

Flagstaff Regional Plan Update for 2045

Citizen Review Session #2





Citizen Review Session Objectives



- What is the Regional Plan?
- Overview of Plan Development Process
- Document Purpose and Organization
- Changes since 60 day public review
- Resources for Public Hearings
 - September 10 – Planning and Zoning Commission #1
 - September 24 – Planning and Zoning Commission #2
 - October 9 – City Council Special Meeting

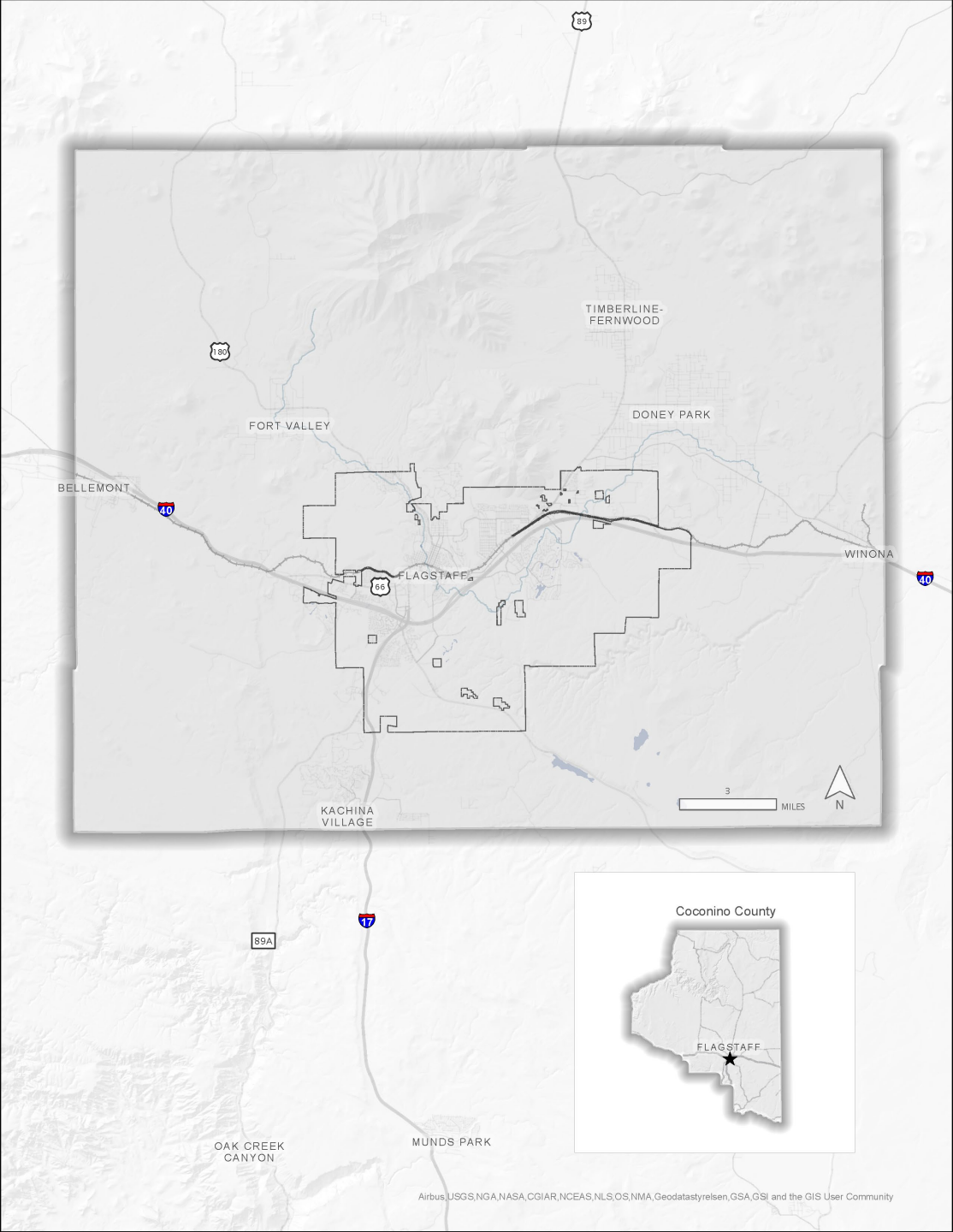




What is the Regional Plan?

- A policy guide for the Region, focused on land use, covering growth, housing, transportation, economy, climate action, natural resources and more
- General Plan for the City—if adopted it will be on the ballot in May 2026 for City residents
- Amendment to the Coconino County Comprehensive Plan – to be adopted by the Board of Supervisors

