

Tiffany Antol

From: CD P and Z Commission
Sent: Monday, April 17, 2023 8:53 AM
To: Gisela Ray
Cc: Tiffany Antol
Subject: RE: NAH

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Gisela Ray <giselaray@frontier.com>
Sent: Friday, April 14, 2023 4:12 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH

You don't often get email from giselaray@frontier.com. [Learn why this is important](#)

In light of the urgency of fighting the climate crisis it is super important to have all new projects as carbon neutral as possible, preferably zero emissions, and that includes NAH! Please make that a primary condition as you issue permits and make zoning rules for new projects.

Gisela and Duane Ray
411 W Birch Ave. #3
Flagstaff, AZ 86001
9713343148

Tiffany Antol

From: Sarah Langley
Sent: Monday, April 17, 2023 11:14 AM
To: Tiffany Antol
Subject: FW: Northern Arizona Healthcare's proposed hospital move.

Fyi

From: Libby Stortz <libbystortz@gmail.com>
Sent: Sunday, April 16, 2023 8:18 PM
To: Mayor and Council <council@flagstaffaz.gov>
Subject: Northern Arizona Healthcare's proposed hospital move.

Dear Mayor, Vice Mayor, and Council Members,

I will not be able to attend next week's meeting but please consider these comments on the Northern Arizona Healthcare's proposed hospital move. Access to local and regional health care and the need to serve an expanding population are important, however beside costs, traffic and public transportation, this area was in the area of fire evacuation for the Rafael fire, if I'm correct. Are you prepared to evacuate this hospital every year or so? Northern Arizona Healthcare's proposed hospital move, as proposed will put a tremendous fiscal and climate burden on Flagstaff. We need a comprehensive assessment demonstrating the move is absolutely necessary.

The Regional Plan and the City of Flagstaff's Carbon Neutrality Plan call for carbon neutrality. The move will have significant climate consequences during construction and after with the additional miles of travel and traffic to access the new location. The NAH proposal calls for sprawl and new construction instead of retrofits in direct conflict with carbon neutrality.

What alternatives does NAH explored to stay at the current location and optimize available space? This could include moving the parking garage, parking lots and even a possible reroute of Beaver Street. I believe it is NAH's responsibility to clearly tell us the climate impacts through 2050 and the costs of extending City infrastructure to serve this proposed site. NAH has not fully demonstrated that expansion at the current site is not a viable option. Before we make any decision to support a move, I would urge you to require NAH work with the City and the community to clearly evaluate all of the alternatives.

If after a comprehensive assessment the move is demonstrated to be the only viable option, I urge the Council to ensure that all developers, including NHA, shoulder the costs of extending City infrastructure and transit to serve the new sites. This is best practice in most cities, and is long overdue in Flagstaff.

Thank you for considering my comments.
Libby Stortz



TUBA CITY REGIONAL HEALTH CARE CORPORATION

167 North Main Street, P.O. Box 600
Tuba City, Arizona 86045-0600
(928) 283.2501

April 11, 2023

Dear Honorable Members of the Flagstaff City Council:

As the CEO of Tuba City Regional Health Care Corporation (TCRHCC), I am pleased to offer this letter of support for Northern Arizona Healthcare's (NAH) Proposed Health and Wellness Village to build upon and expand its efforts to advance health equity across northern Arizona. Flagstaff Medical Center (FMC) has provided critical, life-saving services to its patients for several decades now and more than half of the patients who receive care at FMC are from outside of the City of Flagstaff. Across the entire northern Arizona region, there are patients, communities and local hospitals that rely on NAH to provide high-quality, specialized care closer to home.

The demand for health care services at FMC is outpacing NAH ability to provide the needed care not because NAH providers lack the skill, but because the hospital simply does not have the space to accommodate the patient volumes needing NAH's care.

This means our patients must be sent to hospitals much further from their homes. Instead of a 1.5 hour drive to Flagstaff, our patients and their families are facing drives of four hours or more to Phoenix and beyond. This distance is a cost-burden that makes it impossible for our patients to have the familial support needed when they must have serious, life-saving surgeries and when they need necessary follow-up care that we are not able to provide at TCRHCC.

NAH has outgrown the current Flagstaff Medical Center campus, and it cannot be expanded to meet the growing demand for health care in our region. NAH's proposal for the future Health and Wellness Village will be a significant investment in the next generation of health care. It will ensure that patients across northern Arizona have high-quality, state-of-the-art health care closer to home.

NAH's proposed Health and Wellness Village, anchored by a state-of-the-art hospital and ambulatory care center, will benefit the community.

