

Comment ID	User name	Comment	Comment Location	Page	Response
IP180	NULL	Should not be employment district - Suburban high/med density is more appropriate!	Future Growth Illustration	4-7	The ED was reduced to match the NAH specific plan boundary. The specific plan is still in place for this area and the future land use here shows what is in the specific plan regardless of its future land use.
IP181	NULL	Some of this area should be suburban high density - too far out for transit service!	Future Growth Illustration	4-7	Mountain Line intends to serve the Airport with transit in the future and the FAA does not support residential uses near airports.
IP182	NULL	Auto - dependent! Integrate employment centers into fabric.	Future Growth Illustration	4-7	Some areas of employment are close to the city center and some are further out because some uses that are industrial in nature need to be buffered from residential. Centralized land in the city is being prioritized for housing because that has the most reduction in climate impacts.
IP183	NULL	Auto-dependent! Return to suburban high density rather than unintegrated section. Employment district seems to contradict the whole effort to consolidate the city + increase density.	Future Growth Illustration	4-7	Some areas of employment are close to the city center and some are further out because some uses that are industrial in nature need to be buffered from residential. Centralized land in the city is being prioritized for housing because that has the most reduction in climate impacts.
IP231		Lowell S.17	Future Growth Illustration	4-7	Changed to URD.
IP232		The investment in JWP should support higher density housing	Future Growth Illustration	4-7	The two SN categories were combined. The JWP area now supports higher density.

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IP233		Add number to example parcels to help colorblind folks	Future Growth Illustration	4-7	This not feasible at this scale. An online navigable map will be provided via a hyperlink.
IP5	NULL	Change this designation	Future Growth Illustration	4-7	The ED was reduced to match the NAH specific plan boundary. The specific plan is still in place for this area and the future land use here shows what is in the specific plan regardless of its future land use.
IP56	NULL	Private - Owned by Lowell Obs - for observatory purposes.	Future Growth Illustration	4-7	Changed to URD.
IP57	NULL	Wildlife Corridor	Future Growth Illustration	4-7	Wildlife corridors as determined by AZGFD are found on Maps 7-2 and 7-3.
IP58	NULL	Ft Tuthill Buffer	Future Growth Illustration	4-7	The ED was reduced to match the NAH specific plan boundary. The specific plan is still in place for this area and the future land use here shows what is in the specific plan regardless of its future land use.
IP59	NULL	Regional Park?	Future Growth Illustration	4-7	The City and County have no plans and no funding to acquire this property.
IP6	NULL	Employment? For the hospital? We have said no.	Future Growth Illustration	4-7	The ED was reduced to match the NAH specific plan boundary. The specific plan is still in place for this area and the future land use here shows what is in the specific plan regardless of its future land use.
IP7	NULL	Golf course resort?	Future Growth Illustration	4-7	Golf courses are too specific of a land use to address in the map.
IP8	NULL	Our tax dollars for a road to a golf course? NO!	Future Growth Illustration	4-7	Golf courses are too specific of a land use to address in the map.

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IP9	NULL	And what's on this 80 acres?	Future Growth Illustration	4-7	The SC was reduced to the eastern third of the parcel. The FGI shows future land uses for all property even if the landowner has not yet proposed a use.
L100	Friends of Flagstaff's Future	Include an Explanation of The Future Growth Illustration Map: We recognize the critical importance of the proposed Future Growth Illustration Map, but we are unclear about its intention. If the plan's intent is to accommodate the estimated 50% increase in population by 2045 (from the current 76,500 to more than 116,000), then it would be very helpful to make clear which areas are currently entitled for medium and high density housing and those where the map is proposing density increases. Additionally, an explanation of how the region will change as a result of the increased density is fundamental to the community's understanding of how the proposed goals and policies will change the experience of living in Flagstaff.	Future Growth Illustration	4-7	A density analysis will be provided at the public hearings. The sections discussing growth and density in Ch.1 were revised.
L101	Friends of Flagstaff's Future	What are the expected density changes in each neighborhood?	Future Growth Illustration	4-7	A density analysis will be provided at the public hearings.
L102	Friends of Flagstaff's Future	Why are certain areas targeted for densification, while others are not, and why have the levels of densification been selected?	Future Growth Illustration	4-7	The Scenario Planning Process, High Occupancy Housing Plan, the LASS-CAP and other analyses of density, intensity, infrastructure capabilities and the current Regional Plan's underlying assumptions were used to develop the Future Growth Illustration.
L103	Friends of Flagstaff's Future	Why is the Cheshire neighborhood divided into two different densities? (What is the name of the street that separates these densities?) Why is a portion designated suburban density when there is only one commercial use(a gas station and convenience store) in this area? Density, in this case, will undoubtedly increase traffic along Highway 180.	Future Growth Illustration	4-7	The SN categories were combined, so the Cheshire neighborhood now has the singular SN designation.
L104	Friends of Flagstaff's Future	Why not densify the Milton corridor near NAU as Urban Neighborhood/Urban Center, especially since it is adjacent to the largest employer in the City.	Future Growth Illustration	4-7	A portion of the Milton SC was changed to an UC.

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L106	Friends of Flagstaff's Future	Why is the land around the Catholic Church designated an Urban Corridor instead of an Urban Neighborhood?	Future Growth Illustration	4-7	The church is a very large regional meeting facility and the surrounding properties, due to topography, are unlikely to be able to have neighborhood-like features and more likely to be developed in a multifamily setting.
L107	Friends of Flagstaff's Future	Why is Section 20 designated Suburban Neighborhood High Density rather than an Urban or Suburban Center?	Future Growth Illustration	4-7	Unlike in the current plan, suburban neighborhoods allow for commercial development to support a walkable mixed use neighborhood. Note that SN categories were combined, so the parcel now has the singular SN designation.
L108	Friends of Flagstaff's Future	Why doesn't Suburban Neighborhood High Density include limited commercial uses?	Future Growth Illustration	4-7	The two SN categories were combined. SN does support two commercial zones (SC and NCC) in the Table of Zoning Compatibility. Additionally, Neighborhood Commercial is supported in SN.
L109	Friends of Flagstaff's Future	Why are some areas designated as Suburban Center and others as Suburban Corridor?	Future Growth Illustration	4-7	Centers focus on large walkable commercial uses and mixed use development and Corridors are more auto-oriented because of the volume of traffic and type of roadway and allow for a variety of commercial and high density residential uses that are less likely to be mixed use.
L110	Friends of Flagstaff's Future	Why are some areas designated as Suburban Neighborhood Medium Density and others Suburban Neighborhood High Density?	Future Growth Illustration	4-7	The two Suburban Neighborhood categories were combined.

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L111	Friends of Flagstaff's Future	Why is the neighborhood North of the Hospital (NOHO) divided into two different densities? (What is the name of the street that separates these land uses?)	Future Growth Illustration	4-7	Much of the area designated Urban Neighborhood is zoned MR or HR, and additional blocks were included to provide continuity between areas of medium density. The dividing street is approximately Juniper Ave.
L112	Friends of Flagstaff's Future	Why is the Lone Tree area divided into both an Urban Neighborhood and a Suburban Corridor? (What is the name of the street that separates these densities?)	Future Growth Illustration	4-7	This comment may be referring to the Suburban Center designation at Lone Tree and Pine Knoll, as the Suburban Corridor area is more than a mile south. The Suburban Center was changed to an Urban Center.
L113	Friends of Flagstaff's Future	What is the vision for the designation of a Suburban Corridor running through the Continental Country Club? (While we support corridors with commercial and higher density housing in all areas including JW Powell, we think the uses need to be made clear in redevelopment areas.)	Future Growth Illustration	4-7	The corridor was removed.
L114	Friends of Flagstaff's Future	Why is the land next to Ft. Tuthill designated an Employment District? The Flagstaff voters rejected this as a hospital site.	Future Growth Illustration	4-7	The ED was reduced to match the NAH specific plan boundary. The specific plan is still in place for this area and the future land use here shows what is in the specific plan regardless of its future land use. Employment is the most appropriate category for a master planned business park.

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L117	Friends of Flagstaff's Future	Designate all neighborhoods adjacent to large employment centers (e.g., NAU, Gore) as Urban Neighborhoods (e.g., NAU, Gore) as Urban Neighborhoods (e.g., change the proposed Suburban Center designation for the Milton corridor to Urban Neighborhood)	Future Growth Illustration	4-7	A portion of the Milton SC was changed to an UC. The current plan proposed urban neighborhoods in this area that have since developed in an suburban pattern. Transportation modeling done for scenario planning showed that urban neighborhoods on the outskirts of the City would have a detrimental effect on carbon neutrality.
L119	Friends of Flagstaff's Future	Where appropriate, designate existing shopping centers with large parking as Urban Centers.	Future Growth Illustration	4-7	New Policy PK.2 addresses the conversion of parking lots to mixed use. Suburban Centers close to interstates are going to be more autodependent by necessity.
L120	Friends of Flagstaff's Future	Designate state land parcel 30, which is a greenfield, as Urban Neighborhood rather than SNHD. This would enable meaningful commercial development, ensuring less car dependency and greater self-reliance. This area is distant enough from the center of town that it ought to be developed as a "mini-village" in order to break the entrenched and destructive pattern of sprawl.	Future Growth Illustration	4-7	There are no plans to serve this area with transit, therefore it is not an appropriate urban neighborhood. Note that the two SN neighborhood categories were combined and this parcel has the singular SN designation.
L121	Friends of Flagstaff's Future	Develop the greenfields in the JWP area as Suburban Neighborhood High Density in order to allow denser development with commercial	Future Growth Illustration	4-7	The two Suburban Neighborhood categories were combined and the singular SN designation now applies to much of the JWP area.
L16	Nat White	Change Section 17 on the FGI from Federal Lands and Working Landscapes to University and Research District	Future Growth Illustration	4-7	Changed to URD.

