

Flagstaff Regional Plan 2045

Planning and Zoning Commission

HOLDING SPACE

NO.	MAP/PAGE #	CHANGE DESCRIPTION	Recommended by	Add to Conditions	DECISION DATE	Staff Comments
1	2-8	Add a category #7 to Administrative Changes that states, "Changes to the Future Growth Illustration that match plan amendments and specific plans to the Flagstaff Regional Plan 2030 with effective dates after the adoption of the Flagstaff Regional Plan 2045 currently scheduled for October 9, 2025."	Sara Dechter	Yes	09/10/25	Recommended after a conversation with F3 where we discussed what kind of applications might be submitted between adoption and ratification.
2	Policy Map 4-9	Add a gateway designation for Fourth St and Route 66	F3	Yes	09/10/25	Support.
3	4-14	Under "All Categories," revise first guideline to "...areas already served by existing and planned infrastructure and public facilities."	F3 with edit from Commission	Yes	09/10/25	Staff recommended changing future in the comment letter to planned. F3 felt this was acceptable.
4	Future Growth Illustration	Expand the Urban Center along both sides of Milton Rd southward to W Forest Meadows St, bounded to the west/south by W Forest Meadows and including the Suburban Center parcels east of Milton Ave.	F3	Yes	09/10/25	Staff has some concern that breaking up this block to create an urban grid may take a decade or two. Other infrastructure could support urban environment over time per the HOH readiness study.
5	2-7	Revise Category 3 to "Urban Growth Boundary: Expanding the UGB to provide water and sewer services."	F3			Hold for 9/24 - The phrase proposed for deletion is intended to cover areas where wells may be failing or existing residents may be hauling.
6	4-14	Under "Public Facilities and Infrastructure," revise first guideline to make clear that it applies to any proposal that requires a development application, whether it's for new development or for an existing development/home requiring drinking water and sewer, and that they must be located within the UGB.	F3			Hold for 9/24 - the Regional Plan can only apply to certain kinds of decisions. It can be considered when the Water Services policies are updated.
7	4-14	Under "All Categories," revise first guideline to "...areas already served by existing infrastructure and public facilities while minimizing and mitigating displacement."	F3			Hold for 9/24. To be address by Housing staff at the hearing - The City has limited ability to control this on private property and it is hard to determine what is sufficient to support temporary or permanent relocation.
8	5-18	Revise 2nd high priority action item to "...to support infill development in existing neighborhoods while minimizing and mitigating displacement."	F3			Hold for 9/24. To be address by Housing staff at the hearing - The City has limited ability to control this on private property and it is hard to determine what is sufficient to support temporary or permanent relocation.
9	4-14	Under "All Categories," revise 3rd guideline to "Limit public and private green spaces that require irrigation and provide reclaimed water only for ecosystem and public recreational beneficial use."	F3			Hold for 9/24. To be discussed by Water Services staff at the hearing.
10	4-16	Add new guideline under "Design and Other Considerations": Activation of street fronts is desired. Blank or inactive walls are discouraged."	F3			Inconclusive, three neutral, three positive feelings.
11	Policy Map 4-5	Add clarity to trail alignments for properties over 400 acres.	F3			No staff recommendation - duplicated Mary Norton's comment
12	Policy Map 4-5, 4-6, 4-7	Ensure that future trail connections at Cedar/Lockett, north of FMC, and any others identified in the ATMP and other appropriate city maps are added to maps in the Regional Plan	F3			Staff clarified that the request is to add single track and neighborhood connector routes from the ATMP to the plan.