The Flagstaff Region

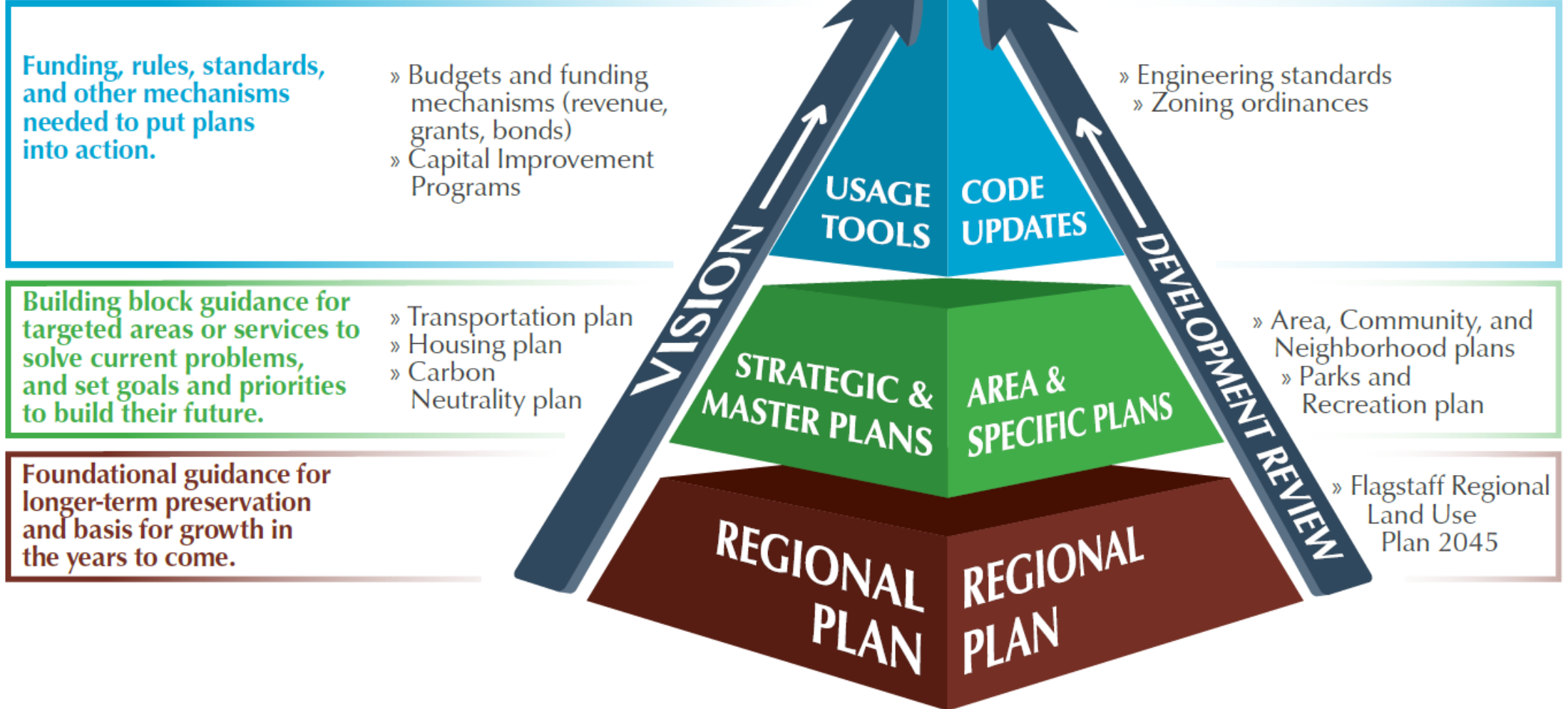


Airbus, USGS, NGA, NASA, CGIAR, NCEAS, NLS, OS, NMA, Geodatastyrelsen, GSA, GSI and the GIS User Community



The Planning Pyramid

THE PLANNING PYRAMID



Overview of Plan Development Process



Phase 1:



Get Curious and Gain Understanding

Get Organized

Analyze

P2 Inform

Create art and excitement

FY22

Phase 2:



What's Possible/
What's the Vision

Vision

Goals

Collaborative Process

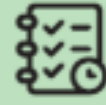
Values

Scenarios

Write as you go

FY23

Phase 3:



Plan
Creation

Check our work

Advisory Committee

Review Draft

Legal Review

Revise

FY24

Phase 4:



Plan
Adoption

Council Adoption

City Ballot Initiative

County Adoption

FY25



Phase 1:



Get Curious and
Gain Understanding

Phase 2:



What's Possible/
What's the Vision

How has the community participated?



