a more balanced part of the current conditions. FUTS is not mentioned as such in Current Conditions. Wherein the transportation chapter 7, it is treated as a major transportation element. As the definitions describing bikeways and FUTS, bikeways are basically a transportation element where FUTS is a recreational element that also serves as a mixed ped/bike transportation element weather permitting.	Chapter Principles and Current Conditions, see ON1175b	8-1	Background info	Multimodal Transportation	Connectivity and FUTS

ON1175b	Nat	[Suggested Rewrite] Current Conditions Flagstaff and the Greater Flagstaff area support County parks and natural areas, city parks, large and smaller open spaces, recreation centers and a major pedestrian and bike trail system. The surrounding National Forest, the Arizona Snowbowl plus County and City amenities support a wide variety of outdoor and indoor activities. The prescient Flagstaff Urban Trail System, FUTS, presently over 50 miles, connects many of these spaces and facilities. There are four City recreational centers, 30 existing City and County parks, over 3,000 acres of City-managed open space, and nearly 2,670 acres of County-managed open space. The Arizona National Scenic Trail traverses Flagstaff south to north as it skirts the San Fransico Peaks on its way to the Grand Canyon and the Arizona Utah border. Three nearby National Monuments broaden the cultural and recreational opportunities. The Flagstaff Aquaplex, Hal Jensen Recreation Center, Jay Lively Activity Center (ice rink), Joe C. Montoya Community and Senior Center are operated by the City. The Boys and Girls Club of Flagstaff (formerly Cogdill Community Center) and the Murdoch Community Center are leased for non-profit-run activity centers. Within the Greater Flagstaff area, the county manages 675 acres of parkland. Adjacent to the city limits, historic Fort Tuthill County Park is home to the County Fairgrounds which hosts more than 60 events annually including concerts at the 3600-capacity amphitheater, rodeos, horse and foot races, festivals, and more. Within the City limits through an agreement with the County natural Resource Conservation District, the County provides a facility to the non-profit Willow Bend Environmental Education Center at the Elizabeth 'Liz" c. Archuleta County Park. Further out from the City, the county oversees the Rodgers Lake Natural Area. This blend of public and non-profit management strategies provides the community with valuable indoor and outdoor amenities that offer a diverse array of recreational, educational, health and educational services. Volunteers play and important part in	Chapter Principles and Current Conditions, see ON1175a	8-1	Background info	Plan Clarity	Wording
ON1175c	Nat	It seems pictures here of a park or ball field with the Peaks in the background, a trail view, or an activity center would be more representative of Chapter 8's title Parks, Recreation, and Open Space.	Figures 8-1 and 8-2	8-1	Format	Plan Clarity	Format
ON1179	Nat	My post lost all the formatting so I will also send my notes directly.	Chapter Principles and Current Conditions	8-1	Background info	Plan Clarity	Wording
ON584	Ben Ruddell	Good job overall. More developed or paved trails in the outskirts of town would be a great amenity for cycling and are relatively affordable. The city lacks sufficient public sports facilities, so it's good to see that a regional park is being considered for the south side of I-40.	Chapter Principles and Current Conditions	8-1	Background Info	PROS	Support new parks and open space
ON944	Val	Should mention be made of The Arboretum and the Rodgers Lake area?	Chapter Principles and Current Conditions	8-1	Background info	Plan Clarity	Wording
ON1181	Nat	Nice pictures but (It seems pictures here of a park or ball field with the Peaks in the background, a trail view, or an activity center would be more representative of Chapter 8's title Parks, Recreation, and Open Space).	Figure 8-1	8-1	Format	Plan Clarity	Format

ON1140	Laura Huenneke	Tried to add this comment earlier but seems to have disappeared (?). Very little mention of visitors and their use of recreational facilities in the region here in this chapter. What possibilities for funding these priorities might be linked to the high usage by visitors (or part-time residents)? What kind of education or outreach is appropriate to help visitors understand what they are seeing when they use these spaces and facilities, and to help them understand and mitigate their possible negative impacts? I know in the County planning group we have had discussions about how to help visitors understand both cultural and natural aspects of the landscape (so as to reduce the risk of accidental fires, just as one example).	PROS Chapter	8-1	Background info	PROS	Park amenities and maintenance
L217	Equity Climate Adv	Include urban agriculture in the conversation with community gardens. Gardens and farms not only support a sustainable food system, they also create job opportunities, opportunities for [re]connection, can create alternatives in our food system to provide healthy food to people who may not otherwise have access, they provide a form of resilience.	"Community gardens support sustainable food systems by providing plots of land for the public to grow fruits, vegetables, and herbs..."	8-1	Background info	Food Systems	Support local food production
ON1080	Zenya Ledermann	When discussing food insecurity, we should really talk about the charitable and community organizations (FFFC, Murdoch Center, Foodlink, Terra BIRDS, etc) that are addressing food insecurity through food distributions, resource assistance and navigation, education, and other programs that address large scale food insecurity and root causes	"Community gardens also support food security..."	8-2	Background info	Food Systems	Food security
ON331	Michele James	The Izabel Community Garden may not be preserved. Check on this before including it as a good example because it may not be!	"Community gardens can also be co-located with public housing sites, as demonstrated by the collaboration between Izabel Community Garden and Housing Solutions of Northern Arizona."	8-2	Background Info	Food Systems	Support local food production
ON533	Sara Sprague	This project still has yet to come into fruition.	"Community gardens can also be co-located with public housing sites, as demonstrated by the collaboration between Izabel Community Garden and Housing Solutions of Northern Arizona."	8-2	Background Info	Food Systems	Support local food production
ON532	Sara Sprague	Bummer that many farmers are not recognized who are doing this exact work and the example below demonstrates a community garden that was stripped away from the community with promises that still have not been met.	"They also transform park and vacant land into community-managed open spaces and support agricultural education. Community gardens can also be co-located with public housing sites, as demonstrated by the collaboration between Izabel Community Garden and Housing Solutions of Northern Arizona."	8-2	Background Info	Food Systems	Support local food production

L218	Equity Climate Adv	Need to take Izabel out, as this example is insufficient and seems to tokenize on something that never even came into fruition.	"Community gardens can also be co-located with public housing sites, as demonstrated by the collaboration between Izabel Community Garden and Housing Solutions of Northern Arizona."	8-2	Background info	Food Systems	Support local food production
ON236	Jen Hanks	Flagstaff should prioritize connectivity to these communities via safe and comfortable road cycling routes (in addition to trails). Road cycling should be promoted as a recreational activity that supports a healthy community AND Flagstaff's carbon neutrality goal; most cyclists ride from home.	"A FUTS extension to Kachina Village and access to the National Forest in Mountainaire are listed as specific priorities, as well as water access, preservation of open space, more community events for outdoor recreation, and natural/cultural or historical programs."	8-3	Background Info	Multimodal Transportation	Connectivity and FUTS
ON621	Bruce Edward Fox	Agree	"A FUTS extension to Kachina Village and access to the National Forest in Mountainaire are listed as specific priorities, as well as water access, preservation of open space, more community events for outdoor recreation, and natural/cultural or historical programs."	8-3	Background Info	Multimodal Transportation	Connectivity and FUTS
ON235	Jen Hanks	Direct/Convenient cycling connectivity between Bellemont and Flagstaff is needed. Connecting the existing frontage roads with a bike path could achieve this.	"In Bellemont, priorities include improved trail maintenance, ADA accessible parking at trailheads, trail wayfinding signage, an outdoor amphitheater for community events, and an urban trail system plan."	8-3	Background Info	Multimodal Transportation	Connectivity and FUTS
ON1049	Krista Ames-Cook	Where is an outdoor amphitheater planned in Bellemont?	"In Bellemont, priorities include improved trail maintenance, ADA accessible parking at trailheads, trail wayfinding signage, an outdoor ampitheater for community events, and an urban trail system plan."	8-3	Background info	PROS	Park amenities and maintenance
ON620	Bruce Edward Fox	WONDERFUL!!	"The Five-Year Capital Improvement Plan includes funding for girls' softball fields at the largely undeveloped Continental Park and a multipurpose field at Cheshire Park."	8-3	Background Info	PROS	Park amenities and maintenance

ON653	Bruce Edward Fox	Good inclusion--maintenance is so important (if not particulary glamorous)	"They also examine how to improve the services that parks provide, and how the City and County can modify resources as recreational preferences change and as aging facilities need repair or replacement."	8-3	Background Info	PROS	Park amenities and maintenance
ON1188	Nat	Content the same in this section but a suggested rewrite for readability and flow: I raise the theme that the desire for parks, open space, trails and views has to be in balance with the desire for more and denser housing. This reality must be acknowledged in the general plan if the pan will have any consistency and continuity. Future Parks and Open Space As the community grows, the need and desire for new parks, designated open spaces, and recreation and event venues are an essential consideration. In planning, consideration and balances must be met between the need and desire for new housing and the same for future parks, open spaces, and recreational venues. Coconino County completed a Parks and Recreation Master Plan in 2019, and the City of Flagstaff will soon be creating a new master plan for parks, recreation, open spaces, and community events. These master plans identify opportunities and unmet community needs for recreational infrastructure, such as playing fields, purchase of additional open space, educational and cultural centers, and expanding trails and greenway connectivity. The plans also look at how services provided by parks can be improved, and how resources can be added or changed as recreational preferences change and as aging facilities need repair or replacement. The City is working to reimagine existing buildings and land within parks, or in areas with an identified park need, and pursuing opportunities to designate new community parks and expand access to existing parks and recreational opportunities. For example, the City is looking to repurpose he old fire station in Montalvo Park and the former fleet building in Thorpe Park a youth educational space and an Indigenous Community Cultural Center, respectively. The City is holding other land..... (no suggested changes for the paragraph) The growing trail system, FUTS, will need to provide trail connectivity to a network of old and new open spaces, parks, recreational centers, historic and cultural areas, and viewsheds. Providing access to these amenities, trails and green spaces of all kinds are an area of identified need. As the City grows, collaboration with the	Future Parks and Open Space	8-3	Background info	Housing Affordability	Balance of housing and other priorities
ON945	Val	How about interconnectablity in these areas: Fort Valley/Baterville, west of Cheshire, also FUTS to Picture Canyon from Doney Park (north) and Country club area (South), and Snowflake area. (not necessarily to each other but at least out of the areas. Oh, but these are county, not city areas. Sorry.	Future Parks and Open Space	8-3	Background info	Multimodal Transportation	Connectivity and FUTS
CM101	Commission on Inclusion & Adaptive Living	“Future Parks…accessible new parks…accessible and inclusive recreation…”	"As the community grows, the need for new parks, designated open spaces, and recreation and event venues is an essential consideration."	8-3	Background info	Equity	ADA Accessibility

CM102	Commission on Inclusion & Adaptive Living	“Future Parks…providing disability inclusive access…”	"Providing access to parks, open spaces, trails, and green spaces of all kinds is an area of identified need."	8-3	Background info	Equity	ADA Accessibility
L28	ASLD	ASLD has partnered with the City on OS/trail discussions and would like to continue the discussion as the master plan is drafted to see how it may relate to STL.	"The County completed the Coconino Parks & Recreation Master Plan in 2019, and the City will soon be preparing to create a new master plan for parks, recreation, open spaces, and community events."	8-3	Background Info	Plan Clarity	Plan Implementation
L93	Karen Enyedy	I hope our City can be judicious and sparing of efforts to expand trails. I do understand the interest in establishing connectivity. I’d like to prioritize use of resources for: Controlling proliferation of non-native plant species along trails. These species establish readily in disturbed soil and trails are by their nature “disturbed soil areas.” Wherever possible, I endorse efforts to block off the “social trails of convenience” that public foot and bike traffic causes, for the occurrence of control such is an ever-present maintenance need. I also favor directing resources to improvements that address safety and erosion control.	“Securing new open space, expanding trails, and acquiring park lands are vital to maintaining diverse recreational opportunities for residents and visitors alike, “	8-3	Background info	Natural Resources	Invasive plants
L92	Karen Enyedy	just want to express my gratitude for the attention our City is giving to “purchasing additional open space	Future Parks and Open Space	8-3	Background info	PROS	Open space acquisition
ON245	Aspen	Please keep these activities out of areas that impact the quality of life and peaceful enjoyment in neighborhoods. Northside neighborhood is already significantly impacted by the current parades, farmers market, downtown amplified events, runs, snowbowl traffic, events at Heritage Square, phoenix using Thorpe Park for tournaments (a lot of bass music and screaming). These events create unreasonable noise, parking issues, trash, blocked access to private property….	"Design the parking, access points, and entrances and exits of regional parks to support safe and well organized, higher-impact recreational activities such as fairs, expos, rodeos, concerts, performances, farmer’s markets, and tournaments."	8-4	Implementation Guideline	PROS	Park amenities and maintenance
ON639	Bruce Edward Fox	Woulld this be more effective if the utilitiy companies developed the tools?	"Develop appropriate tools to convert existing overhead utility lines in established viewsheds, parks, and open spaces to underground utilities."	8-4	Background Info	Government Services and Utilities	Utilities
ON946	Val	and put the lines underground!	"Develop appropriate tools to convert existing overhead utility lines in established viewsheds, parks, and open spaces to underground utilities." Reply to ON639	8-4	Implementation Guideline	Government Services and Utilities	Utilities

ON845	Erika Nowak	It's also important to conserve wildlife habitat linkages between remaining grassland/prairie fragments, to the extent possible.	"While observing private property rights, preserve natural resources and prioritize the preservation of lands that help create a corridor of open space that supports the functionality of wildlife linkages along the Rio de Flag, its tributaries, and open spaces through and around the City."	8-4	Implementation Guideline	Natural Resources	Significant natural resources
ON1142	Laura Huenneke	You might consider ways of enhancing or increasing the ecosystem services provided by open space, natural areas, and recreational areas. For example - using them to create firebreaks or buffers for extreme flooding/precip events; natural vegetation providing useful services (eg pollination) for agricultural efforts; using vegetation to provide cooling for neighborhoods as summer temperatures increase.	Goal PROS Implementation Guidelines	8-4	Implementation Guideline	Safety	Wildfire/flooding mitigation
ON1143	Nat	Another Implementation bullet. Be alert for opportunities to work with developers in providing trail access adding to the system of connected small parks, open spaces, and other recreational sites.	Goal PROS Implementation Guidelines	8-4	Implementation Guideline	PROS	Access to parks and open space
L48	Coconino NF	Pages 8-4, 8-5 Implementation Guidelines - Include direction to lower wildfire risk in open space and on trails by managing tree density and fuels.	Goal PROS Implementation Guidelines	8-4	Implementation Guideline	Safety	Wildfire/flooding mitigation
ON228	Dana	West side.	"Distribute community centers in a way that appropriately serves all neighborhoods."	8-5	Implementation Guideline	PROS	Park amenities and maintenance
ON227	Dana	Regional park lake Mary. More active recreational infrastructure	"Ensure that regional parks and the nearby neighborhood parks have a balance of amenities that are appropriate to the park classification and context."	8-5	Implementation Guideline	PROS	Park amenities and maintenance
ON624	Bruce Edward Fox	Which most probably will need to be offset by higher densities or result in higher prices for any housing created	"In greenfield sites and new developments, incentivize the creation of public parks and open space that fit the identified needs of the City and County master plans."	8-5	Implementation Guideline	Housing Affordability	Balance of housing and other priorities
ON654	Bruce Edward Fox	Yes!	"Prioritize areas that require improvements to achieve a walk of 10 minutes or less to City parks and designated open space for City residents (City only)."	8-5	Implementation Guideline	PROS	Access to parks and open space

ON843	Erika Nowak	The use of an image of Wuptaki NM in a City of Flagstaff planning document seems odd- this federally protected open space is nowhere near city limits. Walnut Canyon National Monument would be a more reaonable choice.	Photo on 8-5	8-5	Format	Plan Clarity	Format
CM103	Commission on Inclusion & Adaptive Living	“Implementing staff should…design parking…to support safe, accessible, inclusive, …”	"Design the parking, access points, and entrances and exits of regional parks to support safe and well-organized, higher-impact recreational activites…"	8-5	Implementation Guideline	Equity	ADA Accessibility
L29	ASLD	Please coordinate with ASLD should the Parks and Rec. Master Plan be updated.	"Use the Coconino County Parks and Recreation Master Plan or updates to it to guide implementation and improvements of County parks."	8-5	Implementation Guideline	Plan Clarity	Plan Implementation
CM104	Commission on Inclusion & Adaptive Living	“Implementing staff should ADD>>Provide opportunities for adaptive and therapeutic recreation”	Goal PROS - Implementation Guideline	8-5	Implementation Guideline	PROS	Park amenities and maintenance
CM105	Commission on Inclusion & Adaptive Living	“Implementing staff should ADD>> Ensure maximum accessibility to city health and recreation sites through facilitation of hours of site operation."	Goal PROS - Implementation Guideline	8-5	Implementation Guideline	PROS	Park amenities and maintenance
ON585	Ben Ruddell	We have a significant funding gap (or is is prioritization?) for maintenance and rules enforcement in the existing city parks. This is a big problem. If you can’t take care of an existing park’s bathrooms and keep the park picked up and safe for families and children, why contemplate putting money into more parks? Fix what you have first. Please address this in the plan.	"Consider pursuing a County and/or City bond or finance mechanism to fund park, recreation, and open space initiatives, operations, and maintenance."	8-6	Action Item	PROS	Park amenities and maintenance
ON969	KB	Agree that the parks need more funding for operations and maintenance. Trash, feces, inebriated folks, people sleeping out. Not a place you'd feel comfortable sending a kid to play ball on their own.	"Consider pursuing a County and/or City bond or finance mechanism to fund park, recreation, and open space initiatives, operations, and maintenance."	8-6	Action item	PROS	Park amenities and maintenance
ON1146	Nat	ASLD, spell it out	"Engage with ASLD to create opportunities for future development and open space preservation, with a particular emphasis on the JLUS findings."	8-6	Action item	Plan Clarity	Wording
ON626	Bruce Edward Fox	yes.	"Leverage available funding to negotiate for the purchase of greenfield lands for parks, open space, and trails in the JW Powell Boulevard extension area."	8-6	Action Item	PROS	Support new parks and open space

