

STAFF REPORT

City of Flagstaff REGIONAL PLAN CITIZEN ADVISORY COMMITTEE

3:30 p.m. – 6 p.m. April 02, 2009

Aquaplex, Meeting Room A, 1702 N. Fourth Street

To: Regional Plan Citizen Advisory Committee
From: Bob Caravona, Comprehensive Planning Manager

The following items correspond to the Regional Plan Citizen Advisory Committee Agenda for 04-02-09 to provide the CAC with more background information, summarized public comments, and staff recommendations.

II.A. GROUND RULES:

Summary: At the 3-05-09 Regional Plan CAC Meeting, a number of ground rules for meeting efficiency and mutual respect were suggested. The goal for the April CAC meeting is to condense the suggestions into 6-10 'rules'.

Background: The following list is a re-organization of the suggested ground rules, to easily identify duplicity and related comments, and italicized comments are staff responses.

How to treat each other while speaking:

1. Do not monopolize the conversation – set a time limit
2. Acknowledge previous speaker & need to change topic(*Must stick to agenda – Open Meeting Law*)
3. One conversation at a time
4. Speak on one topic at a time – stick to the topic. Close one topic before another begins (*This is a given with Open Meeting Law*)

How to keep the meeting timely:

5. Get through the agenda within the time allowed. Agenda items with start time for each?
6. Participation by raising hands and being recognized by facilitator / chair.
7. If a commissioner cannot attend a meeting – try to send opinion on agenda topic(s) ahead of time for conversation and consensus building purposes.

Agenda / Minutes / Public Comments:

8. Agenda will list most important things first.
9. Action summary minutes should include summary of discussion.

10. Staff to condense/summarize public comments (public open houses, internet comments, etc.) *(This is a normal practice within the Staff Report)*
11. At the meetings, keep a ‘parking lot’ tablet of paper for future agenda topics. *(This can be a simple staff request and does not need to be a ground rule).*

Decision Making:

12. Decision Making –
 - a. **Fist of Five:** at a decision point – go around the room and each person will hold up:
 - Five fingers – means that they fully agree
 - Four – pretty good
 - Three – it is OK
 - Two – have reservations
 - One – ‘over my dead body’ *(in the words of Bill Towler)*Items with ones and twos are discussed and reviewed – does this fit the vision or mission statement?
 - b. **Vote** – majority rules
13. Sense of compromise – decisions is made for the benefit of the community, not personal agendas.

Integrity:

14. We will “talk straight” with each other, giving and receiving constructive feedback to improve our interpersonal effectiveness
15. Agree to give personal perspective and listen respectfully to other’s personal perspectives
16. Do not be afraid to respectfully challenge one another by asking questions, but refrain from personal attacks – focus on ideas.
17. If someone has a problem with what we’re doing, he or she will bring it up in the meeting – not talk about it afterwards with others.
18. The goal is not to agree – it is about hearing and exploring divergent perspectives and coming to a consensus?

Other:

19. Chair or Facilitator? *(Must be Chair according to Ordinance establishing CAC)*

Staff Recommendation: The following ground rules are a suggested summarization of the above list. The Committee may want to use this as a basis for comments and editing.

1. One person will speak at a time on the current agenda topic, respecting the group’s valuable time; the speaker will be acknowledged by the Chair by raising his or her hand.
2. If a Commissioner cannot attend an upcoming meeting, they will send their comments before hand to the Staff Liaison for conversation and consensus building purposes.
3. The agenda will list the most important things first.
4. The action summary minutes will also include a summary of the discussion.
5. The Committee will use the ‘Fist of Five’ for most decision purposes, in which items of non-consensus are discussed and may require a majority vote to conclude.
6. If someone has a problem with what the group is doing, he or she will bring it up in the meeting – not talk about it afterwards with others.
7. “Straight talk” and personal perspectives are expected and respected.