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

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L63	Little America	<p>The current draft of the Plan delineates the Resort as “Suburban Center” (north quarter) and “Suburban Neighborhood Medium Density” (south three quarters): [See email comments folder for map] ... [The Suburban Center criteria] conflict with the Resort’s unique operational characteristics and large “one-owner” land holding (unlike other areas where ownership is bifurcated amongst many properties). For example, the Resort would not have a likely development scenario where there would be “large commercial, office, multifamily, and residential” uses in a mixed-use environment nor any “co-located” residential uses. Furthermore, this area is unlikely to include a more intensive mixed-use environment, it will be focused on current automotive oriented uses (highway traveler services) and of course the Resort itself. Even if mixed use or residential development was proposed, this land use category calls for more than 29 duac, a very intense level of residential use that would be out of context with the form of existing and likely future Resort development.</p> <p>A better fit with likely development scenarios is the “Suburban Corridor” category... The criteria for this land use category better describe current context and likely future development patterns... The current development along Butler Avenue includes more automotive and highway supportive uses, including fuel sales, truck parking and repair, operated by Little America. These uses existing uses are those types of “automotive-oriented uses” that are allowed by this land use category and may be a feature of future development efforts.</p> <p>Additionally, if/when including residential in a project, this land use category supports a 20 duac or higher density, more appropriate to the scale of existing and likely development in this area, which is more suburban in scale, plus taller/denser structures would impact the Resort’s surrounding context, which is an important consideration with long-range planning efforts for the Resort and its immediate neighbors. Furthermore, the Resort master planning doesn’t cleanly fit on the current parcel lines. A more flexible zone for future Resort development is appropriate, more along the lines of the image below [see folder]... In summary, the Resort would request a change from the “Suburban Center” land use category to the “Suburban Corridor” land use category, along with an expansion of the area in a manner similar to the image above, to “fit” future Resort master planning efforts.</p>	Future Growth Illustration	4-7	<p>The Suburban Center designation was updated to a Suburban Corridor designation and the shape was adjusted based on the submitted map. Note that the density ranges and density calculation section were revised.</p>

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L67	Scott Roberts	The Property is designated on the Future Growth Illustration (Policy Map 4-2) as Suburban Neighborhood – High Density. Page 4-25 identifies the desired future density for this category as 10-20 dwelling units per acre. Applying this density across the entirety of the Property would result in a minimum of 5,220 total dwelling units. While we intend to rezone the property and provide more housing than the current Rural Residential zoning would permit, 10 du/ac applied to the entire Property is neither achievable nor desirable. Given the immense size of the Property, we request a blended land use designation for the Property that provides greater flexibility to be responsive to the City, the community, and the market as we move through the zoning and site planning process for the site. The blended designation should incorporate a Suburban Neighborhood – High Density and Suburban Center core surrounded by Suburban Neighborhood – Medium Density that will allow us to provide a range of housing options within the site.	Future Growth Illustration	4-7	The two Suburban Neighborhood categories were combined and the density ranges were revised with input from City Council, the County Board of Supervisors, and the Planning and Zoning Commissions at the May 2nd Joint Retreat and June 24 Council Work Session.
L75	Maury Herman	It looks like the current plan envisions all of it in an Employment District. My read of the Employment District is that its rezoning to residential usage would not be supported by the plan.... but almost all the inquiries we get about this property are from apartment developers of one stripe or another... While I understand that rezoning is always discretionary, it seems to me that the Suburban Corridor would allow us to suggest to the residential development groups that call us that there is a path for them to discuss a project on this site with the city. However, we could also continue to utilize the current LI as an entitled use subject to the restrictions in the 2004 rezoning ordinance. If this understanding is correct, then our preference would be for the Suburban Corridor. I would also note that the parcel is a little over the 20 acre minimum for split designation. I don't see a big advantage is keeping the split, but would be open if you saw one.	Future Growth Illustration	4-7	The parcel in question was changed to Suburban Corridor.
ON1032	Zenya Ledermann	Ag production can and should be able to occur outside of just the pink areas! Zoning should be appropriate for such activities	Future Growth Illustration	4-7	Yes. Policy DP. 6 in Ch.3 addresses that.
W36		Accessibility check colors - Urban Center and Urban Corridor don't show well when printed	Future Growth Illustration	4-7	The Urban Corridor color was changed.
W74		Scan for isolated parcels surrounded by Forest Service land with access issues	Future Growth Illustration	4-7	The Forest Service consulted on this.
W75		Change RN to SN north of Flagstaff Ranch Rd on W Route 66	Future Growth Illustration	4-7	This is not feasible because the City determined to not extend the Urban Growth boundary during this update.
W76		Expand SC to include additional ED parcels at Butler and Ponderosa Parkway	Future Growth Illustration	4-7	ED parcels were changed to SC in this area.

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ON97	Marilyn	The majority of land in this corridor is owned by a resort company and the folks that developed Pine Canyon. Currently the former state land is being designed to be a golf course resort type community. This is just the opposite of what this plan and all our other plans say our community needs. In proposing future public investment in roads and utilities to enable growth we should avoid growth we don't want to see and only use public funds as LEVERAGE for the kind of development we want. I would like this plan to promote that perspective on use of public funds for future growth.	Future Growth Illustration	4-7	Golf courses are too specific of a land use to address in the map.
IP177	NULL	Because major amendment required to have density, would require more public input	Future Growth Illustration, reply to IP174	4-7	Note that the Suburban Neighborhood categories were combined.
ON117	Marilyn	see my comments about gateway corridors on the east entrance to town.	Future Growth Illustration	4-8	In Ch.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.
ON118	Daniel	What does the color red designate in this area of the map, and is this a current or possible future designation?	Future Growth Illustration	4-8	It is Rural Center. Note that one of the parcels marked as part of this center was changed to Rural Neighborhood. Currently, the Marathon gas station at this RC, but the map supports it developing into a larger center in the future.
ON119	Zak	I would like to see all of these up-zoned once or a block or two expanded from the center out.	Future Growth Illustration	4-8	The border of the downtown Urban Center was adjusted. In Townsite, historic properties along the border were changed to Urban Neighborhood. In Southside, the Urban Center parcels were changed to Urban Corridor to better align with the Southside Neighborhood Plan.
ON120	Marilyn	The brown spot is a proposed resort and golf course that the developers would like to see. I oppose giving tacit agreement in our regional plan for this type of activity in an area where we are paying a portion of the infrastructure improvements enabling this. Our public funds should go to the kind of development we want to encourage - not second home, not golf courses and not resorts for the wealthy.	Future Growth Illustration	4-8	Golf courses are too specific of a land use to address in the map.

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ON121	Marilyn	It is unclear why we would also identify this area as a suburban center. Another area where the developer has requested this type of zoning. I don't think that our regional plan should be giving the go ahead to development approvals for specific landowners and individual parcels without more vetting from the public as to whether the locations chosen are suitable.	Future Growth Illustration	4-8	The owners of properties in the JWP area have been working on site feasibility and development potential of their property in cooperation with the City for the last three years and the areas identified are those most likely to be developed into Centers.
ON122	Marilyn	How are we going to influence what can happen on these state land parcels after they are purchased? Currently we are seeing proposals for resorts and golf courses on recently purchased state lands. It seems that if we are going to get the desirable outcomes on the vacant parcels of land on the outskirts of the city we need to purchase them in order to control what kind of development happens there. We purchased state lands for open space. Maybe we should purchase them as investments in our future to create what this plan is proposing.	Future Growth Illustration	4-8	When auctioning property, ASLD considers the future land use category in their appraisals and in their conditions of sale. The Federal Lands and Working Landscapes category was applied to State land that we can expect not to be auctioned in the next 20 years. It is a higher priority for the City to develop the many parcels we have already acquired for affordable housing that are not yet developed. The policies as written could support acquisition if that changes in the future.
ON123	Marilyn	As a gateway to our community If employment is going to be a long this corridor I would like to see landscaping elements that hide what may be unsightly features of facilities like this. This goes for the West entrance to town as well. The first introduction to lots of small towns is this industrial sector on the outskirts. I would encourage us to showcase our street frontage with the trees native to the area.	Future Growth Illustration	4-8	In Ch.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.

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ON1246	Paul Moore	<p>I would suggest that the category Centers, Corridors and Neighborhoods should roughly match with levels of desired change. In other words, Centers are where we expect a lot of increased density, Corridors where there will be moderate change and Neighborhoods where we'd like to preserve the form and quality with minimum carefully planned infill.</p> <p>On the other hand, when I look at this plan it looks like all existing residential areas will be subject to change, all the way from greenfield development of suburban sprawl to pressure on historic neighborhoods to dramatically increase density.</p> <p>I'm for increased densities, but it seems like the map could be a lot more careful and specific about where that occurs. For example, why not JW Powell?</p>	Future Growth Illustration	4-8	<p>The building block categories are not based on level of change. Depending on where they are applied, each category could prescribe more or less change compared to what currently exists on the ground and what is currently allowed by zoning. The plan proposes that existing neighborhoods become more dense through infill development and greenfield areas be developed with increased density compared to the status quo. Note that the Suburban Neighborhood categories were combined, and the JWP area now has the singular SN designation.</p>
ON1258	Paul Moore	<p>This map appears to indicate that all of the existing Flagstaff neighborhoods that are currently most walkable are proposed to be dramatically upzoned, while existing neighborhoods that are currently suburban and not very walkable, are proposed to remain substantially the same. Furthermore, all of the land around JW Powell is low density.</p> <p>Am I wrong? This seems backward to me. Per my previous comment, my expectation had been that existing walkable neighborhoods would be preserved with careful small scale infill. Certain very specifically identified areas within existing neighborhoods could be targeted for dramatic density increases with mixed uses. And then why not absolute minimums inside the Urban Growth Boundary to achieve long term walkability through out the city.</p>	Future Growth Illustration	4-8	<p>Yes. This is based on the scenario planning. Given the level of moderate or high growth that could occur, scenario planning indicated the City should recommend higher densities in existing walkable neighborhoods because they are the most cost-effective and efficient at producing affordable housing and supporting carbon neutrality. Areas with less connectivity can still benefit from improved walkability but there is some limitation unless the City is willing to buy homes and demolish them to increase neighborhood connectivity. Neighborhood plans can more specifically identify how density can be achieved compatibly within the neighborhood.</p>

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ON658	Celia Barotz	Can you somehow note which squares are state land sections? This information would be very helpful.	Future Growth Illustration	4-8	State land labels were added to the FGI.
ON687	Sat Best	I heartily agree with Marilyn's comment on this parcel. If we invest in land we can make deals with developers and get the kind of projects we want that can be restricted, at least in part, to local residents. Without a stake in the development process we risk being dominated by the wealthy and the second home/vacation rental market.	Future Growth Illustration	4-8	It is a higher priority for the City to develop the many parcels we have already acquired for affordable housing that are not yet developed. The 10-Year Housing Plan did not include acquisition for this reason. The policies as written could support acquisition if that changes in the future.
ON779	Celia Barotz	From what I can tell, this is part of the Cheshire neighborhood. Can you explain why the Future Growth Illustration Map shows that part of Cheshire is Suburban Neighborhood High Density and the other part is Suburban Neighborhood Medium Density? It's difficult to understand why the map would allow 40 duac in this area (SNHD allows 10-40 duac) given that the area has only one small commercial use (a gas station and convenience store) and it is miles from the an Urban Center.	Future Growth Illustration	4-8	The two Suburban Neighborhood categories were combined and the Cheshire neighborhood now has the singular Suburban Neighborhood designation.
ON780	Celia Barotz	Can you provide this map with more street names so those using the map can be more certain about what's where?	Future Growth Illustration	4-8	There is an online interactive map published on the website, which is better for showing these specific details.
ON781	Celia Barotz	I think this is the property of the Catholic Church. Can you explain the rationale for designating this property as Urban Corridor instead of Urban Neighborhood?	Future Growth Illustration	4-8	The church is a very large regional meeting facility and the surrounding properties, due to topography, are unlikely to be able to have neighborhood-like features and more likely to be developed in a multifamily setting.
ON797	Celia Barotz	Can you explain how the land use designations for this map were determined? For example, why are some areas designated Urban Center as opposed to Urban Neighborhood and vice versa? Can you explain why the Milton corridor and a portion of the West Route 66 corridor designated as Suburban Center rather than Urban Center or Urban Neighborhood? (It's possible to see the designation of Suburban Center in these areas as representing these area's current condition rather than what they could become.)	Future Growth Illustration	4-8	A portion of the Milton SC was changed to UC. The scenario planning information has been revised and added in Ch.1 and Ch.4. There is also a Scenario Planning Report on the website under the Reports and Data tab.