ON655	Bruce Edward Fox	Yes. This i s importat both for potential open space acquisition and to help meet housing needs	"Support changes to state law that provide greater involvement and management by local and county government in the disposition of State Lands."	8-6	Action Item	PROS	Open space acquisition
ON1150	Nat	This should be ongoing, continuing. Maybe continuing should be another category.	"Support opportunities for public-private partnerships for parks and open spaces to provide equitable outdoor environmental education, STEM activities, and public health education and activites for the Region."	8-6	Action item	Plan Clarity	Plan Implementation
ON948	Val	,community gardens, (add)	"Support opportunities for public-private partnerships for parks and open spaces to provide equitable outdoor environmental education, STEM activities, and public health education and activites for the Region."	8-6	Action item	Food Systems	Support local food production
ON921	John	It's taken over 6 years since the greater observatory mesa trail plan was introduced to finally land on a 3rd draft for a plan. We understand that the public process can take time but how can the community trust that this work will actually be accomplished?	"Work joinly and independently to identify key parcels of land and priorities to acquire for open space based on criteria established in the Regional Plan and by the appropriate Commissions at the City and County."	8-6	Action item	Plan Clarity	Plan Implementation
ON1158	Nat	Partner with developers at the initial planning and zone changing process. We may be surprised what opportunities may arise in such collaboration up front rather than after plans are made.	PROS Action Items	8-6	Action item	PROS	Support new parks and open space
ON949	Val	Partner with local organizations for support (volunteer and monetary).	PROS Action Items	8-6	Action item	Plan Clarity	Plan Implementation
CM106	Commission on Inclusion & Adaptive Living	“Fund…therapeutic and adaptive recreation, and…”	"Consider pursuing a County and/or City bond or finance mechanism to fund park, recreation, and open space initiatives, operations, and maintenance."	8-6	Action item	PROS	Park amenities and maintenance
CM107	Commission on Inclusion & Adaptive Living	“Partner…new active accessible and inclusive recreational facilities…and therapeutic and adaptive recreation programs…”	"Create partnerships for construction of new active recreational facilities and seek grant funding to leverage local public funds."	8-6	Action item	PROS	Park amenities and maintenance
CM5	Open Spaces Commission	"Policy PROS 4&5: the Action Items do not address how we will get new parks and open space set aside, gifted, required, or purchased during the early development plans of a greenfield site. Without such a policy, we are too late. The plan should address how this will be achieved."	PROS Action Items	8-6	Action Item	PROS	Support new parks and open space

L94	Karen Enyedy	I deeply appreciate nearly all of these items: “…bond or finance mechanism to fund….open space inititives” “…Engage with ASLD t create opportunities…” “Update the City’s Parks, Recreation, Open Space and Events Master Plan” “Create partnerships…and seek grant funding…” “Maintain up-to-date GIS-based inventory….” “Support opportunities for public-private partnerships….to provide equitable outdoor environmental education…” “Support changes to state law that provide…”	PROS Action Items	8-6	Action item	PROS	Open space acquisition
L193	Heather Green	From a water use standpoint, I think the approval of new developments or requests for water including reclaimed water should be done when the water is available currently and there is reasonable assurance for availability into the future and not betting on the come. In the event that climate change or population growth exceed predictions, the City should hedge its bets on permitting or supporting water demands to assure a sustainable supply into the future.	Water Chapter	9-	Background info	Natural Resources	Water availability and quality
ON866	Paul Beier	I read the last 2 sentences in this parag ("A significant portion…. corrode the pipes") 3 times and got lost each time. Maybe I'm just failing to understand clear text. Just think about how you might make it clearer.	"A significant portion of the water saved through the measures in this plan occurs outdoors, which is beneficial for the municipal wastewater collection system since indoor water conservation can reduce velocities in the system, which is gravity fed. Slower flows can cause areas of the system to stagnate and corrode the pipes."	9-10	Background info	Plan Clarity	Wording
ON1111	Val	"recommends" is not a strong enough word.	"The Water Conservation Strategic Plan recommends strengthening codes that encourage passive rainwater absorption in future development."	9-10	Background info	Plan Clarity	Wording
ON1110	Val	Every home and business, old, new, future, in Flagstaff should be harvesting rainwater.	Water Conservation	9-10	Background info	Natural Resources	Water availability and quality
ON1221	Val	Is it safe to encourage grey water usage to the public in certain locations, by that I mean single residences rather than multiple housing units.	Water Conservation	9-10	Background info	Natural Resources	Water availability and quality

ON586	Ben Ruddell	In general, Flagstaff's water management is first-class, and its long term plans are well developed. However, one major water conservation option is not being take seriously: rainwater harvesting. It is mentioned here in the plan, but we aren't actually doing much of it, nor requiring it. We should plan to require it. When paired with new-development standards that disallow non-functional irrigated landscaping and irrigation systems (in favor of native plants fed by rain harvesting), we could save over a third of our water use and avoid hundreds of millions of dollars in taxes and borrowing for water supply in coming decades. As a side benefit, this policy will benefit many other environmental and cultural priorities, and (slightly) save money on development of new housing. It doesn't cost taxpayers money, and saves a LOT of taxpayer money. It's an obvious win for environment, sustainability, affordability, and finance. Why have our elected leaders been unwilling to ban nonfunctional outdoor water use and require rainwater harvesting? Please address this in the regional plan (and in forthcoming revisions to the water conservation plan).	Water Conservation	9-10	Background Info	Natural Resources	Water availability and quality
L19	Susie Smith	"The COF Regional Plan 2045 for water resources outlined in Chapter 9 emphasizes costly waste water treatment solutions and falls short on serious commitment to water conservation measures." "The measures identified in the COF Water Conservation Strategic Plan are critical to mediating the City's future water needs. Residential to industrial scale rain collection and storage systems is a practical and cost-effective infrastructure investment for irrigation systems and, if designed to anticipate evolving technologies and state agency protocols, could meet in part to all of potable domestic water needs. There are numerous studies and examples of the efficiency and efficacy of low cost (relative to water treatment plants) rain collection systems (see Brad Lancaster's books, Rainwater Harvesting for Drylands and Beyond). Water from collection systems would be the best quality compared to treated/reclaimed waste water with its load of pharmaceutical and other micro-contaminants. Treating waste water to a standard of drinking water quality will require significant investment in facilities, staff, and maintenance compared to the low energy requirements of local water collection. Building codes should require rain water collection systems and low-water landscaping and exclude high water-use construction, for example private swimming pools. Increasing public awareness and education about water conservation should be a priority action goal. Additional and continuing current incentives for local and regional water conservation practices should be incorporated into planning budgets."	"The 2020 Water Conservation Strategic Plan recommend strengthening codes that encourage passive rainwater absorption in future development" / "Implement the recommended tools and techniques from the Water Conservation Strategic Plan in City projects and updates to City Code."	9-10 and 9-12	Action Item	Natural Resources	Water availability and quality

ON1115	Val	Where? Are residents/ businesses aware of this?	"In addition to traditional stormwater systems, low impact design (LID) approaches are implemented to manage rainfall runoff at the source..."	9-11	Background info	Plan Clarity	Plan Implementation
ON1112	Val	If anyplace needs retrofits it is in the schools. Leaks EVERYWHERE, and rarely can you find hot water.	Figure 9-5	9-11	Format	Natural Resources	Water availability and quality
ON1113	Val	This is important, but is it in the building code that ALL new buildings/houses/ etc. be required to have high efficiency toilets, faucets, etc.	Figure 9-5	9-11	Format	Plan Clarity	Plan Implementation
ON379	Marilyn	Why is the expansion of the Urban Growth Boundary being discussed in the water implementation section? The expansion of the boundary is only a water issue in so far as whether we have enough water to accommodate growth. This should not be here.	"Consider expansion of the urban growth boundary in support of economic recruitment and retention, and the creation of affordable housing opportunities (City only)."	9-12	Implementation Guideline	Natural Resources	Urban growth boundary
ON380	Marilyn	The purpose of the Urban Growth Boundary is to limit growth to an area for many reasons, not just for protecting our water supply. Withholding the ability of property owners to get water connections is one of the major ways we limit that growth. Allowing water connections outside of the Urban Growth Boundary defeats the purpose of having a boundary. This proposal should be removed.	"Consider expansion of the urban growth boundary in support of economic recruitment and retention, and the creation of affordable housing opportunities (City only)."	9-12	Implementation Guideline	Natural Resources	Urban growth boundary
ON661	Celia Barotz	I understand this implementation guideline is actually tied to Water Resource Management policy WR.4 on page 3-17, which says that sustainable and reliable water and sewer services will be provided within the urban growth boundary. This policy says nothing about giving council discretion to provide water and sewer outside the urban growth boundary so putting these guidelines doesn't seem very transparent. I do not support this for several reasons, including that giving council the authority to provide water and service outside the UGB on a case by case basis contravene the whole concept of density and trying to stem sprawl for many good reasons.	"Consider expansion of the urban growth boundary in support of economic recruitment and retention, and the creation of affordable housing opportunities (City only)."	9-12	Implementation Guideline	Natural Resources	Urban growth boundary
ON743	Mary	I think this consideration should be removed. We should not be expanding beyond the urban growth boundary.	"Consider expansion of the urban growth boundary in support of economic recruitment and retention, and the creation of affordable housing opportunities (City only)."	9-12	Implementation Guideline	Natural Resources	Urban growth boundary
ON1190	Sandra	Extending the urban growth boundary has huge implications for the development of the City and the use of its resources. It is surprising and disturbing to read this proposal for consideration.	"Do not extend water and sewer services beyond the urban growth boundary unless an analysis shows the service can be provided without impacting the availability of water to property owners already within the boundary (City only)."	9-12	Implementation Guideline	Natural Resources	Urban growth boundary

ON1255	Paul Moore	The analysis that would allow extending services should be based on much more consideration than this.	"Do not extend water and sewer services beyond the urban growth boundary unless an analysis shows the service can be provided without impacting the availability of water to property owners already within the boundary (City only)."	9-12	Implementation Guideline	Natural Resources	Urban growth boundary
ON662	Celia Barotz	I do not support this implementation guideline, which is really a policy. I feel as if this 'guideline' and the one above should have been included in the water resource management policy section in the interest of transparency so the public really understands that this would be a very significant change from the current plan.	"Do not extend water and sewer services beyond the urban growth boundary unless an analysis shows the service can be provided without impacting the availability of water to property owners already within the boundary (City only)."	9-12	Implementation Guideline	Natural Resources	Urban growth boundary
ON1119	Val	I worry about these regulations being lowered in the future, or not available at all. Can Flagstaff have a scientific team that works on this, for our protection?	"Expand water reuse infrastructure to include advanced water treatment as necessary to comply with state and federal regulations."	9-12	Implementation Guideline	Natural Resources	Water availability and quality
ON850	Erika Nowak	how about monitoring and improving ecosystem health to protect water resources for wildlife and seep/spring habitats within city limits?	"Monitor and improve ecosystem health and services in watersheds that serve the Region to protect the water quality of existing and future water resources and dependent riparian ecosystems."	9-12	Implementation Guideline	Natural Resources	Water availability and quality
ON1118	Val	NICE!!	"Take measures to make utility facilities energy efficient and reduce GHG."	9-12	Implementation Guideline	Government Services and Utilities	Utilities
ON1157	Laura Huenneke	I appreciate the attention to climate change impacts in this chapter, and the several recommendations below that pertain to climate change adaptation, resilience, and mitigation (through attending to GHG emissions).	Water Resource Management Implementation Guidelines	9-12	Implementation Guideline	Climate Action	Climate change impacts

L136	Friends of Flagstaf	It is our understanding that the RP 2045 Committee gave direction to staff to include a change in policy in the draft that would allow the Flagstaff City Council to provide water and sewer service outside the urban growth boundary. However, in the draft plan WR.4 maintains the policy that is currently in place: “Provide sustainable and reliable water and sewer services within the urban growth boundary.” We did not see any new policy language in the proposed goals and policies chapter although the Implementation Guidelines (page 9-12) contain policies related to providing water service outside the urban growth boundary. Such a major shift in policy belongs in the goals and policies chapter. We are opposed to providing water outside of the UGB, if that is the intention of this plan. Such a policy conflicts with the major policy of preventing sprawl and increasing density throughout the city.	"Extend water and sewer services to properties within the urban growth boundary but outside the City limits withan annexation approval or a pre-annexation agreement (City only)."	9-12	Goal/policy	Natural Resources	Urban growth boundary
W54		suggestion to add a specific AI or IG stating that water serivces should come up with the framework and criteria for decisions on expanding water outside the UGB	Implementation Guidelines	9-12	Implementation Guideline	Natural Resources	Urban growth boundary
CM228	Sustainability Com	Need more about this in goals and policies, there is nothing addressing outside UGB in there.	WR.a implementation guidelines	9-12	Goal/policy	Natural Resources	Urban growth boundary
L137	Friends of Flagstaf	Clarify the plan’s position on providing water to locations outside the urban growth boundary.		9-12	Background info	Natural Resources	Urban growth boundary
ON1191	Sandra	What is meant by "optimizing" activities related to the infrastructure required to support Red Gap Ranch? That is an incredibly extensive infrastructure project, different from the other items listed in this section. It needs to be given separate explanation as to "action" and "plan."	"Continue to optimize existing water resource options and water conservation activities for the City into the future, including expanding the capacity for future water supplies such as, but not limited to, Advanced Water Purification, direct and indirect aquifer storage, expansion of the reclamation system, and a pipeline easement for Red Gap Ranch."	9-13	Action item	Plan Clarity	Plan Implementation
ON1160	Laura Huenneke	As I understand it, state and federal guidelines are not staying current with the changes in flood frequency and severity. (For example - there might be a requirement to plan for 1-in-100 year storms, but no recognition that in fact storms of this magnitude are now occurring at much greater frequency than once in a century.) I would like to see the city and county be much more proactive and aspire to use the latest and best models of future storm frequency and intensity, rather than lagging as FEMA or other established guidelines do.	"Follow local, state, and federal guidelines for drainage design, stormwater code, and surface water science to reduce flood risk to infrastructure, structures, and public health."	9-13	Implementation Guideline	Safety	Wildfire/flooding mitigation

L49	Coconino NF	Page 9-13, Implementing Department Staff should: - Monitor and improve ecosystem services in watersheds that serve the Region and to protect the quality of existing and future water resources and dependent riparian ecosystems. - Not sure what this means, maybe be more specific as to what ecosystem services are included.	"Monitor and improve ecosystem services in watersheds that serve the Region and to protect the quality of existing and future water resources and dependent riparian ecosystems"	9-13	Implementation Guideline	Plan Clarity	Wording
ON1124	Val	Nice work here!	Water Resource Management Action Items	9-14	Action item	Natural Resources	Water availability and quality
L20	Susie Smith	"Figure 9-3. Potable Water Sources.... Displays the percentages of the different water sources developed by the City of Flagstaff. I was struck by the minimal contribution from springs and wells on the peaks – 2% for springs and 1% for shallow wells in perched aquifers. And water production from the inner basin is decreasing due to drought and reduced snow pack. What is the annual cost of maintaining and repairing this water system and pipeline and does it make sense to continue? Throughout the 2045 Plan, there are references, discussion, and guidelines directed to sustaining local ecosystems and the natural environments in our landscape as well as the economic benefits from tourists who come to Flagstaff for the stunning landscape. This language often reads as token phrases to an ideal that will always be sacrificed to development. The Peaks are sacred to Indian cultures, valued and revered by Flagstaff City and Arizona residents, and are an attraction and destination for tourists who significantly support the Flagstaff economy. What would it be like to see revitalized springs and wetland meadows on the Peaks? Such a conservation action would have immeasurable environmental benefits in the restoration of riparian pockets and for wildlife. The broader topic is to protect the San Francisco Peaks from encroaching development and impacts from the intense recreational use already happening. It should be a regional park and wilderness."	"City of Flagstaff Water Sources"	9-4	Implementation Guideline	Natural Resources	Water availability and quality
ON862	Paul Beier	On this page or the previous page, add this: “As of 2024, humans do not have a complete list of PFAS, nor have we determined safety thresholds, nor have we developed reliable tests.” I do not mean this as a criticism of the City. But because the Regional Plan 2045 will be a key document for the next 15 years, we want future readers to appreciate what we didn’t know back in 2024.	City of Flagstaff Water Sources	9-6	Background info	Natural Resources	Water availability and quality