Flagstaff and northern Arizona residents deserve to have access to the highest-quality health care. On behalf the patients, Tuba City Regional Health Care serves, I support the vote in favor of NAH's future Health and Wellness Village. Tuba City Regional Health Care Corporation is a tribal health care organization, which serves the Western region of Navajo Nation.

Sincerely,

A handwritten signature in black ink that reads "Joette Walters". The signature is fluid and cursive.

Joette Walters, RN, MSN, MBA
Chief Executive Officer
Tuba City Regional Health Care Corporation

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 11, 2023 2:48 PM
To: Tiffany Antol
Subject: FW: support of the new hospital

Below is a public comment that was submitted.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Elizabeth Springborn <Elizabeth.Springborn@nahealth.com>
Sent: Tuesday, April 11, 2023 9:50 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: support of the new hospital

You don't often get email from elizabeth.springborn@nahealth.com. [Learn why this is important](#)

I want to share my support of the new hospital.

I do believe that Northern Arizona is in need of this new hospital, and the services it will provide. This will bring in talent to the area.

Our current services are limited. This investment in our community is so important. I want to go to a local hospital in the event of a loved one or myself needing hospital care rather than having to go outside of the community.

I would love to work at a state of the art hospital with continued and improved infrastructure.

Thank you
Director of IT applications and Informatics
Elizabeth Springborn.

Tiffany Antol

From: CD P and Z Commission
Sent: Tuesday, April 11, 2023 2:50 PM
To: aktalyne
Cc: Tiffany Antol
Subject: RE: New Hospital Plan

Thank you for your comment, it has been forwarded to the P & Z Commission.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: aktalyne <aktalyne@gmail.com>
Sent: Tuesday, April 11, 2023 11:14 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: New Hospital Plan

You don't often get email from aktalyne@gmail.com. [Learn why this is important](#)

Good day,

I want to address the plan to move the hospital from its present location. The new hospital plan has moved forward without mentioning its effect on the City's carbon emissions which is required by the Regional Plan. Without this being addressed there is no chance that Flagstaff will achieve its goal of carbon neutrality by 2030. The plan does not reduce energy and material consumption. All new developments should achieve carbon neutrality by reducing carbon emissions from transportation, energy, and material consumption. These issues must be addressed in order to comply with the Regional Plan and Flagstaff's goals.

Thank you for your time,
Talyne Belka
1502 N West St.
Flagstaff, AZ 86004
907 775 3339

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 8:23 AM
To: Judy DeClerck
Cc: Tiffany Antol
Subject: RE: Northern Arizona Healthcare Building Plan

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Judy DeClerck <jdc3107@gmail.com>
Sent: Tuesday, April 11, 2023 7:52 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Northern Arizona Healthcare Building Plan

You don't often get email from jdc3107@gmail.com. [Learn why this is important](#)

Commissioners,

Along with the great financial rewards to be gained from their planned building development, Northern Arizona Healthcare bears responsibility for the far-reaching environmental costs their plan will create.

These costs, including increased carbon emissions due to increased traffic and increased material and energy consumption, run counter to Flagstaff's carbon reduction plans. Since the hospital development plans were approved by the Planning and Zoning Commission, Flagstaff residents must assume that Northern Arizona Healthcare outlined exactly how their building plan will mitigate these costs and comply with Flagstaff's carbon reduction goals.

How will the Northern Arizona Healthcare building plan achieve carbon neutrality? Citizens of Flagstaff demand answers.

Thank you,
Judy DeClerck

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 8:24 AM
To: DEE HOAGLAND
Cc: Tiffany Antol
Subject: RE: NAH Specific Plan 4/12/23

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: DEE HOAGLAND <DEEHOAGLAND@msn.com>
Sent: Wednesday, April 12, 2023 7:20 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH Specific Plan 4/12/23

You don't often get email from deehoagland@msn.com. [Learn why this is important](#)

Dear Commissioners,

I am writing this morning to voice my concern about NAH's proposed plan to build a new hospital near Ft Tuthill. In July 2022, NAH announced a climate pledge for sustainability initiatives and reduction of emissions. Is this another example of greenwashing? NAH needs to commit to significant emission reductions and carbon neutrality for the proposed new hospital. Please issue a continuance to allow for NAH to outline their plan for carbon neutrality.

Sincerely,

Dorothy Hoagland
Flagstaff, AZ

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 8:25 AM
To: Henry Teller
Cc: Tiffany Antol
Subject: RE: NAH public comment

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Henry Teller <henry.teller@gmail.com>
Sent: Wednesday, April 12, 2023 8:21 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH public comment

You don't often get email from henry.teller@gmail.com. [Learn why this is important](#)

I will keep this brief and simply pose a question to the council.

What is the point of having zoning for property if every time a rich developer or corporation purchases property that is not zoned for their intended purpose, the council grants them a variance?

