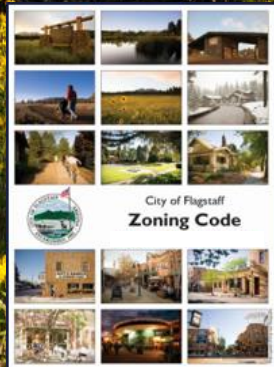


**Zoning Code Amendment
Chapter 10-50.90
Resource Protection Standards
PZ-25-00088**

Forest Resource Pilot Program

**Tiffany Antol, AICP
Zoning Code Manager**





Forest Resource Pilot Program

City's Proposed Zoning Code Text Amendment

Overview of Proposed Amendment:

The proposed amendment modifies the purpose and goals of the Resource Protection Standards to include prioritizing wildfire resilience to ensure neighborhoods, sites, and buildings are designed to be better prepared for the increasing risks of urban fires initiated by wildfires.

The amendment also creates a 3-year limited term pilot program to address Forest Resource preservation requirements for both developed and undeveloped properties within the Resource Protection Overlay (RPO). Implementation of the pilot program will be a joint effort between the Flagstaff Fire Department and the Community Development Division to integrate new technology as well as the principles of the Forest Management Plan. The pilot program is intended to inform future permanent revisions to the Flagstaff Zoning Code for Forest Resource preservation.



Forest Resource Pilot Program

City's Proposed Zoning Code Text Amendment

Section 10-50.90.10.A: Purpose (Revised)

Purpose. This division provides standards for the protection of **Natural Resources, Floodplains, steep slopes, and forest**. The requirements of this division are intended to maintain **Natural Resources** and to **promote public health, safety, and welfare by managing Development** with the character of its natural surroundings. **Flagstaff has a greater wildfire likelihood than many communities in the United States.** Developments **should be designed to advance wildfire resiliency and to coexist with** native habitats and existing **Natural Resources that** provide important visual, environmental, health, and economic benefits. Standards in this division also protect developed places from **wildfires and other** natural hazards, such as floods, **by integrating risk-reduction measures into a Development's design**. Division [10-30.60](#), Site Planning Design Standards, **and** Appendix 5 [Additional Information Applicable to Division [10-50.90](#), Resource Protection Standards] provide additional standards, guidelines, and procedures on resource protection and site design.



Forest Resource Pilot Program

City's Proposed Zoning Code Text Amendment

Section 10-50.90.10.B: Goals (Revised)

- 1. Preserve and protect significant Natural Resources characterized by unusual terrain, unique geologic formations, and high value native vegetation before, during, and after the construction of new Development;**
- 2. Limit encroachments into Rural Floodplains;**
- 3. Manage healthy and sustainable forests to reduce the risk of wildfires initiating urban fires;**
- 4. Prioritize wildfire resilience to ensure neighborhoods, sites, and Buildings are designed to be better prepared for the increasing risks of urban fires initiated by wildfires;**
- 5. Enhance air quality, reduce the amount and rate of stormwater runoff, improve stormwater runoff quality, and increase the capacity for groundwater discharge;**
- 6. Prioritize the preservation of significant Natural Resources that maintain wildlife corridors and habitats; and**
- 7. Enhance the natural environment, visual character, and aesthetic qualities of the City for its citizens' and visitors' enjoyment.**



Forest Resource Pilot Program

City's Proposed Zoning Code Text Amendment

10-50.90.061 Forest Resource Pilot Program (New)

The purpose of the Forest Resource Pilot Program (FRPP) is:

- 1. To allow an alternative Forest Resource preservation methodology utilizing technological innovations to inventory existing Forest Resources for both forest stewardship and preservation purposes; and**
- 2. To implement the Flagstaff Fire Department Forest Management Plan (the "Forest Management Plan"); and**
- 3. To determine the effectiveness of the program for future revisions to the Forest Resource protection standards in alignment with the purpose and goals of this division for all properties within the Resource Protection Overlay (RPO).**



Forest Resource Pilot Program

City's Proposed Zoning Code Text Amendment

10-50.90.061 Forest Resource Pilot Program (New)

Program Term

Unless otherwise extended or extinguished by a separate ordinance approved by the City Council, the FRPP shall terminate at 11:59 p.m. on July 31, 2028.