13	3-9	Revise final sentence in "Best Practices for Creating a Sense of Place" to "... used in conjunction with Guidelines for All Land Use Categories [link to 4-14]."	F3			Not necessary
14	3-9	Revise 2nd best practice to: Creating a mixed use pedestrian-oriented design at street level and creating vibrant and active civic spaces for residents, neighbors, and visitors.	F3			No staff recommendation
15	3-9	Revise 3rd best practice to "Repeating the patterns of streets, alleys, buildings, lot sizes, and civic spaces from within nearby historic districts..."	F3			This suggests adding lot sizes - To be discussed at the hearing.
16	3-9	Add new best practice: Creating walkable density within close proximity to open space.	F3			Walkable density is not a term used in the plan. Need further clarification.
17	3-9	Add new best practice: Creating fine-grained visual diversity that reduces sameness such as variation in color, style, and/or architecture.	F3			Staff is unclear what this means. There are architectural standards in the Zoning Code on how to determine and locate materials and the articulation of buildings.
18	3-9	Add new best practice: Ensuring transit access, connectivity with adjacent neighborhoods, and a comfortable pedestrian environment that provides shade and shade trees.	F3			The first two parts of transit access and connectivity are covered elsewhere in policies and guidelines. <i>Staff Proposed alternative: Provide for shade structures and trees in walkable areas with consideration for solar exposure in the winter. Shade in Flagstaff equals icy sidewalk conditions.</i>
19	3-9	Add new best practice: Providing mixed use with a concentration of missing middle housing types and commercial.	F3			Covered in other policies and guidelines
20	3-9	Add new best practice: Providing a variety of differently-sized public and private social spaces such as "public squares" where people can congregate, socialize, rest, people-watch, and enjoy life.	F3			This would be difficult to require for a small infill parcel.
21	3-1	Under "Core Priorities," revise second sentence to "...make up the declared objectives that define..."	OS Commission			No staff recommendations.
22	3-1	Under "Core Priorities," add new sentence after the first two: In applying the core priorities, the City will co-optimize housing and climate outcomes with open space, trails, and community integration to deliver equitable, health-forward, balanced neighborhoods.	OS Commission			That is the intent as written.
23	3-1	Under "Core Priorities," revise final sentence to "...should address their conformance with the core and complementary priorities."	OS Commission			This suggestion could just be deleted as it is covered in Chapter 2
24	3-7	Revise MT.5 to "Prioritize the accessibility, connectivity, and use of pedestrian..."	OS Commission			The verb "Prioritize" is a vaguer and less useful verb in this context because someone could argue that they are prioritizing connectivity while also reducing what is planned. Increase is a stronger verb for this policy.
25	3-9	Add new DP.8: Design and align the Flagstaff Urban Trail System (FUTS) within new developments to create a natural experience that interconnects neighborhoods and increases safe, low-carbon consumption access to community infrastructure.	OS Commission			Repeat of Comment 32 in a different location. The wording of this policy is inconsistent with the full breadth of FUTS contexts and uses terms that are unclear and not defined in the plan. There are locations where the FUTS is not in a natural setting such as along Route 66. A similar type of FUTS is expected along JW Powell. DP is also not the correct goal to attach this idea to. <i>Staff Proposed alternative: Policy TS.7: Design trail systems to provide safe and comfortable connections between trails that emphasize the natural setting and Landscapes and those that provide comfortable low carbon transportation within Neighborhoods, Districts and Centers.</i>
26	3-10	Revise PROS.1: Provide parks and complementary open spaces within a 10-minute walk of all residents, prioritizing underserved...	OS Commission			No staff recommendation
27	Policy Map 3-1	Add a callout or asterisk on Map 3-1: "Parks and Open Space needs are not limited to areas addressed on the map."	OS Commission			<i>Proposed Alternative: Map 3-1 only identifies needs for large scale parks and open spaces. Needs at a smaller geographic scale are identified in the appropriate Master Plan.</i>

28	3-12	Revise PROS.4: ...through interagency coordination (For example: U.S. Forest Service, State Land Department, National Park Service, Coconino County) and local trail partnerships.	OS Commission			Do not recommend adoption of this recommendation. Such lists were struck throughout the policies because they can be seen as limiting rather than illustrative in a development review context.
29	3-14	Revise OS.2: Focus the purchase, dedication, and management... natural resources, while integrating an open-space network that supports compact housing, climate action, and the 10-minute Walking Access Standard.	OS Commission			To be discussed at public hearing
30	Future Growth Illustration	Change parcel APN 106-10-003 from Suburban Center to Suburban Neighborhood.	OS Commission			Not supported by staff, there is no land use basis to make this change.
31	4-34	Under "Building Blocks: Active Transportation Plans," add final sentence: Trail design and alignment should integrate natural experiences that interconnect neighborhoods and increases safe, low-carbon access to community infrastructure.	OS Commission			Some Trails are not in natural areas and we would not want to miss trail connections in tighter infill locations. <i>Staff Recommended edit: Add "where appropriate" after experiences.</i>
32	Policy Map 4-5	Remove the "over 400 acres" distinction and combine into one category for "planned trails on private land with no property rights."	OS Commission			No staff recommendation - duplicated Mary Norton's comment
33	Policy Map 4-5 and 4-6	Revise second sentence of the disclaimer on each map to "...Future trail lines are conceptual and will be aligned through developments to meet system connectivity, enhance user experience, maintain natural corridors, and support neighborhood livability."	OS Commission			1. This list of the criteria for successful realignment is not exhaustive. 2. Staff would rather see a third sentences added to the disclaimer than the sentence revised because "system connectivity" is not specific enough. 3. The needs of the property for development and proportionality have to be considered as well.
34	Policy Map 4-5 or new policy map	Add existing and planned access points and trailheads from the previous Regional Plan Map 26E to Policy Map 4-5 or include an additional map with these access points and trailheads.	OS Commission			Staff recommends not adding existing points for readability at this map scale. Existing access points have permanent property rights already and infrastructure supporting them.
35	Policy Map 4-6	Revise the map to include trail easements across Fimbrez and Flag Mesa HOA.	OS Commission			Similar to F3 comment #12
36	Policy Map 4-7	Add disclaimer on the map that future arterial and collector roads will be incorporated into the bikeway network as they are planned as part of future development.	OS Commission			Staff Proposed Alternative: <i>Future streets not depicted on Maps 4-3 and 4-7 will be assigned a bikeway hierarchy classification administratively by the City Engineering Department.</i>
37	8-3	Add new sentence after the first sentence on the page: Future open spaces and parks should be placed through developments to meet system connectivity, be accessible for residents, maintain natural corridors, and support neighborhood livability. [Paragraph	OS Commission			"should" is not an appropriate verb in Chapter 8 as it is not a location for guidelines.
38	8-4	Revise first high priority action item to "Leverage available funding to negotiate for the purchase/dedication of greenfield lands for parks, open space, and trails in the John Wesley Powell Boulevard (JWP) extension area and other priority areas, to secure integrated alignments and sites." Update to "Short term."	OS Commission			That is the intent as written. Agree to update to short term.
39	8-4	Revise 2nd high priority action item to "Pursue a County and/or City bond or financing mechanisms for regional park, recreation, open space initiatives, including operations and maintenance."	OS Commission			No staff recommendation
40	8-4	Add regular action item: Develop a comprehensive tree inventory that adds native tree species, highlighting the Ponderosa pine stands, as a significant natural resource to the mapped resources section in Chapter 7, p. 7-8.	OS Commission			No staff recommendation
41	8-4	Add regular action item: Partner - Develop incentives, density bonuses, and expedited reviews, and partnerships to encourage developers to incorporate the 10-minute Walking Access Standard, FUTS connectivity targets, designate meaningful trail alignments, or designate neighborhood complementary open space or pocket parks in projects.	OS Commission			Staff does not recommend creating zoning code incentives for open space as they may compete with existing incentives for sustainability and housing.

