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**FW: Planning & Zoning Commission Special Meeting: Sept 29**

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**From** Stefan Sommer <stefan.sommer@nau.edu>

**Date** Fri 9/26/2025 7:13 PM

**To** Alaxandra Pucciarelli <APucciarelli@flagstaffaz.gov>

**Cc** Regional Plan 45 Comments <RegionalPlan45Comments@flagstaffaz.gov>

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Hi Alaxandra and P&Z Commissioners,

I was at the P&Z forum on the Regional Plan on 9/24/25 and made a public comment but did not have time to cover everything I wanted to say. I could not find another way to submit public comments to the Commissioners on this, so I am writing my other comments here:

My comments on September 24<sup>th</sup> were to point out how extremely incorrect the comments from Tom Pierson and his colleague were. They were saying that the Net Zero by 2030 goal was unnecessary because climate change impacts were minimal and I pointed out that the economic impacts of climate change are already here, are very large, and are growing (see recording for details).

What I ran out of time to say was that they were also incorrect on the effects of mitigating climate change on Flagstaff and Arizona's economy. Renewable energy, photovoltaic and wind power, are the only growing generating capacity in Arizona. They have been the least expensive way to generate electricity for the last decade. Also, Arizona has a huge absolute advantage in solar resource, and we should be capitalizing on it. Everyone wants clean electricity, and we could be building a stronger Arizona economy by using this abundant resource within Arizona and exporting this inexpensive and abundant resource to neighboring states.

Best Wishes!

Stefan

Dr. Stefan Sommer

Director of Education (retired), NAU Merriam-Powell Center for Environmental Research

Board of Directors, Northern Arizona Climate Change Alliance [www.NAZCCA.org](http://www.NAZCCA.org)

Editor/Author, *Spotlight on Climate*, monthly column for the AZ Daily Sun [https://azdailysun.com/search/?](https://azdailysun.com/search/?ns=edition&app=editorial&d1=&d2=&s=start_time&sd=desc&l=25&t=article&q=%25spotlight+on+Climate%22&d1=&d2=&utm_source=newsvu&utm_medium=qr&utm_campaign=DOK)

<https://www.nazcca.org/spotlight-on-climate>

Executive Producer, *Spotlight on Climate Radio Show*, KSNZ 101.5 FM [www.RadioSunnyside.org](http://www.RadioSunnyside.org), <https://www.nazcca.org/spotlight-radio>

Executive Producer, *A River Reborn: the Restoration of Fossil Creek*

Executive Producer, *Treasuring Our Natural Heritage*, <https://www.youtube.com/playlist?list=PLPW0553Kk2lcohmCQ9fV3SwjMUVNlnzqT>

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## Flagstaff Trails Initiative Board Comment on the Flagstaff Regional Land Use Plan 2045

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**From** Tod Lewis <slowmtnbker@msn.com>

**Date** Tue 9/30/2025 4:21 PM

**To** Regional Plan 45 Comments <RegionalPlan45Comments@flagstaffaz.gov>; Kyle Colavito <kyle.colavito@gmail.com>; Laurese McCullough <lauresem@comcast.net>; Bill Schmelzer <bill.schmelzer@gmail.com>; white@lowell.edu <white@lowell.edu>

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Flagstaff Regional Land Use Plan Working Group,

Please find below the formal comments of the Flagstaff Trails Initiative (FTI) Board on the Flagstaff Regional Land Use Plan 2045. Congratulations on your hard work and the plan's successful reflection of so many concepts that are important to Flagstaff's citizens.

The Flagstaff Trails Initiative is a 501c3 organization whose mission is to elevate trails in and around Flagstaff from good to extraordinary. We strive to develop and implement a collaborative, cross-jurisdictional strategy for recreational trails in the Flagstaff region of Coconino County, Arizona that will improve upon the old trail system to create an extraordinary trail network for the community. FTI's board works in conjunction with land managers, businesses, community members and other non-profits to improve the quality, connectivity, funding and community support for a sustainable trail system that balances the demand for recreation with the community's vision for conservation, development, and health.

Our comments...

Sarah Dechter  
Comprehensive Planning Manager,  
Comprehensive Planning Program  
City of Flagstaff

Dear Ms. Dechter,

The Board of the Flagstaff Trails Initiative applauds the effort and thought that has gone into the Flagstaff Regional Land Use Plan 2045. The plan reflects many of the goals and priorities which are important to our community.

We agree completely with the plan's continued development of walkable neighborhoods with a strong emphasis on climate sustainability. Such efforts not only promote public health through climate resilience but through improvement in personal physical and mental health.

The Board of the Flagstaff Trails Initiative believes that these benefits are augmented by Flagstaff's wonderful access to the Coconino National Forest and the many recreational opportunities it offers. These recreational opportunities also provide a powerful driver for our city's economy.

The Board of the Flagstaff Trails Initiative strongly recommends that the connections to the National Forest should be better prioritized and, when possible, formalized in the plan. Policy PROS.4 states...*“Support and incentivize public access points and trail hubs for passive and active recreation and events through interagency coordination and local trail partnerships”*. This is a good start, but we feel the policy should be better supported in the plan. The addition of National Forest trailheads and smaller forest access points on Policy Map 3-1 *Parks and Open Space in the Region* and Policy Map 4-5 *Urban Trails Plan* and Policy Map 4-6 *Regional Trail Plan* would allow a clearer assessment of where the public is able to enter the forest and what areas/neighborhoods are under served.

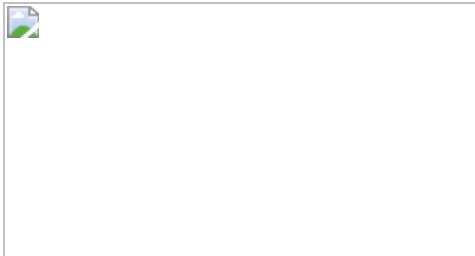
The need for strong support of access to the surrounding National Forest in the plan is particularly acute on Flagstaff’s southern urban-forest interface, where development threatens to cut off public access to such treasures as Fisher Point and the Arizona National Scenic Trail. We suggest that public access points in this area should be a high priority for the plan.

Thank you for your hard work in making Flagstaff a better place to live.

Theodore Lewis  
Laurese McCullough  
Nat White

Kyle Colavito  
Bill Schmelzer


The Board of the Flagstaff Trails Initiative



**Fw: Flagstaff Regional Plan Comment**

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**From** Sara Dechter <SDechter@flagstaffaz.gov>  
**Date** Wed 10/1/2025 10:02 AM  
**To** Regional Plan 45 Comments <RegionalPlan45Comments@flagstaffaz.gov>

 1 attachment (18 KB)  
Memo-AgainstFlagRegPlan2045.docx;

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**From:** Sean Gollhofer <sean.d.gollhofer@global.t-bird.edu>  
**Sent:** Tuesday, September 30, 2025 5:25:38 PM  
**To:** Sara Dechter <SDechter@flagstaffaz.gov>  
**Cc:** Sean Gollhofer <sean.d.gollhofer@global.t-bird.edu>  
**Subject:** Fw: Flagstaff Regional Plan Comment

It was attached I am baffled as to how it didn't show because Jim Parks mail daemon kicked it back with the attachment. His email has issues sometimes. Thank you for letting me know that you didn't receive it.

Have a Great Day,

*Sean D Gollhofer*  
*IMBA/MGM, PM*  
*cell: 928-606-9743*  
*813 West Coy Drive*  
*Flagstaff, AZ 86005*

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**From:** Sara Dechter <SDechter@flagstaffaz.gov>  
**Sent:** Tuesday, September 30, 2025 3:08 PM  
**To:** Sean Gollhofer <sean.d.gollhofer@global.t-bird.edu>  
**Subject:** RE: Flagstaff Regional Plan Comment

Hi Sean,

I didn't see an attachment. Was there one you were trying to send me?

Let me know if you have any questions about the upcoming special meeting.

Sara Dechter

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**From:** Sean Golliher <sean.d.golliher@global.t-bird.edu>

**Sent:** Tuesday, September 30, 2025 2:43 PM

**To:** Sara Dechter <SDechter@flagstaffaz.gov>

**Cc:** Mark Golliher <markgolliher367@gmail.com>; Tom Pearson <flagstaff.first1@gmail.com>; Doreen Holtje <dholtje@gmail.com>; byjimnee@commspeed.net; Lt. Col. Wendy Rogers <wendyr@wendyrogers.org>; WBlackman@azleg.gov; DMarshall@azleg.gov; elicrane@house.gov; Sean Golliher <sean.d.golliher@global.t-bird.edu>

**Subject:** Flagstaff Regional Plan Comment

You don't often get email from [sean.d.golliher@global.t-bird.edu](mailto:sean.d.golliher@global.t-bird.edu). [Learn why this is important](#)

It is time to solve the problems with real solutions, and this submission is just the tip of the proverbial iceberg. I request to expand upon my included rebuttal and answer questions at the October 9 - Regional Plan Public Hearing, 3:00 PM at City Hall. Let's get to work on common sense solutions and make our city of Flagstaff a real success and raise all boats.

Respectfully,

*Sean D Golliher*  
*IMBA/MGM, PM*  
*cell: 928-606-9743*  
*813 West Coy Drive*  
*Flagstaff, AZ 86005*

**To:** Flagstaff City Zoning Commission and City Council Members

**From:** Sean D. Golliher

**Date:** September 29, 2025

**Subject:** Critique of the Flagstaff Regional Plan 2045 and Recommendations for Revision

## **Executive Summary**

This memo critiques the Flagstaff Regional Plan 2045, a framework for land use, growth, and sustainability through 2045, for its procedural biases, economic oversights, and impractical mandates. Informed by national deregulation and global climate contexts, it argues the plan's environmental focus stifles growth and ignores safety risks. With population projections to 160,000 by 2045, the plan's urban boundaries and all-electric pushes exacerbate housing shortages and vulnerabilities. Revisions should emphasize deregulation, single-family development, and resilience to better serve residents.

## **Key Critiques of the Flagstaff Regional Plan 2045**

The plan, developed with over 2,400 public comments, is non-binding but influences zoning. Critiques include:

<b>Aspect</b>	<b>Critique</b>
<b>Procedural Biases</b>	The advisory committee was dominated by environmentalists, underrepresenting businesses and trades; contractor Cascadia Partners manipulated input via biased "report cards," shifting preferences from "Business as Usual" by omitting risks (e.g., winter bike hazards).
<b>Land Use &amp; Growth Restrictions</b>	Urban growth boundaries limit single-family homes on underutilized lands, worsening shortages; ignores opportunities on federal parcels amid population growth.
<b>Water and Infrastructure Gaps</b>	Conservation strategies lack bold investments like primary water and reservoirs or lava tubes, leaving areas vulnerable without diversified sources.
<b>Energy &amp; Sustainability Mandates</b>	Renewables promotion overlooks grid strains (e.g., DOE's 104 GW shortfalls); all-electric buildings risk outages, rejecting backup heat despite winter threats, threat to local wild life, and their toxicity and unable to be recycled only buried leading to toxins, radioactives, and heavy metals into our water and food supplies.
<b>Community &amp; Forest Management</b>	Partnerships divert from merit-based projects; wildfire measures insufficient, ignoring immature Ponderosa pine removal for fuel reduction. Further work with local goat herders to combat invasive plant species and to help clean the forest floor.
<b>Civil Defense Oversights</b>	No provisions for Disaster/bomb shelters despite nuclear risks (e.g., Russia's 2025 exercises), missing ties to disaster resilience.

Aspect	Critique
<b>Economic &amp; Education Shortfalls</b>	Underutilizes NAU's STEM potential for space industry growth; ignores polls prioritizing economy over environmental goals.
<b>Global and Historical Contexts</b>	Plan assumes anthropogenic dominance, but Earth's history shows natural cycles (e.g., axial tilt variations causing interglacials) and warmer eras like Roman Warm Period enabling agriculture; CO2 benefits via greening outweigh local cuts negated by China's emissions.

These issues render the plan ideologically skewed, failing to reflect citizens' needs.

### **Recommendations for Revision**

Revise the plan to prioritize growth and safety:

- Unlock 20% of lands for single-family homes with tiered zoning and incentives.
- Build reservoirs, repurpose lava tubes, and explore primary water via PPPs.
- Mandate disaster/bomb shelters in new construction and community sites.
- Replace immature pines with fruit/nut trees for food security.
- Partner with NAU to refocus on space STEM (astro engineering, physics).
- Adopt diverse energy without EV mandates to avoid grid failures.

This will align with deregulation for a resilient Flagstaff. I am available for further input.

**Respectfully submitted,**

**Sean D. Golliher**