

Re: 2568 N. San Francisco St. Parcel APN R0353741

From Bill Charles <bill.charles885@gmail.com>

Date Fri 8/22/2025 5:24 PM

To Martin Ince <mince@flagstaffaz.gov>

Cc Sara Dechter <SDechter@flagstaffaz.gov>

It does, Martin. Thank you for that. We are absolutely against having a FUTS on the north side of our property. That's basically right in our backyard and very close to our house. Not expecting you to fix that, but I'm going to have to fix it somehow. We also continued to be completely opposed to converting the social trail in Wildcat Ridge to a fudge trail. We have no problem with the existing social trail, but it cannot be converted. Again, I appreciate your responding to me.

On Aug 22, 2025, at 5:22 PM, Martin Ince <mince@flagstaffaz.gov> wrote:

Hi Bill, keeping in mind that trail alignments can be adjusted with additional planning, the general answer would be yes on the north side, the east side would be likely be on the parcel to your east where the existing trail is, and the west side would be on the County's parcel.

Hope that helps.

Martin

From: Bill Charles <bill.charles885@gmail.com>

Sent: Friday, August 22, 2025 5:05 PM

To: Martin Ince <mince@flagstaffaz.gov>

Cc: Sara Dechter <SDechter@flagstaffaz.gov>

Subject: Re: 2568 N. San Francisco St. Parcel APN R0353741

You don't often get email from bill.charles885@gmail.com. [Learn why this is important](#)

Hi Martin. Thank you for that. I guess my intitial question is whether the area I circled is our property at 2568 N. San Francisco St. and if it is, it basically looks like there is a plan to put a FUTS trail on the north, west and east sides of our property. Please let me know if am reading this right. I sure appreciate it.

<image001.jpg>

Bill Charles
(602) 885-5500

On Aug 22, 2025, at 4:40 PM, Martin Ince <mince@flagstaffaz.gov> wrote:

Hi Bill,

The draft Regional Plan can be accessed at this page

<https://flagstaff-regional-plan-2045-flagstaff.hub.arcgis.com/pages/915bbe8bcf7d4806a1b3f75f31cb325b>

The draft document includes Policy Map 4-5 Urban Trails Plan on page 4-37

<https://flagstaff.maps.arcgis.com/sharing/rest/content/items/ccbb6e5bd40c470c89e4e0bbe376ffb5/data>

You can also view interactive maps, including the Urban Trails Plan, at this link

<https://gis.flagstaffaz.gov/portal/apps/experiencebuilder/experience/?id=814fd01aecf5452ab44b7cad57d0691b>

Let me know if you have any questions

Martin

Martin Ince

City of Flagstaff | Multimodal Transportation Planner
211 West Aspen Avenue | Flagstaff, Arizona 86001

928 213 2685 office | 928 310 6788 cell

mince@flagstaffaz.gov

From: Bill Charles <bill.charles885@gmail.com>

Sent: Wednesday, August 20, 2025 11:42 AM

To: Martin Ince <mince@flagstaffaz.gov>

Subject: Re: 2568 N. San Francisco St. Parcel APN R0353741

You don't often get email from bill.charles885@gmail.com. [Learn why this is important](#)

Hi Martin,

Not trying to be annoying but can you help me with this, please?

Thank you,
Bill Charles

On Aug 15, 2025, at 1:04 PM, Bill Charles
<bill.charles885@gmail.com> wrote:

Hi Martin,

I have been advised that the City of Flagstaff
has indicated a proposed FUTS Trail

extension across the north side of our property. We have already expressed ourselves on the topic of converting the social trail through Wildcat Ride up San Francisco St. in multiple formal forums. As I understand it, the effort to convert the existing social trail to a FUTS Trail is dead for now. Please correct me if I am wrong on that.

Dave Boehmer met with you some time ago and thought that the proposed extension through our property had been scratched. Hoping that is the case as such a trail would significantly diminish our property value and quality of life.