42	8-4	Add regular action item: Plan - Conduct a code analysis to provide insight on how best to update or develop code or zoning tools to assist in the dedication of trail corridors, complementary open space, and pocket parks.	OS Commission			The underlying issue is not the code but the available funding for purchasing lands for parks and open space.
43	11-4	Page 11-4 cites a dam failure on Lower Lake Mary. The word "Dam" should be replaced or have a footnote that clarifies it was earthen berm, or a levee that failed at Lake Mary.	Ian Sharp			Support - Confirmed with Ed Schenk in Stormwater and Daniel Kelly in Emergency Management
44	Throughout	Replace "100-year floodplain" with "1-percent Annual Chance Exceedance flood"	Ian Sharp			See Comment 45
45	G-1	Add to glossary - "1-percent Annual Chance Exceedance flood" or "100-year floodplain" and clarify whether the definition includes only FEMA floodplains or other regulatory floodplains adopted by the City.	Ian Sharp			Floodplain is a term used throughout the plan in a number of different contexts. It does not always refer to the 100 year floodplain. Staff recommends keeping the language as is and adding a subcategorized definition to the Glossary, such as: Floodplain: an area that floods seasonally, sometimes associated with a riparian area 1. Special Flood Hazard Area -... 2. 1% annual change of flooding or 100-year floodplain..... 3. 0.2% annual chance of flooding or 500-year floodplain....
46	4- or 11-	Address conflict between infill and floodplain regulations.	Ian Sharp			It is true that most infill would be in a floodplain but that doesn't mean it isn't possible, it just means that it will be expensive. This could be clarified in the background text.
47	3- and/or 10-	Revise the plan to move away from abandonment of natural gas and instead strive to maintain two energy sources to maintain resiliency, redundancy, and affordability.	Ian Sharp			Making this change would make the proposed out of policy alignment with the Carbon Neutrality Plan page 97
48	6- and/or 10-	Add requirement that the City and County track and report the share of GHG emissions and traffic congestion attributable to visitors. Incorporate this analysis into annual carbon neutrality and housing affordability progress reports.	Ian Sharp			This is something we have not developed but may be developed as part of the Streets Master Plan. Not an appropriate addition to the Regional Plan
49	6-13	Add: Develop regional partnerships with Arizona DOT, National Parks Service, and private tourism operators to promote regional shuttles and coordinated transit systems serving high-volume destinations (Grand Canyon, Sedona, Snowbowl).	Ian Sharp			Outside the scope of the plan
50	6- and/or 10-	Add: Establish incentives for tour operators and large venues to provide low-emission group transportation rather than relying on individual vehicles.	Ian Sharp			Outside the scope of the plan
51	5- and/or 10-	Add: Create a funding mechanism (e.g., tourism impact fees, lodging/car rental taxes) that ensures the cost of EV infrastructure and carbon offsets is equitably shared between residents and visitors. Dedicate a portion of these revenues to affordable housing and transit improvements for local workers, reducing displacement pressures caused by the tourism economy.	Ian Sharp			Staff needs more information on the intent of this comment. Is the commenter Ian referring to carbon offsets that the City can purchase, or is he referring to carbon dioxide removal processes/ mechanisms/ infrastructure that actually remove carbon from the atmosphere?
52	6- and 10-	Amend Ch.6 and Ch.10 to explicitly acknowledge that visitor transportation emissions (and potentially their lodging) must be addressed as part of the City's climate strategy, rather than treated as incidental.	Ian Sharp			This is more appropriate for the Carbon Neutrality Plan as it is not a measurable land use issue.
53	5-	Add language to track and evaluate the effect of short-term rentals and second homes on the availability and affordability of workforce housing.	Ian Sharp			DP.5 covers this to the best of our current legal ability. Lobbying is outside the scope of the plan.