January– May 2021

14 Snapshot Webinars

October - November 2021

11 Visioning Workshops

January 2022-November 2022

Technical Advisory Group

March - April 2023

13 Face the Future Workshops

May - June 2023

Growth Principles Survey

November 2023 - January 2024

Scenario Choosing Open Houses

May 2024

Growth Concept Open Houses

POPULATION PROJECTIONS

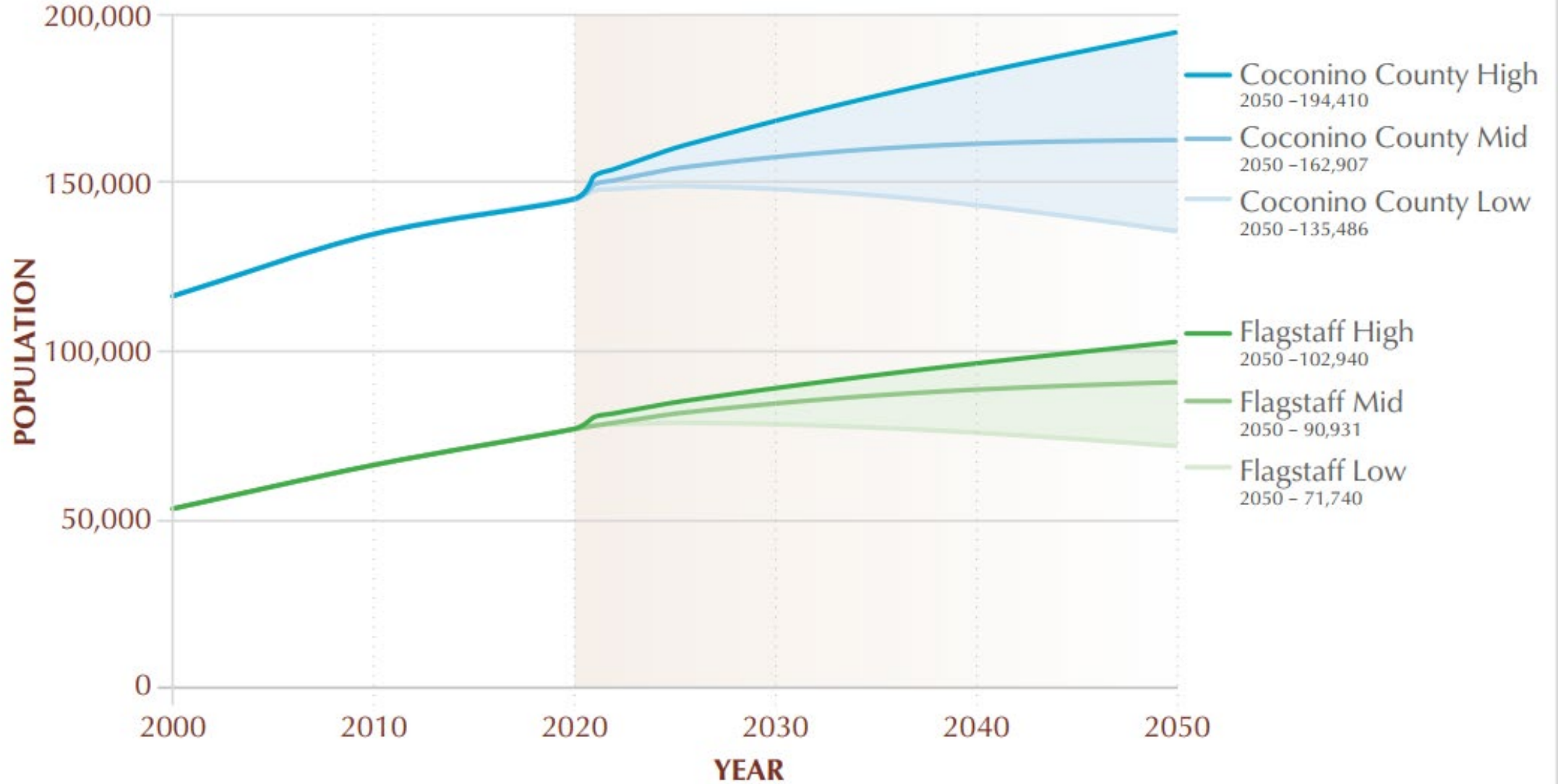
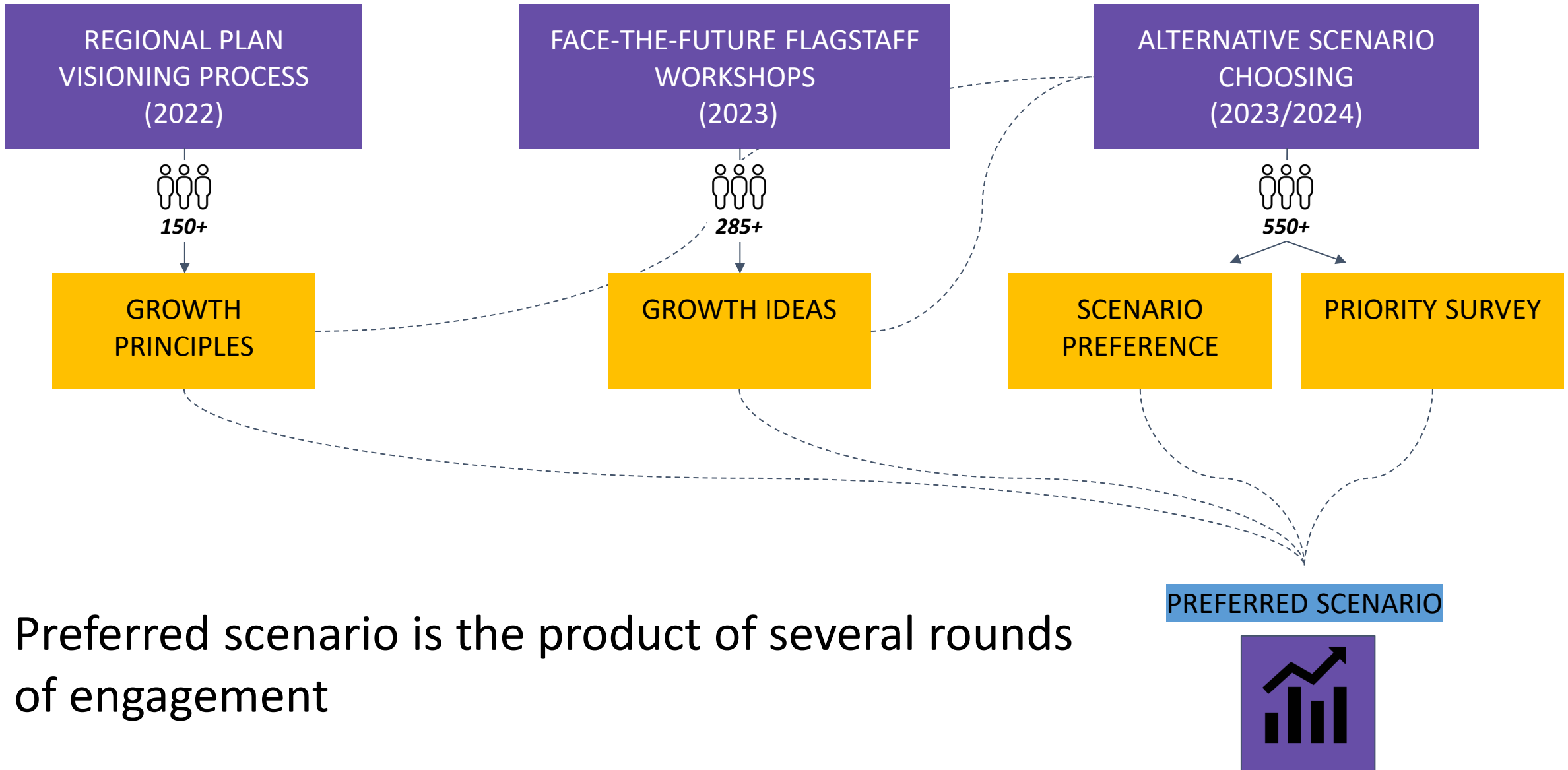
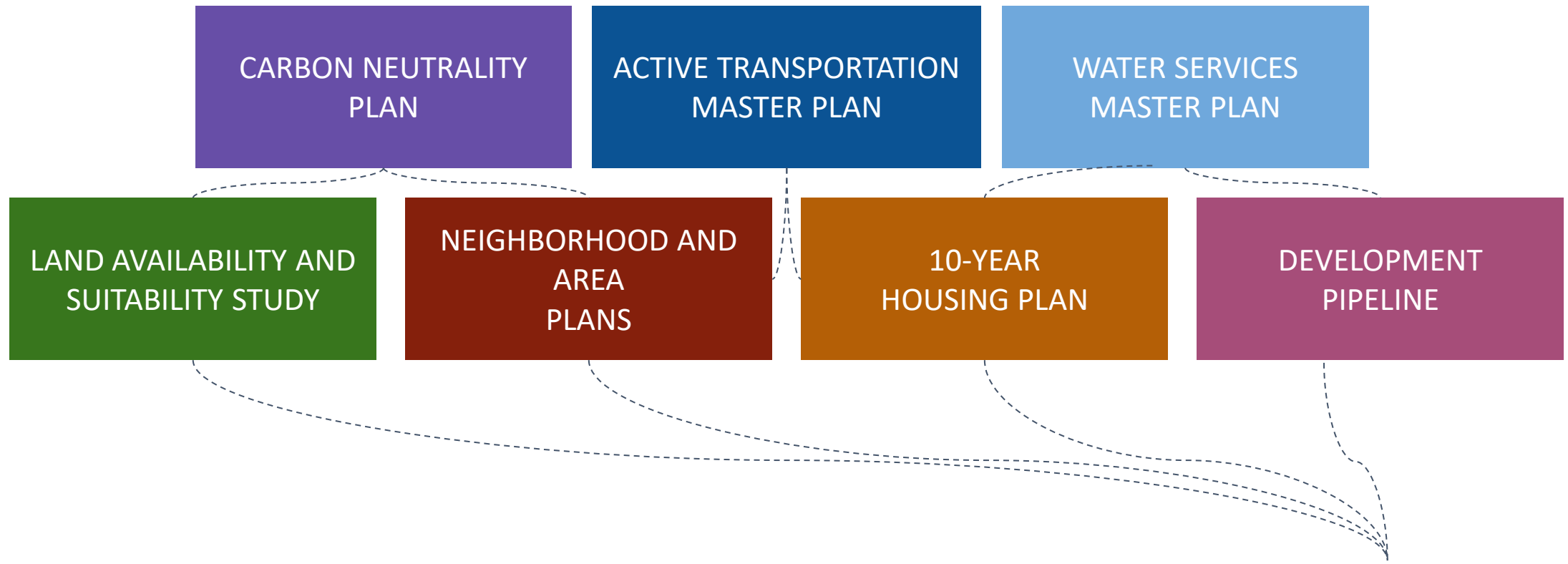