8. Do not be afraid to respectfully challenge one another by asking questions, but refrain from personal attacks – focus on ideas.
9. Decisions will be made for the benefit of the community, not personal agendas.

III.A. 2001 Regional Plan – Amendments, what works and what doesn't?

Summary: To prepare for the discussion regarding amendments to the Regional Plan, staff requests that you read the following homework assignment. In order to understand the process and types of amendments, there is a brief reading of “Application of the Regional Plan” from the Regional Plan document and a spreadsheet file displaying Land Use Categories and applicable Zone Districts.

Second, staff requests that you become familiar with the Land Development Code, Chapter 10-12 and the “Regional Plan Amendment Guide” that both describe the amendment process. “The Regional Plan Amendment-Preliminary Review” is a convenient listing of the Regional Plan’s Goals for which an amendment application is measured for compliance.

Homework for Agenda Item I:

A. Please read the following:

1. Regional Plan
 - p. 1-11, Application of the Regional Plan
 - pp. 1-35 to 1-42, Amendments & Updates
2. Land Use Category & Applicable Zone Districts *(Staff Comment: Please download ‘Land Use Zoning Comparison’ from background information on website)*

B. Become familiar with:

1. Land Development Code, Chapter 10-12, “Planning Documents”
(Staff comment: This is the codification of the process to Major and Minor Amendments; Area Plans; and Specific Plans.)
2. Regional Plan Amendment Guide
(Staff comment: A draft document for the general public to provide basic information, requirements and calendar of Major and Minor Amendments. Please download ‘Regional Plan Amendment Guide’ from background information on website)
3. Regional Plan Amendment- Preliminary Review
(Staff Comment: a convenient listing of the Regional Plan’s goals. Please download ‘Regional Plan Amendment – Preliminary Review’ from background information on website)

C. Prepare for discussion:

1. Brief overview of Amendments
 - a. Major
 - b. Minor
 - c. Area plan
 - d. Specific plan
2. Criteria for review

3. Examples of Amendments
4. Q&A with M. Sawyers, Current Planning Manager

III.C. **Element Materials:**

Summary: Within the listed Plan Elements, what data and information would you find most helpful in discussing possible solutions?

Arizona State Statute Required Elements

1. Land Use
2. Circulation
3. *Bicycle
4. Open Space
5. Growth Area
6. Environmental Planning
7. Cost of Development
8. Water Resources
9. *Energy
10. *Conservation
11. Recreation
12. Public Facilities and Services
13. *Public Buildings
14. *Housing
15. *Conservation, Rehabilitation and Redevelopment
16. Safety
17. *Neighborhood Preservation & Revitalization

* Indicates new required element added since 2001 adopted Regional Plan

Arizona Smart Growth Optional Elements

1. Community Character & Design
2. Natural/Cultural Resources Planning
3. Economic Development
4. *Historic Preservation
5. *Social

III.D. Focus Groups:

Summary: There have been many discussions of how Focus Groups should be organized; this is a brief outline on two ideas. Staff would like to have CAC feedback as to what would be most effective.

Idea 1: Related Plan Elements are grouped together and vetted through a process of

a) Open House for general comments and Focus Group volunteers;

b) Focus Group 1-2 weeks after which will include community members identified much earlier in the process as well as those that have signed up at the Open House – the purpose of the Focus Group is to analyze what is to remain and what will change in the current plan, possible draft of direction community wants to go;

c) CAC Committee will review all public comments, Open House comments and outcome of Focus Groups to determine a working ‘draft’;

d) Staff will present draft to any related Boards or Commissions for feedback and/or written response;

e) Quarterly Town Hall will review draft of plan elements to date for public reaction;

f) Final drafts presented to combined Planning & Zoning Commissions.