If the council approves this, they should just abandon any zoning and just make it a "free for all" so that at least there won't be the perception of discrimination based on wealth. As it stands the poor and working class must abide by the zoning rules, but the rich and wealthy can do whatever they want.

To add insult to injury... the council allows developers not only to disregard the zoning plan, they also place the burden of infrastructure upgrades necessary for these developments on the back of the tax payers. Then thinly veil the costs under absurd justifications, like "the Fort Tuthill water line upgrade". This project cost tax payers millions of dollars to prepare infrastructure for the NAH development, but was promoted as upgrades for a public park that has no need for a huge waterline. Apparently the council thinks the citizens of Flagstaff are completely ignorant and gullible.

If council and the planning and zoning committee won't hold their ground on established zoning, Flagstaff will continue to evolve into an unlivable vacation home suburb of Phoenix. So far council seems to be focused only on things like bus routes to the proposed hospital location rather than whether the hospital should be allowed to build on property that is not zoned for that land use type in the first place.

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 9:29 AM
To: jude5878@yahoo.com
Cc: Tiffany Antol
Subject: FW: Letter of Support - Northern Arizona Healthcare Health and Wellness Village
Attachments: Judy Andronowitz Letter of Support.pdf

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

-----Original Message-----

From: Judy A <jude5878@yahoo.com>
Sent: Wednesday, April 12, 2023 9:08 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Letter of Support - Northern Arizona Healthcare Health and Wellness Village

[You don't often get email from jude5878@yahoo.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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>

Tiffany Antol

From: CD P and Z Commission
Sent: Wednesday, April 12, 2023 12:02 PM
To: David Spence
Cc: Tiffany Antol
Subject: RE: NAH

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

-----Original Message-----

From: David Spence <ds0268@gmail.com>
Sent: Wednesday, April 12, 2023 11:29 AM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH

[You don't often get email from ds0268@gmail.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I ask the Commission to vote to postpone to a date the Commission determines the NAH proposal until they show their plan is specific with regard to climate neutrality. Their current plan is too vague and non-specific with regard to meeting Flagstaff's Climate Action and Adaptation Plan.

Thanks, David Spence
2821N Main, Flagstaff AZ 86001

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 13, 2023 9:17 AM
To: Karen
Cc: Tiffany Antol
Subject: RE: NAH comments

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Karen <hendricks.k@gmail.com>
Sent: Wednesday, April 12, 2023 6:17 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH comments

You don't often get email from hendricks.k@gmail.com. [Learn why this is important](#)

Dear Planning and Zoning Committee,

I was unable to attend the public meeting at the Aquaplex this evening.

Please consider placing a mandatory stop on the permitting process for the hospital until they can provide solutions that will implement or at least take into consideration the COFs 2023 Carbon Neutrality Plan. I think this is vital and needs to be outlined by a 3rd party consultant or the city's Sustainability Committee.

Another suggestion would be implementation of energy offsets, like adding a microgrid or other energy producing items that could help balance their impact if they can not meet the 2023 Plan.

Thank you,

Concerned Flagstaff resident and Flagstaff homeowner,

Karen Hendricks

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 13, 2023 9:18 AM
To: S. Seubert
Cc: Tiffany Antol
Subject: RE: NAH proposal

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: S. Seubert <sh_seubert@msn.com>
Sent: Wednesday, April 12, 2023 6:52 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH proposal

You don't often get email from sh_seubert@msn.com. [Learn why this is important](#)

Don't be fooled by NAH

In spite of NAH's highly polished and very well-choreographed scheme to amend our regional plan, modify land uses and create significant impacts on public infrastructure, the City should not be drawn into a process for which public impacts and funding are not yet completely identified and quantified.

Additionally, NAH indicates that 60% of their clientele originates from beyond the local urban boundary yet only limited other agencies or entities have been identified as participating significantly in funding infrastructure and public services not funded by NAH. The assumption that the City alone or primarily would fund initial and on-going costs not provided by NAH would be inequitable, if not irresponsible.

The fact that staff may be able to 'solve' the problem of funding the City's 'proportional share' without the participation of other appropriate entities does not mean that it would be the right thing to do.