Could you tell me if the Flagstaff Regional Plan 2045 contemplates a plan to come through the north side of our property with a FUTS Trail so that I can decide what course of action I will have to take to stop it? Could you share the references including maps that show this plan?

Thank you,
Bill Charles
602-885-5500

Importance of Open Space

From DM Roy <dmroy.or@gmail.com>

Date Sat 8/30/2025 3:43 PM

To Regional Plan 45 Comments <RegionalPlan45Comments@flagstaffaz.gov>

Some people who received this message don't often get email from dmroy.or@gmail.com. [Learn why this is important](#)

To whom it may concern:

Although we would all like housing to be more affordable (this is pretty much motherhood and apple pie), I am afraid it is being promoted at the expense of the livability and beauty provided by undeveloped areas. "If you build it, they will come." Is the solution to expensive housing to build more and more? Do we want Flagstaff to become a big city? What about resources like water? We are committed to sustainability, which means living within the means that we can sustain (like water), without degrading the quality of life that makes Flagstaff special. We must not think of our resources (like water and land) solely in terms of what humans require, but also in terms of what our entire ecosystem requires to sustain it.

Open Space and Sustainability should be top planning priorities (and these will help with goals to mitigate climate change). Keep in mind that protection of open space is not just for our enjoyment and mental health, but also to maintain our covenant with the natural world, to protect ecosystems for the other living beings in our community.

Sincerely,
Diana M. Roy, Flagstaff

From: [Alaxandra Pucciarelli](#)
To: [Sara Dechter](#)
Subject: FW: Regional Plan Comment
Date: Wednesday, August 27, 2025 4:03:43 PM

Alaxandra Pucciarelli

Current Planning Manager
Community Development
211 W. Aspen Avenue
Flagstaff, AZ 86001
Phone: (928) 213-2640
Email: apucciarelli@flagstaffaz.gov

From: Gwen Groth <gwengroth@gmail.com>
Sent: Wednesday, August 27, 2025 12:11 PM
To: CD P and Z Commission <CDPandZCommission@flagstaffaz.gov>
Subject: Regional Plan Comment

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

Please be sure to consider preservation of cultural and architectural resources and character in the planning. Once buildings are demolished, they are gone... in the landfill. Let's plan responsibly and sustainably.

We need a new historic inventory.

Thank you!

Gwen Groth
Lifelong resident
928-853-7792

RE: Flagstaff Regional Plan 2045

From Martin Ince <mince@flagstaffaz.gov>
Date Fri 8/22/2025 4:17 PM
To Bob Marostica <bobmarostica@gmail.com>; Sara Dechter <SDechter@flagstaffaz.gov>

Hi Bob, there is a parcel of City-owned land and an existing easement that allow the trail to connect through this area (the snippet below shows the City-owned parcel), so the Regional Plan map is correct.