Figure 1-2: Arizona Department of Commerce Population Projections



- Preferred scenario is the product of several rounds of engagement



- Preferred scenario also incorporates recently adopted plans and studies

PREFERRED SCENARIO



Phase 3:

Plan
Creation



Regional Plan Committee



- Endorsed the plan on Mon, Sept 30
- Selected by the City and County Manager based on recommendations from elected officials.
- Held 15 meetings over 10 months.
- Meetings were open to the public including formal boards, commissions and Council.
- Reviewed Chapter by Chapter and then the whole document
- Reconvened to review comments and proposed changes – March 2025



 **COCONINO**
COUNTY ARIZONA

Phase 3:



Plan
Creation

60 day public review Oct 20-Dec 19

Workshops

Webinars

Small group meetings

Interactive online
platform (Konveio)



Public Engagement for Coconino County

60-Day Public Review Draft Flagstaff Regional Land Use Plan 2045

NOTE: This document is separated into chapters that can be navigated using the buttons at the bottom or the pulldown menu at the top of this page. Note that the hyperlinks internal to the document do not function in this format. If you would like to view the entire document go to this site: <https://www.flagstaff.az.gov/DocumentCenter/View/84813/Flagstaff-Regional-Land-Use-Plan-60-Day-Public-Review-Draft>.