ON747	Stephen Puhr	It would be helpful to residents to understand the implications of the Plan's proposed DUAC better by providing the area's current DUAC. The City of Flagstaff's 100 year water designation was do for an update last year, 2023?, was it filed and what has the state of Arizona done? Figure 9-4 states a projected population growth of 1.4%, which is 50% faster than the annual population growth from 2010 to 2020 for Flagstaff, how is this population growth reversing a forty year trend of slower population growth for Flagstaff? It is not, in November 2023, the Council sought the advice of Danny Court, Economist. He noted based on the State of Arizona's database, which is the same source for the Regional Plan 2045, that Flagstaff population growth is expected to average 0.7% annually to 2040, at which time Flagstaff's population is expected to decline every year into the future. So the Regional Plan proposes two population projections, 95,000 for 2045 and 112,900 for 2048, while Danny Court's projections for 2045 are closer to 85,000. Pick the most likely outcome with the highest likelihood of occurring not two significantly different numbers.	Figure 9-4	9-7	Background info	Growth	Growth data
ON1148	Laura Huenneke	You might describe current and historical per-capita consumption in Flagstaff relative to other state or regional consumption patterns - just to give context to understanding what degree of flexibility remains in adjusting consumption to match supply.	Water Demand for the City of Flagstaff Water Services	9-7	Background info	Natural Resources	Water availability and quality
ON977	David	Somewhere in this Chapter there needs to be comments on the costg of bringing Red Gap well water up 3,000feet in elevation and the cost of making this water drinkable (high solute load).	Water Demand for the City of Flagstaff Water Services	9-7	Background info	Natural Resources	Water availability and quality
ON660	Celia Barotz	Could you define what an acre/foot of water is so people have some context?	"2,969 acre-feet of water at 'build out' of each community"	9-8	Format	Plan Clarity	Wording
ON849	Erika Nowak	water sources, including those produced/maintained with reclaimed water, are critical for wildlife survival within city limits.	"The Kachina Village Wetlands, City of Flagstaff I-40 Wetlands, and Picture Canyon are examples of areas where treated wastewater is release from the treatment plant with benefits to the environment and as an amenity to the community."	9-8	Background info	Natural Resources	Water availability and quality

ON587	Ben Ruddell	It isn't clear to me that the City of Flagstaff should plan to extend water service to low-density areas of the County. The cost of this infrastructure to Flagstaff taxpayers (tens or hundreds of millions of dollars, plus the added emissions and traffic problems of urban sprawl) is dramatically higher than the benefits (miniscule service fees from a small number of residential customers. This is a political decision, and one that needs to be addressed transparently. The plan should not imply or assume that water service will be extended outside the city limits. If this is brought up at all, the plan should explicitly address the problems involved in extending water services, including the fact that providing legally compliant potable water service is becoming too expensive for small communities so they are now seeking to connect with city systems that benefit from greater economies of scale. This needs to be done fairly, and not at a loss to the taxpayers in the larger city (Flagstaff in this case). In my view, it would be best for Flagstaff and especially for the goals of this plan if the surrounding areas never undergo substantial development and remain rural. Water service is a big part of development and thus of regional planning. Please address this in the plan.	Water Sources and Demand for Unincorporated Areas of the County	9-8	Background Info	Natural Resources	Urban growth boundary
CM38	Bicycle Advisory C	BAC members suggested that key Regional Plan metric 6, "summary of bicycle, pedestrian, and transit improvements constructed or implemented," be complemented by data collection and data assessment regarding use of both new and existing bicycle and pedestrian infrastructure, as noted above.	Appendix A: Annual Reporting	A-1	Background Info	Multimodal Transportation	Multimodal infrastructure improvements
L50	Coconino NF	Page A-10 - Add site-specific fuels reduction efforts that decrease wildfire risk to key infrastructure.	"In coordination with wildland fire and forestry partners, continue to support and implement the Flagstaff Watershed Protection Project (FWPP) thinning plans across the Rio de Flag watershed, Lake Mary watershed, and City limits, the Four Forest Restioration Initiative (4FRI), and other landscape-scale forest reatement projects."	A-10	Action Item	Safety	Wildfire/flooding mitigation
CM229	Sustainability Com	I want the one about affordable housing to also include the CNP...Currently includes Regional Plan, the Ten-Year Housing Plan, and the LASSCAP but nothing about sustainable building practices. I think this can be applied on a lot of the action items.	"Update the City's affordable housing incentive policy to implement the goals and policies of the Regional Plan, the Ten-Year Housing Plan, and the LASS-CAP recommendations."	A-3	Action item	Climate Action	Carbon neutrality
W55		Cross reference with legal defitions, describe what to do when there are conflicts	Glossary	G-	Background info	Plan Clarity	Wording
W56		Define inclusive	Glossary	G-	Background info	Plan Clarity	Wording
W57		Define layered network	Glossary	G-	Background info	Plan Clarity	Wording
W58		Define midrise 3-10 stories	Glossary	G-	Background info	Plan Clarity	Wording

W59		Define active and passive recreation, including pedestrian and bicycle	Glossary	G-	Background info	Plan Clarity	Wording
CM39	Bicycle Advisory C	BAC members suggested that it may be beneficial to add legal or policy-specific definitions for “pedestrians” and “bicyclists” in addition to “micromobility.” This could help clarify what kinds of assistive devices (e.g. wheelchairs) or micromobility devices are taken into account when designing for pedestrians versus bicyclists. There are existing legal definitions in the Arizona Revised Statutes regarding what devices are considered bicycles or pedestrians germane to this plan, but these may need to be enhanced for the Regional Plan. For example, ARS includes rules for electric stand-up scooters and e-bikes but not other devices such as hoverboards.	Glossary	G-	Background info	Plan Clarity	Wording
CM150	Sustainability Com	Include the City’s definition of equity, which can be found in the CNP. Equity needs to be explicitly defined, although it is implied when talking about housing affordability, mitigating displacement, and transportation costs.	Glossary	G-	Background Info	Plan Clarity	Wording
CM108	Commission on Inclusion & Adaptive Living	“Accessible/accessibility: The ability of all people to reach essential services, amenities and locations within a community. ADA Accessibility (and compliance) refers to the Americans with Disabilities Act which sets legal standards for accessible design, detailing what is legally required for a building, facility, road, etc. to be physically accessible to people with disabilities. In construction and transportation contexts, ADA access/accessibility refers to access for people of all abilities.	Glossary	G-	Background info	Plan Clarity	Wording
CM109	Commission on Inclusion & Adaptive Living	Inclusion/Inclusive: Providing equal and integrated access to opportunities and resources for people who might otherwise be excluded or marginalized, such as those who have physical or intellectual disabilities and members of other historically disadvantaged groups.	Glossary	G-	Background info	Plan Clarity	Wording
CM7	Open Spaces Com	"Shorten and reduce jargon. a. The document is very long and difficult to read. b. Better define key terms used in the plan, such as 'significant' and 'greenfield.'"	Glossary	G-	Background Info	Plan Clarity	Wording
L95	Karen Enyedy	Consider adding word “Blackwater” to the “B” section – find a standard industry-wide definition.	Glossary	G-	Background info	Plan Clarity	Wording
L96	Karen Enyedy	Ecosystem – Science is making great strides in understanding the role of fungi. Fungi are not microbes, thus fungi are missing in the current list of living organisms. Consider this tweak: “….organisms (animals, plants, fungi, and microbes).	Glossary	G-	Background info	Plan Clarity	Wording
L97	Karen Enyedy	Ecosystem Services—consider this addition: The direct and indirect benefits that ecosystems provide humans and all other life forms.	Glossary	G-	Background info	Plan Clarity	Wording
L98	Karen Enyedy	Graywater – consider slight change:“…which has not come into contact with blackwater (“toilet waste”).	Glossary	G-	Background info	Plan Clarity	Wording

L99	Karen Enyedy	Open Space – Consider " . . . and provide opportunities for low impact recreation that does not introduce motor noise to the environment nor require construction of facilities. As someone who worked for over a decade on grassroots efforts to acquire Picture Canyon and who frequently removes trash and controls/removes non-native plant species on open spaces, I am opposed to having their natural qualities, wildlife priorities, and general tranquility disturbed by EV bikes and high-speed mountain bikes. I think we do need porta-johns at some entrances so it may be wise to add "construction of" for clarity.	Glossary	G-	Background info	Plan Clarity	Wording
W70	F3	The UGB changes need more guardrails, a narrative and a definition in the glossary	Glossary	G-	Background info	Natural Resources	Urban growth boundary
ON664	Kim	This is very hard to get to. 1. Make it easier. It needs to be aaccessible through the search bar at the bottom of the page. It is not even listed there. 2. take key terms that readers will need for each chapter and put them toward the beginning in a side bar type format. For example, the housing terms are critical for chapter 4.	Glossary	G-1	Format	Plan Clarity	Format
ON1082	Zenya Ledermann	Food apartheid should be added here and used throughout the document. A good definition is "'Food apartheid' emphasizes the deliberate and systemic inequalities in food access, which are often rooted in historical injustices such as redlining, segregation and discriminatory economic policies...It highlights how specific communities, particularly those inhabited by people of color and low-income residents, are systematically deprived of access to healthy food options." that source can be found here: https://www.rmpbs.org/blogs/rocky-mountain-pbs/food-deserts-colorado-springs	Glossary	G-3	Background info	Food Systems	Food security
ON1083	Zenya Ledermann	Food insecurity and hunger are different. Here is a good definition of hunger to add: Hunger is the distress associated with lack of food. Source: https://www.actionagainsthunger.org/the-hunger-crisis/world-hunger-facts/what-is-hunger/	Glossary	G-3	Background info	Plan Clarity	Wording
ON1084	Zenya Ledermann	Community food security is also different from food security. Here is a good description of the differences: https://sitkalocalfoodsnetwork.org/wp-content/uploads/2013/03/scfafoodassessmentdefs.pdf	Glossary	G-3	Background info	Plan Clarity	Wording
ON1085	Zenya Ledermann	this should also be mentioned throughout the plan and used appropriately	Glossary, reply to ON1084	G-3	Background info	Plan Clarity	Wording

ON1086	Zenya Ledermann	add Urban agriculture: the cultivation, processing, and distribution of agricultural products (food or non-food) in urban and suburban areas. Urban farming can provide environmental, economic, and social benefits to the surrounding communities. Source: https://www.nal.usda.gov/farms-and-agricultural-production-systems/urban-agriculture	Glossary	G-6	Background info	Plan Clarity	Wording
ON1	Sonja London-hall	Looks amazing. Everything! The information and graphics!!! Love it. Where are the credits for the design company?	Cover graphic	I	Format	Plan Clarity	Format
ON1270	Tom	3) Tourism: Flagstaff has forever placed a priority on tourism and the resulting economic impact it provides. We live in a beautiful city, gateway community to the Grand Canyon, etc., and tourism is important. I believe the City of Flagstaff and all associated marketing and promotional groups have always put a mis-placed focus on promoting tourism. We do not need to invest the amount of money we do to promote tourism and do not need to make every effort in the world to promote our city. Flagstaff will never lack tourism and popularity! When you make efforts to promote it, it very much diminishes the quality of life for local residents and tourists alike and also has a direct impact on the cost of products and services for everyone. The City should redirect much of this money to drawing new businesses, i.e. professional, high tech, high paying, career employment opportunities for citizens and the graduates of NAU, the Community College and high schools. There are messages from time to time that say "Shop Local", but I often think we don't have the variety and options like other cities and unfortunately provide little reason for locals to do much shopping here. Make our city a great city for locals, put them first, and the need for city tourism promotions will follow without having to make it the priority.	General comment	I	Overall feedback	Economy	Tourism
ON1271	Tom	4) Housing: I understand there are housing issues in Flagstaff. As related to my comments on tourism, when you build your city in large part on tourism, you promote minimum wage jobs, create an affordable housing shortage, create demand for more water and add to the congestion in our community. In addition, the City, as they consider local residents, need to invest in more options (or solicit professional companies to locate here) that provide residential housing and professional care options for the mentally disabled and challenged population. Lastly, mixed housing makes sense when it is done right, but I promise you homeowners that have worked hard and invested in single family home neighborhoods do not want to be infiltrated by low-cost housing that will negatively impact their investment and potentially raise crime rates where they live. If you do this wrong, Flagstaff will become less desirable to the many homeowners that are big tax contributors to the City. I hope my comments will be fairly considered and understood. Thank you.	General comment	I	Overall feedback	Growth	Concerns about growth or development

ON742	Tom	As a lifelong citizen of Flagstaff, I want to thank everyone involved in this project and appreciate all the work you have put into it. I understand the intention is to make needed changes that will hopefully have a positive impact on Flagstaff for years to come. I do however have a number of opinions / suggestions that are shared by a large number of local residents that are important for consideration. I hope these can be thoughtfully considered from an unbiased position. 1) The City in cooperation with the City of Flagstaff Police Department should develop a communication plan for locals and visitors that helps them be aware of the efforts to not speed, not run red lights, observe actually stopping at every stop sign, not tailgating, to be very observant of pedestrians and bicycles and that aggressive driving will not be allowed. Here are some ideas: put signs up (ADOT does because there's a problem on the highways .... we have issues in our City as well!) in the main entry points to the City and throughout the community that alert drivers to these expectations, put inserts regarding these in mailings from the City to residents, provide this information to all agencies that provide driver's license testing / car registrations, have the Chief of Police do community meeting to address this, station a police car at the main entries to the City in an effort to support this. 2) Dark Sky Regulations: I think this effort, as good as it may be in some ways, is very short sighted. The City of Flagstaff streets, both commercial and residential have become very unsafe due to the new lighting. It has created dangerous driving conditions and very unsafe commercial parking lots. I hope I am wrong and don't know if the City Police keep records of this, but I think it is only a matter of time before thefts, assaults and accidents increase as related to the Dark Skys environment. I know this helps the astronomy involvement and contribution to our community, but I believe it is economically, and pride driven (to be the first Dark Sky City) above the City's concern for residents and visitors.	General comment	I	Overall feedback	Roads and Streets	Safe Streets
ON492	David	This plan is too long, its inconsistent from chapter to chapter, it is filled with planner speak that is not accessible to most of the community it is supposed to serve, and it uses outdated language when addressing the various members in our community = misses the mark.	Plan overall	I	Overall feedback	Plan Clarity	Wording
ON919	Heather	community members and their ideas and buy-in - clearer language	"The voice of community members, ideas, and buy-in were central to planning and making future decisions."	II	Background Info	Plan Clarity	Wording
ON920	Heather	Graphics are blurry throughout	General comment	II	Format	Plan Clarity	Format
ON706	SS	image is blurry	Photo on II	II	Format	Plan Clarity	Format
ON3	Sherman	I like the variety of the ages of artists, and the variety of perceives.	Public art description	II	Format	Plan Clarity	Format
ON4	Claire Eddleman-H	Thank you for integrating art into the planning process and document.	Public art description	II	Format	Plan Clarity	Format
ON1253	Sat Best	Thanks! To the Committee and staff for all the work that went into this document.	General comment	III	Overall feedback	Plan Clarity	Plan Implementation

ON293	Sat Best	The following comment seems to be resolved by using the "hyperlink". This should be communicated clearly in a way that the average reader won't miss, perhaps with notes in the index and at appropriate places in Chapter 3.---------- The Regional Plan 2030 Goals and Policies Desk Guide (available on line) makes our current Plan relatively easy to use by the average citizen without having to go through hundreds of pages of material. Chapter 3 of this proposed document is a good start for a document quick guide, but it does not include the implementation items. City and County officials have confirmed that implementation items will be presented when proposals go before the City Council, the County Supervisors or the Planning and Zoning Commissions for approval. Implementation items should be included in Chapter 3 along with page numbers of locations where the goals, policies and implementation items are discussed in the larger document, or a separate goals, policies and implementation items document could be created.	Location of implementation guidelines	III	Format	Plan Clarity	Plan organization
ON1061	Krista Ames-Cook	Is there a reason that the "References" section is not its own section? It rolls from Chapter 10 to Chapter 11 to the References section. The formatting needs to be fixed.	References	R-	Format	Plan Clarity	Format
CM173	Sustainability Com	Metrics for Annual Review Percentage of housing developments that are infill or redevelopment by 2030. Reduction in vehicle miles traveled (VMT) through active transportation investments. Number of new renewable energy installations in Employment Districts."	Appendix A: Annual Reporting		Background info	Plan Clarity	Plan Implementation
CM147	Sustainability Com	Enlarge map text for increased readability. Edit the map legends for consistency.	Maps		Map	Plan Clarity	Format
L140	Friends of Flagstaf	Acknowledge the Trade-offs of Densification and Identify Safeguards: The draft plan implies a number of trade-offs that will ensue from densification. We think it's important that the public understand the trade-offs that will result as the plan is implemented. For example, while densification may slow the rate of increases in housing and rental prices (though we don't know this for sure), there are costs associated with it. Right now, the proposed plan will result in reduced parking requirements, loss of native pines, costs for infrastructure expansion, displacement and gentrification, loosened building standards, etc. It also includes such gains as increased walkability, transit access, and possible reduction of our carbon footprint (but see our concerns above regarding sprawl). It's important that these trade-offs be spelled out in the document so that the public can make an informed decision about the plan. It's equally important that the plan include safeguards to mitigate the costs as well as protect against unintended consequences such as an increase in second homes, demographic inequities, gentrification, etc	Chapter 1 and GLU Chapter		Background info	Growth	Concerns about growth or development