54	5-	Consider adding language to dedicate revenues generated from short-term rentals, including transaction privilege taxes and any future impact fees, to the City's affordable housing trust fund or similar programs supporting permanent workforce housing.	Ian Sharp			Outside the scope of the plan.
55	5-	Add language stating that Flagstaff will collaborate with other Arizona municipalities to advocate for state legislative changes that allow local governments to regulate short-term rentals in a manner that protects housing supply, neighborhood stability, and community character.	Ian Sharp			Outside the scope of the plan.
56	5-	Consider offering development incentives (e.g. fee reductions, expedited review, density bonuses) for projects that record primary-residence deed restrictions on a share of units.	Ian Sharp			This is already being considered by the LASS-CAP
57	3-4	Revise PK.3 to "Pursue public parking and related operations and maintenance to support reductions in private parking and promote affordability."	Mary Norton			Council already has supported this policy through other decisions. The purpose of this policy is to provide support for the reconsideration of the winter parking ordinance. The proposed language does not reflect that intent clearly and could lead to disagreement on the implementation.
58	6-13	Revise first high priority action item to "... to allow for parking and multimodal travel." (Remove year-round, on-street).	Mary Norton			Council already has supported this policy through other decisions. The purpose of this policy is to provide support for the reconsideration of the winter parking ordinance. The proposed language does not reflect that intent clearly and could lead to disagreement on the implementation.
59	Policy Map 4-4	Add more specific street connections for "area subject to future connectivity study" on Symmetry and Little America properties.	Mary Norton			The location and need for street connections on these properties is currently unknown.
60	Policy Map 4-5	Revise map to remove distinction between private land under and over 400 acres.	Mary Norton			No staff recommendation - this was the direction from the May 2 retreat.
61	Policy Map 4-7	Add planned bikeways on the Symmetry state land parcel and Little America parcels.	Mary Norton			The location and need for street connections on these properties is currently unknown. Staff has recommended bikeways language to ask for new routes to be assigned a classification administratively.
62	7-10, 7-11, or 7-12	Add map data for Ponderosa pines to Information Maps 7-2 and 7-3 or add an action item on gathering this data.	Mary Norton			This data is currently unavailable but can be added in the future if it does become available at a scale that can be accurately reflected at the City or Regional level.
63	10-7	Revise 3rd regular action item to "... further implement net-zero-ready energy standards."	Mary Norton			"net-zero-ready" is already required in the Building Code.
64	1-12, 2-4, 3-1	Make the six priorities have equal weight. Change Ch.2/Ch.3 language so that 3 priorities must be supported by a proposal for plan amendment.	Ian Sharp			No staff recommendation. This alternative approach could be done quickly so long as there are no new priorities and we don't try and reorganize the policies.
65	Policy Map 4-6	Regional Trails Plan. Came from regional trails strategy. Concerned about unauthorized trails included. The trails in the trails plan are on forest service land but have not been approved by the FS. Also trails on the Navajo Nation. These trails were not in the strategy that the plans data comes from. Request is that the map is updated to remove unauthorized trails from the Regional Plan.	Mike Popejoy (in person comment)			<i>Staff recommends updating the existing trails in the Regional Trails map and leaving the planned trails that have not yet been authorized (for example, the Dry Lake Hills). Because the Observatory Mesa Trails Plan was recently adopted, the map should also be updated to reflect that document. also recommend adding the short statement from the FTI that " Inclusion on this map does not imply formal approval for any individual projects."</i>
66	9-8	Define GPCD (used in Figure 9-4) and add to Acronyms and Abbreviations list	Charity Lee			Add by staff - Staff concurs. This got missed.
67	G-7	Revise the Paratransit definition to add "for people with disabilities who may be unable to use standard bus services."	Russell Randall			Add by staff - Good addition staff recommends this edit.