Current Schedule for Combined Elements:

| Group No. | Plan Elements | Open House | Focus Group |
|-----------|---|------------|-------------|
| 1 | Land Use, Growth, Circulation & Bicycles | 4/3/09 | 5/15/09 |
| 2 | Water, Conservation, Energy & Environment | 8/19/09 | 8/28/09 |
| 3 | Open Space, Recreation, Public Buildings & Facilities | 10/21/09 | 10/30/09 |
| 4 | Community Character, Urban Design, Historic Preservation, Neighborhood Preservation, Conservation and Redevelopment | 12/2/09 | 12/11/09 |
| 5 | Housing | 2/2010 | 2/2010 |
| 6 | Economic Development, Tourism & Cost of Dev. | 4/2010 | 4/2010 |
| 7 | Social & Safety | 7/2010 | 7/2010 |

Town Halls would be scheduled for June 2009; Sep. 2009; January 2010; etc.

Idea 2: Each Plan Element receives an individual Focus Group; Open Houses may group related elements to kick-off the process, and then there will be a number of Focus Groups for the next 2-4 months, rounding off with a Town Hall to ‘report’ back to the community.

Staff Recommendation: Staff believes there is neither sufficient time nor resources to have one Focus Group per element per month.

III.E. Open House Comments:

Summary: These public comments have been sorted into element ‘categories’; e-mailed comments have been added as well. The Regional Plan Open House dates and places were: **March 11** (St. Pius Church), **12** (City Hall) and **13** (Pulliam Airport), **2009:**

What is your top issue?

Land Use & Open Space:

- Eco-friendly development –open space
 - Do not PHX FLG!
 - Open Space/ Forest Preservation
 - Regional Park (as carbon sink & sound buffer) between airport, Ft. Tuthill & Ponderosa Trails neighborhoods
 - Incorporate wildlife linkages (corridors) in all planning
 - More open space between Ponderosa Trails and the airport and less noise, smoky, FED EX
 - Would like to keep commercial/retail development around already established neighborhoods like PT for opportunities to walk bike to businesses and services
 - Greater use of infill & retooling vacant buildings (KMart)
 - Urban Agriculture / community gardens designed into neighborhood planning.
 - Allow hens for egg production
 - Develop land trust for securing local food production.
 - Forest Service- open up land around Flagstaff
 - Increase tax base
 - Allow development on forest land
 - Protect Walnut Canyon from development
 - Lots of natural history and good tourist attraction for our area! Besides the impact study has not been done yet.
 - Lower housing costs
 - Yes please protect Walnut Canyon
 - Preservation of green space surrounding airport & bordering residential area
 - Zoning: “bait & switch” businesses; Promise one level/style of business but end up with different level/style.
 - Regional Park space on South side of community
 - Follow through on park & JW Powell & Lake Mary Road
 - Preserve Open space from extension of high country to JW Powell (meadow) and surrounding green space and safety zones – navigation OMNI buffers zone and recreation (family kids)
 - a. safety
 - b. carbon sink
 - c. noise abatement
- Reference: www.googlegroups.com/airportgreenspace
- Respect walnut canyon study area
 - Consistency with the LDC enforcement as parcels developed
 - Preservation of open space
 - Citizen input early in development process (like charrette’s)

- Consider rewriting AG zoning for KV, lots to allow limited number of hens for egg production
- Allow urban AG to be incorporated into neighborhood planning
- Incorporate wildlife linkages (corridors) through all levels of planning
- *My only request is/has always been that we strongly encourage any new builder to consider already vacated properties. Is it possible that they could have to prove why an existing location wouldn't work for their plan? We have several abandoned buildings in Flagstaff, if we could somehow utilize this property before building on any new locations, Flagstaff could remain beautiful! Perfect example, the huge, (mostly abandoned) shopping center on 4th Street and 7th Street. Great location for the new Super Wal-Mart.**
- *Discourage high density subdivisions in the rural county areas, and absolutely no multi-family structures outside of the city limits**
- *OHV Lands restricted? Most riders are not practicing behaviors that warrant this restriction**
- *More green space out of traffic earshot**
- *More parks with dog defecation clean up bags**

Bicycles & Circulation:

