

Patrick St. Clair

From: Tim Bonatus <timbonatus@gmail.com>
Sent: Sunday, August 29, 2021 6:07 PM
To: Patrick St. Clair
Subject: Conditional Use Permit (PZ-19-0022-05).
Attachments: P&Z re Microhospital.docx

Re: Cedar Medical Phase II 1895 N Jasper Drive 9/9/2021 Hearing

Dear Planning & Zoning

I am writing to SUPPORT a Conditional Use Permit for a Micro Hospital as part of this medical development. Changes in medical care delivery models and the need for a high quality, highly efficient, low-cost facility to serve the needs of the greater Flagstaff Community necessitate this facility.

For decades, Flagstaff Medical Center (now Northern Arizona Healthcare (NAH)) was worked WITH Community Leaders, Physicians and other Health Care Providers. I have worked as a surgeon at Flagstaff Medical Center for 30 years and was very supportive of the development of FMC as a Trauma and tertiary care referral center for Northern Arizona. NAH is financially successful and with the community values of Flagstaff, has attracted an excellent hospital and medical staffs. Historically, NAH partnered with private practice community physicians in a very successful model.

The current hospital administration in their words “is going in a different direction.” Their goal is to control the delivery of care in Northern AZ. NAH has risked the purchase and development of a large campus along I-17 which will be very expensive to develop and plans to serve the “60%” of patients who come from out of town. This will be a worthwhile venture for some patient care needs but the cost (far in excess of the stated \$750 million) will be largely born by the businesses and citizens of Flagstaff. Health care costs are already skyrocketing across the country and this move will be inflationary to the service area.

NAH has taken on a strategy of employing its medical staff which has been predatory to and competitive with the private practice community which has long served our health care needs. A progressively increasing number of respected physicians have been forced to close practices, retire early or leave town. Health care delivery models are changing, and patients pay a higher percentage of their health care costs out of pocket. There is now a large outmigration of elective care to Phoenix where hospital care is much more affordable.

The proposed micro hospital was designed by and supported by local physicians who see the benefit of and have a hand in enhancing health care services in a highly efficient, high quality and low-cost manner. This will be a boon to local citizens and employers as well as independent health care practitioners. This is a facility by the community for the greater Flagstaff Community. Business leaders and healthcare providers are strongly supportive of this new, agile and cost-effective alternative for hospital care.

Respectfully,

Timothy J Bonatus, DO
Orthopaedic Surgeon

Patrick St. Clair

From: Darius Moezzi <skipowpow@hotmail.com>
Sent: Wednesday, September 1, 2021 6:41 AM
To: Patrick St. Clair
Subject: Conditional Use Permit (PZ-19-0022-05)

I am writing this letter to express my support for the Conditional Use Permit request from Apricus Health for a Hospital use at 1895 N Jasper Drive.

As the senior partner at Flagstaff Bone and Joint, and a resident of Flagstaff for over 17 years, I believe a Hospital is an appropriate land use for the property that will be compatible with surrounding properties. There are a variety of existing medical uses near the property that have proven to be compatible with surrounding uses and properties. The property is already zoned for and being developed as a medical office. I do not believe the incorporation of a small 6 to 8 emergency room Hospital into the medical office building will have a detrimental impact on surrounding properties. Rather, the approval of the Conditional Use Permit will allow for a Hospital use that is compatible with surrounding uses and development patterns.

Understanding that the issue at hand at this point is simply the conditional use permit, I would add that our community deserves choice with their medical care. Northern Arizona Healthcare is both monopolistic and divisive. Another hospital system within our community is strongly supported by the majority of the medical staff, despite what you may hear from NAH leadership. Their narrative presented to the city as well as to their board is simply, in a word, false. Competition within the medical field results in higher quality care, and physician led care results in such higher quality care and delivery at less cost. I believe that this is what our community has needed for some time.

Thank you,

Darius M. Moezzi, MD
Flagstaff Bone and Joint
(c) 928 310 6226

Patrick St. Clair

From: Megan Engbring <mengbring@peakheart.com>
Sent: Wednesday, September 1, 2021 8:51 AM
To: Patrick St. Clair
Subject: Case #PZ-19-0022-05 Cedar Medical

Dear Mr. St. Clair,

I am writing this letter to express my support for the Conditional Use Permit request from Apricus Health for a Hospital use at 1895 N Jasper Drive.

As a long time resident and health care provider in Flagstaff, I believe a small Hospital is an appropriate land use for the property that will be compatible with surrounding properties. There are a variety of existing medical uses near the property that have proven to be compatible with surrounding uses and properties. The property is already zoned for and being developed as a medical office. I do not believe the incorporation of a small 6 to 8 bed emergency room Hospital into the medical office building will have a detrimental impact on surrounding properties, in fact I think it will be quite an asset for the senior living communities and schools in close proximity. I am aware that Flagstaff Medical Center is often at capacity with long wait times for our community to receive medical care. The Conditional Use Permit will serve a need in the community by making medical care more accessible and convenient.

In Health,



Megan Engbring, DNP, FNP-C

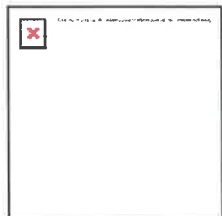
DOCTOR OF NURSING PRACTICE

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Patrick St. Clair

From: Ronald Getto <ron@starlitelanes.com>
Sent: Wednesday, September 1, 2021 3:44 PM
To: Patrick St. Clair
Subject: Quality Healthcare Options

Patrick, I am writing this letter today to express my support for the Conditional Use Permit request from Apricus Health for a Hospital use at 1895 N Jasper Drive.

I live in and operate a small business here in Flagstaff and am supportive of having another Hospital in this area of the City. Flagstaff Medical Center is often at capacity with unacceptably long wait times for me, my employees and family to receive medical care. I absolutely believe there should be more accessibility to receive medical care here in the City of Flagstaff. The Conditional Use Permit will serve a need in the community by making medical care more accessible and convenient.

Thank you for your consideration. I trust you will make an informed decision.

Sincerely,

Ron Getto
Starlite Lanes
928-526-1138