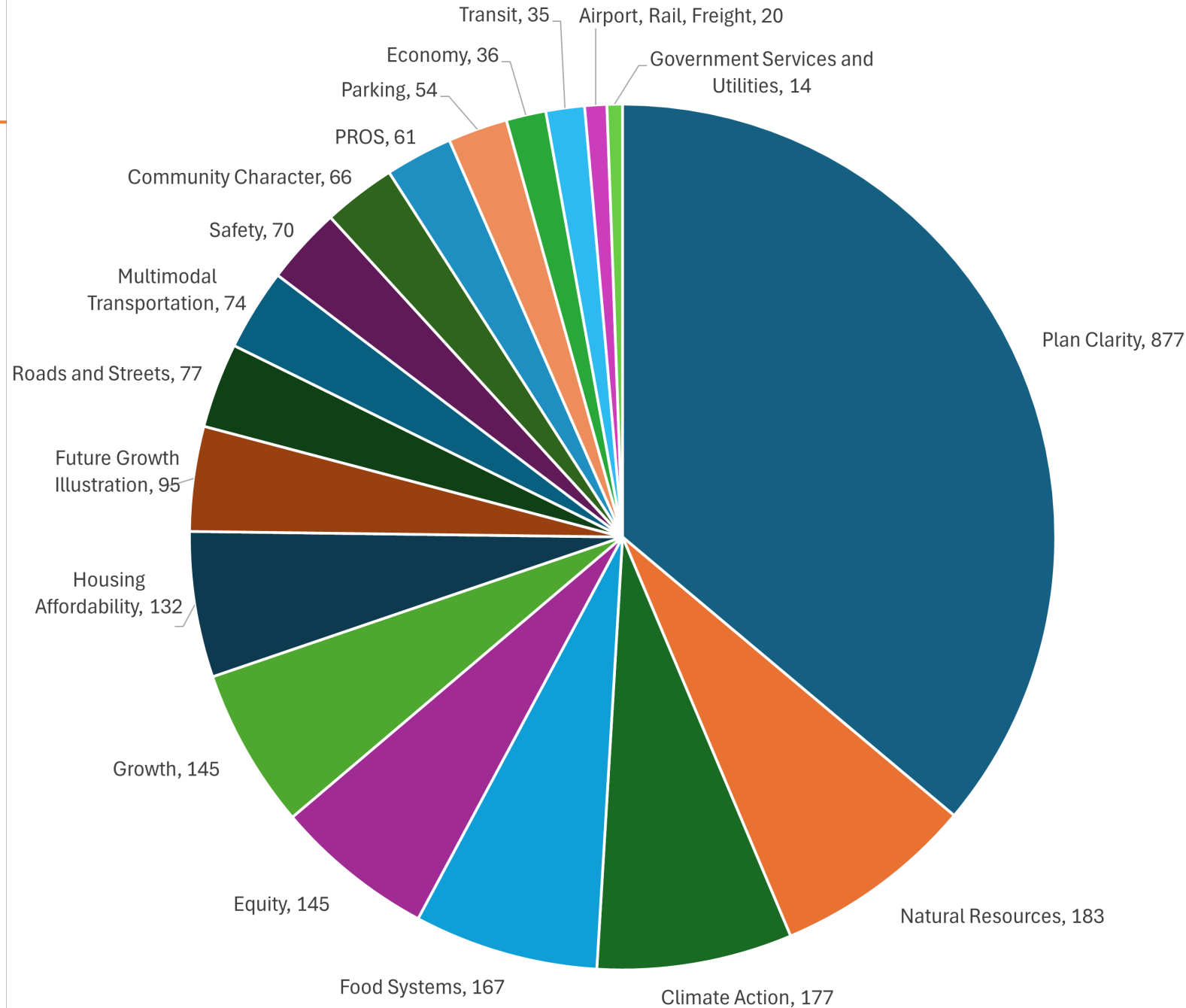
Click anywhere in the document to add a comment. Select a bubble to view comments.