L125	Friends of Flagstaf	Make it clear that the aim of densification is community vitality, not simply an increase in housing density or a decrease in the carbon footprint. Include policies that ensure that densification achieves the larger goal of creating vibrant neighborhoods.	Character Comment		Goal/policy	Community Character	Prioritize character
L126	Friends of Flagstaf	Make it clear that densification must be linked to social and environmental well-being, community character, and equity.	Character Comment		Overall feedback	Community Character	Prioritize character
L127	Friends of Flagstaf	Provide safeguards to prevent gentrification, displacement, and the loss of community character.	Character Comment		Overall feedback	Community Character	Heritage preservation
L128	Friends of Flagstaf	Give attention to “Community Character” throughout the document and provide guidelines and policies to ensure that densification does not unravel neighborhood “sense of place” (e.g., in Plaza Vieja, Townsite, historic downtown) -- and indeed, contributes to place-making.	Character Comment		Overall feedback	Community Character	Heritage preservation
L129	Friends of Flagstaf	Provide redevelopment guidelines that prevent tear down development and the loss of historic character.	Character Comment		Implementation Guideline	Community Character	Heritage preservation
L131	Friends of Flagstaf	Make it clear what the regional plan’s vision is for downtown Flagstaff and provide safeguards to protect its historic character and charm.	Character Comment		Overall feedback	Community Character	Heritage preservation
L132	Friends of Flagstaf	Ensure that architectural and landscape design support and promote quality of the built environment and neighborhood character.	Character Comment		Overall feedback	Community Character	Architecture and design
L133	Friends of Flagstaf	Ensure the integration of green spaces, urban trails, and social spaces as elements of densification.	General Comment		Overall feedback	PROS	Support new parks and open space
L23	Sat Best	"I know there is a desire to simplify the Plan and resolve apparent conflicts within it. My take is that the Plan does a good job outlining our community values, and in the real world those values will sometimes be in conflict. For example, increasing density will certainly challenge our ability to retain community character. I would prefer to see more rather than less in the Plan, with conflicts identified as clearly as possible and a Desk Guide to make it easier to digest."	General comment		Overall feedback	Plan Clarity	Plan organization
CM1	Open Spaces Com	"Strengths of the Plan: 1. One of the Plan's five main priorities is to 'Protect the region's significant natural and cultural resources' 2. Parks, Recreation, and Open Space are grouped together with its own implementation section 3. Chapter 8's 'High Priority Action Item' is land acquisition in the John Wesley Powell area 4. The plan acknowledges the need for recreation and open space across the city 5. The Implementation Guidelines in Chapter 8 specifically mention the requirement of following the Management Plan for Legally-Designated Open Space Properties 6. Recognition of the importance of state lands in the acquisition of additional open space 7. Recognition of the importance of open space preservation within areas of development"	General comment		Overall Feedback	PROS	Open space acquisition
CM110	Sustainability Com	I think there needs to be better connectivity. Certain parts feel so informative without information on what parts of the plan address this information.	General comment		Overall feedback	Plan Clarity	Reference/link

CM111	Sustainability Com	I think there should be more about real impact...how will this impact code and how will this actually look when implemented? This would make the plan much easier to understand from the lamen perspective	General comment		Overall feedback	Plan Clarity	Plan Implementation
CM113	Sustainability Com	Cumbersome	General comment		Overall feedback	Plan Clarity	Format
CM114	Sustainability Com	99% percent of people are not going to be able to read this. It's not accesible.	General comment		Overall feedback	Plan Clarity	Format
CM115	Sustainability Com	Especially since voters are voting for it. It's not acceptable to have a nearly 200 page document that isn't accesible to voters. They do a decent job and positives to improve from the last regional plan. It's on its way to making positive change.	General comment		Overall feedback	Plan Clarity	Format
CM149	Sustainability Com	Please include document page numbers in addition to chapter page numbers. This will make the 230-page Plan more user-friendly to navigate electronically.	General Comment		Format	Plan Clarity	Format
CM15	Bicycle Advisory C	the committee agrees that the plan's focus on infill and density within the City further supports the development of more robust, easily accessible, and safe bicycle infrastructure.	General comment		Overall Feedback	Growth	Support housing/infill development
CM151	Sustainability Com	The Plan employs language of vulnerability; we recommend replacing the language used in the Plan with more inclusive, people-first language. You may find this document helpful: Style-Guide-for-Inclusive-Language_Dec-2017.pdf.	General Comment		Overall Feedback	Plan Clarity	Wording
CM163	Sustainability Com	Flagstaff has declared a Climate Emergency; therefore, we recommend including a climate and sustainability chapter to provide context for incorporation throughout the Regional Plan in the same format as Chapters 4-11.	General Comment		Overall Feedback	Plan Clarity	Plan organization
CM166	Sustainability Com	In addition to adding a climate chapter, we recommend flagging content in other chapters related to climate change using icons, logos, breakout boxes, sub sections, etc.	General Comment		Background Info	Plan Clarity	Format
L142	Equity Climate Adv	The language throughout the Regional Plan is vague and lacks clarity, specificity, and transparency. This is a pattern found throughout the plan, especially when it comes to verbs and action-based items to mitigate disparities or regarding climate action. Words such as "hope to" are commonly found, instead of words that suggest action, allocation, and funding to bring these possibilities into fruition, and with vague language is a concern that there is a disconnect from imperative concerns amongst our community and land. Inequities pertaining to climate change will only compound if not directly addressed and intentionally enacted. Examples of vague language can be found in sections of policy, priority areas, and in goals. We ask that when refinding the regional plan, for there to be language which will lead to direct action.	General Comment		Overall Feedback	Plan Clarity	Wording

L148	Equity Climate Adv	Equity is not addressed enough throughout the priority areas, policies, goals, guidelines and actions. When it comes to equity, the plan seems to be disconnected and not explicit enough within policy areas, without action-items towards integrating equity into each step along the way. There does not seem to be consideration for how equity will be implemented on one hand, and on another, how the plan will be committed to meeting people where they are at, within the context of what each community needs are.	General Comment		Overall Feedback	Equity	Prioritize equity
L149	Equity Climate Adv	More language to unveil how disparities exist and how they will be addressed	General Comment		Overall Feedback	Equity	Prioritize equity
L150	Equity Climate Adv	Climate action needs to be embedded in the overall regional plan, with us suggesting that a chapter should be dedicated to climate action. Similar to our first theme, we strongly encourage language which exemplifies the importance of climate action, and stronger language regarding the policy and actions that will be taken. We can start to ameliorate some of the ramifications of climate change, and this needs to be demonstrated throughout the plan, with more focus on how to mitigate and address, and without a commitment to climate action we will further perpetuate harm.	General Comment		Overall Feedback	Climate Action	Mitigation and carbon dioxide removal
L151	Equity Climate Adv	Similarly, we encourage the disinvestment of the fossil fuel industry and the regional plan to uplift alternatives, such as within our food, housing, and transportation systems.	General Comment		Overall Feedback	Climate Action	Mitigation and carbon dioxide removal
L165	Equity Climate Adv	Jobs that meaningfully engage in facets of climate action should be integrated throughout the regional plan. There are employment opportunities within clean energy, urban agriculture, sustainable, resilient infrastructure, the food system, transportation, all of which supports the economy, enhances skills, and supports a more just transition.	General Comment		Overall Feedback	Economy	Job creation
L167	Equity Climate Adv	Engaging with BIPOC (mostly focused on Indigenous) communities, along with communities disproportionately impacted by the implications of policies, goals, and actions is vaguely mentioned in the regional plan. We suggest for engagement to align more with equity at the forefront of decision-making when working with a diversity of communities. There needs to be a deeper consideration for how disparities–economic, environmental, social, etc.--are experienced within our region. Resources, funding, and potential development needs to be distributed equitably to address these disparities.	General Comment		Overall Feedback	Equity	Prioritize equity
L220	Equity Climate Adv	I know this plan is meant to serve as a framework and is inherently written to be somewhat vague, but I think in general it causes some difficulty in understanding what kinds of specific actions can be taken to support the goals listed. Is there any way to provide more straightforward examples of what kind of actions may be taken to combat existing problems?	General comment		Overall feedback	Plan Clarity	Plan Implementation

L1	Thomas Andersen	Concern over Flagstaff Heat Island Effect - "I have seen [Flagstaff] grow, apparently unchecked, for far too long, in my opinion. I have noticed things like the temps not cooling off until much later at night. When we do get rainstorms, I see that they are in the N, E W S of Flagstaff and don't come into the urban area until after dark, if at all. So again I am questioning the City and County about their goals or plans for the area. It has been proven time after time that growth for growths sake is a formula for disaster. Flagstaff and Coconino County can become very forward looking and progressive by taking steps to control growth and understand and promote the principles of saying enough to growth in order to keep us a healthy and vibrant community."	General comment		Overall feedback	Growth	Concerns about growth or development
L18	Susie Smith	"I attended one public meeting for this 2045 plan and raised the question of why limiting growth was not considered a viable scenario. The glib answer was that there is legal precedent excluding limiting development. I am not well informed about this topic, but I respectfully suggest that planning for growth in a resource-limited future exacerbated by climate change drought and other challenges without considering limiting and/or slowing growth is not a responsible plan. Legal precedents can be challenged especially when there is no water or other infrastructure to support new development. There are an increasing number of Southwest communities that are facing the consequences of over-extended growth, for example Albuquerque New Mexico where water use is greater than recharge. Phoenix and Kingman Arizona, and El Paso New Mexico are also vulnerable."	General comment		Overall feedback	Growth	Concerns about growth or development
L3	Christian Luginbuh	"And I have an overall question -- has your team reviewed the JLUS? There are many recommendations, policies and goals in that document that it seems may not have been captured in the policies and goals of this draft plan. A lot of effort and time went into the JLUS and it would be a shame if we did not take full advantage of that work."	Goals and policies		Goal/policy	Plan Clarity	Plan Implementation
L25	Sat Best	"List implementation items in Chapter 3." "Review implementation items annually to asses progress and schedule work for the coming year, first through a staff process and then before Council (This is probably already happening.)" "Create new Goals, Policies, and Implementation Items Desk Guide that is kept updated with the latest information on implementation items. This is critical for making the Plan manageable for the average citizen, and I'm sure Commissioners, Council and staff will use it as well. Include a table of contents and page references beside each goal, policy and implementation item that will lead to any expanded explanations in the Plan."	Implementation Guidelines		Format	Plan Clarity	Plan organization
CM148	Sustainability Com	Remove or replace blurry photos, and only include where they are relevant to the subject.	Photos		Format	Plan Clarity	Format

L15	Mike Klinke	"Flagstaff must prepare for legal and administrative challenges that have arisen in other cities pursuing similar paths of growth and densification. Cities like Minneapolis, MN, Portland, OR, and Austin, TX, have all faced lawsuits from neighborhood groups, environmental advocates, or other stakeholders opposed to zoning changes and density increases. These cases often cause delays and significantly increase administrative costs... To avoid similar pitfalls, I urge our leaders to: 1. Conduct thorough environmental reviews to anticipate and address potential legal challenges. 2. Engage the public early and often to build consensus and mitigate opposition. 3. Ensure legal and administrative teams are well-prepared to defend the plan and respond to challenges efficiently."	Plan implementation		Background Info	Plan Clarity	Plan Implementation
CM10	Open Spaces Commission	"Provide more emphasis on how trail systems reduce carbon emissions along with more clearly identifying safety issues resulting from more bike use (a 'consequence' example)	PROS Chapter or Transportation Chapter		Background Info	Climate Action	Transportation emissions
W72		Look at chapters 7 and 11 for content overlap	RSR and IPS chapters		Background info	Plan Clarity	Plan organization
W71		Firewise brand is trademarked, may have to get permission	RSR, PROS, IPS chapters, Action Items		Background info	Plan Clarity	Wording

Flagstaff Regional Land Use Plan 2045
Regional Plan Retreat Agenda
May 2, 2025

Start Time	Duration (in mins)	Topic
8:45am	15	**Arrival**
9:00am	10	**Welcome, Objectives and Opening Comments**
9:10am	55	**Group Introductions and Discussion**
10:05 am	10	**BREAK**
10:15am	10	**Process Overview** • **Regional Plan 2045** • **Q&A and discussion on overview**
10:25am	95	**Work session Pt. 1: Plan Reorganization** • **Priorities & Goals** • **Table of Contents – (5min)** • **Elimination of implementation guideline category (15 minutes)** • **Questions (10 mins)** **Priorities and Goals – Discussion (45 mins)** • **Activity** **Public Participation**
12:00pm	30	**LUNCH**
12:30pm	120	**Work Session Pt.2: Future Growth Illustration (FGI) and how it's going to be used and described**
2:30pm	15	**BREAK**
2:45pm	45	**Work Session Pt 3: Trail Maps**
3:30pm	10	**BREAK**
3:40pm	30	**Work Session Pt. 4: Creating a Sense of Place**

4:10pm	40	**Lightning "What we heard" (10 mins)** **Guided group reflection on the discussions of the day. (30 mins)**
4:55	10	**Wrap Up and Next Steps**
5:00		**Adjourn**

FLAGSTAFF REGIONAL PLAN 2045
PUBLIC COMMENT
SENSEMAKING REPORT

FLAGSTAFF
REGIONAL PLAN 2045

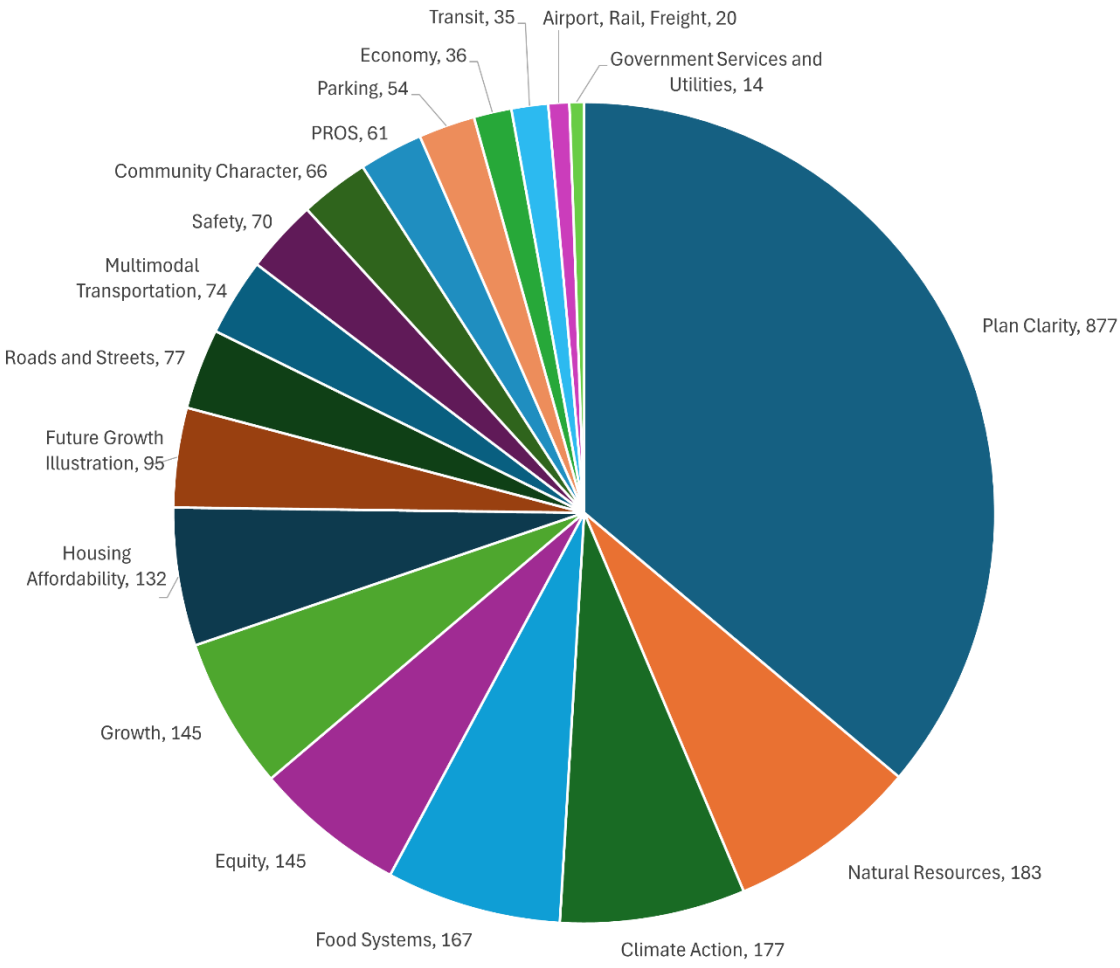
February 2025

www.flagstaff.az.gov/regionalplan2045

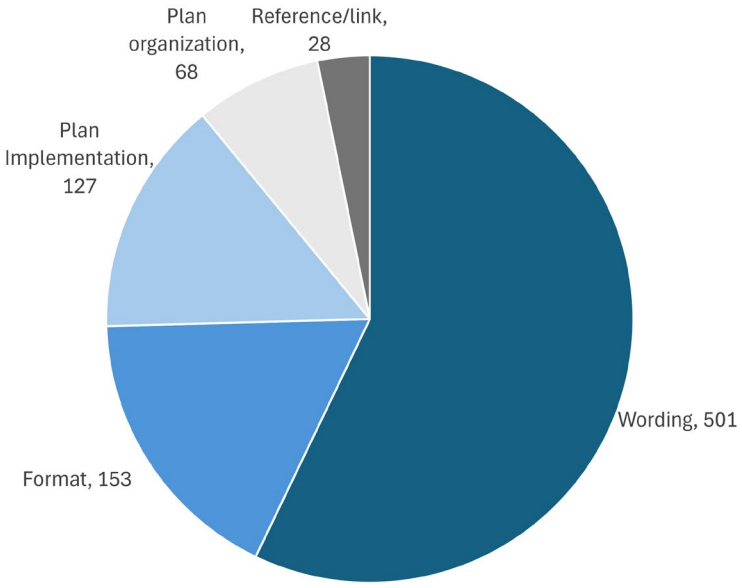
EXECUTIVE SUMMARY

HOW DID WE GET HERE?

A 60-day public review period of the Flagstaff Regional Plan 2045 was held from October 20 – December 19, 2024. Over 2,400 comments were submitted online through the Konveio platform, by email, by letter, and in-person. Comments were categorized by theme as shown in the pie chart below. The Top 10 comment themes are Plan Clarity, Natural Resources, Climate Action, Food Systems, Equity, Growth, Housing Affordability, Future Growth Illustration, Roads and Streets, and Multimodal Transportation. Other themes include Safety, Community Character, PROS (Parks, Recreation, and Open Space), Parking, Economy, Transit, Airport, Rail, Freight, and Government Services and Utilities. The following pages summarize comments by theme, including representative quotes and prominent subthemes.



