



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: 4/17/2025

**To: Flagstaff City Council, Coconino County Board of Supervisors,
Flagstaff Planning and Zoning Commission, Coconino County Planning
and Zoning Commission**

**From: Sara Dechter, Comprehensive and Neighborhood Planning
Manager**

Cc: Melissa Shaw, Long Range Planner Coconino County

**Subject: Reintegrating Implementation Guidelines into Policies and
Action items**

Some comments from the 60-day public review wanted the implementation guidelines to be more detailed or to be required for all development proposals (See comment spreadsheet). Meanwhile, the staff case study review found that 75% of the implementation guidelines are adequately covered by an existing action item or policy, which creates a large possibility for duplication and competing interpretations.

To address these issues, staff recommends:

- Drop implementation strategies that are duplicative of law, regulation, existing policy or a goal, policy or action item already in the plan. (75%)
- Retain guidelines for Parks Recreation and Open Space and incorporate them into Chapter 4.
- Retain Guidelines for Significant Natural Resources with instructions for their use in a development case versus a partnership or public project.
- Incorporate remaining implementation guidelines into goals, policies or action items.

The Regional Plan committee reviewed the attachment and this information on March 6, 2025, and endorsed this change. Staff has been working to implement it in the draft currently under legal review.

Relevant sections of the 60-day public review draft:

- Description of Implementation Guidelines: Chapter 2, page 2-3
- Chapter 4 Implementation Guidelines: Located on each land use category page
- Chapter 5-11 Implementation Guidelines: Located at the end of each chapter, before the Action Items

Link to 60 day public review draft of the Flagstaff Regional Land Use Plan 2045 (PDF):

<https://www.flagstaff.az.gov/DocumentCenter/View/84813/Flagstaff-Regional-Land-Use-Plan-60-Day-Public-Review-Draft>

Attachment A: Implementation Guideline Recommendations