Respectfully,

S. Seubert, resident

Sent from [Mail](#) for Windows

Tiffany Antol

From: CD P and Z Commission
Sent: Thursday, April 13, 2023 9:18 AM
To: Dana Jolly
Cc: Tiffany Antol
Subject: RE: Nah

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff
Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

-----Original Message-----

From: Dana Jolly <dsha1@msn.com>
Sent: Wednesday, April 12, 2023 7:41 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Nah

[You don't often get email from dsha1@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

Just want to remind planning and zoning, city staff and city council they have a responsibility to flagstaff property tax payers. Much of the support is coming from out of the city of flagstaff. Several board members are from Navajo, yavapai and coconino county. These tax payers are not helping fund this expensive infrastructure. Nah should bear 100% of this cost. To Rick Tedder, I will not support the reallocation of funds from other city projects to fund this project. The city of flagstaff cannot meet infrastructure needs for the citizens of flagstaff. To the recent speaker from Showlow: The city of Showlow can do its own expensive lift to adequately fund Summitt hospital. On a personal note, I live in university heights and have since 1987. The city's transit impact analysis is going to turn the road in front of my house into a parking lot. My peace and quiet will be impacted. You are being fed a utopian view of American health care. Educate yourselves about the current us health care system, payment and reimbursement sources and us health metrics. The hospital makes money in surgery. The system doesn't pay for wellness. You are being sold a fantasy by NAH.

Dana Jolly
3150 s walkup dr
Flagstaff az 86005

Sent from my iPad

Tiffany Antol

From: Stacy Saltzburg
Sent: Thursday, April 13, 2023 9:07 PM
To: Tiffany Antol
Subject: FW: Hospital rezoning

Here is another public comment email related to NAH.

Thanks,

Stacy Saltzburg, MMC, MPA
City Clerk
City of Flagstaff
(928) 213-2076 – office
(928) 525-6775 - cell

-----Original Message-----

From: L B <lisaboals@msn.com>
Sent: Wednesday, April 12, 2023 4:04 PM
To: PublicComment <publiccomment@flagstaffaz.gov>
Subject: Hospital rezoning

[Some people who received this message don't often get email from lisaboals@msn.com. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

I do not approve of the rezoning for the new proposed hospital. The negative impact of traffic, pollution, and noise pollution to the University Heights, Mt. Dell, and Constitution neighborhoods is unacceptable. The traffic increase from 3800 daily trips to 53,000 daily trips is not sustainable for our neighborhoods. The cost to taxpayers from road construction costs, new fire department resources, new mountain line extension costs etc. are not feasible. Our city police force is down 44% and the increase in traffic and crime will not be enforceable. The lack of sustainable building materials and technologies for the new hospital is also unacceptable, in a city with a sustainability department and climate action plan. Most in our neighborhoods do not have air conditioning units or noise cancelling windows. Citizens should not have to pay for new windows and A/C systems. Many purchased their homes in the area because of the rural atmosphere and quiet of nature. Putting a health and wellness monstrosity next to Ft. Tuthill nature preserve and recreation site makes absolutely no sense. Please do not approve this hospital.

Tiffany Antol

From: CD P and Z Commission
Sent: Friday, April 14, 2023 2:22 PM
To: Tiffany Antol
Subject: FW:

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Carolyn KIDD <carol3rdworld@gmail.com>
Sent: Thursday, April 13, 2023 7:30 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject:

You don't often get email from carol3rdworld@gmail.com. [Learn why this is important](#)

I really believe that the hospital should create a transportation plan, and fund it, not leave it up the Mountain Line and the residents to foot the bill.

Waa an environmental impact assessment completed?

I strongly suggest the City Officials revisit the Hospital plan and start having conversations with its residents for our input and freebase.

THIS AFFECTS ALL OF US.

Cheers
Carol

Tiffany Antol

From: CD P and Z Commission
Sent: Friday, April 14, 2023 2:22 PM
To: Ted Martinez
Cc: Tiffany Antol
Subject: RE: NAH hospital relocation

Thank you for your comment, it has been forwarded to the P & Z Commissioners.

Thanks,
Becky

Becky Cardiff

Development Services Manager
City of Flagstaff
211 W Aspen
Flagstaff, Az 86001
Office-928-213-2618

From: Ted Martinez <ted.martinez@gmail.com>
Sent: Thursday, April 13, 2023 7:54 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: NAH hospital relocation

You don't often get email from ted.martinez@gmail.com. [Learn why this is important](#)

Dear Commissioners,

I am writing to ask you to hold Northern Arizona Healthcare to the standards and codes of our city and county. If NAH is not acting in good faith by our community, then you should not approve their zoning request. I have heard that they are not contributing funds to create a bus line to the new hospital. Of course we know that people use the bus to get to and from the hospital and that not having a bus line would seriously harm our poorer citizens not to mention the employees and people contracted to work at the hospital. Furthermore I have heard they are not doing enough to meet the regional carbon neutrality goals. This should be required of them for the approval of their plans. Climate change is an existential threat and health and wellness risk to every citizen of Flagstaff. If NAH cannot meet the needs of this city and the required codes, then they should not be allowed proceed with their plans.

Thank you for your consideration,

Ted Martinez
2620 N Center Street
Flagstaff AZ 86004