FLAGSTAFF REGIONAL LAND USE PLAN 2045

2024 Public Review Draft

60-day Public Review Comments

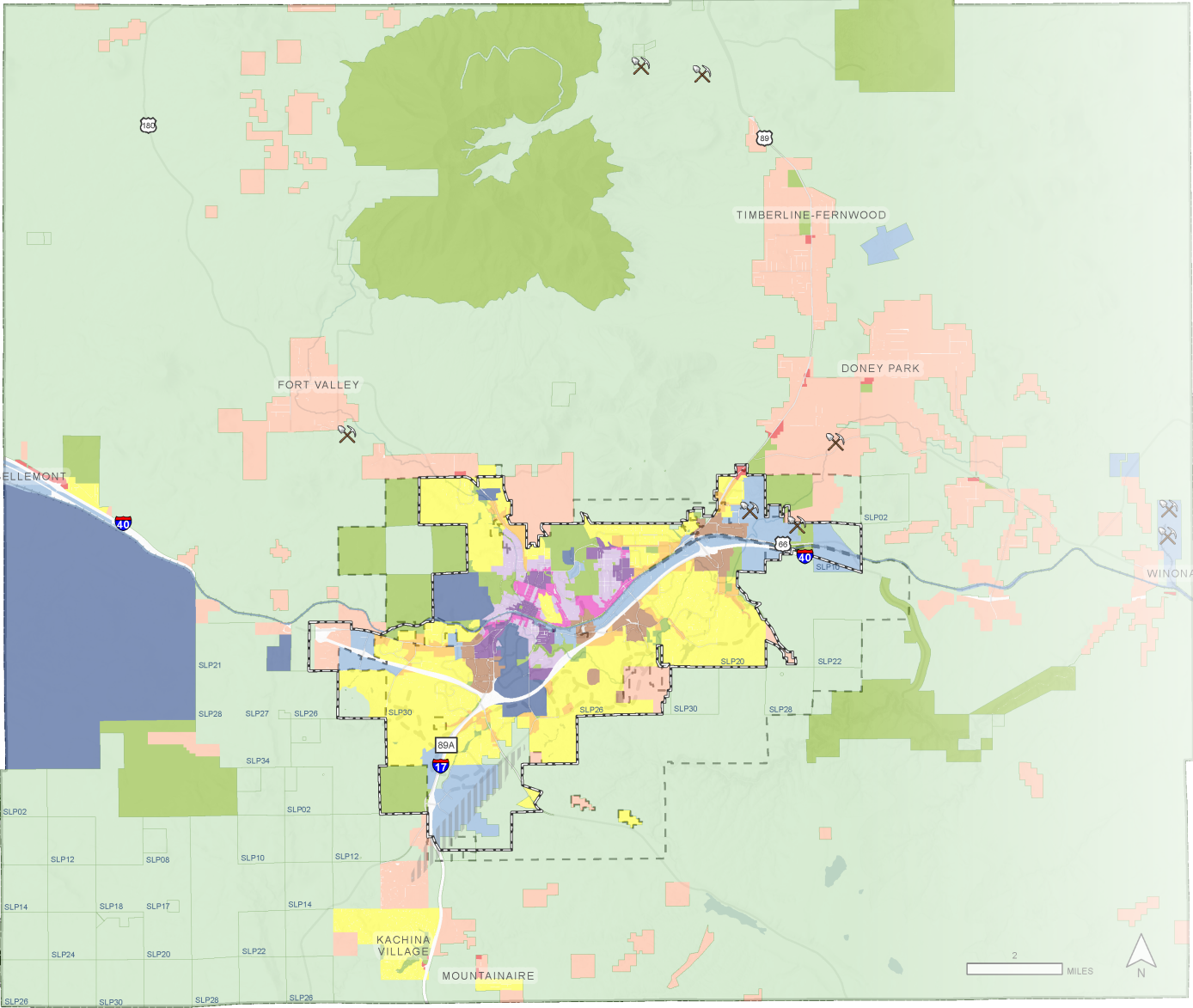
- October 20 – December 19, 2024
- 2,429 comments received 80% public and 20% staff and partners





Key Suggestions from Public Comment

- Improve readability
- Increase emphasis on carbon neutrality and climate action
- Improve the development pattern goals and policies
- Density impacts on character, more clarity needed on how density should be calculated
- Balance of land uses between residential, commercial, employment and open spaces.
- Support for more flexibility with winter parking, reduced minimums, better management of parking with limited space



Future Growth Illustration

- Consolidation of Suburban Neighborhood
- Clarified that Corridors can occur along arterials and collectors
- JWP area changes
- Southside changes
- Employment district areas – suggestion to change some to residential
- Milton/Woodlands Village Blvd center, suburban to urban

FUTURE GROWTH

- Center
- JWP
- Suburban
- Rural Center
- Neighborhood
- Suburban
- Employment
- University
- Parks
- Neighborhood
- Suburban
- Airport Over
- Urban Center
- Existing

Disclaimer: The Future conditions do not present their currently available



Other Comment Themes

- Urban Growth Boundary
- All housing vs. attainable/affordable housing
- Factors at play in the housing emergency
- Importance of native plants
- Expanding transit service and use
- ADA accessibility



Some Internal comments

- The method of determining plan conformance and the need for amendments was unclear.
- The Development Pattern goals and policies need revision because they contain a lot of repetition with other sections and lack clarity needed for development review.
- The transportation related maps are being reviewed based on the policies and recent known development plans.
- Some conflicting policies identified were reconciled.

What Happened after the 60-day review?



Analyze and incorporate comments and staff testing outcomes



March RP Committee meeting on complex issues



Additional online survey on density and character



Complete legal review



Regional Plan Retreat



Additional work session with Council on amendments and conformance

Critical Success Factors for the New Plan

- Feasible and Implementable
- User friendly and concise
- Reflects community values
- Set clear priorities and minimize conflicting priorities to the extent possible.
- Incorporates diverse cultural perspectives of land, water and natural resources, such as protection of the four sacred elements: land, water, air, and fire
- Incorporates critical thinking about vulnerabilities, uncertainties and complexities
- Considers the vision of different area plans appropriately
- Clarifies activity centers and how they will be achieved
- Addresses cost constraints and affordability concerns for the community



What's in the Draft Plan?