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ON799	Celia Barotz	The Future Growth Illustration map in the 2030 plan identifies natural resource areas. It would be helpful to include this same information in the proposed 2045 map.	Future Growth Illustration	4-8	The Significant Natural Resources Maps are separate in this draft. They are in Ch.7. A Concentration of Natural Resources map was not prepared for the 2045 plan which is what you see on the FGI in the 2030 plan.
ON965	Celia Barotz	Can you explain the rationale for NOHO (North of the Hospital) being divided into two densities on the map?	Future Growth Illustration	4-8	Much of the area designated Urban Neighborhood is zoned MR or HR, and additional blocks were included to provide continuity between areas of medium density.
ON966	Celia Barotz	Can you explain what the vision is for the Suburban Corridor running through Continental Country Club?	Future Growth Illustration	4-8	This corridor was removed.
ON1266	Paul Moore	To be clear, I would expect that central areas would be higher density and areas further out would be lower density. However, perhaps the map needs fine tuning in terms of considering the value of existing neighborhoods and encouraging new greenfield development to also be higher density.	Future Growth Illustration, reply to ON1258	4-8	The Suburban Neighborhood categories were combined and the density ranges were adjusted. The revised Suburban Neighborhood category supports the highest density range within the UGB.
ON544	Celia Barotz	Could you provide a link to this?	"Flagstaff City Code 10-20.50.040.D describes both types of zoning map amendments."	4-9	This section was revised and now links to Ch.2 instead of the Zoning Code.
ON124	Zak	Appreciate this. Some areas of SE Flag, while they have sidewalks are not walker/biker friendly because there are no services nearby. It isn't really practical to walk or bike from those places to get to services in a timely manner.	"Physical Form: Transit-supportive land use does not stop at the sidewalk. The ways that buildings are designed..."	4-9	No change suggested.

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ON801	Celia Barotz	I would add that the categories also describe densities that are permitted.	"The categories depicted on the Future Growth Illustration describe the characteristics anticipated for these areas as they develop or redevelop."	4-9	Desired density is described a few sentences later.
ON125	Michele	With direct-to-ordinance zoning map amendments, where is the City's leverage to get affordable housing?	"The purpose of these guidelines is to determine the appropriateness of a proposal for the Future Land Use Category for Direct-to-Ordinance Zoning Map Amendments..."	4-9	It is in the application of the goals and policies. This sentence was deleted.
ON466	Sandra Lubarsky	It would be helpful if you defined what this means in the text, rather than in a footnote.	"The purpose of these guidelines is to determine the appropriateness of a proposal for...Direct-to-Ordinance Zoning Map Amendments and Conditional Use Permits..."	4-9	This sentence was deleted.
CM60	Commission on Inclusion & Adaptive Living	"...Centers should contain a mix of <u>accessible</u> housing..."	Centers	4-9	Accessible housing was addressed by the revised NE goal and policies in Ch.3.

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L105	Friends of Flagstaff's Future	How will the new density parameters impact existing neighborhoods? It would be very helpful to include examples and photos of existing developments that have the densities being proposed so the public can better understand how their neighborhoods will change. (Examples could include the densities of some of the student housing projects, the condominium project on Ponderosa Parkway, and the condominiums at Beaver and Dale, as well as an explanation of what the dwelling units per acre for a 4-flat would be on a typical lot in the proposed Urban Neighborhood.)	Future Growth Illustration	4-9	Example photos with density calculations were added throughout Ch.4.
ON967	Celia Barotz	Just to clarify, so this means that the current zoning for a property will never go away unless the property owner wants to upzone it and make it more dense to be consistent with the proposed Future Growth Illustration map? For example, if a property owner in Sunnyside wants to tear down her house and rebuilt it according to the current zoning, she can do that?	Future Growth Illustration disclaimer	4-9	Yes.
ON1213	Celia Barotz	Will the city take on the project of rezoning the whole city assuming the voters pass a revised regional plan or will it be up to individual property owners to rezone their properties?	Future Land Use Categories	4-9	Probably not as a new zoning map, but the standards for existing zones may be updated.
ON800	Celia Barotz	Can you provide a link to the section in the Zoning Code about conditional use permits?	Future Land Use Categories	4-9	The conditional use permit language only applies to the County and is explained in Ch.2 endnotes.
ON802	Celia Barotz	Is there any way to write this paragraph so it is easier for the layperson to understand it?	Future Land Use Categories - first paragraph	4-9	This section was revised.
L116	Friends of Flagstaff's Future	If we're going to experience the 50% increase in population assumed by this plan, why isn't the goal to develop and re-develop neighborhoods that are dense enough to be self-reliant and include commercial and social amenities? Increased density should go hand-in-hand with accessible community amenities, commercial businesses and employment. Otherwise, we will have two extremes: densification in limited areas of town and a heavily car-reliant population in less dense areas. We will be furthering the problems associated with sprawl, including a likely increase in traffic congestion as people seek to meet their daily needs by driving into the urban centers of town. And we will not have significantly addressed our carbon footprint since large portions of the population will live in car-dependent neighborhoods.	Land use framework	4-9	The neighborhood categories do allow commercial through the compatible zones listed in the Table of Zoning Compatibility. NCC, CS, and SC are commercial zones that are allowed in either Urban Neighborhood, Suburban Neighborhood, or both. The Neighborhood Commercial category also supports commercial development in residential neighborhoods.

Comment ID	User name	Comment	Comment Location	Page	Response
L118	Friends of Flagstaff's Future	Delete the Suburban Neighborhood Medium Density land use category as it overlaps significantly with the Suburban Neighborhood High Density land use category and dilutes efforts to achieve density, increase housing stock, and reduce carbon footprint.	Land use framework	4-9	The two Suburban Neighborhood categories were combined.
L122	Friends of Flagstaff's Future	Provide safeguards to prevent an increase in suburban sprawl.	Land use framework	4-9	The Suburban Neighborhood Category was designed to encourage a denser pattern than the status quo. See p. 2-9 and 2-8 for how the major/minor plan amendments discourage sprawl.
L7	Elson Miles	Wish list - "New public buildings to have a 40 foot (minimum) set-back from the city street to provide for public space. A good example is the county courthouse at the corner of Beaver St. and Cherry Ave., which has zero setback. Before it's construction we petitioned the city to add such a setback. They said the space in front on the street was needed for a prisoner exchange area behind the court house... ahh yes, land use for the greater/higher 'good'?!"	Land Use Framework	4-9	Urban Center has a guideline that supports this.
ON239	Michele	It makes more sense to read the descriptions of the categories before the Land Use maps.	Land Use Framework	4-9	Staff discussed reordering but decided to keep the order as is.
CM61	Commission on Inclusion & Adaptive Living	"Public Realm: <u>Accessible</u> streets, sidewalks...make up the <u>inclusive</u> public realm."	What is Transit-Supportive Land Use?	4-9	"Accessible and inclusive spaces" was added a few sentences below.
CM62	Commission on Inclusion & Adaptive Living	"Public Realm:...Wider sidewalks <u>with curb cuts, ADA compliant ramps, and truncated domes</u> joined with engaging streetscapes..."	What is Transit-Supportive Land Use?	4-9	Suggestions of precise improvements are too specific for the Regional Plan.
ON234a	Diane	Although the number of second homes and short term rentals is mentioned, I don't see concrete plans to limit these types of housing. With a limited number of affordable houses in the greater Flagstaff area, this should happen right away. Has the city ever considered no growth or limited growth in Flagstaff?	Chapter 4	4-i	The City and County currently lack the authority to limit STRs and second homes. New Policy DP.3 includes regulation of short term rentals as an emerging land use issue.

Comment ID	User name	Comment	Comment Location	Page	Response
ON234b	Diane	Although infill is a great idea, I have mostly seen high priced apartments constructed, but not much else. New developments should be required to limit the square footage, be energy efficient and be offered at an affordable price so that families aren't spending 30 or more percent of their income to own a home.	Chapter 4	4-i	Limits to square footage and energy requirements are Zoning and Building Code issues--the Regional Plan does not get that specific. There are goals and policies in Ch.3 promoting a variety of housing types and affordable units (HA, NE) as well as energy efficiency (CA, E). See also the action items in Ch.5 and Ch.10.
ON705	Kim	What is our housing supply problem? It is not accessibility for the wealthy or, in the language of the plan, it is not "housing attainability for all". This plan needs to speak plainly and consistently about what our housing needs really are. The introduction to the plan talks early on about our high poverty rates and the terribly high percentage of residents who are housing cost burdened. Can we please put two and two together in clear language and a persistent precise focus on real needs? We (the public who will be voting this plan up or down) need to be able to assess whether this draft plan will address our most dire housing needs, and those are housing for people living in poverty, who are food insecure and who are housing cost burdened. We need plain and honest and precise language and persistent focus to do so.	General comment	4-i	More housing data was added in Ch.1, Ch.4, and Ch.5. Information on scenario modeling was added and revised in Ch.1 and Ch.4. The Ten Year Housing Plan and it's related reports provide a deeper dive on this topic.
ON820	Thomas Andersen	I would prefer "We have a chance to make a difference if we Act Now" to "We had a Chance if we had acted then, but now its too late", or "Why were we so blind to the evidence all around us that things were changing so rapidly". I understand that I am basically, swimming upstream against the flow, but I Honestly feel that we are losing the chance to make a difference in our Community. Flagstaff and area has the opportunity to show leadership to the World by making decisions that will favorably impact the climate, housing, transportation, and quality of life in General. I repeat "Growth for Growths Sake is a BAD DECISION".	General comment	4-i	The City and County cannot restrict incoming population, they can only respond to projections to support the vision for an equitable, affordable, and climate-friendly community. See the revised section on growth in Ch.1 (p. 1-9).

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ON676	Thomas Andersen	<p>Phoenix was a fairly livable city before rampant, unchecked growth was allowed. Its now a victim of its own success. The monsoon thunder and rainstorms that used to occur in the summer, bringing welcome rain and cooling to the area are now very rare or non existing. This is due to the heat island effect of scraping the desert of native vegetation and replacing it with heat absorbing hard, impermeable surfaces.</p> <p>I see the same thing happening in my Beloved Flagstaff. Rain and snowstorms are becoming rarer. And when they do close in after a unseasonably hot day, you can see them all around the city, dropping precipitation, but not coming into the city until after dark, if at all.</p> <p>This is partly due to climate change, which is real, it is happening. But also due to, again, unchecked growth in the Flagstaff area, and throughout Coconino County. This needs to be regulated. We need to get back some of our greenspaces. Maybe trade acre for acre, hard surfaces for new greenspaces.</p> <p>Growth for growths sake is always a loser! Flagstaff needs to be a lot more progressive in understanding this and dealing with what is turning, rapidly into an environmental disaster.</p> <p>DONT PHOENIX FLAGSTAFF!</p>	Growth, chapter 4 in general	4-i	Added Policy DP.5 on nature-based infrastructure solutions for climate resilience. A discussion of the benefits of parks and open space, including for urban heat mitigation, was included on p. 8-2.
L51	FCCC	<p>Generally, we would like to see more emphasis on equity and access for disenfranchised populations, particularly in food and agriculture, as mentioned throughout the plan. Resource sharing and resource navigation are critical facets of creating hunger-free and food-secure communities.</p>	SES Chapter	5-	The plan discusses equity and food systems principle in Ch.5, but also in Ch.1, Ch.3 (DP.6 and HE.5), and Ch.8 (some of these sections have been revised). The City's Food Systems Assessment and forthcoming Community Food Action Plan go into more depth on these topics and are a better resource on these topics than the Regional Plan.
L54	FCCC	<p>There is a difference between community food security, food security, and hunger relief. These should be clearly defined and properly used throughout the plan.</p>	SES Chapter	5-	The glossary defines "food insecurity" and food security/insecurity are primarily the terms used in the document. The Regional Plan is high-level and is not the place for a deep dive on this topic, but there are other resources like the City's Food Systems Assessment that do provide more information.