PLAN CLARITY THEME



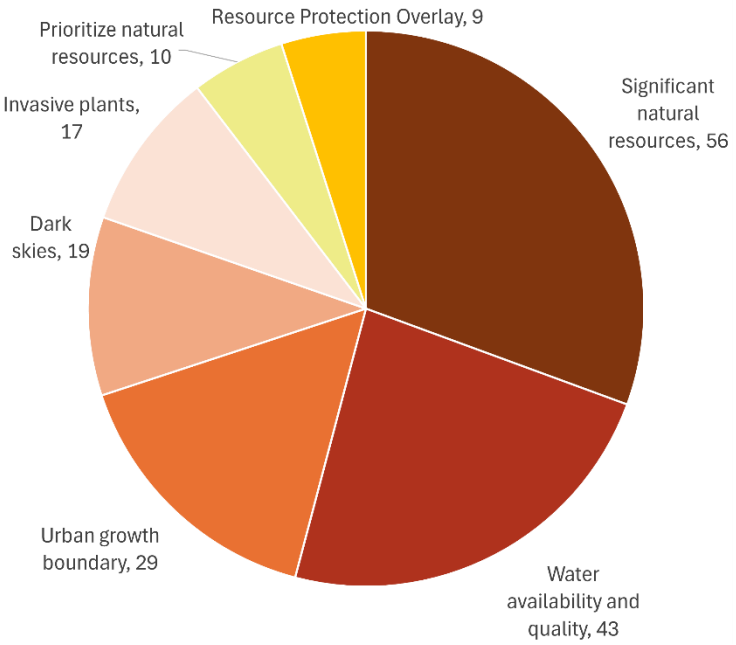
"It's more accurate to say 'high cost of housing' rather than 'rising cost of housing.'" [Wording]

"I suggest that the section entitled 'The Focus of the Regional Plan' be highlighted and/or separated because this is critical information so it should stand out." [Format]

"How will zoning and building codes change to support this?" [Plan Implementation]

Plan Clarity comments were those that focused on making the Regional Plan easier to understand and apply. The majority of the 877 comments were questions and suggestions about word choice, phrasing, definitions, and catching errors and typos in the plan. The Format subtheme consisted of comments about improving maps, graphics, and design. Plan Implementation comments were generally requests for more detail about how part of the plan would be implemented or comments that identified conflicts or concerns relating to implementation. Plan Organization comments suggested large-scale changes to the document, and Reference/link comments were requests to add a source or link to another part of the document.

NATURAL RESOURCES THEME



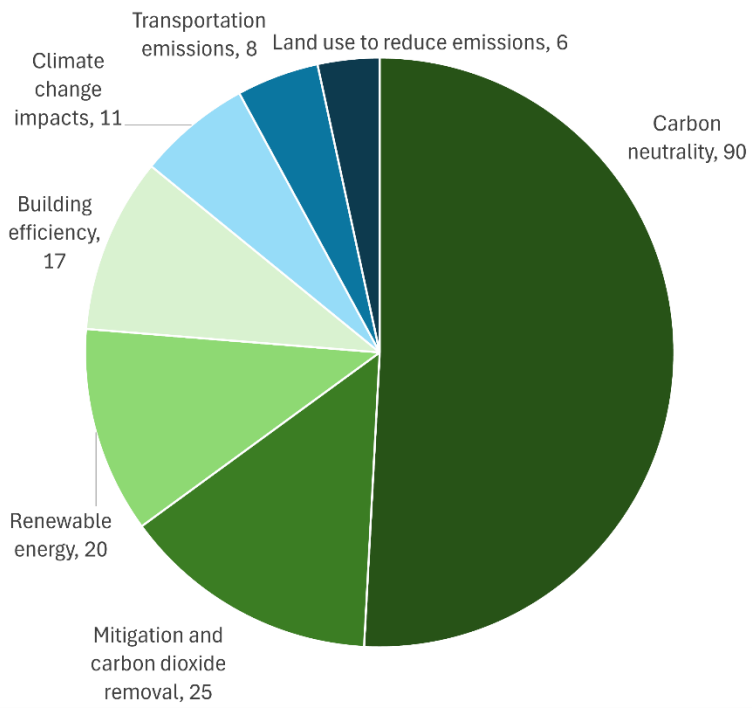
"Beyond just mitigating the impacts of human development on wildlife corridors, we should be prioritizing the protection of wildlife corridors and altering designs with that in mind." [Significant Natural Resources]

"Rethink ways of allocating reclaimed water." [Water Availability and Quality]

"The choice to provide city services beyond our boundary should be taken very seriously if we want to develop a denser community as this document has called for." [Urban Growth Boundary]

The 183 Natural Resources comments covered a wide range of topics. Comments on the significant natural resources listed and/or mapped in Chapter 7, such as riparian areas and wildlife corridors, made up the Significant Natural Resources subtheme. The next two largest subthemes, Water Availability and Quality and Urban Growth Boundary, contained comments on water resources and the proposal to allow the extension of water services beyond the Urban Growth Boundary. Many Dark Skies comments emphasized the benefits of dark skies and the need for better enforcement and education. Similarly, Invasive Plants comments called for better education on invasive plants and improving removal efforts. Comments concerning the overall balance between natural resources and development in the Regional Plan were captured in the Prioritize Natural Resources subtheme. Finally, nine comments expressed a mix of support and concern for changing the City's Resource Protection Overlay regulations.

CLIMATE ACTION THEME



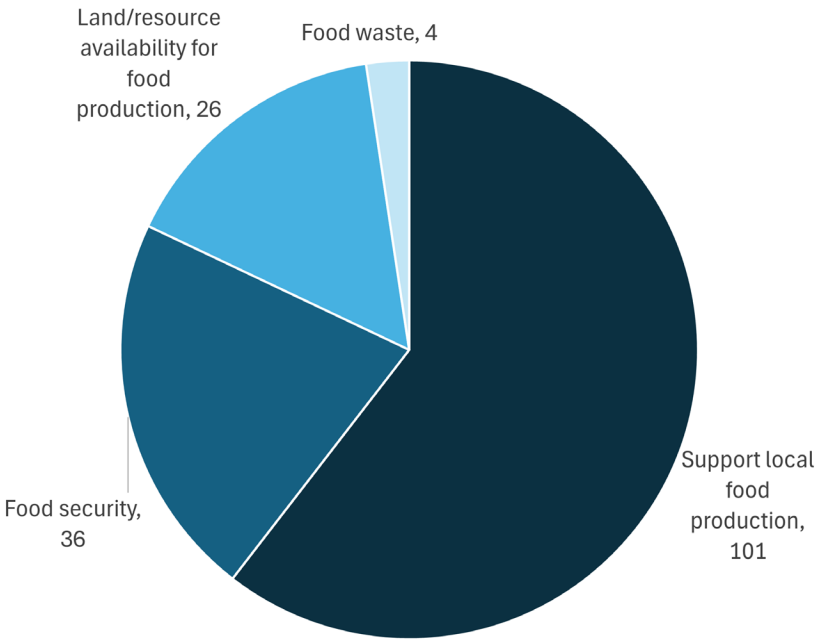
"The Carbon Neutrality Plan should take precedence in this document and our plans for the future." [Carbon Neutrality]

"The one thing the little city of Flagstaff can do to put a dent in GHG emissions is to invest in scaling up a modern economy of biomass utilization and forest management." [Mitigation and Carbon Dioxide Removal]

"Community Choice Energy (CCE) would allow the region to choose where their power comes from." [Renewable Energy]

Climate Action was the third largest comment theme, with 177 comments. A large group of comments in the Carbon Neutrality subtheme called for stronger emphasis on the City's Carbon Neutrality Plan and its goal of carbon neutrality by 2030. Across the other subthemes, many Climate Action comments discussed various avenues to reduce emissions and achieve carbon neutrality, such as Carbon Dioxide Removal (CDR), transitioning to renewable energy, energy efficient households, and opportunities to reduce emissions in the transportation system and via land use planning. The Climate Change Impacts comments focused on preparedness for hazards and included requests for additional information on the threats of climate change. Comments specific to flooding and wildfires were captured separately in the Safety theme.

FOOD SYSTEMS THEME



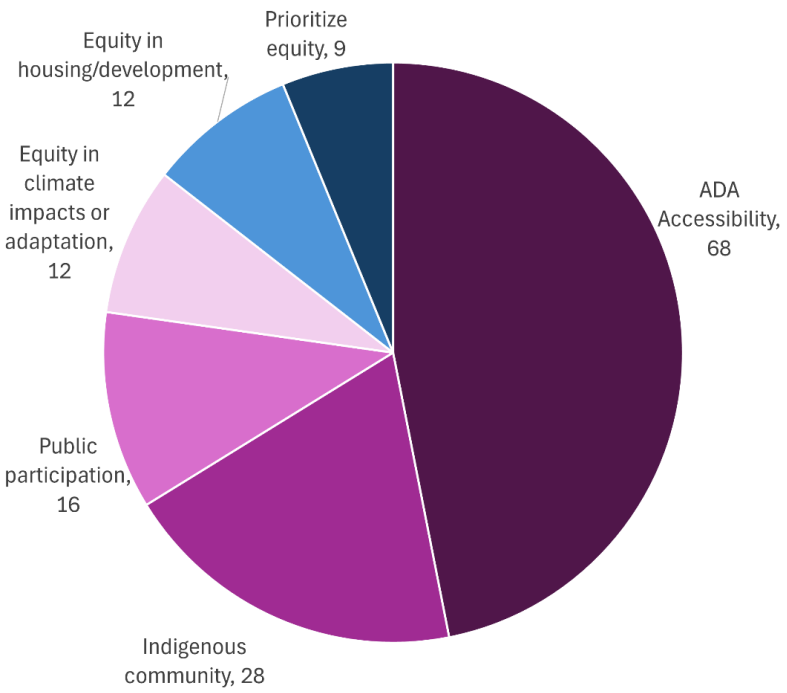
"I believe urban agriculture will become more imperative in the lens of a changing climate, the cost of food, and to address some facets of food security." [Support Local Food Production]

"…hunger relief and food security efforts should be a higher priority throughout the plan." [Food Security]

"We have limited water, our soil requires lots of amendments, our temperature difference from day to night also makes growing food challenging." [Land/Resource Availability]

The Food Systems theme comprised 167 comments. Most of the comments expressed general support for local food and urged more support for food production at a range of steps, from agriculture to processing and distribution, as well as smaller-scale projects such as community gardens. A separate group of comments raised concerns about the availability of resources, primarily land and water, for agriculture. Food Security comments proposed that the Plan's food systems content be more focused on addressing food insecurity and suggested revisions to food security data and terminology. There were also a few comments on food waste and composting.

EQUITY THEME



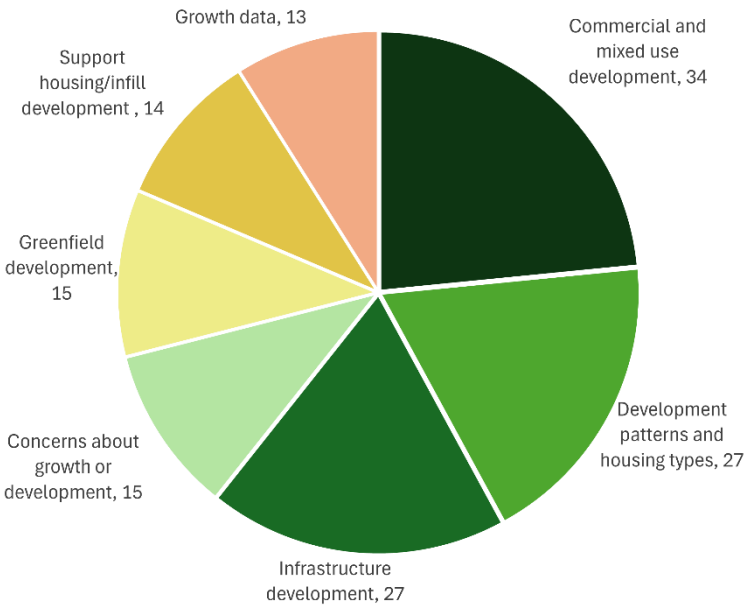
"It seems like an oversight to not mention folks who use assistive devices up top as a group of vulnerable road users." [ADA Accessibility]

"Move beyond mere recognition of Indigenous knowledge by incorporating and centering it with clear strategies for engagement, relationship building, and frameworks for equitable knowledge-sharing." [Indigenous Community]

"What do each of our communities really want when it comes to housing options?" [Public Participation]

The 145 Equity comments identified parts of the Plan where equity could be better incorporated and emphasized. ADA Accessibility was a significant subtheme, including many suggestions of how the Plan's language could be updated to reference accessibility and inclusivity for people of all abilities. Indigenous Community comments discussed Indigenous participation in land use planning and City and County projects, as well as revisions to the Plan's data and language describing Indigenous topics. In the Public Participation subtheme, comments requested more specificity on how the City and County would involve the general public and underserved communities in decision-making processes. In the three remaining subthemes, comments discussed how equity could be better prioritized in the Plan overall, as well as in regard to specific climate and development topics.

GROWTH THEME



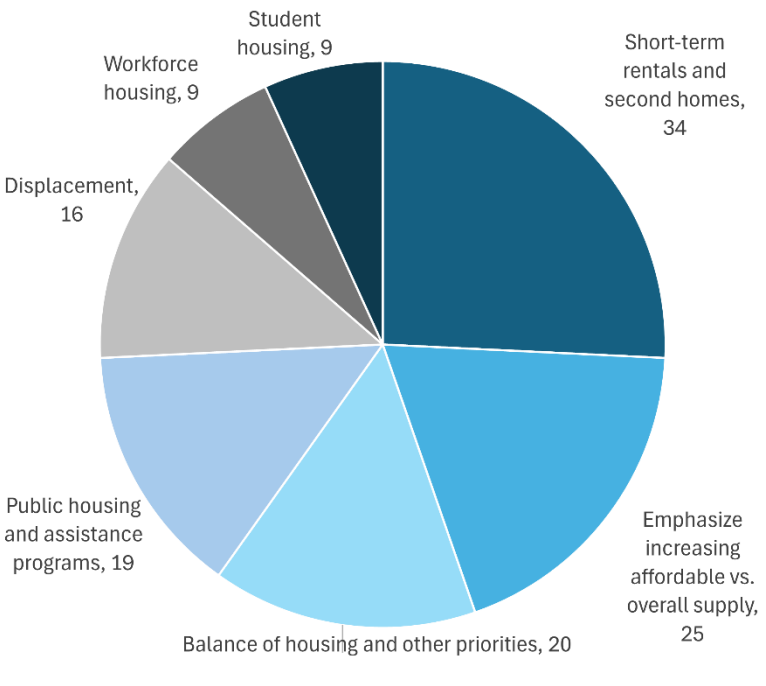
"It would be great to see a resurgence of small neighborhood businesses in traditionally single family residential areas." [Commercial and Mixed-Use Development]

"Support incremental development by supporting small-scale, mixed-use projects that can be developed over time…" [Development Patterns]

"One of the most significant challenges facing large-scale housing developments in the City of Flagstaff is the cost of off-site infrastructure improvements." [Infrastructure Development]

The 145 Growth comments were divided between seven subthemes. The largest set of comments related to commercial and mixed use development, some expressing support for more businesses in residential neighborhoods, a few highlighting concerns, and a subset of comments on the characteristics of Corridors. Development Patterns comments focused on different types of residential development, including ADUs and manufactured homes, as well as development standards such as lot size. The high cost of infrastructure development was another frequent topic of the Growth comments. Opposing sets of comments surfaced concerns about and expressed support for the Plan's approach to growth. Greenfield Development comments discussed the development of previously undeveloped land, such as the John Wesley Powell area. In the Growth Data subtheme, comments requested additional population growth information, as well as information on dwelling unit growth and density.

HOUSING AFFORDABILITY THEME



"The City needs to address two of the issues that are driving up prices: second homes and short term rentals." [Short-Term Rentals and Second Homes]

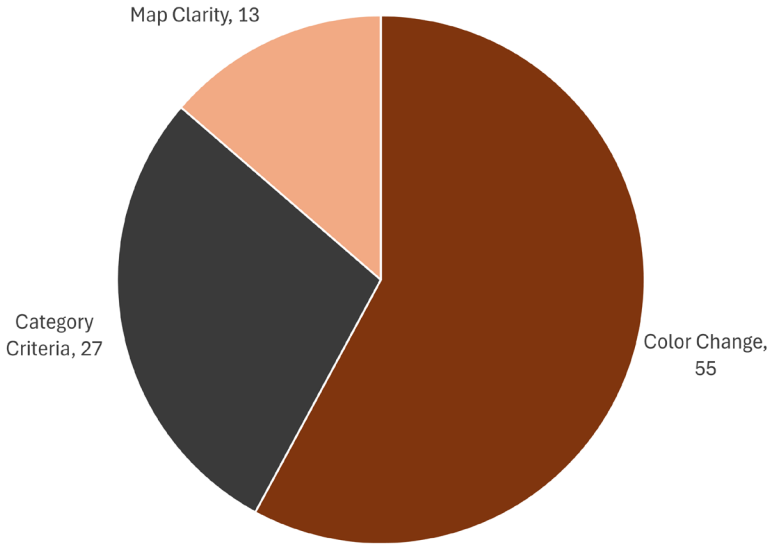
"Delete emphasis on 'all housing types' and focus the regional plan on affordable + attainable." [Emphasize Affordable]

"In planning, consideration and balances must be met between the need and desire for new housing and the same for future parks, open spaces, and recreational venues." [Balance of Housing]

In the 132 Housing Affordability comments, the most frequently mentioned topic was the impact of short-term rentals, second homes, and external investment on housing prices. Similarly, the subtheme Emphasize Increasing Affordable vs. Overall Supply captured comments arguing that because of the demand for luxury housing, short-term rentals, and second homes, housing development in the Region should be narrowly focused on affordable housing rather than on increasing overall supply. Balance of Housing comments discussed the Plan's prioritization of housing, with several comments identifying a tension between housing development and land acquisition for parks and open space. Public Housing and Assistance Programs comments indicated support for the City and County to acquire land for housing and offer more housing assistance programs. Sixteen comments raised concerns about displacement in densifying neighborhoods. The Plan's support of employer-owned housing sparked comments categorized in the Workforce Housing subtheme. Lastly, comments on the large demand for student housing made up the Student Housing subtheme.