- Fewer Goals and Policies, organized by priorities
- Parcel specific future land use categories
- Category guidelines instead of implementation guidelines
- More clarity about what applies to development applications and what is advising staff

What's in the Draft Plan?



- Fewer major plan amendment categories
- Retained the Urban Growth Boundary as a Major Plan Amendment
- Plan amendments have additional analysis requirements compared to Zoning only decisions
- Reasonable administrative changes



What Can the Plan do and not do?



FLAGSTAFF REGIONAL LAND USE PLAN

IS:

- » a collaborative community vision.
- » priorities to guide future development.
- » a collection of goals and policies to achieve the priorities.
- » a set of maps and policies that show the [infrastructure](#) necessary for [resilient](#) and safe development and redevelopment.
- » a tool for decision makers, developers, businesses, and citizens.
- » a framework for general planning.
- » adopted by the Flagstaff City Council and the Coconino County Board of Supervisors.

IS NOT:

- » a mandate for or against development.
- » a requirement or prohibition for a specific land use on a property.
- » a zoning ordinance.
- » a [Capital Improvement Plan \(CIP\)](#) or infrastructure master plan.
- » a City or County budget.
- » an obligation to execute a project or plan.
- » an operational or strategic plan for the City or County.
- » an unchangeable plan, or a law.

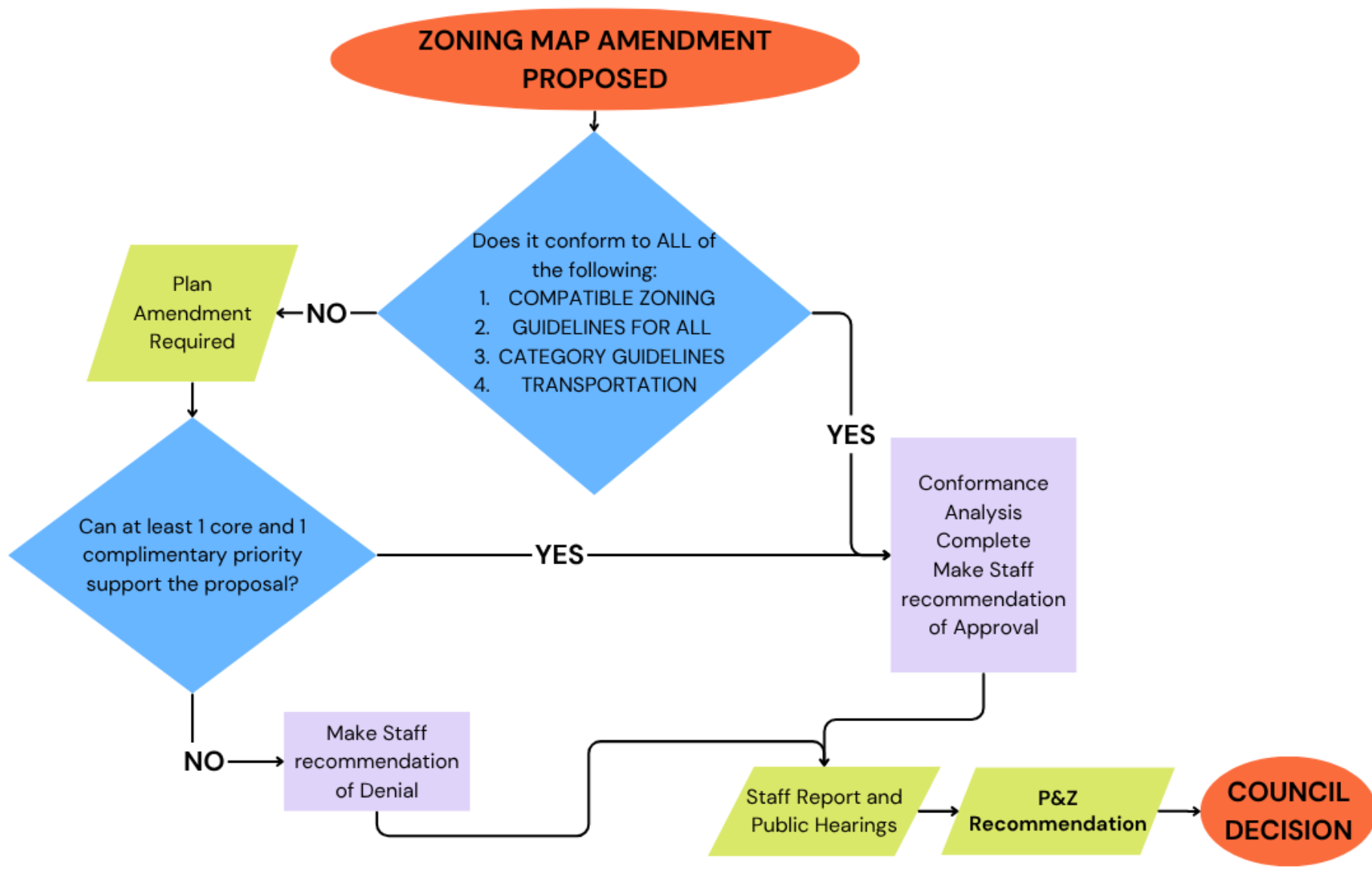
Chapter 2 Page 2-4

City only: A zoning map amendment must conform to the following:

1. **Compatible Zoning Categories** of the Table of Zoning Compatibility for Each Land Use Category,
2. **Guidelines for all Land Use Categories**,
3. **Category guidelines** for each Land Use Category under the corresponding Building Block, and
4. **The Transportation Framework.**

If it does not conform, then a Regional Plan map amendment will be required. When a plan amendment is required, it at a minimum should analyze and substantially further at least **two plan priorities** ([Chapter 3, Goals and Policies](#)), **one of which must be a core priority and be found to “and not be contrary to, the goals, policies and applicable elements” of the other priorities.**² It must also demonstrate conformance with the Transportation Framework.