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L55	FCCC	Local agriculture should be supported throughout the plan. Often, this gets cast aside for affordable housing, which while important, is not the only consideration for community resilience and vitality. This means expanding where food can be grown within zoning limits and rezoning parcels for multipurpose use.	SES Chapter	5-	This is addressed by revised policies DP.6, HE.5, and the Ch.5 action item on urban agriculture. Ch.8 discusses the colocation of gardens/farms and housing (p. 8-2).
W60	Commission on Inclusion & Adaptive Living	affordability and accessibility should be tied together to address the vulnerability of disabled individuals to be unhoused due to the double constraint of limited income and limited availability of accessible units.	SES Chapter	5-	See updated NE goal and policies in Ch.3.
ON857	Val	Does Flagstaff even have the land to build this many units, without taking up open spaces?	" 2. Create or preserve 7,976 housing units by 2031 with a minimum of 10 percent of the being affordable. This will increase the overall supply of market-rate, workforce, and affordable housing occupied by local residents."	5-1	This section on the 10-Year Housing Plan was moved to Ch.1. Land is a limiting factor, but code requirements also determine the density that can be achieved on each parcel. The Housing page on the City's website provides more information on progress toward this goal. The LASS CAP is also available online and speaks to the two sides of this question (land availability and code limitations).
ON156	Zak	Forcing developers to designate affordable housing in their buildings will only make units even more expensive in the other units. Administrative burden and parking minimums are more responsible. With high costs, like covered/ raised parking developers cant afford to build anything less than luxury units. Additionally most single family housing will not be usable by the affordable housing community because many of these residents don't have or cant afford cars. Single family housing (especially built on city land) also reduces green space and all of the ecosystem services there in, such as flood prevention. Instead of building single family affordable housing build walkable mixed use buildings that will naturally be on track for an affordable housing lifestyle.	" 2. Create or preserve 7,976 housing units by 2031 with a minimum of 10 percent of the being affordable. This will increase the overall supply of market-rate, workforce, and affordable housing occupied by local residents."	5-1	This section was moved to Ch.1. Inclusionary zoning is preempted by state statute. It is a quote form the 10 year Housing Plan. The Regional Plan Committee discussed parking minimums and determined to allow parking flexibility but not eliminate minimums. The plan supports adding a variety of housing types with dense development patterns for the reasons raised in this comment.

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ON157	Ira Allen	That 10% is almost farcical. Not only would it not make a dent in the existing housing crisis, it would ensure a *deepening* of this crisis by provisioning non-affordable housing for ten times as many people. I know the Regional Plan is not the City's plan, but you seem to be citing the City's 10-Yr HP approvingly and that is fundamentally not good at all.	" 2. Create or preserve 7,976 housing units by 2031 with a minimum of 10 percent of the being affordable. This will increase the overall supply of market-rate, workforce, and affordable housing occupied by local residents."	5-1	This section was moved to Ch.1. It is a quote from the 10 year Housing Plan., which has been adopted by the City Council.
ON854	Val	Does Flagstaff even have available land to build this many single housing units??	" 2. Create or preserve 7,976 housing units by 2031 with a minimum of 10 percent of the being affordable. This will increase the overall supply of market-rate, workforce, and affordable housing occupied by local residents." Reply to ON156	5-1	This section on the 10-Year Housing Plan was moved to Ch.1. Land is a limiting factor, but code requirements also determine the density that can be achieved on each parcel. The Housing page on the City's website provides more information on progress toward this goal. The LASS CAP is also available online and speaks to the two sides of this question (land availability and code limitations).
ON1223	Sat Best	add "second home and vacation rental demand"	"...the systems that support the availability and accessibility of attainable housing are suffering from macroeconomic forces... such as inflation, unemployment, or interest rates."	5-1	This sentence was moved to Ch.3. A new section on the Housing Emergency in Ch.1 mentions second homes and vacation rentals. They are also discussed later in Ch.5.

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ON1264	Nat	This is true in general, but in Flagstaff there appears to be many vacant house or little used housing units that reduce, we need to know how much, the availability of houses for sale. If this is a fact, that may offer other solutions.	"...the systems that support the availability and accessibility of attainable housing are suffering from macroeconomic forces... such as inflation, unemployment, or interest rates."	5-1	This sentence was moved to Ch.3. There is data on p. 5-3 on how many second homes and vacation rentals were estimated to exist in the City. Data on rental vacancy rates was added.
ON1229	Erica Rackley	Are there any comparable plans for subsidy provision for low-to-middle income residents who live outside CoF limits? Doney Park, Mountaineer, Kachina, etc.?	"1. Impact at least 6,000 low-to-moderate-income City residents through a combination of unit creation or subsidy provision."	5-1	Coconino County is not considered a housing authority. Rather we are considered a Community Action Agency which allows us to assist all residents of Coconino County with assistance through once a year funds like LIHEAP(Low-Income Home Energy Assistance Program), CSBG (Community Service Block Grant), and TANF (Temporary Assistance for Needy Families). We also have subsidies through the Arizona Department of Housing. Individuals can go to our website under assistance to find more information or come in to talk with a staff member.
ON1262	Nat	Consider Public Private arrangements with specific entities like FUSD, Gore, the City/County, Tourist Industry for work force housing.	"1. Impact at least 6,000 low-to-moderate-income City residents through a combination of unit creation or subsidy provision."	5-1	This section was moved to Ch.1. There is a Ch.5 action item on this - "Explore ways to incentivize City, County, and other employers in the Region to offer Employer Assisted Housing programs."

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ON627	Marilyn	What is the justification for the need for housing units at all income levels? Do we really "need" more second homes, more investment properties, more golf course communities? While this statement may appear "fair", it does a disservice to the efforts to create not just more affordable but more attainable housing for the people that currently live here. There is only so much land that can be developed. It's one thing to state that we can't control what gets built on private property but another to state they we "need" more homes for the wealthy.	"Across the Region, there is a need for housing units at all income levels with an emphasis on units and subsidies specifically for low-to-moderate income residents."	5-1	The State has limited the City's ability to require affordable housing as a percent of new development and the ability to regulate second homes and AirBnBs in a manner typical in other jurisdictions. Because of this reality, demand for second homes and short term rentals will continue to exist. The City must consider the demand for and the ability to supply these types of units and still provide for affordability with the tools available.
ON1231	Erica Rackley	Agree. We do not need more housing units at the highest income levels.	"Across the Region, there is a need for housing units at all income levels with an emphasis on units and subsidies specifically for low-to-moderate income residents." Reply to ON627	5-1	The State has limited the City's ability to require affordable housing as a percent of new development and the ability to regulate second homes and AirBnBs in a manner typical in other jurisdictions. Because of this reality, demand for second homes and short term rentals will continue to exist. The City must consider the demand for and the ability to supply these types of units and still provide for affordability with the tools available.
ON803	Celia Barotz	I feel like this sentence is awkward and could be clarified somehow.	"They depend on the built environment and the organization and interactions of people for the system to function equitably and reliably"	5-1	Edit made.

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ON560	Ben Ruddell	I don't think the "emergency" or "crisis" language is helpful for discussing Flagstaff's housing affordability problem, especially in a long term planning document. It is an affordability problem, and affordability has a well known set of economic development solutions that are not emergency solutions.	"The current Housing Emergency in Flagstaff has deep roots, with no single root cause..."	5-1	The City has declared a Housing Emergency and a Climate Emergency, which informs the plan's language. This section on the housing emergency was moved to Ch.1 and revised.
ON659	Celia Barotz	Since this draft appears to emphasize a vision that includes much more density as one way to increase housing of all types, I suggest changing the title of this chapter so that it includes the word 'HOUSING'.	SOCIAL AND ECONOMIC SYSTEMS	5-1	This suggestion was discussed, but kept the title as is.
ON867	Val	Any new business coming to Flagstaff should also adhere to the cities climate action plans/Carbon Neutrality Plan.	"The City's Economic Vitality Division strategically recruits businesses as part of an initiative called Choose Flagstaff, which focuses on employers that provide high-skill, high-wage jobs in desired sectors."	5-10	The Carbon Neutrality Plan is not a specific plan, so it cannot be applied in this way. See Ch.10 action item "Encourage or assist industrial operations in the City to capture carbon emissions..."
ON752	Emily	I love that you added this information.	NAU and the Regional Economy	5-11	No change suggested.
ON167	Michele Axlund	CCHHS does monitor vector-borne illness brought about by water due to flooding. We do not monitor water availability or water quality. This is ADEQ. - referencing statement.	"Climate change poses challenges to the health system as well, bringing increased exposure to extreme weather, natural disasters, poor air quality, and vector-borne illness while compromising water availability. CCHHS continues to anticipate, monitor, and address these challenges..."	5-12	This paragraph was deleted.

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ON937	Laura Huenneke	Might cite as a positive example the planning for the Murdoch Center to be a resilience hub organized by the Southside Community Association.	"They have also been a means of supporting major grant applications and the distribution of Community Development Block Grant funding."	5-12	Edit made.
ON629	Marilyn	If our goal is to have more density in existing neighborhoods a goal of the plan should be to have neighborhood associations in each neighborhood where this density could potentially occur. That way the neighbors can be more informed and have more influence on the what kind of development occurs.	Neighborhood Associations	5-12	Policy NE.4 on Neighborhood Associations was revised to cover more involvement in local decision-making. This section in Ch. 5 was expanded with a list and map of existing and planned neighborhood plans. There is a Ch. 5 action item for creating more neighborhood plans, and it was revised to include the JWP Specific Plan.
CM28	Bicycle Advisory Committee	The BAC had an extended discussion about how to discuss potential outcomes and site locations for the hospital in the Regional Plan. While this topic is not directly related to bicycling, ensuring that critical medical facilities are accessible by transit and for infrastructure serving pedestrians and bicyclists is critical to supporting City residents in changing their mode(s) of transportation	Public Health	5-12	The NAH Specific Plan is still in place, and the Future Growth Illustration designates the specific plan area as an Employment District, though it is not yet known what the hospital's future plans will be.
L199	Equity Climate Advisory Group	Need stronger language in the first paragraph from health challenges, to health disparities. Food apartheid should be mentioned again, as this more directly centers on the system perpetuating harm.	Public Health	5-12	This section provides an overview of current conditions for healthcare in the Region but does not go into depth, because the Regional Plan has limited influence this topic. The section directs to the Community Health Needs Assessment for more.