Applicability

All properties subject to the Resource Protection Overlay (RPO) both developed and vacant may participate in the FRPP. This pilot program applies only to Forest Resources and does not apply to Slope Resources or other requirements of this division



Forest Resource Pilot Program

City's Proposed Zoning Code Text Amendment

10-50.90.061 Forest Resource Pilot Program (New)

Forest Resource Agreement

- **The City's commitment to provide any existing data to assist the applicant with the preparation of forest stewardship plan and Natural Resource Protection Plan.**
- **The applicant's responsibility to supplement available City data as determined by the Director, for the Development Site, including but not limited to information on tree height, tree density, and basal area density calculations.**
- **The applicant's commitment to the purpose and goals of the Forest Management Plan, the purpose and goals of Resource Protection Standards, and the priority for Forest Resource protection found in Section 10-50.90.030.B.3. except as modified in the Forest Management Plan. Failure to comply with the purposes, goals, and priorities can be cause for terminating the use of the pilot program on a Development Site.**
- **The applicant's commitment to achieve residential densities that further the goals of the City's 10-Year Housing Plan and Carbon Neutrality Plan.**
- **An agreement that no tree work shall occur on the Development Site prior to the review and approval of a forest stewardship plan and Natural Resources Protection Plan by City staff.**



Forest Resource Pilot Program

City's Proposed Zoning Code Text Amendment

10-50.90.061 Forest Resource Pilot Program (New)

Minimum Requirements

- 1. A comprehensive digital tree inventory shall be prepared for the Development Site that identifies all Forest Resources, overall tree density and basal area calculations, and high value resources for the Development Site. High value resources include the oldest, largest, and most fire-resistant trees on a Development Site. The characteristics used to make this determination vary based on the species of tree but may include height, shape, and bark. The digital tree inventory shall also identify any Slope Resources that are required to be preserved subject to Section 10-50.90.050.**
- 2. The proposed Development plan shall preserve to the greatest extent feasible high value resources, as determined by staff from the digital tree inventory and site inspections.**
- 3. Forest Resource preservation shall align with the desired conditions of the Forest Management Plan as determined by the Flagstaff Fire Department and the Development Site is not required to meet the percentages in table 10-50.90.060.B.2.a.**
- 4. This program does not permit the deforestation of a Development Site. Deforestation is when forests are permanently destroyed for the purposes of Development.**
- 5. The termination of the FRPP after the execution of the Forest Resources agreement by the Director and the applicant does not impact the applicant's eligibility to participate in the FRPP so long as Development approvals are completed within 18 months and construction has commenced on site within 24 months from the termination of the FRPP.**



Forest Resource Pilot Program

Staff Recommendation

Findings for Zoning Code Text Amendments:

- (1) The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan;**
- (2) The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City; and**
- (3) The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.**



Forest Resource Pilot Program

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

Flagstaff Regional Plan 2030

- Goal E&C.4. Integrate available science into policies governing the use and conservation of Flagstaff 's natural resources.
- Policy E&C.4.1. Assess vulnerabilities and risks of Flagstaff's natural resources.
- Policy LU.2.3. New development should protect cultural and natural resources and established wildlife corridors, where appropriate.
- Policy LU.3.3. Protect sensitive cultural and environmental resources with appropriate land uses and buffers.
- Policy LU.5.2. Promote infill development over peripheral expansion to conserve environmental resources, spur economic investments, and reduce the cost of providing infrastructure and services.
- Policy LU.5.4. Encourage development to be clustered in appropriate locations as a means of preserving natural resources and open space, and to minimize service and utility costs, with such tools as Transfer of Development Rights (TDR).
- Policy ED.4.7. When planning for future growth, consider tribal, cultural, and natural resources in balance with community needs.



Forest Resource Pilot Program

The proposed amendment is consistent with and conforms to the objectives and policies of the General Plan and any applicable specific plan.

10-Year Housing Plan

- Create 4.5 Evaluate and amend the Resource Protection Overlay standards to ensure that the minimum densities can be met on most sites, including making the requirements for residential sites to be similar to those for a commercial sites.
- Create 4.6 Evaluate Resource Protection Overlay standards in terms of consistent application across each zone and allow for greater maximum densities.

Carbon Neutrality Plan

- Protect existing forests, resources, and meaningful open spaces.
 - Support planning and zoning efforts that protect natural resources, including surface water resources.
 - Reduce urban encroachment into the forest, such as by promoting infill as supported in the Regional Plan.



Forest Resource Pilot Program

The proposed amendment will not be detrimental to the public interest, health, safety, convenience or welfare of the City.

The proposed amendment is intended to enhance public health and safety by allowing a pilot program for the preservation of required of Forest Resources within a development for the purposes of advancing wildfire resiliency. The pilot program is intended to introduce risk reduction measures as identified in the City of Flagstaff Forest Management Plan while meeting the purpose and goals of the Resource Protection Standards. The pilot program will allow staff the time to assess these risk reduction measures to prepare a permanent replace to the current Forest Resource preservation requirements.



Forest Resource Pilot Program

The proposed amendment is internally consistent with other applicable provisions of this Zoning Code.

The amendment is internally consistent, utilizes the existing format, and does not conflict with other Zoning Code provisions. It maintains the Zoning Code's purpose as a comprehensive contemporary set of land uses and requirements that are straightforward, usable, and easily understood.



Forest Resource Pilot Program

Recommendation

Staff recommends the Planning and Zoning Commission, in accordance with the findings presented in this report, make a recommendation to the City Council for approval of the Zoning Code Text Amendment PZ-25-00088: Forest Resource Pilot Program.



Forest Resource Pilot Program

Questions, Comments, and Suggestions