Text amendments to the Zoning Code will use the desired density, goals, policies, and guidelines in their conformance analysis as applicable to the proposed amendments.





Major Plan Amendment Categories

Category 1 Neighborhoods, Districts, and Centers: Decreases in intensity or density within the UGB, including Suburban to Rural, Urban to Suburban, Urban to Rural, Corridor to Neighborhood, Center to Neighborhood.

Category 2 Neighborhoods, Districts, and Centers: Increases in intensity or density outside the UGB, including Rural to Suburban, Suburban to Urban, Rural to Urban, Neighborhood to Corridor, and Neighborhood to Center.

Category 3 Urban Growth Boundary: Expanding the UGB to provide water and sewer services to allow an increase in intensity or density.

Category 4 Districts: Changing an area to a Corridor that does not have direct access to an arterial or collector road.

Category 5 Landscapes: Decreasing the area of Parks/Open Space, and Federal Lands and Working Landscapes categories.

Category 6 Goals and Policies: Deletion of a goal or policy



Administrative Changes

Administrative changes are not Regional Plan amendments. They shall be completed throughout the year and documented along with the Regional Plan Annual Report or may be included separately with another relevant decision, such as a strategic plan adoption. Administrative change categories include:

1. Updates to formatting, typographical errors, Uniform Resource Locators (URLs), references, or similar edits.
2. Corrections to scrivener's errors in mapping or text.
3. Changes to the Future Growth Illustration adopted by the City or County within their respective authority, which can be incorporated into the other jurisdiction's plan without further amendment.
4. Identification of new Parks/Open Space identified by the City or County by ordinance or dedication.
5. Changes to the names of zoning categories or additions of new zoning categories to the [Table of Zoning Compatibility for Each Land Use Category](#) when included in the enactments of the ordinance adopting them.
6. Factual updates to any informational map or appendix.

THE UNIVERSE OF PRIORITIES



Our
North
Star

WE ARE GUIDED BY A STEADFAST COMMITMENT

to preserving our unique character, honoring our rich and diverse history, and safeguarding our precious natural and cultural resources. We will foster a resilient, healthy community and a vibrant, inclusive economy where everyone can thrive.

**Housing
attainability
and equity**

**Climate
action**

CORE
PRIORITIES

COMPLEMENTARY
PRIORITIES

A walkable
MIXED-USE community

NATURAL and
CULTURAL resources

A healthy
ECONOMY

Resilient public SERVICES
and FACILITIES

Core Priorities

- Housing attainability and equity
 - Housing (Goal HA)
 - Neighborhoods (Goal NE)
 - Cost of Development (Goal CD)
 - Parking (Goal PK)
- Climate action
 - Climate (Goal CA)
 - Energy (Goal E)
 - Growth Management (Goal GM)
 - Transit (Goal TR)
 - Multimodal Transportation (Goal MT)



Complimentary Priorities

- A Walkable Mixed-use Community
 - Development Patterns (Goal DP)
 - Transportation System (Goal TS)
 - Accessible Parks, Recreation, and Open Space Goal (Goal PROS).
- Natural and Cultural Resources
 - Natural Resource Stewardship (Goal RS)
 - Cultural Resources (Goal CR)
 - Outstanding Open Spaces and Parks (Goal OS).



Complimentary Priorities

- A Healthy Economy
 - Healthy Economy (Goal HE)
 - Employment District (Goal ED)
 - Airport (Goal A)
 - Freight and Rail (Goal FR)
- Resilient Public Services and Facilities
 - Water Resource Management (Goal WR)
 - Water Quality and Stormwater Management (Goal WQ)
 - Resilience (Goal R)
 - Infrastructure Goal (I)
 - Public Safety Goal (PS)





Specific Plans

Adopted by Resolution

- If there's a conflict, the Regional Plan prevails.
- Conflicting specific plan policies won't be considered in conformance findings.
- Examples: Southside Community Specific Plan, West Side Area Plan

Adopted by Ordinance

- Regional Plan cannot override.
- However, it must be considered during amendments to the specific plan.
- Example: McMillan Mesa Village Area Plan

Rescind at Regional Plan Adoption

- Plan to rescinded due to age, development completion, and conflicts with code.
- Woodlands Village Specific Plan



Ways to Participate



Review the Public Hearing Draft Online at www.flagstaff.az.gov/regionalplan2045



Send Written Comments to RegionalPlan45Comments@flagstaffaz.gov



Attend a Public Hearing a provide verbal comments

Planning and Zoning Commission -
September 10 and 24 at 4pm

City Council - October 9 at 3pm