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ON1227	Sat Best	The recent very ugly failed effort by Northern Arizona Healthcare to move the hospital pointed out the lack of communication within our healthcare community and between NAH and the public. I sent a proposal to City and County staff to create a Healthcare Commission that would be organized by County Health to bring together all elements of the regional healthcare community and community representatives for scheduled and moderated discussions about optimizing healthcare. The County has jurisdiction but the City government should be actively involved, just as it with ADOT and USFS issues. Healthcare is one of our largest businesses and a vital community asset, and it requires much better coordination and communication.	Public Health	5-12	This suggestion is outside of the scope and authority of the Regional Plan.
ON870	Val	Any existing or new health facility should comply with the Carbon Neutrality Plan.	Public Health	5-12	The Carbon Neutrality Plan is not a specific plan, so it cannot be applied in this way.
ON630	Marilyn	It's odd to me that this section completely ignores the battle over where our hospital should be located. At a minimum the controversy should be mentioned as an issue of concern for the community. How to tackle the issues posed by this controversy could potentially be dealt with in the goals and policies. Encouraging better communication between the board of the hospital and the community would be a start.	Public Health Section	5-12	The NAH Specific Plan is still in place, and the Future Growth Illustration designates the specific plan area as an Employment District, though it is not yet known what the hospital's future plans will be. The suggestion on improving communication is outside of the scope of the Regional Plan.
ON505	Sara Sprague	Goes beyond the farm-to-table, there is waste associated with this, which is a huge GHG emitter. Should be included for the full cycle of the system.	"A "food system" is the cycle food follows as it moves from farm to table, and the people, land, and infrastructure involved"	5-13	"Waste management" is included in the next sentence.

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ON504	Sara Sprague	Suggest health disparities instead of challenges.	"Additionally, food availability and quality are not distributed equitably around the Region's communities, causing health challenges like hunger and obesity"	5-13	Edit made.
ON507	Sara Sprague	Could also include food apartheid with the disparities experienced	"Additionally, food availability and quality are not distributed equitably around the Region's communities, causing health challenges like hunger and obesity"	5-13	"Disparities" was included.
ON1047	Zenya Ledermann	Agreed!	"It encompasses a range of activities from growing, foraging, a....." Reply to ON567	5-13	Added "storing"--"processing" is already included. There is a Ch.5 action item on this.
ON567	Ben Ruddell	Don't forget about the food processing steps of the cycle. Cold storage, warehousing, stockpiling, processing, packaging, distribution, food safety. This is where most of the jobs and revenue are. We could bring a lot more of this to Flagstaff if we want more local food- unlike the growing, which is not promising here. These businesses need railroads, interstates, reliable and clean power and water, and a good workforce- all of which we have. But they also need light industrial zoning and incentives in this plan.	"It encompasses a range of activities from growing, foraging, and ranching; processing; transporting, and distributing; retailing and marketing; preparation and cooking; eating; waste management; safety; land and water stewardship; and environmental preservation"	5-13	Added "storing"--"processing" is already included. There is a Ch.5 action item on this.

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ON1050	Zenya Ledermann	<p>According to Feeding America, the food insecurity rate in Coconino county as of 2022 was 14.4% https://map.feedingamerica.org/county/2022/overall/arizona/county/coconino</p>	<p>"Not everyone in the Region has access to healthy, affordable food. Countywide, an estimated 12.3 percent of residents are food insecure. In a 2023 survey of County families, 56 percent stated they had concerns or had experienced challenges accessing nutritious food in the prior year." Reply to ON551 and ON511</p>	5-13	Updated to 13% based on the CHNA.
ON506	Sara Sprague	<p>climate change..</p>	<p>"The journey food takes through the food system is influenced by many factors including the Northern Arizona ecosystem, research, education, funding, policies, and the community's rich cultural traditions, and is interlinked with regional, state, national, and international food production and distribution networks"</p>	5-13	Edit made.

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L158	Equity Climate Advisory Group	We believe that there needs to be more actions towards a multifaceted level of engagement amongst the food system in our region(s). There are interconnected concerns when it comes to food access in our community. Oftentimes, there is a misconception that you need a lot of land to grow food. As a farmer for five seasons in Flagstaff, I can argue against this, as with less than two acres of land, we cultivate upwards of 700 pounds of food for our community per week. With this, we strongly encourage more support for our local food system, especially when it comes to land access and rezoning to support urban agriculture. Land needs to be allocated for the purpose of agriculture.	Food System and Food Security	5-13	Added that the environmental factors have kept the scale of agriculture in the Region small. The Ch.5 action item and revised policies DP.6 and HE.5 in Chapter 3 cover the rest of the comment.
L159	Equity Climate Advisory Group	We also strongly support actions towards subsidies for farmers in our area, and to distribute funds which elevate our food system through a commitment in infrastructure, which will bolster our capacity to grow and collaborate (e.g., food hubs).	Food System and Food Security	5-13	Subsidies are outside the scope of the Regional Plan.
L160	Equity Climate Advisory Group	We encourage the plan to be more comprehensive about the possibilities of growing food to eat and share in our region. Time and again, examples (both historically and contemporary) highlight the possibilities and positive impact of agriculture aligned with community needs, wants, and interests.	Food System and Food Security	5-13	There is a separate forthcoming Food Community Action Plan that will go into more detail.
L161	Equity Climate Advisory Group	Urban agriculture (inclusive of all models) is a way in which jobs can come into fruition, community can be fostered, and access to healthy, locally produced foods can be attained. The more access we have to spaces dedicated to growing food, the more resilient we will be.	Food System and Food Security	5-13	Agreed, covered by Ch.5 action item and policies DP.6 and HE.5.
L162	Equity Climate Advisory Group	There needs to be more room and focus on current and possible urban agriculture opportunities in this section. Such as high-tunnel innovations, school-gardens, the farmers, the Flagstaff community-supported agriculture (CSA) and demonstrate what is possible, such as food hubs, co-ops, and commercial kitchens. More emphasis on infrastructure support through financial means.	Food System and Food Security	5-13	That is supported by the analysis and the policies DP.6 and HE.5 in Chapter 3. There is limited room for more details in the Regional Plan.
L56	FCCC	Farmers and ranchers should be better recognized and language should include ways to equitably support and subsidize their efforts.	Food System and Food Security	5-13	The Food Community Action Plan and the County Comprehensive Plan will address this.
L58	FCCC	There should be mention of food deserts and food apartheid in Chapter 5. Many Northern Arizona communities are located within USDA-defined food deserts (from the Food Access Research Atlas). However, realistically, many of them should be better defined as food apartheid because they are the result of inequitable development and access. These should be included when discussing transportation and access related to food.	Food System and Food Security	5-13	The analysis of food deserts is not available in comprehensive way at this time. One of the issues is that the County is so geographically spread out that the data is difficult to calibrate. We discuss that there are food disparities and will work to identify them at the neighborhood level.

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L59	FCCC	FFFC has data on food insecurity and demographics that could inform the plan. We will be publishing our Food Equity Report soon and would be happy to discuss these statistics further. Additionally, the Food Action Plan being created by the City, Foodlink, and Pinnacle Prevention should have a reference within the Regional Plan.	Food System and Food Security	5-13	The Food Action Plan is referenced on p. 5-17. We are not further updating the data at this time because it is very similar to the existing data and would not lead to different conclusions or policies
ON1144	Sandra	The assumption here is that food will be grown on land that is unprotected from the weather, pests, etc. But the future of food in our region (and in other regions that will be hard hit by climate change) is growing food in controlled environments, aka greenhouses. Many of the challenges of food-growing--bad weather, poor soil, unpredictable water supply, pests--can be controlled for. Cities across the world are investing in municipally owned greenhouses for just these reasons. I recommend that this section be updated to reflect the increasingly popular model of controlled agriculture.	Food System and Food Security	5-13	Climate change was added in the sentence discussing influences on the food system. There is limited space to go into detail on the forms of agriculture, as the Regional Plan is a high-level document. This is better addressed in the forthcoming Community Food Action Plan.
ON566	Ben Ruddell	Flagstaff has one of the shortest growing seasons in the world- even shorter than Alaska, for example. And our soil is terrible and rainfall is unreliable. This is a uniquely bad place for agriculture, with the sole exception of ranching. And, we're a two hour drive from one of the best places in the world for agriculture, so competition is stiff. (and, is Phoenix area food not local enough? it's not 1000 miles away...) It's important to understand this perspective in order to make realistic food plans for Flagstaff.	Food System and Food Security	5-13	The environmental challenges for food production are listed in this section and in the list of findings from the CFSA. The City of Flagstaff is preparing a separate Community Food Action Plan that will address seasonality and barriers that are from the natural environment. The Regional Plan will only address food system issues related to land use.
ON753	Emily	I know we have no/little control over greening the transportation system that brings our food to Flagstaff, but the water required to grow food locally is also significant. Across all farm-intensive states (including Arizona) 70% of water use is devoted to agriculture. Currently, agricultural is only 1% of our industry- does increasing it substantially to achieve food security really a sustainable choice for this region? Perhaps if we could get everyone to eat the food that Indigenous people historically consumed here, but I don't see that happening unless literally forced to by horrific economic conditions.	Food System and Food Security	5-13	Information on water availability and use was added to this section. The Regional Plan policies on food systems (DP.6 and HE.5) do not require a self sustaining food region, only an expansion of what is available to improve the resiliency of the Region to climate change and food supply chain issues.

Comment ID	User name	Comment	Comment Location	Page	Response
ON1088	Nick Zachary	Growing here is challenging, I'll admit, but not far fetched. There are many small scale growers having plenty of success with a variety of crops in all types of micro-climates. See Forestdale Farms. While we may have a short growing season in terms of freezing temperatures, we more importantly have 10 hours of light in a day from roughly mid-January til December 1. With 10 hours or more of light in a day, plant growth is not significantly impacted. It takes a small investment in infrastructure to make growing crops year round possible. No, not tomatoes in January, but other cold-hearty crops that can still benefit a community when they're not grown in synthetically-boosted soil and trucked hundreds of miles to market.	Food System and Food Security, reply to ON566	5-13	No change suggested.
ON1087	Nick Zachary	<p>It is absolutely important to manage the amount of water we have access to. This is why the City has a great water reclamation program with capacity to create 10 million gallons per day. The City has also made significant investments in upgrading the treatment technology at these plants to provide high-quality (Class A+) reclaimed water.</p> <p>As per Ariz. Admin. Code § 18-11, reclaimed water can be used for the irrigation of food crops, orchards, sod farms, fiber, seed and forage crops as well as animal pasture. Many of these uses can even use lower grade Class B or C.</p> <p>The latest data I could find shows that 49% of the City's reclaimed water is used at golf courses, with 10% used by Snowbowl. And in the winter, most of the reclaimed water goes right into the Rio de Flag.</p> <p>We as a community should carefully assess where we choose to use our water. Why should we deny local food production initiatives on the grounds of sustainability when 59% of this viable reclaimed irrigation water is going toward fake recreational landscapes for second home owners?</p>	Food System and Food Security, reply to ON753	5-13	Added language about the State, County, and City level of available water used for agriculture. See WR policies in Ch.3 on expanding water reuse.
ON872	Val	An attempt to conserve, recycle, store rain water, should be included as required for any food system.	Food System and Food Security, reply to ON753	5-13	Water conservation is covered broadly in Chapter 9 and in the WR policies in Chapter 3. These would apply equally to food systems.
L207	Equity Climate Advisory Group	Mention subsidies for local farmers or supporting policies that make healthy, locally-produced food more affordable for consumers and food distributors	Food Systems and Food Security Section	5-13	Subsidies are outside the scope of the Regional Plan.
L200	Equity Climate Advisory Group	The photo of the person with the oven needs to be removed. Why would this be appropriate here? Perhaps including a photo of the urban agriculture, or farms in the area.	Photo on 5-13	5-13	This photo was updated.