FUTURE GROWTH ILLUSTRATION

THEME



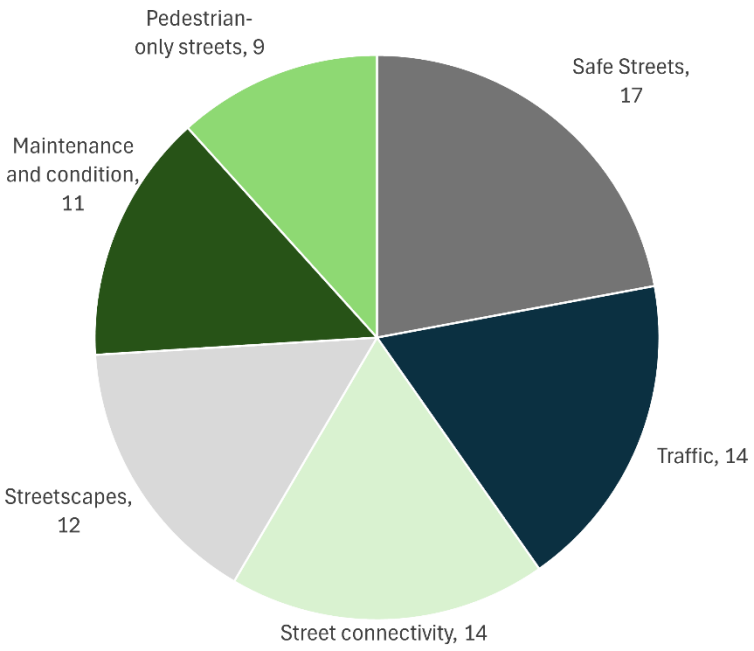
"Why not densify the Milton corridor near NAU as Urban Neighborhood/Center, especially since it is adjacent to the largest employer in the City." [Color Change]

"Why are some areas designated as Suburban Center and others as Suburban Corridor?" [Category Criteria]

"As it currently stands, this map is difficult to understand for those who do not have prior knowledge." [Map Clarity]

The Future Growth Illustration received 95 comments. Refer to the FGI Appendix for the commented maps. Most of these comments proposed specific changes to the map—a reassignment of land-use category for one or more parcels—captured in the Color Change subtheme. For example, multiple comments suggested that Employment District areas along Beulah Blvd and near Pulliam Airport be changed to a residential land use category. Multiple comments proposed that the Suburban Center along Milton Ave be changed to an Urban Center. Several changes were recommended in the John Wesley Powell area as well. Comments on the map that did not propose a change were grouped in the Category Criteria subtheme. These included comments on the characteristics of the land use categories, the types of development that aligned with the categories, and questions about the reasoning behind certain designations. Map Clarity comments made suggestions to improve map legibility and requested more information to introduce and explain the map.

ROADS AND STREETS THEME



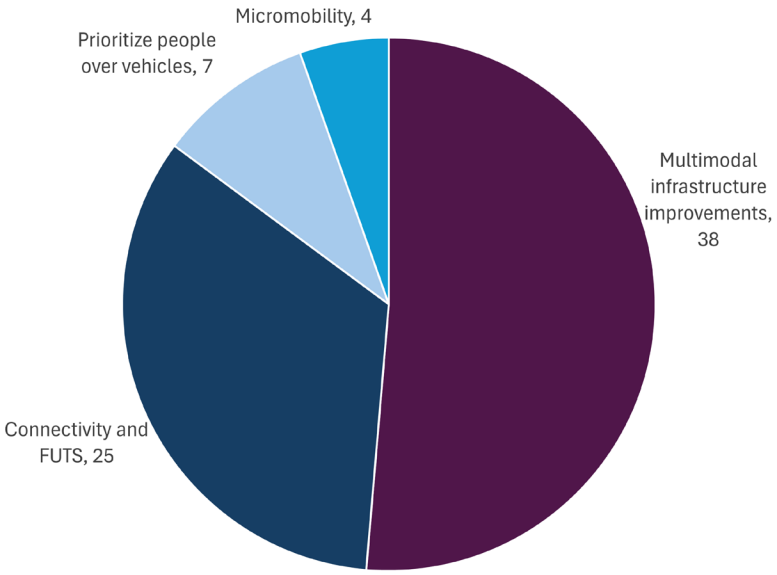
"… more robust data should be collected regarding safety issues for bicyclists." [Safe Streets]

"Traffic noise is a hidden yet pervasive threat to biodiversity in Flagstaff…" [Traffic]

"Is there a reason to prefer a gridded street system? There are problems with a grid plan in relation to street congestion." [Street Connectivity]

Roads and Streets was one of multiple transportation-related themes. Safe Streets was an important subtheme, with comments that touched on design elements of roads and streets, vulnerable road users, and safety issues such as speeding, distracted driving, and limited visibility. Traffic comments identified issues such as noise pollution and school drop off congestion and discussed approaches to traffic calming. Street Connectivity comments related to the network of roads and streets and included comments on specific road projects as well as general comments on patterns of connectivity. Comments on the design of roads and streets, as well as Great Streets, were captured in the Streetscapes category. Maintenance and Condition comments generally focused on maintaining clear and safe sidewalks and bike lanes, including in the winter. The final set of Roads and Streets comments proposed temporary or permanent street closures to cars, creating pedestrian-only streets.

MULTIMODAL TRANSPORTATION THEME



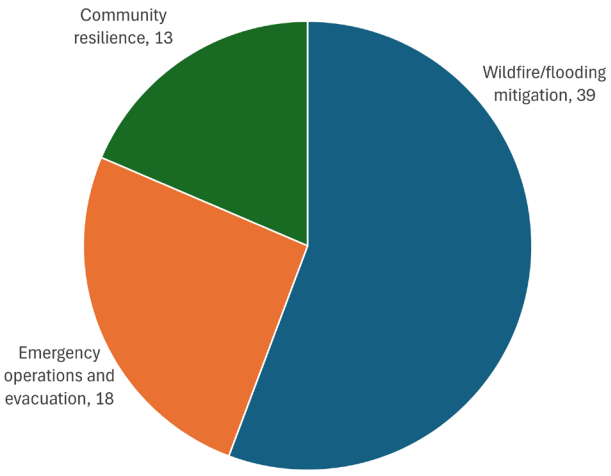
"Physically separated bike lanes and grade separated crossings are mandatory if we want cycling to ever become a major transportation option in Flagstaff." [Multimodal Infrastructure Improvements]

"Direct/convenient cycling connectivity between Bellemont and Flagstaff is needed." [Connectivity and FUTS]

"Addressing the needs of non-vehicle road users first and foremost is a long overdue change in policy and approach supported by the City's embrace of the 'Big Shift.'" [Prioritize People Over Vehicles]

Roughly half of the Multimodal Transportation comments concerned the infrastructure improvements necessary to support walking and biking as safe, convenient modes for the community. Comments on the FUTS and general multimodal connectivity across the Region were captured in the Connectivity and FUTS subtheme. There were a set of comments that discussed the big picture approach to transportation in the Region, urging the prioritization of non-vehicle road users over vehicles. Lastly, a few comments identified sections where information about micro mobility could be added or clarified.

OTHER COMMENTS

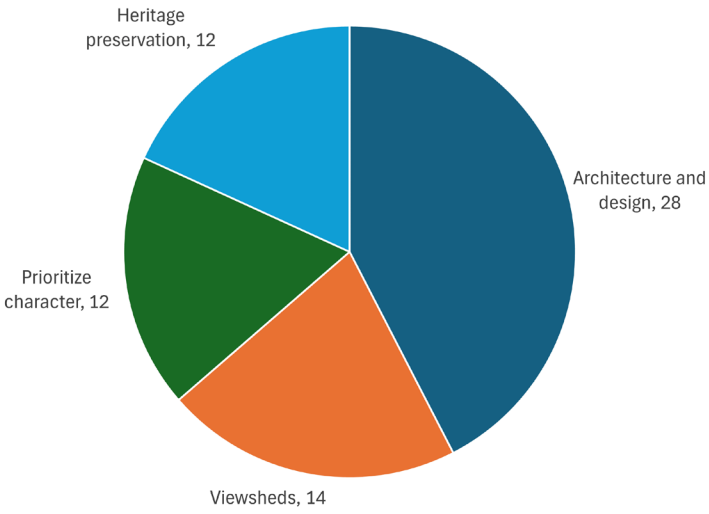


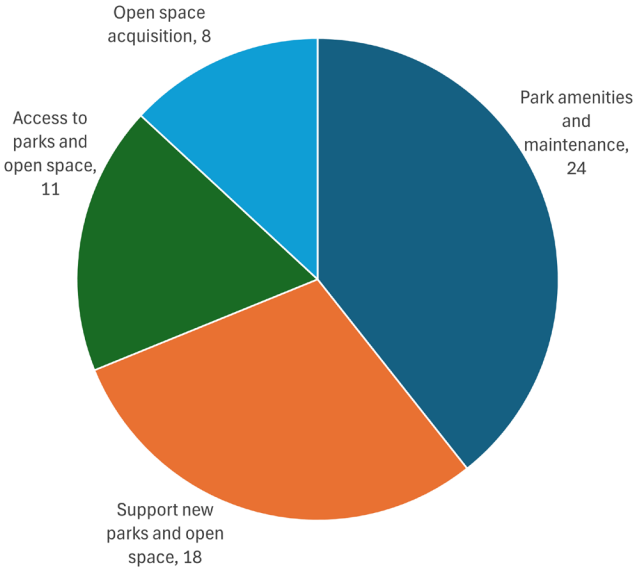
SAFETY

The 70 comments in the Safety theme fell into three categories: comments on the related hazards of wildfire and flooding; comments on evacuation routes, secondary access, and emergency response; and comments on community resilience, including mention of Resilience Hubs, building community connections, and supporting residents in need.

COMMUNITY CHARACTER

There were 66 comments on Community Character, many of which pointed out the lack of aesthetic language in the Plan and urged a stronger position on preserving aspects of Flagstaff's historical character and cultural resources. Comments suggested that aesthetics should an important consideration in densification, and several comments emphasized the importance of viewsheds.



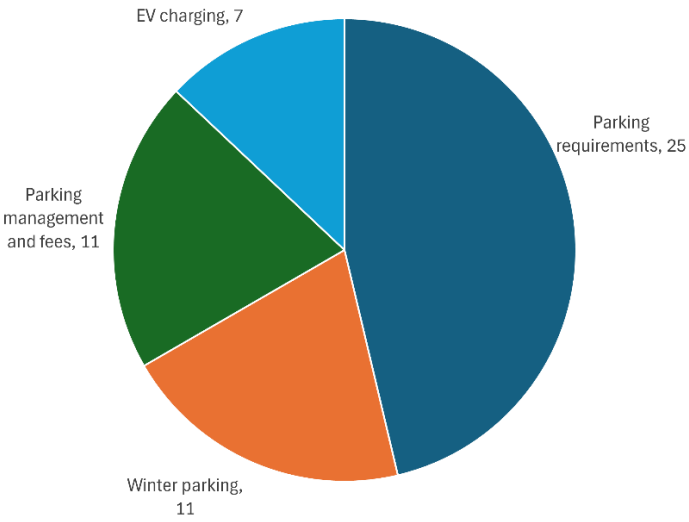


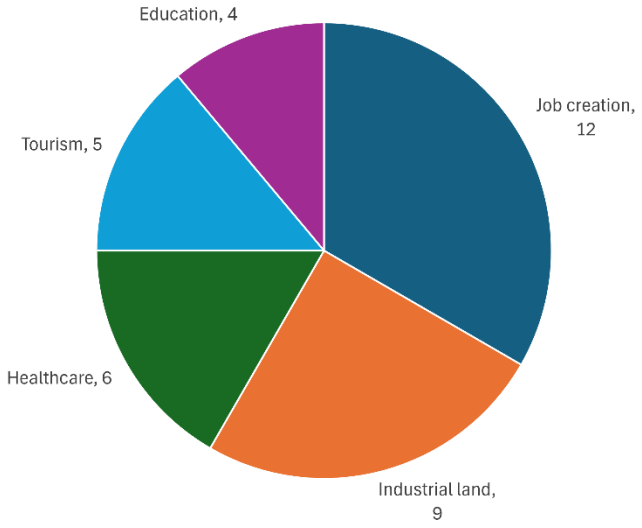
PROS

The majority of PROS comments expressed support for acquiring new parks and open space and increasing access to these places. Other comments provided suggestions on park amenities and programming and surfaced concerns about maintenance and impacts on surrounding neighborhoods for regional parks.

PARKING

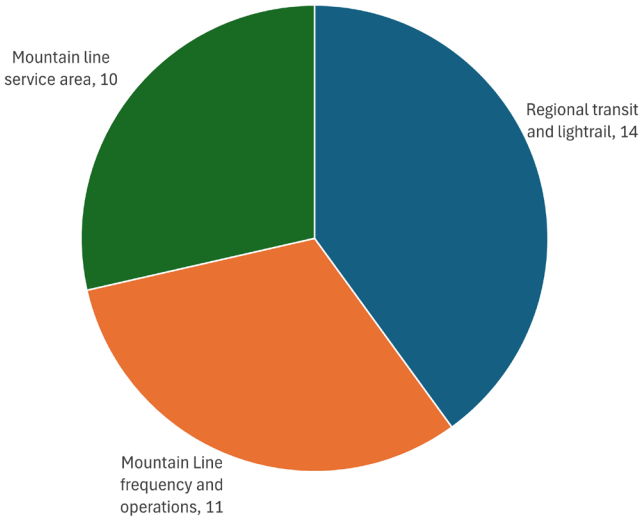
These comments largely advocated for flexibility in parking requirements. Several indicated support for the Plan's proposal to reevaluate the City's Winter Parking Ordinance, while a few maintained that changes were unnecessary. Managing demand for parking, such as through pricing, was mentioned in several comments. Lastly, a set of comments requested more language on EV charging.





ECONOMY

Comments in the Economy theme emphasized the importance of creating high-paying jobs and green jobs. Other comments discussed the lack of affordable industrial land and compatibility between industry and surrounding land uses. There were also suggestions to add more on the healthcare, tourism, and education sectors of the economy.

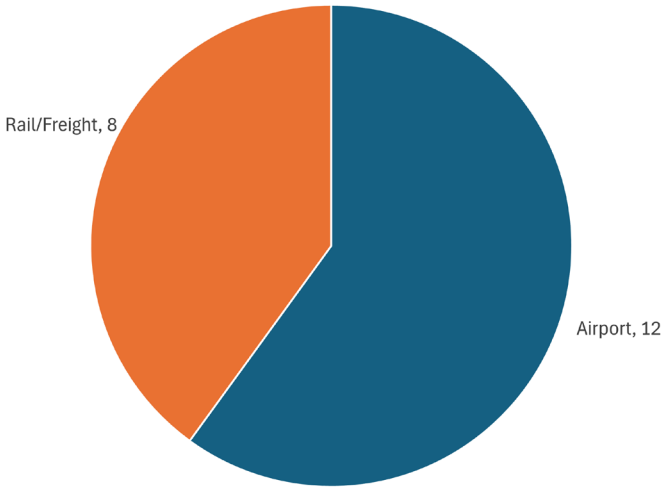


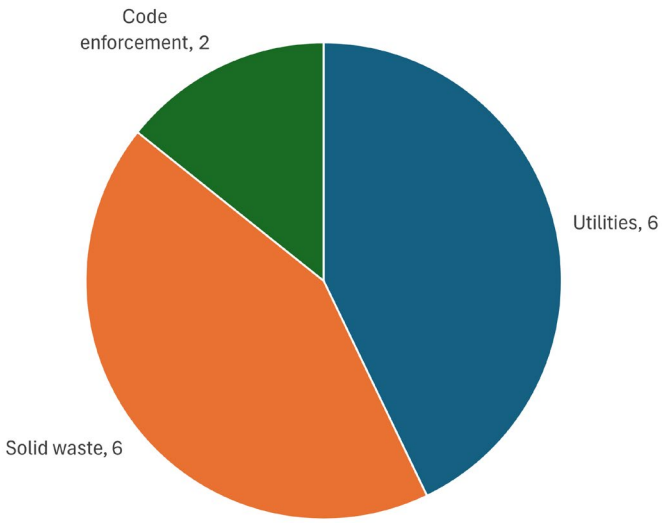
TRANSIT

Many Transit commenters wanted to see a stronger vision for regional transit in the Plan. There were also comments suggesting improvements to the existing bus system, operated by Mountain Line. These included comments on frequency and bus rapid transit, bus fares, adding stops, and expanding Mountain Line's service area.