- Pedestrian & Bicycle Friendly Development (Modeled After Davis, CA)
- Pedestrian access for NAU ←----> Neighborhoods (safe, well lit)
- Traffic bypass for Snowbowl
- More access over / under railroad
- Bike lane on Milton
- Retain equestrian access to trails
- Bus service in P.T. & to airport & more wider bike lanes and multiuse paths
- Bus Service for Kachina Village residences
- PED/ Bike tunnel under RR tracks w/ FLAG
- Safe enjoyable bicycle use in town
- Bicycle safety
- Traffic Planning: “Musical Traffic Lanes” that shift out from under you
Congestion @ Butler and Little America due to semi-trucks pulling across
- Bus Routes: one way routes (e.g. , CCW but no CW) are not passenger friendly.
- Different Traffic Route from South of town to Cheshire/snowbowl. NOT 180N.
- Road from RT 40E to 89 N through Winona.
- Improved access between east and west Flagstaff, reduce traffic on Milton
- *City transportation should include surrounding areas such as Kachina Village, Mountaineer, and even Munds Park.**
- *Decrease congestion downtown by implementing plan to create pedestrian/bike/car access under or over train tracks**
- *Expand all non-motorized transportation corridors such as the Urban Trail, especially connections to the county areas for bikes and walking**
- *Recreational trails for equestrians should be allowed and part of the trail system**
- *Commuter train from Williams or Winslow to Flagstaff so people could work in Flagstaff and have affordable housing**
- *County bus line**
- *Educate bicyclists to acknowledge the “Rules of the Road”**
- *More biking and walking trails**
- *Go from 30 to 15 minute bus runs**

Conservation & Water:

- City county, dark sky- friendly, infrastructure and hardscapes
- Long term sustainability through:
 - rain water harvesting on a larger scale (cisterns)
 - local food production (community gardens)
 - no pipelines to feed (run away growth no red gap)
 - holistic planning (incorporate sustainability plan)
 - renewable energy (wind/ solar) for house owners and businesses
 - climate mitigation management measures (carbon tax)
- Encourage neighborhood farmers markets, and raising of animals like chickens.
- Water, how much how long, lets not be stupid.
- Clean environment
- Sustainable & energy efficiency
- Water availability (resources) \leftrightarrow growth
- Provisions for wind/solar etc. throughout the area
- *Cinders from snow days should be recycled**
- *Dark Sky enforced to reduce residential light pollution**
- *Curbside glass recycling**
- *rain water harvesting, perm culture, food gardens**
- *brad lancaster's ideas about water harvesting via gabions, swales and other earth works have potential to:**
 - *provide many jobs in a green workforce*
 - *recharge our wells*
 - *clean our water*
 - *grow our food*
 - *improve our community*
 - *encourage tourism*

Community Character & Social:

- Political Will
- Front Door For University
- Make sure regional plan's voter's language is clear. Regional plan needs TEETH for enforcement. Regional Plan should be clear that it is not a legally binding document.
- Important! Friday Night art walk, (pedestrian only streets!)
- Encourage more neighborhood art projects
- Make it look pretty
- World peace and harmony

Housing & Economic Development:

- Affordable housing via – smaller lots , smaller homes built to quality, vs McMansion scale ; attractive design that encourages sense of community vs ugly, garage forward designs for storing cars
- Scope it, keep it real affordable
- Bigger budget
- Smart growth – balance housing needs with w/ED
- Affordable housing > 200K

- Preserve established neighborhood character
- Affordable housing & good paying jobs
- High Speed Cable to Airport Business Park
- *Encourage infill and allow zoning for “granny flats” everywhere, city and county, to provide extra incomes as well as affordable housing to singles and seniors**
- *Remove the multitude of eyesore trailer parks and replace with subsidized affordable housing or enforce housing standards**

**Public Comments sent via email to CAC Members or Staff have also been interjected in italics to distinguish from those received in person during these open houses.*