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ON1045	Zenya Ledermann	I feel like there could be a more fitting photo to add here, one that better aligns with the headline of food systems and food security. Maybe an organization such as Flagstaff Family Food Center, Foodlink, Forestdale Farms, the Farmers Markets, or St Mary's.	Photo on 5-13	5-13	This photo was updated.
ON508	Sara Sprague	Why is this the photo being used? Why not of the vibrant community gardens in town, Colton Community Garden, of farmers in Doney Park and Flagstaff... show how it is possible to grow here.	Photo on 5-13	5-13	This photo was updated.
ON318	Michele James	Clarify that Northern Arizona in this example includes the northern FIVE counties. This is a huge exaggeration of the farms in the "Region." Include only data for the Region if possible. If not then include data from Coconino County.	"As of 2024, Northern Arizona was home to 11,670 farms and ranches, with 17,100,981 acres in production"	5-14	This statistic refers to the five counties in northern Arizona - clarification was added.
L202	Equity Climate Advisory Group	Details are missing from the data as it seems a little too generalized, which skews these findings of the agricultural landscape in northern Arizona. Need to be more specific about the five counties within this data	"As of 2024, Northern Arizona was home to 11,670 farms and ranches, with 17,100,981 acres in production..."	5-14	This sentence was revised to clarify that this data is general and is a measurement of five counties.
ON568	Ben Ruddell	Food affordability and income are directly linked, as they are with housing prices. Bringing higher-wage jobs into the community by incenting and planning for them is the best thing we can do to make food affordable. This needs to be a priority.	"Children, Hispanic, Black, and Native American populations in the County suffer from disproportionately high food insecurity rates compared to the rest of the state"	5-14	This is addressed by the revised HE and ED policies in Ch.3.
L203	Equity Climate Advisory Group	Fact-check the food insecurity % as they differ from the Community Food System Assessment and Equity Report from FFFC. In the CFSA, it is 13.3% in our region (northern AZ). Should include disparities experienced amongst children and different racial identities	"Countywide, an estimated 12.3 percent of residents are food insecure."	5-14	Updated to 13% based on the CHNA.

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ON509	Sara Sprague	...and adds opportunities for workforce development and careers.	"Despite these challenges, food production continues to be an important economic activity in the Region"	5-14	Edit made.
ON754	Emily	At 1% it is an important economic activity (combined with mining)?	"Despite these challenges, food production continues to be an important economic activity in the Region."	5-14	The 1% applies to "Agriculture/Mining" but food production includes economic activities captured in other categories.
ON510	Sara Sprague	Where did this information come from?	"European settlers brought pumpkin, bean, and potato farming to the landscape"	5-14	Added citation.
ON1048	Zenya Ledermann	Is this last sentence relevant? If so, it should be cited and also clarify that it was through colonization that these items were brought here, and thus the impact it had on native food systems and livelihoods	"European settlers brought pumpkin, bean, and potato farming to the landscape."	5-14	Added citation. Added that the plants introduced were non-native and consumed more water.
ON512	Sara Sprague	Include these percentages for easier comparison.	"Food insecurity Countywide is higher than the state average."	5-14	No change.
L201	Equity Climate Advisory Group	Where did the information come from on 5-14 about what Indigenous vs colonial settlers cultivated in the region? Would suggest including the research from which it was cited.	"For centuries, the Region's Indigenous Peoples maintained a local food system, practicing floodplain agriculture..."	5-14	Added citation.

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ON755	Emily	Way too vague, "in the past". Such as in the past when population was less than 7,000 people? "In the past" before transportation systems brought food to this region? "In the past" before creating a vast water infrastructure and people ate lots of beans and kale in this region?	"In the past, the food system was mostly self-sufficient..."	5-14	Clearer language was added.
ON511	Sara Sprague	Suggest checking with the Flagstaff Family Food Center as well, along with the Community Food Systems Assessment, as these numbers are a couple % lower than other findings suggest.	"Not everyone in the Region has access to healthy, affordable food. Countywide, an estimated 12.3 percent of residents are food insecure. In a 2023 survey of County families, 56 percent stated they had concerns or had experienced challenges accessing nutritious food in the prior year."	5-14	Updated to 13% based on the CHNA.
ON551	Sara Sprague	From the CFSA on page 19, it looks like it is 13.3%. It could be of use to include the % of children too (18.6%).	"Not everyone in the Region has access to healthy, affordable food. Countywide, an estimated 12.3 percent of residents are food insecure. In a 2023 survey of County families, 56 percent stated they had concerns or had experienced challenges accessing nutritious food in the prior year." Reply to ON511	5-14	Updated to 13% based on the CHNA. The CFSA statistic refers to all of northern Arizona.

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ON565	Ben Ruddell	Ranching, including but not limited to beef production, along with alcohol production, are the only food industries making a significant caloric impact on the region at present (to my knowledge, and ice cream cones or pet food notwithstanding). A key opportunity we are missing is to do more of the value-added meat processing here in Flagstaff, bringing that part of the value chain and local food supply back to the area. Local food, tax base, and jobs. Where does the plan envision locating those food facilities?	"This region represents 70 percent of all Arizona farms and ranches and 67 percent of Arizona's agricultural acreage"	5-14	The plan is not specific enough to envision an exact location. Industrial land allows manufacturing and processing. So this would correlate to the Employment District areas.
ON168	Zak	The city could support urban food forests by encouraging food producing trees be planted instead of invasive species like Calorie Pears. Additionally, the city should continue to support community gardens, even in floodplains instead of converting them to single family (affordable or otherwise). The city should also seek out partners for additional community gardens on the West side, like the Thompson properties along 66.	Food System and Food Security	5-14	Suggestions for specific species and locations for gardens is too detailed for the Regional Plan. There is a section on foodscaping following this section.
ON763	Emily	Fruit trees are notoriously difficult to bear fruit with any regularity in this region (apples fair the best). Most other fruit trees will only bear fruit every 7 years in this climate. And they require a lot of water for not much fruit being grown. More affordable housing on city land, you can always add garden plots to the landscape around the affordable housing and rainwater harvesting to offset the water impact.	Food System and Food Security, reply to ON168	5-14	The foodscaping information was updated to include that foodscaping can be a low-water addition to landscaping when designed with rainwater harvesting or stormwater management.
ON1053	Zenya Ledermann	There are many ways to collect rainwater or have dry farming practices that can produce edible landscapes with low water needs, this should be included in the regulations	Foodscaping call out box, reply to ON773	5-14	The foodscaping information was updated to include that foodscaping can be a low-water addition to landscaping when designed with rainwater harvesting or stormwater management.
ON938	Laura Huenneke	this phrase is confusing - only 30.7 percent of eligible individuals DO or DO NOT participate????	"...only 30.7 percent of eligible individuals in the County do not received SNAP benefits."	5-15	They are eligible but do not participate in the program. This language was clarified.

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ON321	Michele James	<p>Equity and access emphasis and data needed here. Needs to be addressed by municipal investment by the city in terms of support and land. Food co-ops should be supported by the City.</p> <p>Food Action Plan--in draft and released in April from Pinnacle Prevention. Add that collaboration and connection is need with that Plan. See https://www.azfsn.org/food-action-plan.html</p>	"Accessing land on which to farm near and within Flagstaff is challenging, with the cost of land being the most significant barrier. Other barriers include extreme weather, variable growing conditions, and the cost of and access to water"	5-15	That level of detail is most appropriate in the CFSA.
ON521	Sara Sprague	& development	"Accessing land on which to farm near and within Flagstaff is challenging, with the cost of land being the most significant barrier."	5-15	This comment is unclear.
ON520	Sara Sprague	Need to be more explicit in how through these findings, opportunities to strengthen the local food system will occur.	"CFSA findings identify ongoing challenges in the Region's food system in addition to opportunities to strengthen it"	5-15	The CFSA plan provides these details.
ON519	Sara Sprague	Food apartheid	"Communities living on Native American reservation land have very few stores to buy from and limited food options."	5-15	Disparities are discussed without using this term.
ON1070	Zenya Ledermann	agreed. High rates of food insecurity on the Navajo and Hopi Reservations are an example of this. This is also why we see high rates of food insecurity among Native Americans in Flagstaff	"Communities living on Native American reservation land have very few stores to buy from and limited food options." Reply to ON519	5-15	Disparities are discussed without using this term.

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ON513	Sara Sprague	Clarify that this is Coconino County.	"County residents participate in the Supplemental Nutrition Assistance Program (SNAP) at a higher rate than the Arizona state average"	5-15	No change.
ON524	Sara Sprague	Infrastructure & financial support for more industrial composting options and educational resources	"Food recovery programs exist, but their capacity should be increased to reduce food waste and food insecurity"	5-15	See the Ch. 11 action item on waste reduction. The specifics mentioned in this comment are outside the scope of the Regional Plan.
ON1107	Emily	On a national scale, food waste is 40%. Some of this is good intentions of consumers (i.e. I'm going to eat a salad but end up grabbing something quick and convenient.") but it's also grocery distribution. The psychology of a full produce/bakery aisle leads to stocking items they know they cannot sell. Partnership with groceries to donate their excess will help. Asking Family Food Center what the barriers are to this seems very important.	"Food recovery programs exist, but their capacity should be increased to reduce food waste and food insecurity."	5-15	FFFC was consulted and submitted comments on this chapter. The Regional Plan is focused on the land-use barriers, so the suggestion on partnering is outside of its scope.
ON1106	Emily	I don't think the barriers of cost of land, cost of soil amendments, cost of water, and scales of production limitations can make it significantly more affordable.	"However, community members have shared that they would buy more locally grown food if it was affordable."	5-15	This statement simply represents the results of a survey.

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ON518	Sara Sprague	Therefore there is a need for this growth....	"Local direct-to-consumer food sales in the Region grew by 60.8 percent between 2017-2022, strongly indicating a Regional demand for local foods. However, the small size of farms, lack of business development resources, and sales outlets makes it difficult for the agricultural economy in the Region to grow."	5-15	Yes.
ON1105	Emily	Our water rates are comparative expensive since a lot of our water is difficult and energy intensive to access.	"Other barriers include extreme weather, variable growing conditions, and the cost of and access to water."	5-15	Added language earlier in this section about the State, County, and City level of available water used for agriculture.
ON516	Sara Sprague	More definition for what this entails. From my understanding there is only one example of this and since then, any progress towards another opportunity has been challenging. How can this program be more accessible for people passionate about this work?	"The City also offers rebates, funding, and programs to support food systems projects."	5-15	Program offerings are described for information purposes only. See the City's website for more.
ON517	Sara Sprague	Urban agriculture needs to be a priority and have it's own blue bubble.	"The City and County participate in efforts to strengthen the Region's food system by encouraging local food production and decreasing food insecurity"	5-15	"Urban Agriculture" was added to the "Community Gardens" section.

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ON319	Michele James	<p>There are growers who dispute this claim. Perhaps include the word "strive" as in "The City and County strive to strengthen and lessen barriers to..."</p> <p>This paragraph should state that urban farm are supported as well as the removal zoning barriers. Include a definition of Urban Farm along with Community Gardens as they different.</p> <p>Add food education. Prioritize in areas of food deserts. Also mention cultural traditions and building community resiliency.</p> <p>Municipal food production category needed. Define. Food is a public utility and city could produce food.</p>	"The City and County participate in efforts to strengthen the Region's food system by encouraging local food production and decreasing food insecurity. Engaging with local food production provides numerous benefits to community health, the environment, and the economy."	5-15	<p>Added "strive." "Urban Agriculture" was added to the "Community Gardens" section. The Ch.5 action item addresses the removal of zoning barriers. In the county, agriculture is a permitted use in all county zoning districts. DP.6 and HE.5 speak to supporting food production. "Traditional food practices" was added to DP.6. Food education is outside the scope of the Regional Plan. Food systems are mentioned in connection to resilience in multiple chapters in the plan (Ch.1, Ch.3, Ch.5 and Ch.8).</p>
ON515	Sara Sprague	<p>In which ways is the city doing so? When we think about the priority areas, there is not much emphasis on supporting these efforts towards encouraging local food production and the local food system, along with decreasing food insecurity. More is placed on housing development. Consider elevating this in the priority areas and changing zoning that supports a thriving agricultural landscape.</p>	"The City and County participate in efforts to strengthen the Region's food system by encouraging local food production and decreasing food insecurity. Engaging with local food production provides numerous benefits to community health, the environment, and the economy."	5-15	<p>The City has several programs and a CFSA that is described in the chapter. There are efforts to expand these programs including a dedicated position.</p>

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L205	Equity Climate Advisory Group	How does the city and county collaborate to strengthen the local food system? I would argue that there are limited examples of this, and instead the priority areas suggest more support for urban sprawl than agricultural initiatives to thrive and succeed.	"The City and County participate in efforts to strengthen the Region's food system by encouraging local food production and decreasing food insecurity."	5-15	Yes. The examples are limited currently but could be expanded upon in the future. The City has only had a food systems program for a few years. Agriculture is a permitted use in all County zoning districts.
ON320	Michele James	What is the Flagstaff Urban Farm Initiative?? Is it the "incubator?" The city also needs to offer municipal investment.	"The City operates and is expanding the community gardens program and has developed the Flagstaff Urban Farm Initiative to establish new urban agriculture ventures on City-owned land."	5-15	Investment is outside of the scope of the Regional Plan. Yes, it is the incubator. More information on the Flagstaff Urban Farm Initiative is available on the City's website.
ON522	Sara Sprague	Include "infrastructure"	"There is a strong need to implement community food hubs to provide resources and communal spaces for producing, processing, cooking, and equitably distributing food throughout the Region"	5-15	Infrastructure is covered by "resources."
ON322	Michele James	Community food hubs are not mentioned in an action item! This needs to be added!	"There is a strong need to implement community food hubs to provide resources and communal spaces for producing, processing, cooking, and equitably distributing food throughout the Region."	5-15	This is covered by the Ch.5 action item on supporting local food production, manufacturing, storage, and distribution. The Community Food Action Plan mentioned on p. 5-17 is the appropriate document to address strategies based on the findings of the CFSA.

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ON1062	Zenya Ledermann	Which is a good reason why hunger relief and food security efforts should be a higher priority throughout the plan	Community Food Systems Assessment paragraph	5-15	It does not rise to that level based on public feedback and concerns about water availability as a natural resource. The priority "a healthy economy" covers hunger relief and food security.
ON1064	Zenya Ledermann	There should be mention of food deserts and food apartheid. Many northern Arizona communities are located within FARA Defined Food Deserts. However, realistically, many of them should be better defined as food apartheid because they are the result of inequitable development and access. These should be included when discussing transportation and access related to food	Community Food Systems Assessment paragraph	5-15	Disparities are discussed without using those terms.
ON1066	Zenya Ledermann	rezoning to promote urban farms rather than community gardens	Community Food Systems Assessment paragraph	5-15	Covered by policies DP.6 and HE.5 and the Ch.5 action item on supporting local food production. "Urban Agriculture" was added to the section on "Community Gardens."
ON1071	Zenya Ledermann	Include action items?	Community Food Systems Assessment paragraph	5-15	There is a Ch.5 action item on supporting local food production. Other action items are identified in the comprehensive Plan and the City's CFSA and forthcoming Community Food Action Plan.
L206	Equity Climate Advisory Group	There are barriers to entry for the community garden programs, such as the cost associated with them, transportation concerns, or resources for folks who are new to the scene, yet interested. Community gardens are great, yet how can the food system be more inclusive and equitable... such as implementing and funding school-gardens, food hubs, urban agriculture..	Community Gardens call out box	5-15	All of those fall within the policies in Chapter 3 (DP.6 and HE.5) but the programmatic side is outside the scope of the plan. "Urban Agriculture" was added to the section on "Community Gardens."

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L57	FCCC	Community gardens are important; however, they are not a fix-all solution. Other methods of food production and distribution, including urban agriculture, community farms, food forests, and edible landscapes, should be a focus and priority within the plan.	Community Gardens call out box	5-15	They are listed as an example of a small scale solution and not as an exclusive option. "Urban Agriculture" was added to this section. Other commenters requested a focus on community gardens.
ON1147	Sandra	Urban agriculture should be interwoven into the fabric of the urban environment. That means that as we densify, we also increase access to and number of urban gardens. The two goals are complementary, making for livelier, more vital neighborhoods.	Community gardens call out box	5-15	"Urban Agriculture" was added to the "Community Gardens" section.
ON169	Ira Allen	This is an excellent program and should be expanded--and internetworked with existing and new CSA programs--as extensively and quickly as possible. We are looking at significant breadbasket failures in the near future. The more diversified and resilient our local and semi-local (readily horse-traveable) food systems, the less those larger food system failures (and knock-on impacts through supply chains) will compound local liquidity crises driven by the high cost of housing.	Community Gardens call out box	5-15	No change suggested.
ON818	Emily	I would love some statistics on the success of our current community gardens. Is there a waitlist, are they filled quickly, how many people apply for the scholarship rate, how many repeat plots are leased (vs. people who try it for a year and not renew). This would really help to better understand where we currently are with community gardens and if we need more. The other sections have much more data to understand the necessity	Community gardens call out box	5-15	This is included in the Annual Food Systems Report on the City website.
ON819	Emily	Affordable housing on City-owned land is a greater need. Add some cisterns for rainwater collection and garden plots for the residents to also create more food resiliency. This is a much better use of City-owned land. This section has lovely intentions but it's really just going to further NIMBYism and make everyone feel okay about it because the City is adding a garden to City land (and nearby neighbors do not want to live near "poor people"). Please do not put this in the regional plan without more caveats or every Karen and Kyle is going to reference this section when fighting more affordable housing in their neighborhood.	Community gardens call out box	5-15	There is room for many uses and community gardens can be a temporary use on a parcel designated for future affordable housing such as the one at O'Leary and Lone Tree.
ON1060	Zenya Ledermann	Data regarding community gardens is included in the Community Food Systems Assessment. They are heavily utilized, although maybe not only for food production, but also for community building and gathering areas, green spaces, pollinator habitats, and food/outdoor education	Community gardens call out box, reply to ON818	5-15	No change suggested.

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ON1069	Zenya Ledermann	I agree with your concern and think this section could be rephrased to not allow for NIMBY types of responses. However, I think the current section is necessary	Community gardens call out box, reply to ON819	5-15	There is room for many uses and community gardens can be a temporary use on a parcel designated for future affordable housing such as the one at O'Leary and Lone Tree.
ON523	Sara Sprague	How can farmers be subsidized more equitably?	Food System and Food Security	5-15	This is outside the scope of the Regional Plan.
ON570	Ben Ruddell	If an urban farm can solve the economics of growing in Flagstaff, we shouldn't make zoning a problem for them. In particular, indoor vertical farming is an up and coming approach to high value agriculture and we should be encouraging it in our planning. It's light industrial zoning, and it doesn't need rail access.	Food System and Food Security	5-15	Yes, the Ch.5 action item focuses on updating Zoning and other codes as this is within the scope of the Regional Plan.
L204	Equity Climate Advisory Group	The mention of "foodscaping" seems a bit odd, especially in realms of equity, as this is mentioned as a "low barrier to entry," yet requires possible transportation to get to the place, education on what it is, the time to forage, the tools to cook, etc. How is this addressing food insecurity and people who are hungry now? Why is the burden being placed on the individual when there is a system at play? What is included if they are not native plants?	Foodscaping call out box	5-15	The purpose of this section is to simply describe that we have landscaping requirements in the zoning code that create regulatory barriers to growing food in next to your restaurant, for example.
ON514	Sara Sprague	Does not seem like a "low barrier to entry" as the nexus of equity in terms of transportation, time, tools, knowledge, language differences, etc., does not seem to be considered here. How is this getting to the root cause of food insecurity?	Foodscaping call out box	5-15	It is focused on allow food generating businesses to be established. Communities that have removed barriers to agriculture may see an increase in access to fresh food that is more carbon neutral due to lower transportation costs.
ON569	Ben Ruddell	Foodscaping hasn't been successfully implemented at scale in any city I know of. It's an attractive concept, but is it practical? Let's not commit public resources in this direction without a better plan.	Foodscaping call out box	5-15	It is not a concept of scale but it is a concept that is not currently permissible that could be permitted. It could benefit some businesses.

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ON571	Ben Ruddell	It's important to understand that commercially growing or processing more food in Flagstaff will NOT help food affordability here (not much). That local food gets sold at market prices, just like the food that comes from Illinois or Brazil- and is often more expensive, not less.	Foodscaping call out box	5-15	The strategy on food insecurity is to provide a greater variety of options and not a single program or platform. The section also discusses organizations that provide hunger relief, lack of grocery stores, and food recovery programs.
ON572	Ben Ruddell	If the city exempts greenhouses from HOA and other restrictions it could possibly encourage more residential agriculture- a helpful type of foodscape.	Foodscaping call out box	5-15	The Regional Plan does not have authority over HOAs, but can address City/County codes. See Ch.5 action item.
ON773	Emily	Current landscaping regulations and plant lists include plants that are low-water/drought tolerant, because we live in an arid environment. We are not as a society used to eating drought-tolerant edible food.	Foodscaping call out box	5-15	There are other regulations that prevent using irrigation on commercial properties but some of these regulations get translated into CC&Rs and then limit front yard gardening for families and households
ON1057	Zenya Ledermann	I would argue to use the term "hunger relief" rather than "food insecurity." Foodscaping is not something big enough to make an impact on food insecurity, which is a deep rooted issue	Foodscaping call out box (but placed on Map 3-7 on 3-15)	5-15	The strategy on food insecurity is to provide a greater variety of options and not really on a single program or platform.
ON772	Emily	I'm confused by the phrase low barrier to entry as well. It takes a lot of effort to grow edible food. Our water is also expensive and tiered for consumption.	Foodscaping call out box, reply to ON514	5-15	It is lower than having to buy separate land for agricultural purposes
ON769	Emily	Where would this public edible landscape exist? How would it be maintained and by who? Just a few paragraphs ago, this listed how difficult growing food is here for a variety of reasons. For people who are food insecure, I would think if provided the option of living in affordable housing, or to have access to a community garden plot where they can work really hard to reduce their food bill, most people are going to choose affordable housing (which will increase their food security via more money for food). And of course, both can be done together. I just don't want another valuable plot of City land for strictly a community garden when housing insecurity is so much more pressing for more people. Do we think that people who work multiple jobs to pay for housing want to garden after a long day?	Foodscaping call out box, reply to ON569	5-15	It already exists. There are people who urban forage or create collective opportunities for apple picking throughout the community. This is not about City land but allowing things that are currently restricted on private land.