AIRPORT, RAIL, FREIGHT

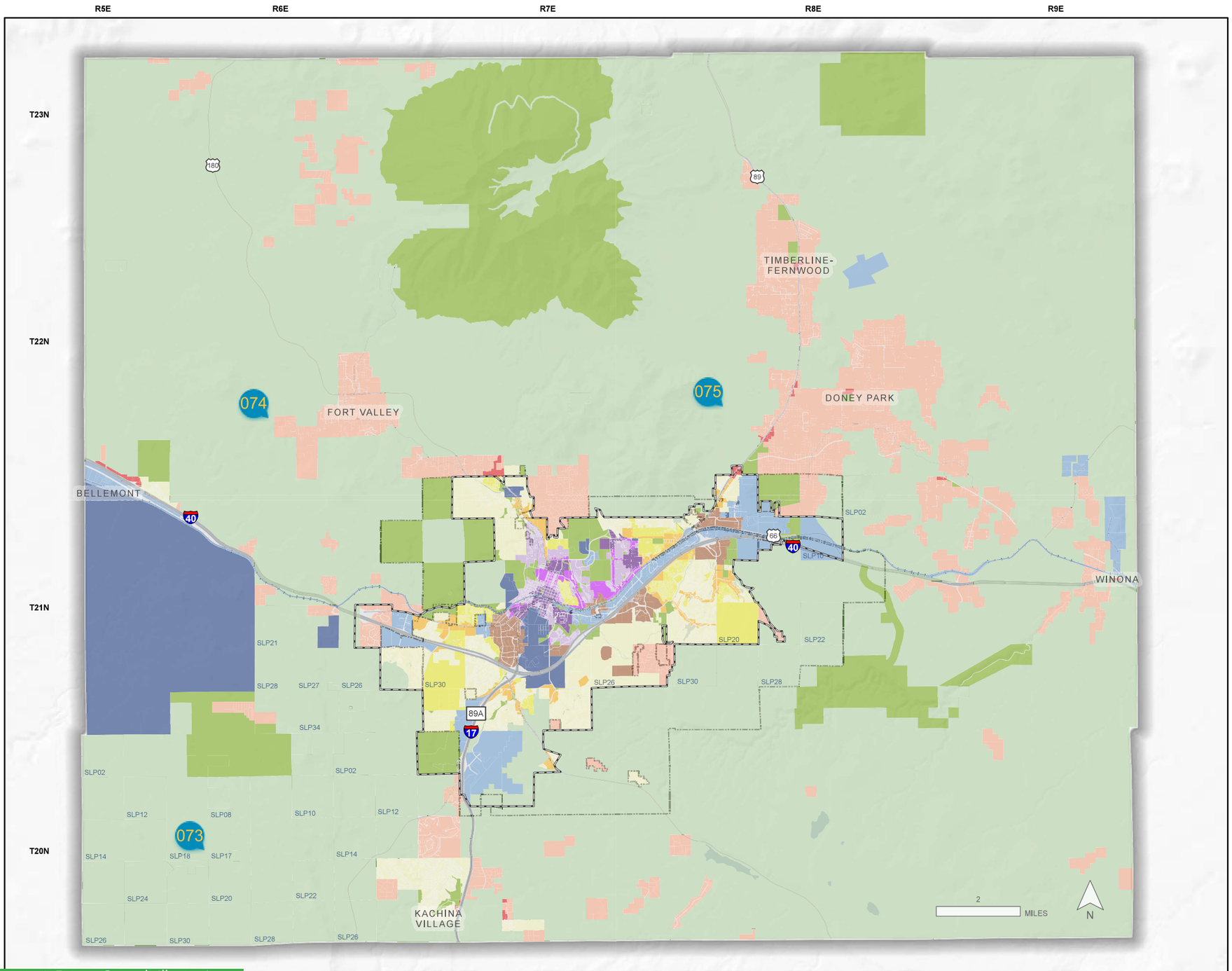
Comments on Pulliam Airport concerned carbon emissions associated with air travel, transit connectivity, and development in the airport's vicinity. Rail and Freight comments discussed safe railroad crossings, carbon emissions and sustainability, and the location of rail infrastructure.





GOVERNMENT SERVICES AND UTILITIES

This final theme covered a small set of comments on a range of topics: data centers, utility infrastructure, the Cinder Lake Landfill, and City code enforcement.



FUTURE GROWTH ILLUSTRATION

- Urban Center
- Suburban Center
- Rural Center
- Urban Corridor
- Suburban Corridor
- Employment District
- University/Research District
- Parks/Open Space
- Federal Lands and Working Landscapes
- Urban Neighborhood
- Suburban Neighborhood – High Density
- Suburban Neighborhood – Medium Density
- Rural Neighborhood
- Urban Growth Boundary
- CoF Boundary

Coconino County

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

Policy Map 4-a1: Future Growth Illustration - Regional Scale

#072

Posted by **Michele James** on **11/30/2024** at **12:08pm** [Comment ID: 1757] - Link
Agree: 0, Disagree: 0
Agree with Erin Young's comment to include the Water Resources Plan in this list as many don't even know it exists and it provides much of the detail that will influence water management within the city.

#073

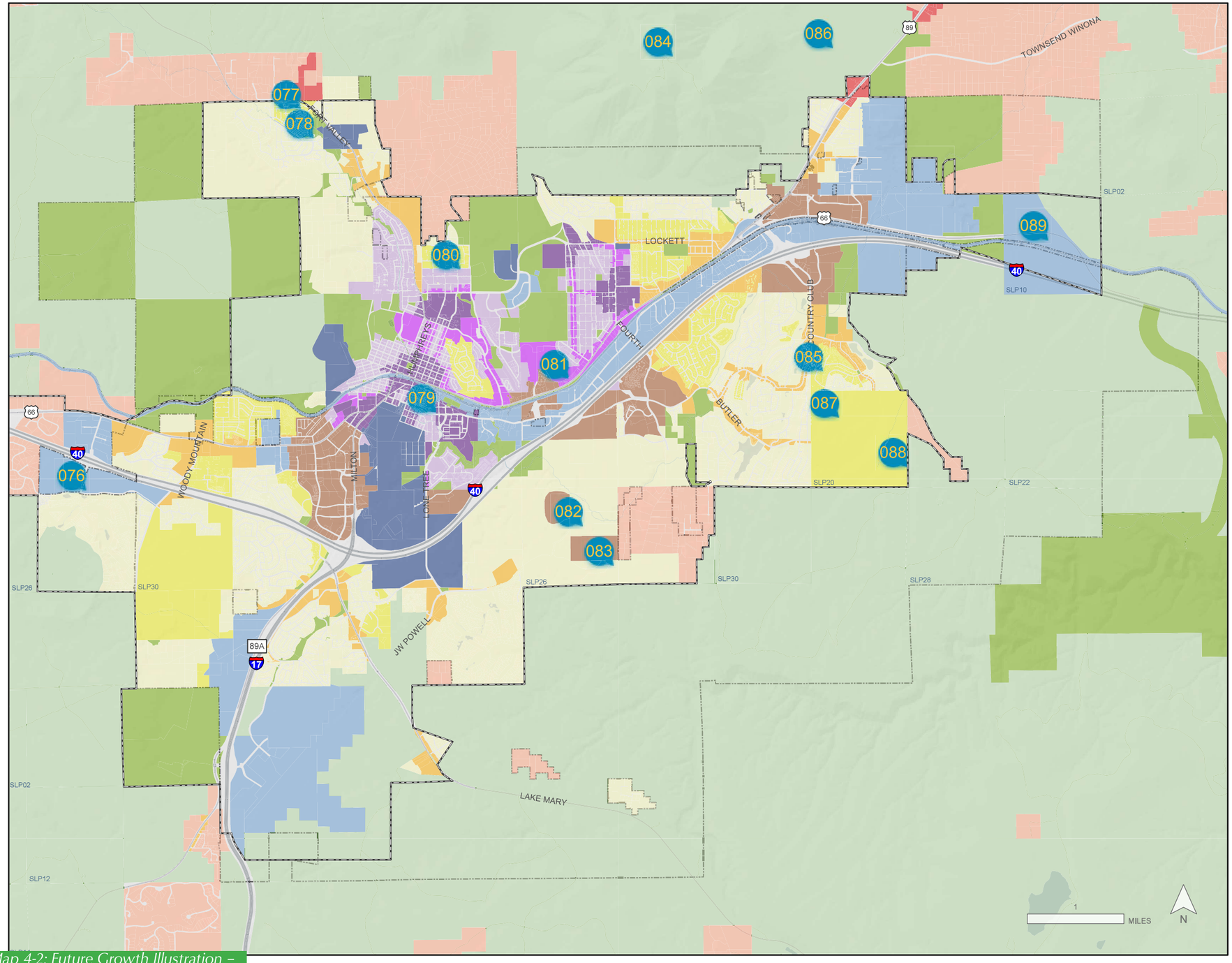
Posted by **Michele James** on **11/30/2024** at **12:43pm** [Comment ID: 1759] - Link
Agree: 0, Disagree: 0
Include definitions of"entitlements," "dedications," and abandonments."

#074

Posted by **Zenya Ledermann** on **12/18/2024** at **7:20pm** [Comment ID: 2508] - Link
Suggestion
Agree: 0, Disagree: 0
Ag production can and should be able to occur outside of just the pink areas! Zoning should be appropriate for such activities

#075

Posted by **Michele James** on **11/30/2024** at **12:22pm** [Comment ID: 1758] - Link
Agree: 0, Disagree: 0
We suggest simplifying the language in this illustration as it contains a lot of planning terms and is difficult for the general public to understand. In places where such language is necessary, provide pop-up definitions for terms such as "entitlements," etc. If this Pyramid is primarily for use by staff, move it to an appendix and/or ADD another visual diagram that more simply explains the planning process. A linear diagram is recommended. This would allow more clarity



FUTURE GROWTH ILLUSTRATION

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

Policy Map 4-2: Future Growth Illustration – City Scale

#076

Posted by **Marilyn** on **11/18/2024** at **5:32pm** [Comment ID: 1677] - Link
Agree: 0, Disagree: 0
see my comments about gateway corridors on the east entrance to town.

#077

Posted by **Daniel** on **10/21/2024** at **12:22pm** [Comment ID: 1462] - Link
Question
Agree: 0, Disagree: 0
What does the color red designate in this area of the map, and is this a current or possible future designation?

#078

Posted by **Celia Barotz** on **12/14/2024** at **5:59pm** [Comment ID: 2252] - Link
Question
Agree: 0, Disagree: 0
From what I can tell, this is part of the Cheshire neighborhood. Can you explain why the Future Growth Illustration Map shows that part of Cheshire is Suburban Neighborhood High Density and the other part is Suburban Neighborhood Medium Density? It's difficult to understand why the map would allow 40 duac in this area (SNHD allows 10-40 duac) given that the area has only one small commercial use (a gas station and convenience store) and it is miles from the an Urban Center.

#079

Posted by **Zak** on **11/16/2024** at **6:13pm** [Comment ID: 1601] - Link
Agree: 0, Disagree: 0
I would like to see all of these up-zoned once or a block or two expanded from the center out.

#080

Posted by **Celia Barotz** on **12/17/2024** at **6:31pm** [Comment ID: 2441] - Link
Question
Agree: 0, Disagree: 0
Can you explain the rationale for NOHO (North of the Hospital) being divided into two densities on the map?

#081

Posted by **Celia Barotz** on **12/14/2024** at **6:01pm** [Comment ID: 2254] - Link
Question
Agree: 0, Disagree: 0
I think this is the property of the Catholic Church. Can you explain the rationale for designating this property as Urban Corridor instead of Urban Neighborhood?

#082

Posted by **Marilyn** on **11/18/2024** at **1:45pm** [Comment ID: 1660] - Link
Agree: 2, Disagree: 0
The brown spot is a proposed resort and golf course that the developers would like to see. I oppose giving tacit agreement in our regional plan for this type of activity in an area where we are

paying a portion of the infrastructure improvements enabling this. Our public funds should go to the kind of development we want to encourage - not second home, not golf courses and not resorts for the wealthy.

#083

Posted by **Marilyn** on **11/18/2024** at **1:50pm** [Comment ID: 1661] - Link
Agree: 2, Disagree: 0
It is unclear why we would also identify this area as a suburban center. Another area where the developer has requested this type of zoning. I don't think that our regional plan should be giving the go ahead to development approvals for specific landowners and individual parcels without more vetting from the public as to whether the locations chosen are suitable.

#084

Posted by **Celia Barotz** on **12/14/2024** at **6:00pm** [Comment ID: 2253] - Link
Question
Agree: 0, Disagree: 0
Can you provide this map with more street names so those using the map can be more certain about what's where?

#085

Posted by **Celia Barotz** on **12/17/2024** at **6:33pm** [Comment ID: 2442] - Link
Question
Agree: 0, Disagree: 0
Can you explain what the vision is for the Suburban Corridor running through Continental Country Club?

#086

Posted by **Celia Barotz** on **12/14/2024** at **7:21pm** [Comment ID: 2272] - Link
Suggestion
Agree: 0, Disagree: 0
The Future Growth Illustration map in the 2030 plan identifies natural resource areas. It would be helpful to include this same information in the proposed 2045 map.

#087

Posted by **Sat Best** on **12/11/2024** at **9:18am** [Comment ID: 2167] - Link
Agree: 0, Disagree: 0
I heartily agree with Marilyn's comment on this parcel. If we invest in land we can make deals with developers and get the kind of projects we want that can be restricted, at least in part, to affordable units for local residents. Without a stake in the development process we risk being dominated by the wealthy and the second home/vacation rental market.

#088

Posted by **Marilyn** on **11/18/2024** at **1:55pm** [Comment ID: 1662] - Link
Agree: 4, Disagree: 0
How are we going to influence what can happen on these state land parcels after they are purchased? Currently we are seeing proposals for resorts and golf courses on recently purchased state lands. It seems that if we are going to get the desirable outcomes on the vacant parcels of land on the outskirts of the city we need to purchase them in order to control what kind of development happens there. We purchased state lands for open space. Maybe we should purchase them as investments in our future to create what this plan is proposing.

#089

Posted by **Marilyn** on **11/18/2024** at **5:31pm** [Comment ID: 1676] - Link
Agree: 1, Disagree: 0
As a gateway to our community If employment is going to be a long this corridor I would like to see landscaping elements that hide what may be unsightly features of facilities like this. This goes for the West entrance to town as well. The first introduction to lots of small towns is this industrial sector on the outskirts. I would encourage us to showcase our street frontage with the trees native to the area.

#090

Posted by **Paul Moore** on **12/19/2024** at **3:41pm** [Comment ID: 2723] - Link
Suggestion
Agree: 0, Disagree: 0
I would suggest that the category Centers, Corridors and Neighborhoods should roughly match with levels of desired change. In other words, Centers are where we expect a lot of increased density, Corridors where there will be moderate change and Neighborhoods where we'd like to preserve the form and quality with minimum carefully planned infill.

On the other hand, when I look at this plan it looks like all existing residential areas will be subject to change, all the way from greenfield development of suburban sprawl to pressure on historic neighborhoods to dramatically increase density.

I'm for increased densities, but it seems like the map could be a lot more careful and specific about where that occurs. For example, why not JW Powell?

#091

Posted by **Paul Moore** on **12/19/2024** at **4:21pm** [Comment ID: 2735] - Link
Question
Agree: 0, Disagree: 0
This map appears to indicate that all of the existing Flagstaff neighborhoods that are currently most walkable are proposed to be dramatically upzoned, while existing neighborhoods that are currently suburban and not very walkable, are proposed to remain substantially the same. Furthermore, all of the land around JW Powell is low density.

Am I wrong? This seems backward to me. Per my previous comment, my expectation had been that existing walkable neighborhoods would be preserved with careful small scale infill. Certain very specifically identified areas within existing neighborhoods could be targeted for dramatic density increases with mixed uses. And then why not absolute minimums inside the Urban Growth Boundary to achieve long term walkability through out the city.

> Reply by **Paul Moore** on **12/19/2024** at **4:57pm** [Comment ID: 2743] - Link
> *Suggestion*
> *Agree: 0, Disagree: 0*
> To be clear, I would expect that central areas would be higher density and areas further out would be lower density. However, perhaps the map needs fine tuning in terms of considering the value of existing neighborhoods and encouraging new greenfield development to also be higher density.

#092

Posted by **Celia Barotz** on **12/14/2024** at **7:14pm** [Comment ID: 2270] - Link
Question
Agree: 0, Disagree: 0
Can you explain how the land use designations for this map were determined? For example, why are some areas designated Urban Center as opposed to Urban Neighborhood and vice versa? Can you explain why the Milton corridor and a portion of the West Route 66 corridor designated as Suburban Center rather than Urban Center or Urban Neighborhood? (It's possible to see the designation of Suburban Center in these areas as representing these area's current condition rather than what they could become.)

R5E R6E R7E R8E R9E

T23N

T22N

T21N

T20N

180 89 40 66 17 89A

TIMBERLINE-FERNWOOD

DONEY PARK

FORT VALLEY

BELLEMONT

WINONA

KACHINA VILLAGE

SLP02 SLP08 SLP10 SLP12 SLP14 SLP17 SLP18 SLP20 SLP21 SLP22 SLP24 SLP26 SLP27 SLP28 SLP30 SLP34

Lowell S.17

delete Suburban corridor as a development goal. Integrate Dark businesses into high density areas. We need to not encourage strip mall development + sprawl. Urban in car-dependent + sprawl. Make it part of the regional plan to diminish suburban corridors.

auto-dependent/ return to suburban high density

Should not be Employment District → Suburban High Density is more appropriate!