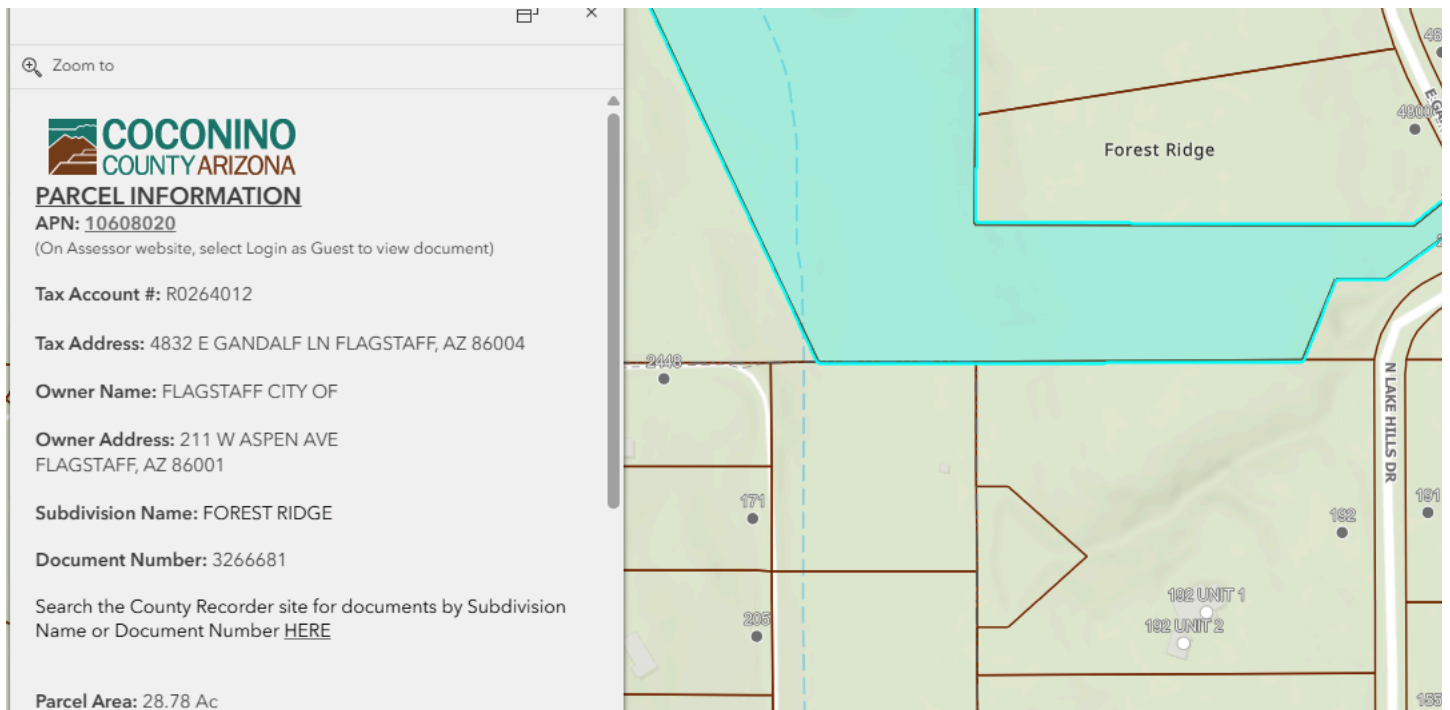
Let me know if you have any questions

Martin

Martin Ince

City of Flagstaff | Multimodal Transportation Planner
211 West Aspen Avenue | Flagstaff, Arizona 86001

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mince@flagstaffaz.gov

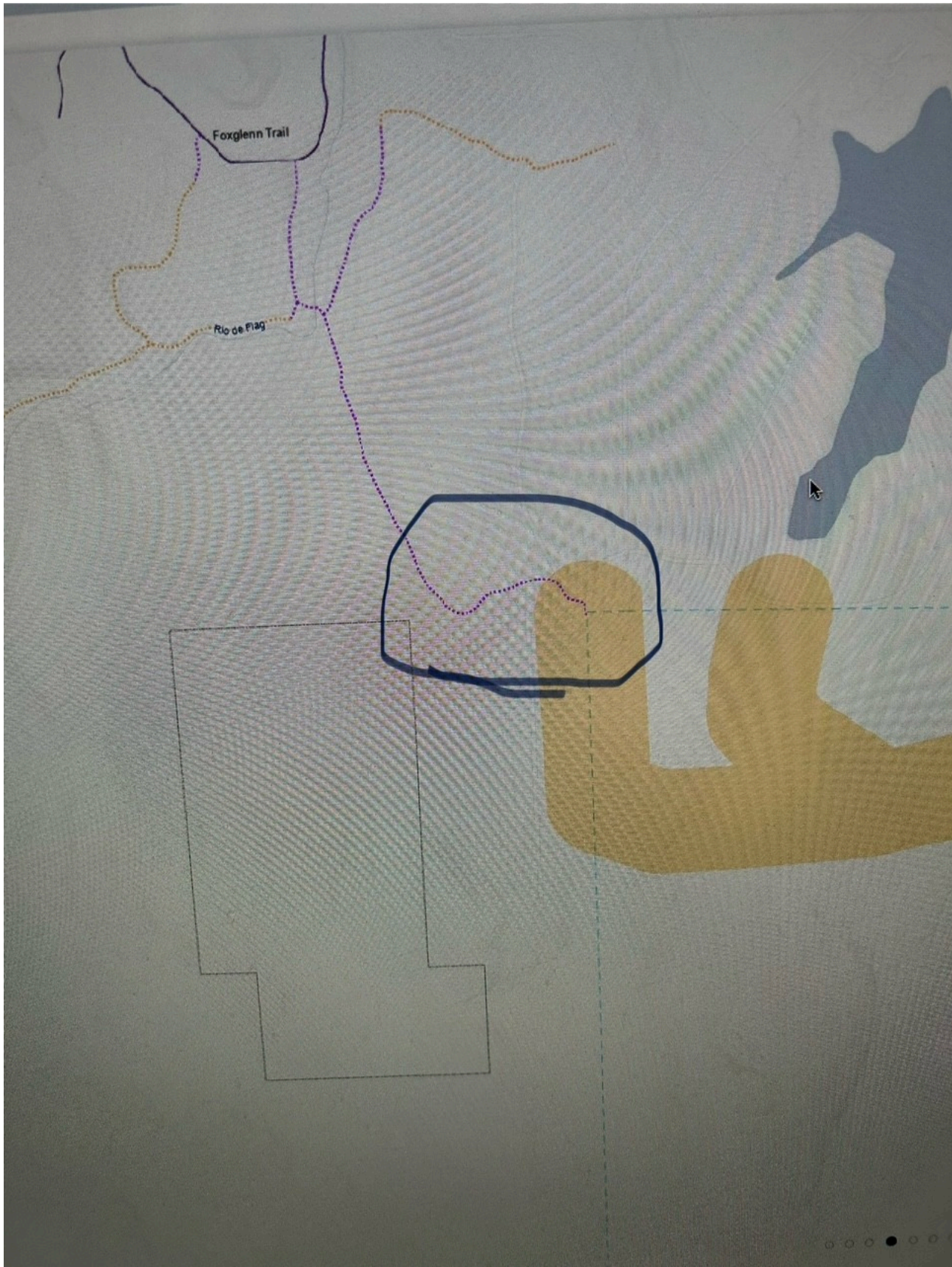


From: Bob Marostica <bobmarostica@gmail.com>
Sent: Friday, August 22, 2025 3:34 PM
To: Sara Dechter <SDechter@flagstaffaz.gov>; Martin Ince <mince@flagstaffaz.gov>
Subject: Flagstaff Regional Plan 2045

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

Per my conversation with Sarah today, your urban trails plan shows a trail coming from Foxglen trail towards Forest Ridge Estates on Gandalf Lane. With the attached photo, I've circled property owned by our HOA. I was contacted a couple of years ago by someone at the city to see about getting an easement across our private property and told them then that the HOA would not be giving any permission for an urban trail. If you would please change the color from purple to yellow (planned trails on private land with no property rights).

Thank you for your attention in this matter,
Bob Marostica
President Forest Ridge Estates HOA



Sent from my iPhone

From: [Georganna Staskey](#)
To: [Sara Dechter](#)
Cc: [Mayor and Council](#)
Subject: Fw: Regional Plan Comments
Date: Monday, August 18, 2025 2:07:28 PM
Attachments: [Outlook-i23oytwb.png](#)

Hi Sara,

We received the below email to the Council email.

Thank you,

Georganna Staskey, MLS
Communication and Civic Engagement / Deputy City Clerk
City of Flagstaff



From: tandjpearson@verizon.net <tandjpearson@verizon.net>
Sent: Monday, August 18, 2025 12:02 PM
To: RegionalPlan45@flagstaffaz.gov <RegionalPlan45@flagstaffaz.gov>
Cc: Mayor and Council <council@flagstaffaz.gov>
Subject: Regional Plan Comments

Dear City Council Members and Staff

I was a member of the Regional Plan Committee. I found it to be a disappointing experience because the group was dominated by environmental activists rather than a cross-section of the general public. My overall impression of the draft plan is:

- The plan is very light on improving the economy. There are few, if any, proposals to advance research and technology businesses or explore other ways to attract high-tech companies and high-paying jobs.
- Multimodal Transportation is a key element of the plan. Reducing the number of cars and increasing the use of buses, bicycles, e-bikes, scooters, and other alternative modes of transportation is a prime goal. No studies were conducted on the impact of growing accident rates or the hazards of multimodal transportation in harsh winter conditions.
- Increasing housing density and promoting all-electric appliances are other focuses. There was no analysis of the dangers of electric-only heating in our cold winter climate. Prolonged power outages in winter will pose a significant threat to residents in homes heated solely by electricity.

I trust you can address these shortcomings.

Sincerely,

Tom Pearson

757-749-2425



2045 Comment

From Ian Sharp <ian@jefuller.com>

Date Thu 8/28/2025 3:09 PM

To Regional Plan 45 Comments <RegionalPlan45Comments@flagstaffaz.gov>

I downloaded the 2045 plan last night over the wi-fi at City Hall, and it took me nearly 45 minutes due to the file size. This morning, I was able to use Bluebeam Revu to compress the file down to 156 MB and as far as I can tell it still functions as it should (hyperlinks work). My suggestion is to compress the file so it is easier for users to download and handle. I suspect many will not review it if they cannot download it in a reasonable amount of time.

Thank you.

IAN SHARP, P.E.

Project Manager/Engineer/Hydrologist

JE Fuller / Hydrology & Geomorphology, Inc.

30 YEARS OF SERVING OUR CLIENTS AND COMMUNITIES

3111 N. Caden Court, Ste. 120 | Flagstaff, AZ 86004

Cell: 520-481-6151 | ian@jefuller.com

www.jefuller.com



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From Ian Sharp <ian@jefuller.com>

Date Thu 8/28/2025 3:09 PM

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From: [Michele James](#)
To: [Regional Plan 45 Comments](#)
Subject: F3 Public Comments to August 27 P&Z Working Session
Date: Tuesday, September 2, 2025 2:38:34 PM

Public Comment to P&Z Commission Citizen Review Session: August 27, 2025

I was told by city staff there would be no opportunity for public comments at this meeting, so these were not spoken as public comments as originally intended.

F3 has been following the Regional Plan revision process closely since it began. I served on the Technical Committee as well as on the Citizen Regional Plan Committee, along with our Board President.

F3 will be submitting detailed comments to the Commission before the first hearing begins. This is what we're looking for at this time when evaluating the RP:

- Equity in housing and attainability
- Limitations on sprawl
- The necessity of greenfield housing development to address our housing emergency through providing density
- Strong and transparent language regarding provision of water outside our UGB
- Policies for redevelopment and additional public infrastructure tied to protection and mitigation from resident displacement
- Complementary Goals of the Plan adequately addressed and prioritized in action items
- Policies that limit reclaimed water use to public areas within the UGB
- The appropriate type of plan amendment outlined for proposals that decrease density
- Policy for activation of streets in urban centers
- Effectiveness of Milton's Urban Center that extends south of University Ave
- Density tied to current and future public transit locations
- Additional Gateway designation for Fourth St
- Policies that address trails, open space, and wildlife movement corridors adequately and early in development planning
- Adequate map display of trails on private lands
- References to the Active Transportation Master Plan and other current and future plans such as the Safe Streets Master Plan

- Funding mechanisms addressed for Open Space acquisition and Parks development where identified as a need on the landscape
- Appropriate priorities and time frames provided for the Action Items

Thank you,

Michele James
Executive Director



Michele A. James

Executive Director

Friends of Flagstaff's Future

P.O. Box 23462

Flagstaff, Arizona 86002

"F-cubed believes in the collective action of engaged and informed citizens to protect the unique character of Flagstaff and to meet the challenges of our swiftly changing world."

www.friendsofflagstaff.org