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ON1091	Nick Zachary	In other parts of AZ, SNAP users can get \$2 for every \$1 when they spend their funds on local produce. Michigan has created a very successful Hoophouses for Health Program in which local growers receive "loans" to install hoophouses (extending their growing season and increasing yields). Their "loans" are "repaid" by accepting food assistance credits as payment for produce. This is a win-win for growers to get over the hump of infrastructure costs and for the food insecure to have affordable access to healthy, low emission foods.	Foodscaping call out box, reply to ON571	5-15	No change suggested.
ON1089	Nick Zachary	And know that there are many types of season extension structures out there that can help folks grow in their back yard. These don't have to be large, elaborate eye sores. There are low-impact, removable, durable options that can achieve the same end.	Foodscaping call out box, reply to ON572	5-15	No change suggested.
ON1090	Nick Zachary	You're correct that community gardens are not an appealing opportunity for the unhoused and food insecure. Community garden plots bear no responsibility for a lack of yield, and the spoils are enjoyed by the few who volunteer. However, there is value in city-managed agriculture on specific plots of land. The same volunteers would be managed by a capable farm manager selected by the City, and the same land and volunteers could actually produce a noticeable amount of healthy food for those in need. Some produce could even be sold at markets to offset operational costs. See Colton Gardens and Townsite Urban Farm's management styles for stories of successful volunteership and yields	Foodscaping call out box, reply to ON769 and ON569	5-15	No change suggested.
ON634	Marilyn	Yes!	"Acquire new properties and rehabilitate existing properties for affordable housing projects, when financially feasible (City only)"	5-16	This guideline was removed as it was covered by a similar Ch.5 action item.
ON1152	Sandra	City-owned property development is the only way (under current state restrictions) to really make a dent in the need for affordable housing. I would like to see this implementation strategy become central to the city's effort to address affordability. Please consider making this a Regional Plan GOAL.	"Acquire new properties and rehabilitate existing properties for affordable housing projects, when financially feasible (City only)"	5-16	This guideline was removed as it was covered by a similar Ch.5 action item.
CM83	Commission on Inclusion & Adaptive Living	"Implementing staff should....affordable and <u>accessible</u> ..."	"Encourage dispersal of affordable housing units	5-16	This guideline became Policy NE.2 and was revised. Accessibility is addressed in Goal NE.

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ON1161	Sandra	This strikes me as a goal to achieve in all urban and suburban building blocks. Why not state it in those descriptions as well?	"Establish resilient neighborhood networks ...	5-16	This guideline became a Ch.5 action item. It is not limited by the description and can apply to all neighborhoods.
ON1154	Sandra	I do not think a subsidy program is a wise strategy since it only encourages private developers and landlords to increase rent on their properties, knowing that the city will provide assistance to lessen the rent burden on individuals. City money then goes right into the hands of landlords and developers when it should be going to the development of city-owned property that is affordable in perpetuity.	"Expand housing subsidy options that are available to low-to-moderate-income households"	5-16	This guideline became a Ch.5 action item. Refer to the 10-Year Housing Plan for further discussion of the need for subsidies.
ON631	Marilyn	This seems overly broad to me. What about health and safety codes? Does this mean we should allow developers to build as cheaply as possible with no requirements as the city currently has for things such as landscaping, tree protection, aesthetic considerations, building heights etc.? We need to be thoughtful and careful about what we change in our code. We shouldn't encourage a wholesale elimination of our rules. I understand the intent but this needs to be worded better.	"Identify, evaluate, and remove from the City and County codes barriers and restrictions to creating missing middle and multifamily housing."	5-16	This guideline was removed as it is covered by a Ch.5 action item. Health and safety codes won't be sacrificed for cost but there are many Flagstaff-specific restrictions highlighted in the LASS CAP that need to be reevaluated.
ON632	Marilyn	If we eliminate the barriers to density and the parking requirements where will these incentives come from? This is currently the major way we get affordable housing in development projects.	"Incentivize the creation of affordable units in new development projects and neighborhood infill throughout the Region"	5-16	This guideline was removed.
ON1159	Sandra	What does "incentivize" mean here? Who is being incentivized? The importance of attaining and developing city-owned housing is essential to addressing the housing crisis. I would like to see this point about "incentivizing" expanded. Why not state that we should bond for funding to develop municipal housing options? Why not bond for the purchase of State Lands that could then be developed by the City for the City's affordable housing needs?	"Incentivize the development of ownership and rental units that are priced below market rate and provide for long-term affordability using permanently affordable housing models and public/private partnerships"	5-16	This guideline became Policy HA.5. It is a higher priority for the City to develop the many parcels we have already acquired for affordable housing that are not yet developed. The 10-Year Housing Plan did not include acquisition for this reason. The policies as written could support acquisition if that changes in the future.

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ON1155	Sandra	Yes! Also consider developing those properties as land trust units (allowing people to establish some home equity), in addition to rental units.	"Preserve or repurpose existing and available buildings and spaces as rental opportunities for residents (City only)"	5-16	This guideline was removed, as it is covered by new Policy HA.4.
ON633	Marilyn	I did not see this discussed above. What are those barriers and what structures is this implying need to be adapted for housing?	"Remove from codes and plans barriers to adaptive reuse of buildings for housing."	5-16	This guideline was removed. Adaptive reuse is discussed in PROS.3 in Ch.3, the Urban Center and Neighborhood guidelines in Ch.4, and a Ch.5 action item.
CM82	Commission on Inclusion & Adaptive Living	"Implementing staff should...ADD:>>Encourage and enable the development of accessible housing units..."	Goal HA - Implementation Guideline	5-16	The implementation guideline category was deleted. "Accessible was added to Goal HA.
ON170	Ira Allen	As long as you refuse to get real about finding ways around the legislature's pre-emption of home rule on housing, we'll have thousands of million-dollar homes sitting empty while actual residents decide between rent and medicine for their kids. No two ways about it.	Goal HA Implementation Guidelines	5-16	Policy DP.3 was added on keeping plans up to date on legislative changes such as inclusive housing and short-term rentals and there is a Ch.5 action item on lobbying for this change.
ON573	Ben Ruddell	I don't agree with the term "should". These are "could" items. Be much more careful with "should", which implies policy. Most of these items are nice to have, but are dubious or controversial priorities for scarce public resources and staff and arguably do not belong in a regional plan at all. Overstatements will undercut a plan's credibility and support. Also, where's the list of "shouldn't-s"?	Goal HA Implementation Guidelines	5-16	The implementation guideline category was deleted.
ON574	Ben Ruddell	Many of these items are impractical for a poorly funded small city's government to achieve- indeed for anyone in government to achieve- and should not be prioritized or planned on. Where is the limit to the scope of this implementation, or does this plan aspire to solve all problems for all people? How can we achieve anything without focus? Cut it way back.	Goal HA Implementation Guidelines	5-16	The implementation guideline category was deleted.
ON702	Kim	City should engage in a voluntary buy-out program. Buy housing on the market, paid off in 30 years, run the program at 0 profit; keep that housing off the speculative market. There are models for this!	Goal HA Implementation guidelines	5-16	The implementation guideline category was deleted. There is an action item about acquiring property for affordable housing projects.

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ON1166	Sandra	Unless such partnerships ensure that the needs of the city are addressed in perpetuity, I believe that our public monies should go toward municipally-owned projects.	"Consider public/private partnerships as a means of sharing costs and supporting affordable and attainable housing construction."	5-17	This guideline was removed as it is covered by Policy CD.1.
ON525	Sara Sprague	Subsidies for healthy, locally produced foods	"Coordinate incentives and benefit programs to address cost of living (housing and transportation) and labor retention challenges to support business attraction, retention, and expansion"	5-17	This guideline was removed. Subsidy provision for food is outside of the scope of the Regional Plan.
ON325	Michele James	Emphasize disenfranchised communities including seniors and Native Americans.	"Develop and support policies, systems, and environmental changes that increase access to affordable, healthy foods for the most at-risk populations in the City and County, with an emphasis on school-age children."	5-17	This guideline was removed as it is covered by DP.6.

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ON1076	Zenya Ledermann	agreed!	"Develop and support policies, systems, and environmental changes that increase access to affordable, healthy foods for the most at-risk populations in the City and County, with an emphasis on school-age children." Reply to ON325	5-17	Note that this guideline was removed as it is covered by DP.6.
ON1108	Emily	Community gardens should be in tandem with affordable housing and robust rainwater collection. Empty city lots should not be strictly for community gardens that can only rely on municipal water supply. This section will be pointed out by NIMBY advocates trying to defeat affordable housing in their neighborhood.	"Establish community gardens and urban farms in neighborhood throughout the Region, particularly where food insecurity is prevalent."	5-17	This guideline was removed. It is covered by DP.6, HE.5, and the Ch.5 action item on food production.
L208	Equity Climate Advisory Group	Bullet-point seven should include language about funding to support expansion of community gardens and urban agriculture, along with rezoning to support this.	"Establish community gardens and urban farms in neighborhoods throughout the Region, particularly where food insecurity is present."	5-17	This guideline was removed. It is covered by DP.6, HE.5, and the Ch.5 action item on food production.
ON324	Michele James	Explore funding opportunities to expand infrastructure for agricultural enterprises including municipal greenhouses and cooperatives as well.	"Establish community gardens and urban farms in neighborhoods throughout the Region, particularly where food insecurity is prevalent"	5-17	This guideline was removed. It is covered by DP.6, HE.5, and the Ch.5 action item on food production.

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ON527	Sara Sprague	Include funding for urban agriculture development towards high-tunnels, food hubs, workforce development...	"Establish community gardens and urban farms in neighborhoods throughout the Region, particularly where food insecurity is prevalent"	5-17	This guideline was removed. It is covered by DP.6, HE.5, and the Ch.5 action item on food production.
ON327	Michele James	Define "agricultural tourism."	"Explore opportunities to expand agricultural tourism...."	5-17	This guideline was removed. It is covered by DP.6, HE.5, and the Ch.5 action item on food production.
L209	Equity Climate Advisory Group	What does "agricultural tourism" mean in bullet-point ten and how can it be utilized to uplift farmers. Suggest more implementation of supporting local growers?	"Explore opportunities to expand agricultural tourism..."	5-17	This guideline was removed. It is covered by DP.6, HE.5, and the Ch.5 action item on food production.
ON636	Marilyn	What does this mean? Who is sharing in these costs?	"Implement methods for cost recovery and cost sharing across all infrastructure systems to ensure an equitable distribution of costs and benefits across housing developments."	5-17	This guideline was removed as it is covered by a Ch.11 action item.
ON1163	Sandra	This is pure nonsense. We do not need housing stock "at all levels" and should not be incentivizing luxury housing, gated community housing projects, golf-course developments, etc.	"Make incentives available to support the creation of housing at a variety of income levels, resulting in both rental and ownership opportunities."	5-17	This guideline was removed as it is covered by HA.5.