Some of this area should be Suburban High Density for out for Transit service!

auto-dependent/ integrate w/ higher density center and future transit

2 MILES

N

ILLUSTRATION

- Rural Center
- Urban Corridor
- Suburban Corridor
- Employment District
- University/Research District
- Parks/Open Space
- Federal Lands and Working Landscapes
- Urban Neighborhood
- Suburban Neighborhood – High Density
- Suburban Neighborhood – Medium Density
- Rural Neighborhood
- Urban Growth Boundary
- CoF Boundary

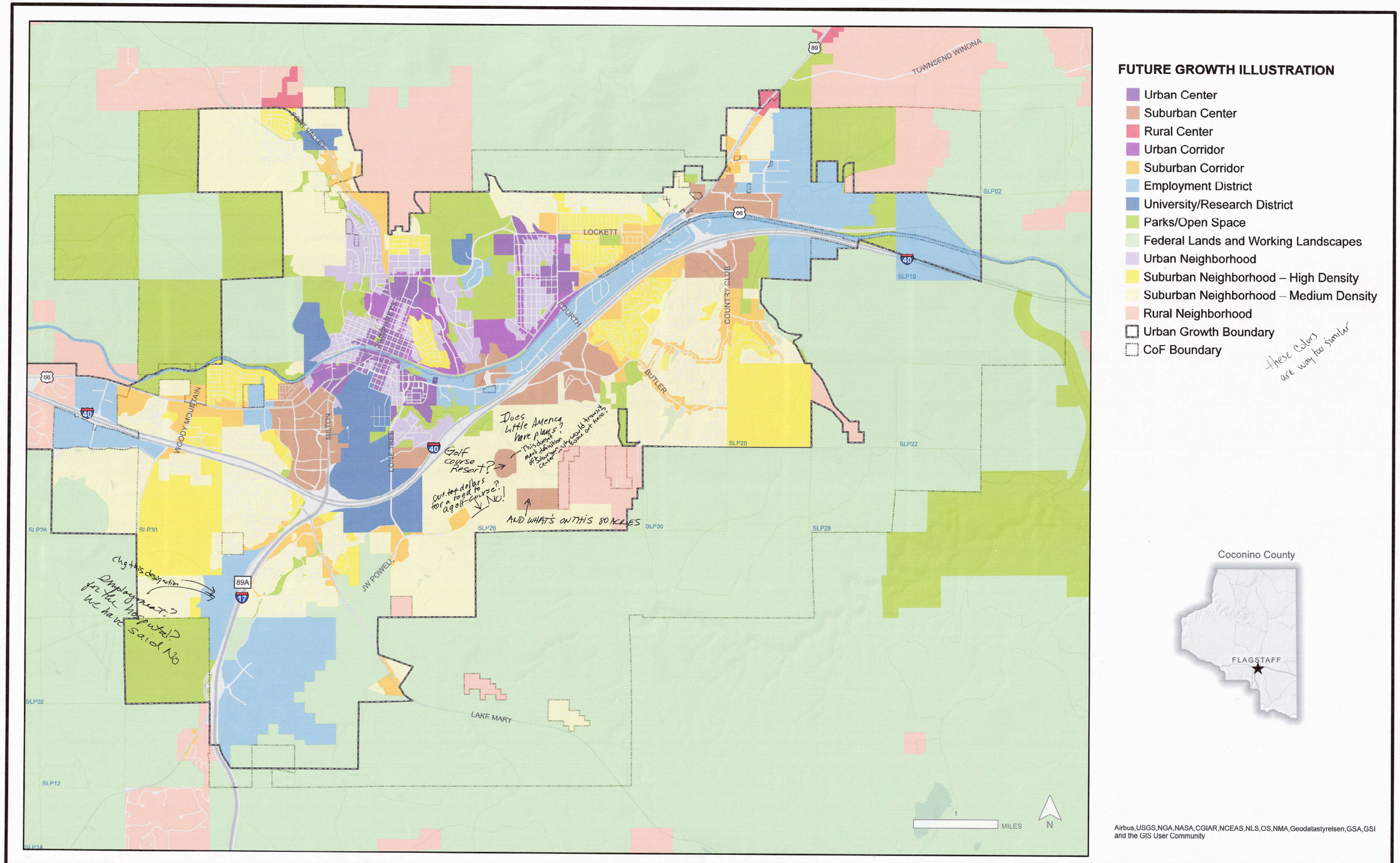
Coconino County

FLAGSTAFF

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

The investment in SLP should support higher density housing

11/13/24



FUTURE GROWTH ILLUSTRATION

- Urban Center
- Suburban Center
- Rural Center
- Urban Corridor
- Suburban Corridor
- Employment District
- University/Research District
- Parks/Open Space
- Federal Lands and Working Landscapes
- Urban Neighborhood
- Suburban Neighborhood – High Density
- Suburban Neighborhood – Medium Density
- Rural Neighborhood
- Urban Growth Boundary
- CoF Boundary

These colors are way too similar

Coconino County

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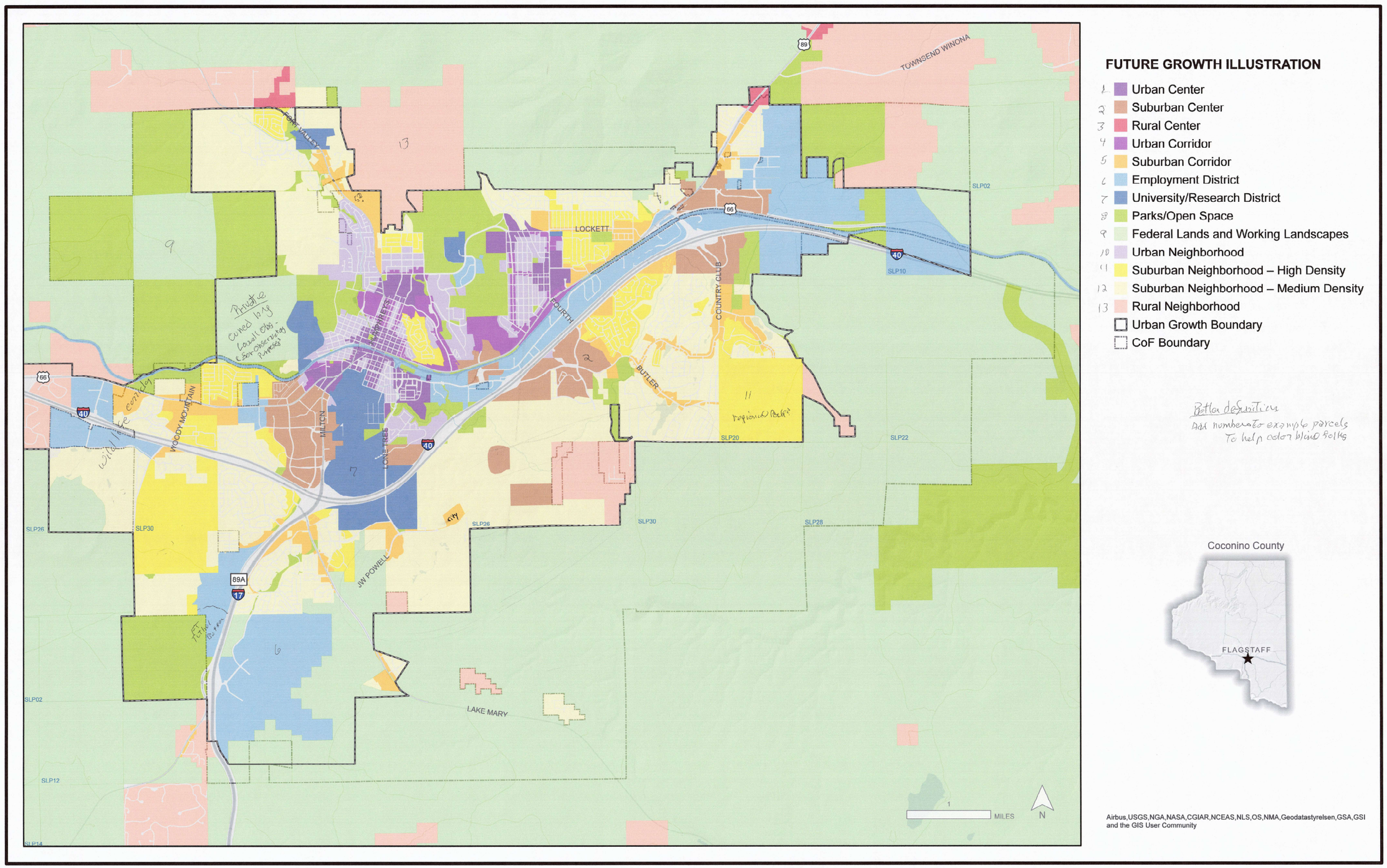
11/13/24

11/14


FUTURE GROWTH ILLUSTRATION
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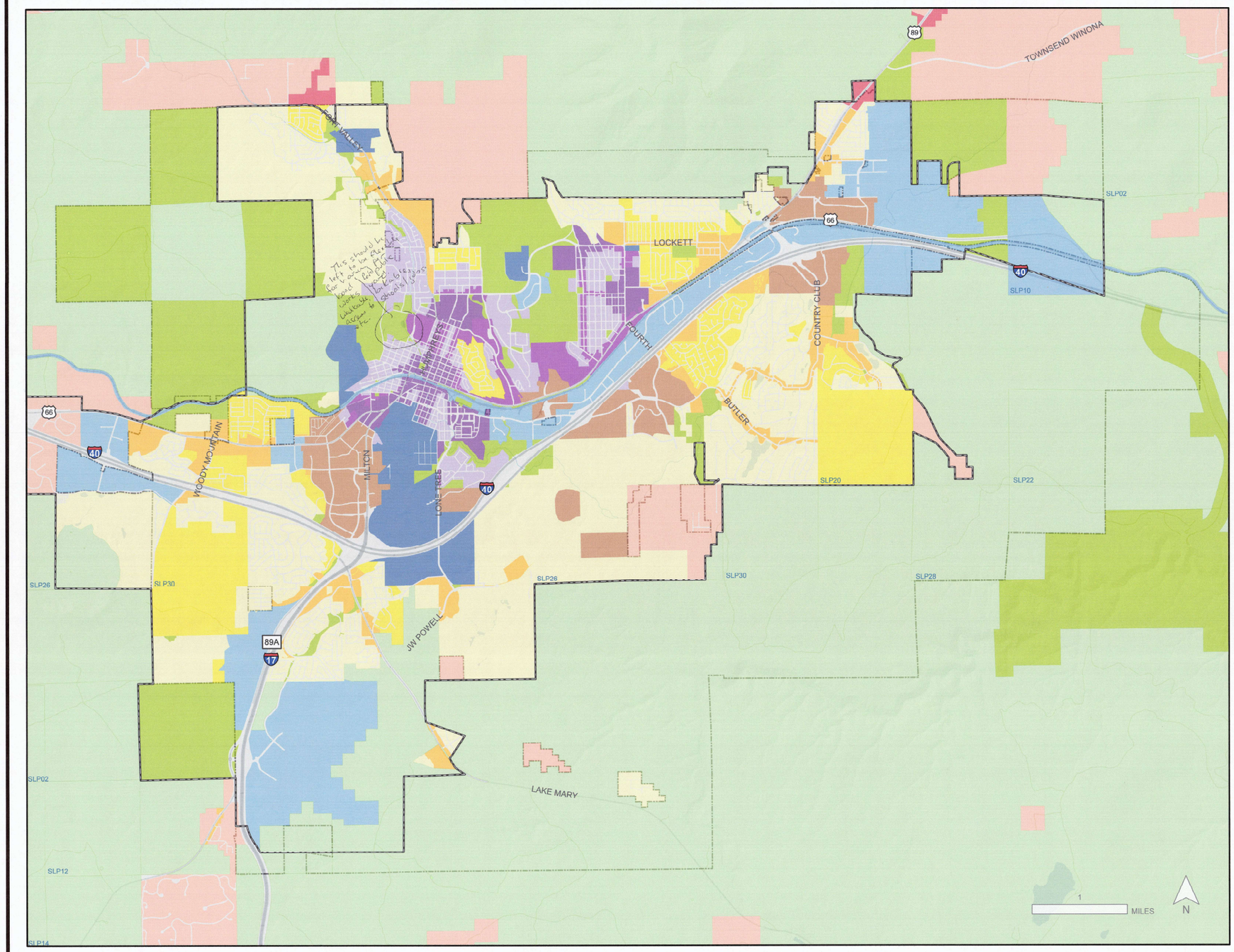
10 Urban Neighborhood
11 Suburban Neighborhood – High Density
12 Suburban Neighborhood – Medium Density
13 Rural Neighborhood
Urban Growth Boundary
CoF Boundary
Butler description
Add numbers to example parcels
To help color blend folks
Coconino County
FLAGSTAFF
TOWNSEND WINONA
LOCKETT
FOURTH
COUNTRY CLUB
BUTLER
WOODY MOUNTAIN
MILTON
LONETREE
JW POWELL
LAKE MARY
SLP02
SLP10
SLP12
SLP20
SLP22
SLP26
SLP28
SLP30
89
66
40
89A
17
1
MILES
N
Airbus,USGS,NGA,NASA,CGIAR,NCEAS,NLS,OS,NMA,Geodatastyrelsen,GSA,GSI and the GIS User Community



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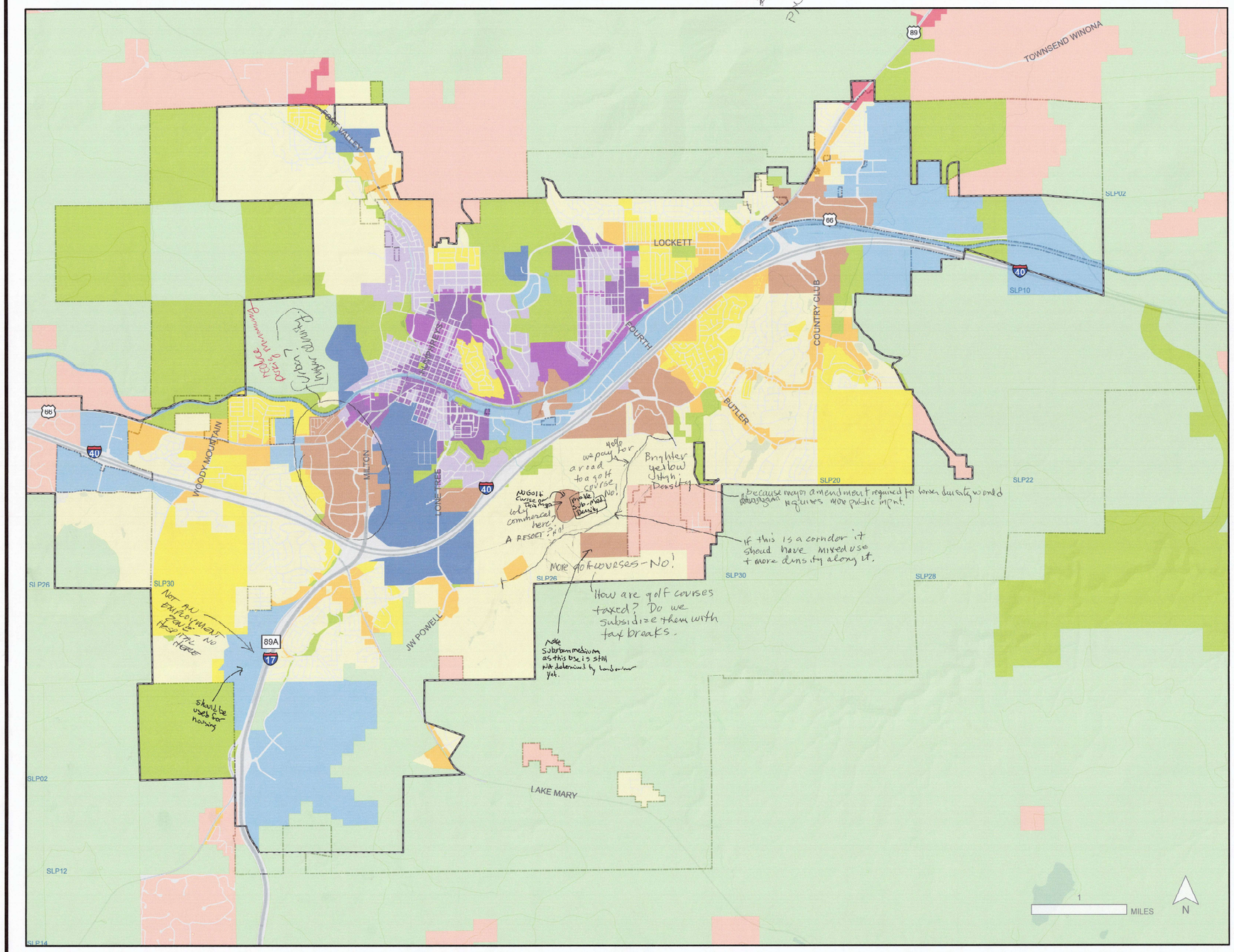
+ old public ★ Works yet.
+ we to downtown.
+ more mixing there? ★

Miller corridor shown as higher density, urban center.

Retire employment districts – low density



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Correct land use Map? Overlay?

Consistency between Future growth to show things seem to exists / some wants.

Bring employment closer?

employment away from city center, gets infrastructure but there

CITY OF FLAGSTAFF

STAFF SUMMARY REPORT

To: The Honorable Mayor and Council

From: Georganna Staskey, Deputy City Clerk

Date: 04/21/2025

Meeting Date: 04/22/2025

TITLE:

Council Confirmation of Direction: Approval of direction and instruction given by City Council to City Attorney in executive session on April 22, 2025 to approve amicus brief in support of petition to the Arizona Supreme Court for review of a ruling by the Court of Appeals dismissing a lawsuit against Desert Mountain Energy. In addition, approve the direction and instruction given in Executive Session on April 22, 2025 regarding the potential settlement of pending litigation.

STAFF RECOMMENDED ACTION:

Approval of direction and instruction given in Executive Session on April 22, 2025.

Executive Summary:

Approval of direction and instruction given by City Council to City Attorney in executive session on April 22, 2025 to approve amicus brief in support of petition to the Arizona Supreme Court for review of a ruling by the Court of Appeals dismissing a lawsuit against Desert Mountain Energy. In addition, approve the direction and instruction given in Executive Session on April 22, 2025 regarding the potential settlement of pending litigation.

Financial Impact:

Policy Impact:

Previous Council Decision or Community Discussion:

Options and Alternatives to Recommended Action:

1. Approval of direction and instruction.
2. Disapproval of direction and instruction.

Connection to PBB Priorities and Objectives:

Connection to Regional Plan:

Connection to Carbon Neutrality Plan:

Connection to 10-Year Housing Plan:

Attachments: