

Comment ID	User name	Comment	Comment Location	Page	Response
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	The plan's position on the UGB changed as a result of comments. The implementation guidelines on allowing water/sewer service outside of the UGB were removed. Ch.4 guidelines were updated to state that development requiring water and sewer will be located within the UGB. Expanding the UGB became a major plan amendment.
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	Some of these areas that don't have service are County islands within the City and there is an annexation process that complicates this suggestion. No change to WR.4.
CM177	Sustainability Commission	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	Policy WQ.2 covers this topic.
CM200	Sustainability Commission	"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	This suggestion is not written as a policy. This suggestion is more operational and therefore would be more appropriate for a utilities plan.
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	This is more appropriate for Ch.9. See p. 9-11 for recommendations from the Water Conservation Strategic Plan.
CM164	Sustainability Commission	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	Added CA.4 on CDR, separated out from former RS.8. See also DP.3. Revised and moved Carbon Storage and CDR section from Ch.7 to Ch.10.

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CM178	Sustainability Commission	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	Added/revise R policies.
CM179	Sustainability Commission	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	Covered by revised E.1, CA.2 (former CA.3), R.3, I.1, and PS.2.
CM202	Sustainability Commission	Climate Action shouldn't be nested under Energy	CA goals and policies	3-18	Goals/policies were reorganized under priorities.
CM203	Sustainability Commission	Need climate justice language and policies.	CA goals and policies	3-18	Added and revised R policies.
L184	Equity Climate Advisory Group	How will any of the policies within this section be equitable and just?	CA goals and policies	3-18	See revised Policy R.3 (formerly R.2).
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	Yes. This sentence was removed in Ch.3. See the Climate Emergency call out box added to Ch.1 for more information.
CM201	Sustainability Commission	"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	Covered by E.1 and CA.2 (former CA.3).
CM224	Sustainability Commission	add another policy to incentivize sustainable development that aligns with the 2030 carbon neutrality goal.	CA new policy	3-18	Added policies CA.4 and CA.5.
CM225	Sustainability Commission	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	Climate action is a core priority, which prioritizes it.
ON93	Tyler	I think this section is missing a policy on land use reforms to reduce carbon emissions - it's one of the biggest opportunities for carbon emission 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	Added Policy CA.6.

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CM167	Sustainability Commission	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	Added explanation to Chapter 1 and 2 on why the date specificity for one topic is not appropriate for the plan. Added endnote to Goal CA.a to inform about the CNP carbon neutrality goal.
CM168	Sustainability Commission	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	The plan is not code and cannot require something of all development. Added policies CA.4 and CA.5 on reducing carbon emissions and waste in development.
CM169	Sustainability Commission	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	Added CA.4.
CM170	Sustainability Commission	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	Added CA.4.

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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	Resilience is addressed under the new priority of "Resilient public services and facilities." Adaptation in construction is covered in Policy CA.2.
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	Climate Action was made a core priority in the plan.
ON1008	KathleenM.Armstrong	"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	Climate Action was made a core priority in the plan
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	Action goal referencing the CNP goal of 2030. The County has not set a Carbon Neutrality goal at this time.

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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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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ON554	Shelly Gordon	<p>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.</p> <p>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. The 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.</p>	Goal CA.a	3-18	This idea was raised with the Regional Plan Committee. Staff and the committee understand the issue, but Community Choice Energy is not currently legal in Arizona and not a land use issue, so it is outside of the scope of the Regional Plan.
ON663	Pat Ellsworth	<p>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.</p>	Goal CA.a	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
ON699	Phil G	<p>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.</p>	Goal CA.a	3-18	No change to Goal CA as a result of the comment

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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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	Climate Action is identified as one of the 2 core priorities in the Plan

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ON469	Kyle Larson	<p>Regarding the removal of zero emissions by 2030 goals from city planning documentation</p> <p>There are many reasons why this is concerning from the perspective of a Flagstaff home owner.</p> <p>Every year, newly constructed and massive apartment complexes such as the recent Park Place Flagstaff are increasing the vehicular traffic and demands on public roads and schools.</p> <p>Compounding this issue are increases in tourism and industrial pollution.</p> <p>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:</p> <ul style="list-style-type: none"> -reduce air pollution -reduce energy demands so as to preserve long term affordability -provide for public health and thus workforce health -minimize environmental impacts keeping forests and wildlands minimally impacted <p>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.</p> <p>I greatly appreciate your consideration and look forward to hearing back from you.</p> <p>Kyle</p>	Goal CA.a (but placed on 1-1)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON410	Nicolaus Hawbaker	<p>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.</p>	Goal CA.a (but placed on 1-10)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON346	Dr. Stefan Sommer	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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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ON415	Rosemary Logan	<p>I don't see these two important goals stated anywhere in this plan:</p> <ol style="list-style-type: none"> 1. The City of Flagstaff's goal into be carbon neutral by 2030 2. Any new development proposals need to help the City of Flagstaff reach that goal <p>Perhaps I have missed them?</p>	Goal CA.a (but placed on cover)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON419	Jessica H.	<p>Please include the following two goals in the introduction and in each chapter of the document:</p> <ol style="list-style-type: none"> 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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON443	Harlan	<p>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 town 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:</p> <ul style="list-style-type: none"> -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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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ON445	Carly	<p>Our current Regional Plan has two critically important statements that need to be carried forward into every chapter of the new Plan:</p> <p>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</p>	Goal CA.a (but placed on cover)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we’ve reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON446	Tina	<p>Please restore the net zero goal. We need to become a carbon-neutral community and light the way for others.</p>	Goal CA.a (but placed on cover)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we’ve reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON484	Megan Quinn	<p>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.</p>	Goal CA.a (but placed on cover)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we’ve reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON547	Libby Stortz	<p>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.</p>	Goal CA.a (but placed on cover)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we’ve reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

Comment ID	User name	Comment	Comment Location	Page	Response
ON553	John Malone	<p>It is of critical importance that two statements be included in Flagstaff's Regional Plan:</p> <ol style="list-style-type: none"> 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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON575	Rick Moore	<p>The regional plan should include the following two goals that are included in the Flagstaff Carbon Neutrality Plan:</p> <ol style="list-style-type: none"> 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 <p>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.</p>	Goal CA.a (but placed on cover)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON640	Lyla Yango	<p>Dear Flagstaff City Council and Mayor,</p> <p>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:</p> <ol style="list-style-type: none"> 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 <p>This is so important for Flagstaff's livability and vitality, and as a young person this is of utmost concern.</p> <p>Thank you, Lyla Yango</p>	Goal CA.a (but placed on cover)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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ON652	Aneeka	<p>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.</p> <p>Thank you for the opportunity to provide input.</p>	Goal CA.a (but placed on p. 3-1)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
ON422	Ellen	<p>What about the goal of Carbon Neutrality?</p>	Goal CA.a (but placed on page 2)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON405	Noah Humphrey	<p>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!</p>	Goal CA.a (but placed on page 3)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.

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ON441	Aden	<p>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.</p> <p>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.</p> <p>In addition to the overall commitment to carbon neutrality, the new plan must carry forward two key statements from the current Regional Plan:</p> <p>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.</p> <p>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.</p> <p>Thank you for your attention to this matter. I look forward to seeing these important changes reflected in the final draft of the Regional Plan.</p>	Goal CA.a (but placed on page 3)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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ON549	Bryan Bates	<p>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.</p> <p>It is a crime against current youth and future generations for Flagstaff to capitulate on our current goals of:</p> <p>1)The City of Flagstaff's goal is to be carbon neutral by 2030</p> <p>2)Any new development proposals need to help the City of Flagstaff reach that goal.</p> <p>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.</p> <p>Bryan Bates, CCC Emeritus Science Professor and naturalist for National Geographic, Smithsonian and other organizations.</p>	Goal CA.a (but placed on page 3)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.
ON404	Kristin	<p>Hi,</p> <p>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.</p> <p>May I suggest this previous goal be considered and put back in the plan for the city of Flagstaff?</p>	Goal CA.a (placed on p. 3-1)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
ON449	Kay Bordwell	<p>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.</p>	Goal CA.a (placed on p.3-1)	3-18	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030. A Climate Emergency call-out box was also added to Ch.1.

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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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
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	An endnote was added to the Climate Action goal referencing the CNP goal of 2030. It is not appropriate to add the year to the goal because it is a 2045 plan. The goal assumes we've reached carbon neutrality by 2030.
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	The goal of carbon neutrality by 203 has not been removed. It was included in a plan that also had a end date of 2030. For a plan that extends to 2045. The goal says achieve and maintain carbon neutrality.
W32		Fix goal formatting for consistency	Goal CA.b	3-18	Edit made.
CM171	Sustainability Commission	Please review this goal and edit as needed to ensure it aligns energy policy with the CNP.	Goal E	3-18	Done. No change. See the policy cross walk with the Carbon Neutrality plan.
ON1185	Laura Huenneke	"...the Region's PRODUCTION AND use of renewable energy sources..."	Goal E	3-18	Production is the focus of Policy E.1.
ON314	Michele James	Increase and diversity the Region's use of renewable energy...	Goal E	3-18	Edit made.
ON776	Val Bryant	Add "production of and" use of	Goal E	3-18	Production is the focus of E.1.
ON94	John Saltonstall	Diversify energy resources and increase the Region's use of ...	Goal E	3-18	Revised to "The Region increases and diversifies..."
ON1210	Erin Mahan	This is a necessary addition considering the solar on Hwy 89	Goal E, reply to ON1185	3-18	Production is the focus of Policy E.1.

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CM219	Sustainability Commission	How will this be measured? More specificity on how this will be achieved...renewable energy, electrifying, retrofitting, etc.	Policy CA.1	3-18	This is better addressed in the CNP. The plan makes no investments directly and therefore divesting is not appropriate. Policy CA.3 (formerly CA.6) was edited to include aircraft electrification. This policy was deleted as it is redundant with multiple other policies. This policy was deleted. This policy was deleted. This policy was deleted.
L144	Equity Climate Advisory Group	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	
ON436	Bruce Edward Fox	This seems somewhat contrary to the goal of expanding the use of the airport	Policy CA.1	3-18	
L183	Equity Climate Advisory Group	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	
ON1237	Bryce	I don't understand the connection between climate resilience and food deserts. How are these related?	Policy CA.2	3-18	
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	
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	

Comment ID	User name	Comment	Comment Location	Page	Response
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	This policy was deleted. See revised R goal and policies.
L155	Equity Climate Advisory Group	"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	Changed to "carbon footprint of new and existing buildings..." to clarify that it is not referring to individuals' carbon footprints. Note that this policy was relabeled as CA.2.
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	Changed to "carbon footprint of new and existing buildings..." to clarify that it is not referring to individuals' carbon footprints. Note that this policy was relabeled as CA.2.
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	This connection is made in Ch.9. Water efficiency is addressed by the WR policies.
CM220	Sustainability Commission	Change to require when possible, not encourage. Maybe add examples too (solar panels, energy storage, community energy systems, etc.	Policy E.1	3-18	The plan cannot require something of all development because it is not code.

Comment ID	User name	Comment	Comment Location	Page	Response
CM56	Commission on Inclusion & Adaptive Living	“Provide sustainable, <u>accessible</u> and...”	Goal I	3-19	No change, covered by "to serve all population areas and demographics."
CM58	Commission on Inclusion & Adaptive Living	“Provide high quality, <u>ADA compliant</u> ...”	Goal PS	3-19	Added "public safety services... for all."
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	This is too specific for the Regional Plan and does not have a connection to land use.
CM204	Sustainability Commission	"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	Added DP.5 on nature-based infrastructure solutions.
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	These topics are covered in the Multijurisdictional Hazard Mitigation Plan which is introduced on p. 11-3.
ON1170	Erica Rackley	remove this comma	IPS goals and policies description	3-19	Edit made, this section was revised and moved to page 3-17.
L185	Equity Climate Advisory Group	Policy I.1: This should include the environmental with the social and economic systems	Policy I.1	3-19	Not accepted, there is a different policy about nature based solutions (DP.5). This policy was rewritten and relabeled as I.2.
ON497	Sara Sprague	Include "environmental"	Policy I.1	3-19	Not accepted, there is a different policy about nature based solutions (DP.5). This policy was rewritten and relabeled as I.2.
W33		Accessibility	Policy I.1	3-19	Policy I.1 was deleted.
CM57	Commission on Inclusion & Adaptive Living	“...projects that facilitate affordable and <u>accessible</u> housing...”	Policy I.2	3-19	No change, the emphasis is on affordable housing for this policy. Note that this policy was relabeled I.1.

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L164	Equity Climate Advisory Group	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	The type of infrastructure discussed here is not related to food systems. See DP.6 (formerly DP.12) and HE.5. Note that this policy was relabeled I.1.
ON1026	Zenya Ledermann	Add food insecurity and agriculture operations!	Policy I.2	3-19	The type of infrastructure discussed here is not related to food systems. See new DP.6 (formerly DP.12) and HE.5. Note that this policy was relabeled I.1.
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	This is covered by the Ch.11 action item on becoming a zero waste city.
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	The type of infrastructure discussed here is not related to food systems. See new DP.6 (formerly DP.12) and HE.5. Note that this policy was relabeled I.1.
ON777	Val Bryant	Would it be good to add "solid waste infrastructure" here?	Policy I.2	3-19	Policy CA.5 was added on reducing waste in development. Solid waste is also addressed in the Ch.11 action items. The focus is on reducing waste rather than the capital project side.
ON96	Sara	Needs to include food security, food systems, and infrastructure improvements and coding for urban agriculture.	Policy I.2	3-19	The type of infrastructure discussed here is not related to food systems. See new DP.6 (formerly DP.12) and HE.5. Note that this policy was relabeled I.1.
ON1027	Zenya Ledermann	Food security*	Policy I.2, reply to ON1026	3-19	No change.

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L188	Equity Climate Advisory Group	“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	This is not intended to be an equity issue directly. It is about public safety.
ON387	Sat Best	insert ",native plant communities"	Policy R.2	3-19	Native plants are addressed in Policy RS.7 (formerly RS.9).
CM55	Commission on Inclusion & Adaptive Living	“...response <u>for all community members</u> to all hazards.”	Policy R.3	3-19	Edit made.
ON437	Bruce Edward Fox	Only 1 policy here? What about resources, such as equipment and workforce? Links to transportation network, especially to streets and roads. Cooperation among governmental agencies?	PS goals and policies	3-19	Added PS.2 on fire risk. These suggestions are either covered by other policies, action items, or don't have a direct connection to land use.
CM221	Sustainability Commission	Add in language about preparedness for climate-related events.	PS new policy	3-19	Covered by revised R policies.
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	This is covered by PS.1 and Ch. 11 action items.
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	Added R.5.
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	Added CA.6, R.5, and PS.2 that speak to areas where density should be supported and reducing risk.

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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	The priorities were revised and clarified (objectives were not intended as a separate category). Themes were deleted. A new priority was added for a healthy economy. The priorities were divided into two core priorities and four complementary priorities. The goals/policies were reorganized by priorities.
L181	Equity Climate Advisory Group	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	DP.6 (formerly DP.12) covers urban agriculture.
CM130	Sustainability Commission	"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	DP policies were rewritten, see DP.4.
CM131	Sustainability Commission	"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	Added PK.2.
CM132	Sustainability Commission	"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	Added DP.5 on nature-based infrastructure solutions. See Ch.4 guidelines for cluster development.
CM226	Sustainability Commission	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	Added DP.5 on nature-based infrastructure solutions.
IP199	NULL	I like this emphasis of filling in "Growing what we have"	Policy DP.2	3-2	Note this policy was revised and became I.1.

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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	This policy was revised as I.1. The CD goal and policies include diversifying strategies for funding infrastructure 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	The Regional Plan Committee discussed eliminating parking minimums and wrote policies to support lowering parking minimums but felt there was not adequate community support to eliminate them at this time.
IP191	NULL	Agree with this comments. (small-scale development) What are the resources that could be provided to create this opportunities for small-scale development?	Policy DP.3	3-2	Policy I.1 supports prioritizing capital improvement projects that facilitate infill and the CD.2 discusses reducing the costs of development for affordable/attainable housing.
IP192	NULL	ADUs must be appropriate to the area. How will they be affordable?	Policy DP.3	3-2	Code determines the requirements for ADUs. State law requires that the City allow 2 Adus on all single family zoned properties and limits the restrictions that can be made on ADUs.
IP193	NULL	How will zoning and building codes change to support this?	Policy DP.3	3-2	This policy was rewritten as DP.2, but the CAP project will help inform the changes that are needed in Code.

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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	Policy I.1 supports prioritizing capital improvement projects that facilitate infill and the CD.2 discusses reducing the costs of development for affordable/attainable housing. There is a city project on ADU plans, see the city's website for more details.
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	Added new Policy DP.3 which mentions short-term rental regulations.
ON1134	Erica Rackley	consider defining "missing middle"... though maybe this is in the glossary?	Policy DP.3	3-2	"Middle Housing" is in the glossary.
ON348	Sat Best	Add "Design review of increased density projects should respect the character of the existing neighborhood.'	Policy DP.3	3-2	Added Best Practices for Creating a Sense of Place.
ON47	Celia Barotz	How does the Townsite overlay district interface with the Regional Plan and the Zoning Code?	Policy DP.3	3-2	The Townsite Overlay was considered in the development of the FGI. The overlay is applied with the Zoning Code for projects in the district.
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	Code enforcement is outside the scope of the Regional Plan. This is an unsupported claim.
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 Each other.	Policy DP.3 (Reply to ON53)	3-2	No change suggested.

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IP195	NULL	Flagstaff's "urban" neighborhoods have to be built as such, not redeveloped into urban.	Policy DP.4	3-2	This policy was deleted. See the Future Growth Illustration for where urban neighborhoods are designated. They were chosen with the idea that they could develop into an urban environment if not already urban.
L74	Scott Roberts	Code Adjustments / Page 3-2 Policy DR.4: oAllowance 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. oManufactured 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. oLot 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	The Regional Plan does not get to this level of specificity on code recommendations. ADUs are allowed for residential zones, plus commercial zones with a SFH. In the Table of Zoning Compatibility, the MH zone was added for Urban Neighborhood.
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	This policy was deleted. The plan does support increasing density in Suburban Neighborhoods. See SN guidelines on p. 4-11.
W17		fixed route - transit can be supported when it becomes available	Policy DP.5	3-2	This policy was deleted. See new policy TR.2 and Suburban Neighborhood guidelines in Ch.4.
ON429	Bruce Edward Fox	How defined?	Policy DP.5 - "Suburban Neighborhoods"	3-2	The FGI and Land Use Framework in Ch.4 define Suburban Neighborhoods. Note that this policy was deleted.
ON1136	Erica Rackley	Who defines or decides what is an "appropriate location"? Can this term be more specific?	Policy DP.6	3-2	This policy was deleted. See guidelines in Ch.4 for more on cluster development.
ON623	Bryan Bates	Include and reference a map that would distinguish the different regional types of neighborhoods.	Policy DP.6	3-2	See the Future Growth Illustration in Ch.4.

Comment ID	User name	Comment	Comment Location	Page	Response
W18		hub with work capabilities	Policy DP.6	3-2	This policy was deleted.
IP196	NULL	At time of development required or in a plan near future	Policy DP.7	3-2	This was rewritten and moved to the Suburban Neighborhood guidelines on p. 4-31.
ON46	Celia Barotz	I suggest saying, "...support transit" rather than transit supportive.	Policy DP.7	3-2	This policy was rewritten and became a Suburban Neighborhood guideline on p. 4-31.
ON50	Celia Barotz	I understand now that transit-supportive is an industry term and explained on page 4-13.	Policy DP.7	3-2	Note that the DP policies were revised and no longer use the term "transit-supportive," though it is used in Ch.4.
CM208	Sustainability Commission	Change "encourage" to "require when possible". Also add in before "corridors" something like "sustainable design principles, such as corridors"	Policy DP.8	3-2	This policy was deleted. The plan cannot make requirements except for the UGB.
ON1195	Autumn Montoya	Cul-de-sacs are often perceived as safer streets for children 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	This policy became a guideline on p. 4-14. Quieter, low-traffic roads can be safer, but it is possible to have quiet roads with better connectivity, that facilitate multimodal travel more than a cul-de-sac pattern does.
ON252	Steven	What about cul-de-sacs as a safe place for children playing?	Policy DP.9	3-2	This policy became a guideline on p. 4-14. Quieter, low-traffic roads can be safer, but it is possible to have quiet roads with better connectivity, that facilitate multimodal travel more than a cul-de-sac pattern does.
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	Staff believes this language is clear. Note that this policy became a guideline on p. 4-14.

Comment ID	User name	Comment	Comment Location	Page	Response
ON49	Marilyn	Thank you for having a policy objective that discourages gated communities.	Policy DP.9	3-2	Note that this policy became a guideline on p. 4-14.
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	This is covered by the OS policies and also mentioned in Ch.4 guidelines.
W19		lack of sidewalks	Policy DP.9	3-2	Covered by policy TS.3a (formerly MT.2a).
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	Correct, note that this policy became a guideline on p. 4-14.
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	Note that this policy became a guideline on p. 4-14.
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	Policy GM.2 was deleted.
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	Housing affordability was made a core priority, while a healthy economy is a complementary priority. ED.3 (formerly ED.6) addresses workforce housing.
ON1006	Celia Barotz	Can you explain what this means and how hypothetically it could be achieved?	Goal ED	3-3	The Employment District and University & Research District land use categories are a mechanism by which land for employment and manufacturing is maintained and cannot be rezoned to residential without a plan amendment.
W20		Fix goal formatting for consistency	Goal ED	3-3	Goals and policies were reformatted.

Comment ID	User name	Comment	Comment Location	Page	Response
IP210	NULL	Parking minimums make housing unaffordable	Goal HA	3-3	The Regional Plan Committee discussed eliminating parking minimums and wrote policies to support lowering parking minimums but felt there was not adequate community support to eliminate them at this time.
ON343	Michele James	Include the thumbnail for Community Character & Aesthetics as well!	Goal HA	3-3	Themes were deleted.
ON61	John Saltonstall	"Maximize the diversity of housing options"	Goal HA	3-3	This goal was revised.
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	Policy HA.1 specifies "affordable" units, and policies HA.4 and HA.6 on affordable units were added.
CM138	Sustainability Commission	What does maintaining neighborhoods of character safety and connection mean?	Goal NE	3-3	This goal was revised and no longer incorporates this phrase.
CM41	Commission on Inclusion & Adaptive Living	"Maintain neighborhoods of character, safety, <u>accessibility</u> and..."	Goal NE	3-3	This goal was revised and includes accessibility.
ON1004	Celia Barotz	What is a neighborhood of character? How is this defined?	Goal NE	3-3	This goal was revised and no longer incorporates this phrase.
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	This goal was rewritten and no longer includes this phrase. Best Practices for Creating a Sense of Place were added.
ON55	Celia Barotz	I suggest saying, "Maintain neighborhood character, safety, and connection while..."	Goal NE	3-3	This goal was revised.
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	This goal was revised.

Comment ID	User name	Comment	Comment Location	Page	Response
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	Yes, scenario modeling indicated that increasing our housing supply would result in more affordability. More content on scenario planning was added in Ch.1 and Ch.4. Policy DP.3 was added, which mentions future legislative changes for short-term rental regulations.
CM136	Sustainability Commission	"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	This is covered by NE.6, CA.2, and E.1.
CM137	Sustainability Commission	"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	This is covered by NE.6, CA policies, E.1 and WR.2.
L186	Equity Climate Advisory Group	"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	It is not all incentives and it will be up to elected officials to determine how to implement this language.
IP221	NULL	Rather than talking about density - which has something of a negative connotation - consider other language such as conviviality or high-community areas, etc.	Housing Affordability and Cost of Development New Goals and Policies	3-3	The plan uses the language of density for clarity, but more discussion of the benefits of density was added in Ch.1.
L78	Heather Green	I support the goals and associated policies in this section.	NE goals and policies	3-3	Note that these policies were revised.
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 NE was revised to include accessibility. Sidewalk safety and crossings are addressed in the revised TS policies.
ON59	Marilyn	Thanks for including these goals.	NE Goals and Policies	3-3	No change suggested.

Comment ID	User name	Comment	Comment Location	Page	Response
L134	Friends of Flagstaff's Future	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	Added NE.1 on equity. Action items in Ch.5 list strategies to address gentrification and displacement.
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	Added Best Practices for Creating a Sense of Place.
IP223	NULL	Include social, public spaces as a requirement of dense development. These are not the same as "commercial" spaces, 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	This is addressed in PROS.4 and Ch.4 guidelines.
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	No change, the policies are intended to be broad, not limiting. The DP policies and Land Use Framework encourage dense, mixed-use housing over luxury housing.
IP225	NULL	Parking minimums make housing unaffordable	Neighborhoods and Equity New Goals and Policies	3-3	The Regional Plan Committee discussed eliminating parking minimums and wrote policies to support lowering parking minimums but felt there was not adequate community support to eliminate them at this time.
CM209	Sustainability Commission	Include language about energy-efficient designs in civic and natural spaces.	Policy DP.10	3-3	This policy became a guideline in Ch.4. This comment is unclear - how should natural spaces be made energy efficient?
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	This policy became a guideline on p. 4-14. 10 minute access is stated in the Parks and Open Spaces guidelines (p. 4-26) and other category guidelines include the standard of 1/4 to 1/3 of a mile for connectivity.
ON691	Valerie Piet	accessible via peds, bike, and bus	Policy DP.10	3-3	Edit made. Note that this policy became a guideline in Ch.4.

Comment ID	User name	Comment	Comment Location	Page	Response
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	Note that this policy was revised and became DP.6.
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	This policy was revised and relabeled as DP.6. It includes support for other aspects of food systems and food practices, such as community gardens, not exclusively large-scale agriculture. See Ch.5 for further discussion of urban agriculture and community gardens.
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	This policy was revised as DP.6. Water conservation is addressed in WR policies. See the revised food systems section in Ch.5 for more.
ON998	Zenya Ledermann	"Strengthen" rather than "Explore"	Policy DP.12	3-3	Revised to "Expand support..." and relabeled as DP.6.
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	See Ch.5 and Ch.8 for further discussion of community gardens.
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	Note that this policy was revised and relabeled as DP.6

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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	Note that this policy was revised and relabeled as DP.6
ON1225	Bryce	Agree. Inefficient use of land.	Policy DP.12, reply to ON242	3-3	Note that this policy was revised and relabeled as DP.6
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	Note that this policy was revised and relabeled as DP.6
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	Note that this policy was revised and relabeled as DP.6
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	Added HE.6. Note that DP.13 was deleted.
CM210	Sustainability Commission	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	This policy was deleted.
ON341	Michele James	and lands suitable for agricultural use.	Policy ED.1	3-3	This policy was deleted.
CM133	Sustainability Commission	What "impacts"? (pollution: noise, air, water, visual, etc.?) what are the specific mitigations.	Policy ED.2	3-3	This policy was deleted.
IP203	NULL	Add airport	Policy ED.2	3-3	This policy was deleted.

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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	"Screen employment areas" was added to TS.5 (formerly ST.1). See also TS.4 and the new Best Practices for Creating a Sense of Place, which mention landscaping.
ON761	Val Bryant	add "airports"	Policy ED.2	3-3	This policy was deleted.
CM134	Sustainability Commission	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	Added CA.4 and CA.5 on reducing emissions and waste.
ON342	Michele James	Why does this say "especially"? Change this to "including..."	Policy ED.4	3-3	Edit made. This policy was renumbered as ED.1.
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	For this policy, specifics can be limiting.
CM211	Sustainability Commission	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	This is covered under the HE goal and policies. Listing specifics can be limiting.
IP200	NULL	How can setting area aside for housing not encroach on future expansion?	Policy ED.6	3-3	This would be determined on a case-by-case basis depending on the employer. Note that this policy was relabeled as ED.3.
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	That is the intent.
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	Changed "of employers" to "by employers" but otherwise, staff considers this language to be clear.
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	No change suggested.
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	No change suggested.

Comment ID	User name	Comment	Comment Location	Page	Response
IP211	NULL	Explicit reference to mobile home parks and forms to support transitioning	Policy HA.1	3-3	This is covered by "variety of housing types."
IP212	NULL	Add mobile homes to urban category	Policy HA.1	3-3	The MH zone was added to Urban Neighborhood in the Table of Zoning Compatibility.
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	No change. The feedback and comments we have received indicate that it is important to the community to include anti-displacement policies and actions as the plan encourages density.
CM135	Sustainability Commission	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	Added Table of Density Ranges with housing types in Ch.4, see p. 4-11.
CM212	Sustainability Commission	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	This is covered by CA.2 (formerly CA.3).
ON1005	Celia Barotz	I suggest that the word opportunities isn't really needed here.	Policy HA.2	3-3	No change.
ON430	Bruce Edward Fox	How?	Policy HA.2	3-3	See Ch. 5 action items for strategies to implement this policy.
ON486	Sara Sprague	Include a variety of "affordable" housing types...	Policy HA.2	3-3	This plan uses the HUD definition of affordable, which is too limiting for this policy.
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	New HA policies were added. Additionally, the action items in Ch.5 provide strategies for implementing this policy and the Land Use Framework in Ch.4 supports the development of a variety of housing types.

Comment ID	User name	Comment	Comment Location	Page	Response
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	The Land Use Framework in Ch.4 and action items in Ch.5 lay out the vision for implementing this policy. CD and I goals and policies speak to this point.
ON60	John Saltonstall	Increased densities and proximity to infrastructure will contribute to lower cost development.	Policy HA.3	3-3	
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	The specific sectors and industries listed in HE.3 were selected based on the City's Economic Development Strategic Plan. Healthcare is one of these industries. The other industries are covered by the broader Goal HE, which was revised.
ON64	Marilyn	What exactly does this mean? What are diverse financial strategies? Is it discussed somewhere else in the plan?	Goal CD	3-4	See the Ch. 5 action items for more specific strategies.
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	This is outside of the scope of the Regional Plan.
CM141	Sustainability Commission	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	All of these are strategic in nature and would be hard to determine on a development case.
IP201	NULL	Part of this should be loosening commercial-in-residential rules. The easiest way for residents to start new businesses is using their home as commercial space.	Goal HE	3-4	Added HE.6 (revised former implementation guideline).

Comment ID	User name	Comment	Comment Location	Page	Response
ON712	Jon K	<p>Here's a refined version of your text:</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>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.</p> <p>This should be considered a "high priority" action item in the plan. Without a concrete strategy to address these issues, businesses like mine may have no choice but to move operations elsewhere.</p>	Goal HE	3-4	<p>HE.1 and HE.2 speak to retaining and supporting existing businesses. Goal ED includes protecting a supply of land for future/existing employment. This is implemented through the Future Growth Illustration and Land Use Framework. Healthcare is a targeted sector in Policy HE.3.</p> <p>Green jobs is an amorphous term that could be used for many things and could be arguable in many industrial cases.</p> <p>A new priority was added for "a healthy economy."</p>
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	
CM180	Sustainability Commission	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 low carbon, sustainable future.	HE goals and policies	3-4	
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	

Comment ID	User name	Comment	Comment Location	Page	Response
L53	FCCC	Economic development opportunities should be implemented for nutrition, food security, and local agriculture endeavors.	HE goals and policies	3-4	Added "and associated workforce development" to HE.5.
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	Added HE.6.
CM144	Sustainability Commission	"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	Added Policy HE.6 (revised former implementation guideline) with different wording.
W21		Add context of the regulation	NE goals and policies	3-4	If this refers to "exclusionary zoning," there is a call out box on it on p. 5-1 and it was added to the glossary.
W22		Move some to housing	NE goals and policies	3-4	Additional NE and HA policies were added though no NE policies became HA policies.
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	CD.1 was revised and no longer includes this phrase. Note that the plan's position on the UGB changed as a result of comments. See policy WR. 4 and Ch.4 guidelines on 4-14.
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	Policy CD.1 was rewritten.
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	This policy was revised to "Continue to research and coordinate funding strategies to reduce the overall cost of 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	This policy was revised.
ON69	jean hockman	what does "roughly" proportional mean	Policy CD.1	3-4	This policy was revised and no longer includes this phrase.

Comment ID	User name	Comment	Comment Location	Page	Response
ON71	Marilyn	Will these public funding strategies reduce the cost of all development or just affordable development?	Policy CD.1	3-4	This policy was revised and the emphasis is on the cost of all development. See new policy I.1 on prioritizing capital improvements that facilitate affordable housing.
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	The state legislature has preempted rent control.
IP186	NULL	Reduce what kind of development standard? This feels like a slippery slope.	Policy CD.2	3-4	This question is too specific for the Regional Plan. The CAP is an example of an analysis that could inform the implementation of this policy.
IP187	NULL	Must be very specific based on zoning and infrastructure requirements... To make it more affordable.	Policy CD.2	3-4	The policy is broad, as specifics can be limiting, but the implementation into code would be more specific.
IP188	NULL	Reduce parking minimums everywhere to reduce + eliminate development costs + increase affordability	Policy CD.2	3-4	The RPC discussed eliminating parking minimums and wrote policies to support lowering parking minimums but felt there was not adequate community support to eliminate them at this time.
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	Added DP.3 on short-term rental regulations. Currently, the City and County cannot legally restrict short-term rentals.
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	Policy CD.1 was revised.
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	This policy was deleted, see similar policy I.1. There is a Ch.5 action item on community education in support of housing.

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ON746	Laura Huenneke	insert "and sustainable resources"	Policy HE.1	3-4	Sustainability for businesses and industries is addressed by new policies CA.4 and CA.5, and Ch.10 and action items.
CM142	Sustainability Commission	Should specify: "Seek out opportunities to support existing small/local businesses".	Policy HE.2	3-4	Changed to "existing and small businesses." Local is covered by entrepreneurship. Added HE.6 on home-based businesses.
L146	Equity Climate Advisory Group	"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	It is unclear what the suggested edit is. Note that this policy was revised.
ON489	Sara Sprague	Is this referring to gentrification?	Policy HE.2	3-4	Yes.
CM143	Sustainability Commission	Include green jobs: renewable energy, green construction and technology, sustainable agriculture and food tech jobs	Policy HE.3	3-4	Green jobs is an amorphous term that could be used for many things and could be arguable in many industrial cases.
CM42	Commission on Inclusion & Adaptive Living	"Promote <u>accessible and inclusive</u> pathways..."	Policy HE.3	3-4	Goal HE was revised to read "...diverse economy for all..."
IP213	NULL	Add cultural resource management (CRM) to list above	Policy HE.3	3-4	The specific sectors and industries listed in HE.3 were selected based on the City's Economic Development Strategic Plan.
L166	Equity Climate Advisory Group	should include urban agriculture and jobs embedded in local food systems	Policy HE.3	3-4	"Associated workforce development" was added to Policy HE.5 on food systems. This suggestion for HE.3 is out of alignment with the Economic Development Strategic Plan the City recently adopted.

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ON244	Tyler Denham	I would not list out specific industries, as some people may interpret it as being exhaustive.	Policy HE.3	3-4	This list comes from the City's Economic Development Strategic Plan, which identifies these targeted sectors.
ON312	Michele James	Include food production and agriculture as well.	Policy HE.3	3-4	This list comes from the City's Economic Development Strategic Plan, which identifies these targeted sectors. HE.5 covers food production and agriculture.
ON62	Sara	Missing the agriculture and education sectors of employment.	Policy HE.3	3-4	This list comes from the City's Economic Development Strategic Plan, which identifies these targeted sectors.
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	This list comes from the City's Economic Development Strategic Plan, which identifies these targeted sectors.
L182	Equity Climate Advisory Group	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	We need HI uses or we will be importing the things they produce from greater distances, producing more carbon emissions and creating inequity by moving environmental impacts to poorer communities.
ON1019	Zenya Ledermann	This should include food processing, food production, and other agricultural properties	Policy HE.4	3-4	This is covered by Policy HE.5.
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	We need HI uses or we will be importing the things they produce from greater distances, producing more carbon emissions and creating inequity by moving environmental impacts to poorer communities. Policy HE.5 addresses urban agriculture.

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IP214	NULL	No specific medical/health mentioned here	Policy HE.5	3-4	Healthcare is included the targeted sectors listed in HE.3.
IP215	NULL	So, where is the local ag envisioned to happen?	Policy HE.5	3-4	This would not be determined by the Regional Plan. See Ch.5 for more discussion of local agriculture and the City's forthcoming Community Food Action Plan.
IP216	NULL	Kinda limited at 7000' short growing season.... hydroponics, greenhouse driven, we have lots of sun	Policy HE.5	3-4	Ch.5 contains further discussion of this topic and was revised to better clarify the environmental constraints on agriculture.
IP217	NULL	Where would we get the water from and how long will that aquifer last before permanent effects?	Policy HE.5	3-4	Ch.5 contains further discussion of this topic and was revised to better clarify the environmental constraints on agriculture. See also Ch.9 for discussion of the Region's water supply.
L163	Equity Climate Advisory Group	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	The policy already supports that kind of infrastructure.
L187	Equity Climate Advisory Group	“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	This was crafted with input from the Food Center for reaching low income households.

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ON1063	Nick Zachary	<p>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.</p> <p>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.</p> <p>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.</p>	Policy HE.5	3-4	<p>There is a Ch.11 action item on becoming a zero waste city.</p>
ON65	John Saltonstall	<p>Thinking this could be split into two policies, one in HE and the other in NE.</p> <p>Support improved nutrition and food security (NE)</p> <p>Encourage local agricultural activity and the production, manufacturing, and distribution of food at various scales including related workforce development and pathways (HE)</p>	Policy HE.5	3-4	<p>Nutrition is a better fit for the economy category (under new priority "a healthy economy"), than the NE goal/policies, which are focused more on housing (under the "housing attainability and equity priority"). DP.6 is an additional food systems policy.</p>
ON67	Tyler	<p>I would appreciate more detail on this. I'm skeptical 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 referring to community gardens? If so I think it'd be more appropriate in the section on open space.</p>	Policy HE.5	3-4	<p>The food system section in Ch.5 (p. 5-15) and Ch.8 (p. 8-2) discuss agriculture and gardens further. Both were revised.</p>
ON70	Sara	<p>Need stronger language besides encouragement. Such as implementing.</p> <p>Also, how is local ag going to be subsidized and supported meaningfully?</p>	Policy HE.5	3-4	<p>No change. The Regional Plan is focused on the connection between agriculture and land use. This is a programmatic question that would be best addressed in the City's upcoming Community Food Action Plan.</p>

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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	The Healthy Economy priority includes agriculture as does the Development Pattern goal. The Ch.5 food system section was revised to better acknowledge limitations on agriculture in this region. The plan's priorities were also revised -- "housing attainability and equity" is a core priority, while "a healthy economy" is a complementary priority.
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	No change suggested.
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	No change suggested.
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	See Ch.5 section on food systems, which was revised.

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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	No change suggested.
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	Added "and associated workforce development" to HE.5, but the policy was not split. See DP.6 also on food systems.
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	Policy HE.5 applies to both the City and County. The County Comprehensive Plan draft includes policies in support of increasing food security and access throughout Coconino County.
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	There is a Ch.5 action item on updating codes to support production, manufacturing, etc. The upcoming Community Food Action Plan is a better document to guide the implementation of this policy.
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	No change suggested.
CM213	Sustainability Commission	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	Added Policy DP.5 on nature-based infrastructure solutions.

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IP220	NULL	So important to Flagstaff Region	Policy NE.2	3-4	Note that this policy was revised and became NE.5.
CM139	Sustainability Commission	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	This suggestion is too specific for the plan and a program for which we have no money and have not had serious policy discussions.
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	This suggestion is too specific for the plan and a program for which we have no money and have not had serious policy discussions.
ON745	Laura Huenneke	add "fire-wise planning and maintenance at the landscape level"	Policy NE.3	3-4	This is covered by new/revised policies R.5, I.2, and PS.2.
W23		Add "and renters" after "homeowners"	Policy NE.3	3-4	Edit made. Note that this policy was relabeled NE.6.
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	HA.1 talks about mitigating displacement
CM140	Sustainability Commission	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	The Regional Plan does not allocate resources.
ON1003	Celia Barotz	I suggest lower case N and A in this sentence.	Policy NE.4	3-4	No change, this is capitalized throughout the plan.
ON1013	Zenya Ledermann	and increase resource sharing across community organizations	Policy NE.4	3-4	This policy was revised. The Regional Plan has no influence on resource sharing between private organizations, so this policy has a different focus.
CM145	Sustainability Commission	Add: "protect and improve environmental and public health"	Transportation	3-4	This sentence was deleted. The goals and policies introductions were rewritten when the goals and policies were reorganized by priority.

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CM21	Bicycle Advisory Committee	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	Speed limits are outside the scope of the Regional Plan.
W62	Commission on Inclusion & Adaptive Living	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 Department 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	Several transportation policies were updated based on the suggestions of the commission.
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/harassing 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/Als	3-4	See the revised MT, TS, and TR goals and policies. Several of these suggestions are too specific for the Regional Plan but could be addressed in the City's upcoming transportation master plan or other strategic plans.
CM162	Sustainability Commission	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	The Transportation maps moved to Ch.4. The PROS map stayed in Ch.3. The organization of the maps is intended to indicate the distinction between policy and information maps.
L32	ASLD (Rhonda Buss)	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	Per meeting on 1/13/25, all road alignment issues for ASLD were resolved in the spring during earlier reviews. This is a just a standard comment.
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	Edit made. Note that this map is now Map 4-3 in Ch.4.

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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	A roundabout can be evaluated at this intersection, but this detail is beyond the level of detail for the Regional Plan.
IP49	NULL	What is this for - I-40 exit?	Map 3-1 Road Functional Classes	3-6	The bubble marks an area where connectivity will need to be evaluated as the JWP area develops. The bubble shape was revised.
IP50	NULL	City of Flagstaff Limits? Show Urban Growth Boundary on this map	Map 3-1 Road Functional Classes	3-6	The map shows city limits, not the urban growth boundary, which is the standard design for the transportation maps.
IP48	NULL	What is this for - previously hospital site now what?	Map 3-2	3-6	We don't know exactly what will come in this area, the roadway network has been adjusted to work for a wider variety of uses.
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 does 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	Harold Ranch Road as a collector connecting Butler and JWP has been removed from the map. Its need will be evaluated later as the area develops, consistent with this comment. A collector loop is shown south and west of Little America property and the Rio De Flag. It is anticipated that the remaining area between this collector and the Rio De Flag can be served by local streets since these streets would not connect to anything further.