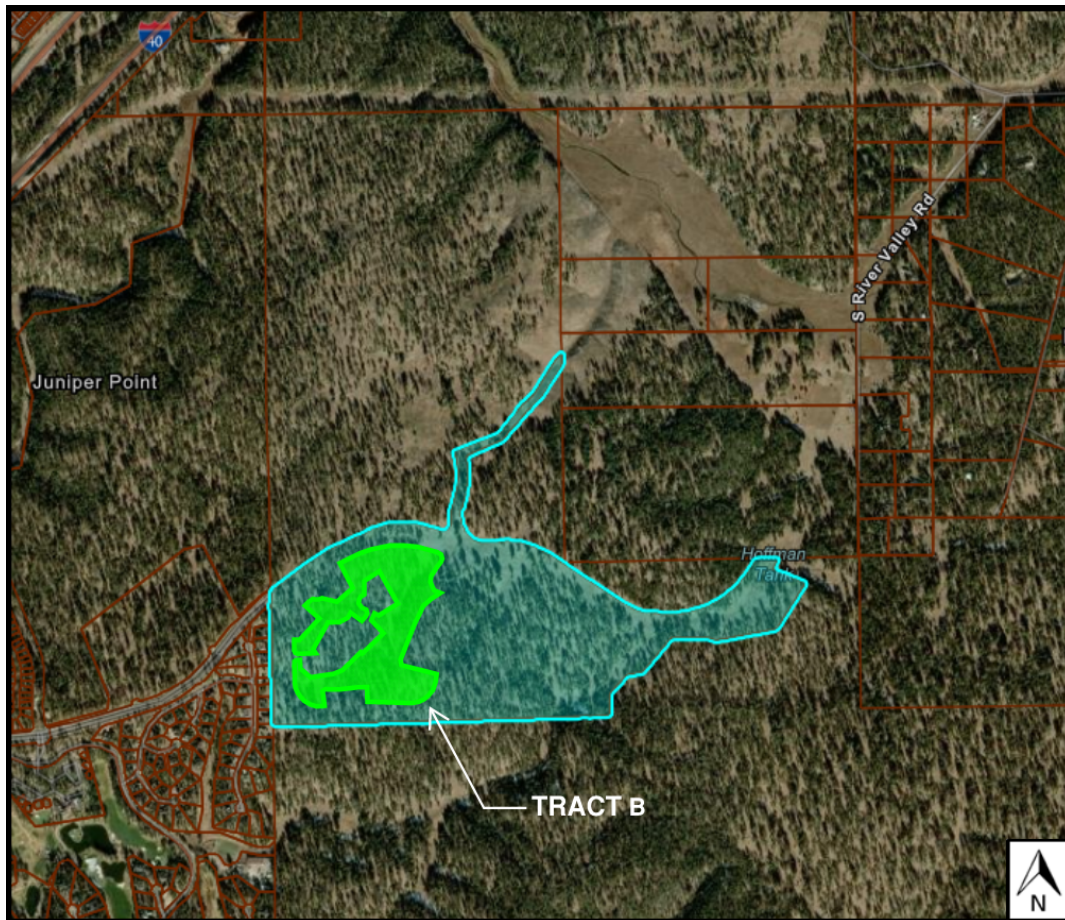


Symmetry Companies – JWP 126 Phase 1 Amenity

Neighborhood Meeting Record of Proceedings

I. Project Description

This Record of Proceedings is included with the Application for Conditional Use Permit PZ-24-00124-08 (the “Application”) submitted by Gammage & Burnham, PLC on behalf of STL405, LLC c/o Symmetry Companies, LLC (“Symmetry”) the owner of APN 106-10-004 (the “Property”). Symmetry proposes to develop “Tract B,” an approximately 20.87-acre tract of land within the Property, with an active outdoor amenity (the “Amenity”). The Property is shown in teal on the Aerial Map, below. Tract B is highlighted in green.



Although much of Tract B will be preserved in near-native conditions, the Amenity will include a nine-hole, pitch-and-putt practice golf course. This use may not be established without a conditional use permit. The Application was filed to obtain this conditional use permit. The purpose of this Record of Proceedings is to certify that a neighborhood meeting was noticed and conducted under as required under Flagstaff Code § 10-20.30.060, and to document Symmetry’s public outreach about the Application.

II. Public Involvement Techniques

In accordance with § 10-20.30.060.A of the Zoning Code, Symmetry has held two neighborhood meetings: the first on July 2, 2025, at 5:30 p.m., and the second on September 18, 2025, at 6:30 p.m. The meetings were both held virtually.

A. July 2, 2025 Meeting

The meeting opened with a presentation about the Amenity, followed by a question/answer with citizens, property owners, and stakeholders. Questions were also received by presenters throughout the meeting, allowing Symmetry to directly address issues as quickly as possible. A list of attendees is included as [Attachment A](#).

Notification letters for this meeting were sent on June 12, 2025 via first class mail to each real property owner, property owners association, and homeowner associations within a 1,000-foot radius of the Property, and any individuals, groups, etc. on the City's "Registry of Persons and Groups" as provided by the City, and City Staff (collectively, "Affected Parties"). As shown in [Attachment B](#), four letters were returned as undeliverable. A list of the Affected Parties and a copy of this letter were previously submitted to the City as part of the Neighborhood Meeting Plan included with the Application.

In addition to the notification letters, a four-by-four-foot sign was posted at the intersection of Lone Tree Road and John Wesley Powell Boulevard. This sign was posted in a location that is visible from the public right-of-way and listed the purpose, time, date, and URL/QR code of the neighborhood meeting. A copy of this sign, as well as a dated photograph were previously submitted to the City as part of the Neighborhood Meeting Plan included with the Application.

In addition to the neighborhood meeting, Symmetry engaged with two emails, one text, and a call regarding this Application. One email requested information on access to the Amenity, and the other expressed concern about property values decreasing in Coconino Ridge. The text message and call were requests for clarification. All messages were responded to.

B. September 18, 2025 Meeting

The meeting commenced at 6:30 p.m. with a total of seven attendees present, and the presentation began shortly thereafter at 6:35 p.m. The presentation proceeded without interruption, as no questions were raised by those in attendance. The meeting concluded promptly at 7:00 p.m.

It was noted that there had been an issue with the scheduling notice initially provided to the public. The notice circulated to the public had incorrectly stated that the meeting would be held on September 17, 2025, at 5:30 p.m., when in fact the correct date and time were September 18, 2025, at 6:30 p.m. The QR code included in the circulated notice, however, did reflect the accurate meeting information. To address this discrepancy, Symmetry took proactive measures by individually contacting everyone registered for the meeting and providing clarification of the correct scheduling.

Additionally, Symmetry remained available on the original meeting link at the earlier time, prepared to deliver the presentation in the event that any registrants attempted to join at that time. One member of the public joined the meeting on September 17. When this individual joined, Symmetry

explained the error that had occurred and offered to present to the individual. This individual, however, declined and indicated that she would prefer to join the meeting scheduled for September 18. This individual was also present the following night for the entire duration of the September 18 meeting. Attachment C contains a list of all attendees at the September 18 meeting, and Attachment D contains scans of the four notification letters that were returned as undeliverable.

III. Summary of Concerns and Issues

A. July 2, 2025 Meeting

Though the tone of the neighborhood meeting was generally positive and informational, several individuals expressed concerns about various aspects of the Amenity and development in its surroundings. Many of the concerns were not directly related to the Amenity and focused instead on existing and potential development in the area. Even so, Symmetry attempted to address as many concerns as possible.

The following list summarizes the concerns, issues, and problems expressed during the meeting.

1. Traffic & Construction
 - a. Are construction vehicles going to rely on Telluride Drive?
 - b. Will there be a third Pine Canyon entrance constructed on J.W. Powell?
2. Membership & Access
 - a. Who will be able to use the Amenity?
 - b. Will residents/members of Pine Canyon be able to use the Amenity?
3. Services & Facilities
 - a. How is the proposed pitch-and-putt course different from a “regular” golf course?
 - b. Are there plans for a full eighteen-hole course, pickleball courts, or any food and beverage offerings in the area?
4. Housing & Community Character
 - a. When will new homes in the Amenity’s vicinity be available for purchase, at what price will they be offered, and what sizes will the lots be?
 - b. Will the addition of more housing in the area overrun the existing Pine Canyon facilities?
5. Water Use & Sustainability
 - a. What is the Amenity’ anticipated annual water use and will it use effluent? If so, would the effluent be stored on-site?
 - b. What is the current and projected water use for the full golf course located in Pine Canyon?
6. Environmental & Outdoors
 - a. Will the Amenity affect wildlife in the area?
 - b. Does the Amenity affect the Arizona Trail corridor?

Symmetry addressed these issues as thoroughly as possible. The following list summarizes the responses given.

1. Traffic & Construction

- a. Minimal construction traffic is expected for this nature-based Amenity and Symmetry will closely manage any necessary traffic to further eliminate its impact.
 - b. A new entrance will be located on J.W. Powell off a roundabout to the northeast of the street's current terminus.
2. Membership & Access
 - a. Plans for access are still being finalized, but it is anticipated that the pitch-and-putt portion of the Amenity will be open to all members of the Pine Canyon Club.
3. Services & Facilities
 - a. The proposed course is *much* smaller than a traditional course. It is anticipated that fewer than 4 acres of turf will be used for the pitch-and-putt.
 - b. Plans for the surrounding area are being finalized and hopefully will begin review by the City in the near future.
4. Housing & Community Character
 - a. Similar to the questions about additional services and facilities in the surrounding area, plans are not finalized for housing in the Amenity's facility.
 - b. It is the Symmetry's hope that the addition of this Amenity will help relieve pressure on other existing and planned amenities in the area.
5. Water Use & Sustainability
 - a. Discussions with the City concerning reclaimed water agreements are ongoing, but it is Symmetry's desire to develop the most sustainable Amenity by using grey water for any irrigation needs.
 - b. Although somewhat outside the scope of the Condition Use Permit at hand, participants asking about Pine Canyon's water usage were invited to follow up with Symmetry after the neighborhood meeting.
6. Environmental & Outdoors
 - a. As an open and nature-focused Amenity, it is anticipated that the Amenity will serve as habitat for wildlife.
 - b. Symmetry is excited about incorporating the Arizona Trail into future development, but the current layout for the trail does not intersect with the Amenity.

B. September 18, 2025 Meeting

No questions were raised by the attendees, and therefore no additional concerns were noted.

IV. Conclusion

As shown above, the vast majority of issues raised by participants in the first neighborhood meeting were not directly related to the Application. All questions—including those not directly related to the Application—were addressed and resolved during the meeting to the best of Symmetry's ability. The second neighborhood meeting concluded without any questions from attendees. Symmetry welcomes any additional questions from the City or the public regarding the Application and looks forward to further productive discussions, as needed.

Symmetry Companies - JWP 126 Phase 1 Amenity Neighborhood Meeting List of Attendees

The following individuals attended the July 2, 2025 neighborhood meeting to discuss Symmetry's Conditional Use Permit application.

Name	Contact Information	Name	Contact Information
Sean Krieg (Host)	skrieg@gblaw.com	CAS	wittke.anne@gmail.com
Lindsay Schube	lschube@gblaw.com	Jim Ebel	jebel@ringlerassociates.com
Alex Bearden	alex@pinecanyon.net	Trudi Cassidy	trudicassidy@gmail.com
Jason Sanders	jsanders@symmetrycompanies.com	Ron Doba	rdoba.mgmt@gmail.com
Edward Kamins	ebkamins@gmail.com	Lisa Kerley	kerleymlisa@gmail.com
Chris DeSavino	c.desavino@cox.net	Jamie Middleton	email4jlm@aol.com
Mike Young	myoung@woodpatel.com	Elaine Averitt	eaveritt4@gmail.com
Victor Ferreira	victor.ferreira@cox.net	FLG For All	salsa.condiment482@simplelogin.com
Nicole Ellman	nicole.ellman@gmail.com	Dana Jolly	dsha1@msn.com
heatherkerrigan	heatherckerrigan@gmail.com	Karen Modesto	km0528.az@gmail.com
Hillary Turby	hturby@symmetrycompanies.com	Francine Coles	francinecoles@gmail.com
Alex Bearden	alex@pinecanyon.net	J. Dawson	jamie@jamesldawson.com
Peter's iPhone	pburger@symmetrycompanies.com	Daniel Cronin	dcronin@woodpatel.com
Kimberly Qualls	kawqualls@gmail.com	Andy Bolwar	bolwar@me.com
Jay S.	cjsutcliffe@gmail.com	Khara House (she her hers)	khara.house@flagstaffaz.gov
Skip iPhone max 2020 (2)	skiprimsza@me.com	Doug	dsutter@fhgc.com
Michael Lemon	ltdivail@gmail.com	Clunet Lewis	clulewis46@me.com
Pinyon Jay	stephaniekayebour@icloud.com	Marilyn Weissman	marilynflagstaff@gmail.com
Michele James	mjames@friendsofflagstaff.org	michelle mowzoon	michelle.mowzoon@russlyon.com
Mike	mike@kleingartner.com	John	jwest1600@gmail.com
Bob Pauls	bpauls50@gmail.com	diane	diane.bellock@nau.edu
Rob Crain	robrcrain@cox.net	Andy's iPad (2)	bolwar@me.com
Janie's iPhone	janieleerusso@gmail.com	John Long	longfour@gmail.com
Mike Amundson	michael.amundson@nau.edu	iPhone (67)	kmshook1@yahoo.com
Jeff Ersig	jersig@gmail.com	lauriehagen	lauriehagen928@gmail.com
danielbrutto	bruttod@yahoo.com	Caitlin Russo	caitmay03@gmail.com

Name	Contact Information	Name	Contact Information
mike	mike@capitalfund1.com		1-602-300-8873
Erin Young, City of Flagstaff	eyoung@flagstaffaz.gov	iPhone (67)	kmshook1@yahoo.com
Flagstaff Hiker	flagstaffhiker1955@gmail.com	Sylvia Struss	sylvia.struss@gmail.com
	1-303-929-4895	Kendall	kendallg@pinecanyon.net
Ashley's iPhone	saba2@yahoo.com	Hannah	hknight@symmetrycompanies.com

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, AZ 85004

PHOENIX AZ 850

12 JUN 2025



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FLAGSTAFF, AZ 86004

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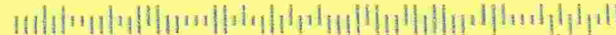
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Symmetry Companies - JWP 126 Phase 1 Amenity Neighborhood Meeting List of Attendees

The following individuals attended the September 18, 2025 neighborhood meeting to discuss Symmetry's Conditional Use Permit application.

Name	Contact Information	Name	Contact Information
Sean Krieg (Host)	skrieg@gblaw.com	Terence McNally	tmcnally781@gmail.com
Lindsay Schube	lschube@gblaw.com	Michael Lemon	Ltdivail@gmail.com
Hillary Turby	hturby@symmetrycompanies.com	Michele James	MJames@friendsofflagstaff.org
Michele James	MJames@friendsofflagstaff.org	Alex Bearden	alex@pinecanyon.net
Nicole Ellman	nicole@pinecanyon.net	Heather Cogswell	Hcogswell@hoamco.com
Marilyn Weissman	marilynflagstaff@gmail.com		

GAMMAGE & BURNHAM, PLC

ATTORNEYS AT LAW
40 NORTH CENTRAL AVENUE
20TH FLOOR
PHOENIX, AZ 85004

PHOENIX AZ 852

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SCOTTSDALE, AZ 85260

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GAMMAGE & BURNHAM, PLC
ATTORNEYS AT LAW
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PHOENIX, AZ 85004

PHOENIX AZ 852

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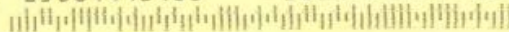
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SCOTTSDALE, AZ 85255

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ATTORNEYS AT LAW
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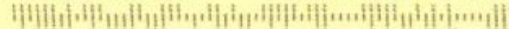
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FLAGSTAFF, AZ 8600

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City of Flagstaff

PUBLIC HEARING

Planning & Zoning Commission, October 29, 2025 at 4:00 PM

LOCATION: City Hall Council Chambers, 211 West Aspen Ave.

REQUEST/PROPOSAL: A conditional use permit for "golf course and related facilities"

CURRENT ZONING: Rural Residential – Resource Protection Overlay

GENERAL LOCATION: A portion of a 126-acre parcel of land located south of Interstate 40 and immediately east of the Pine Canyon Development

CASE NUMBER: PZ-24-00124-08

APPLICANT CONTACT: Lindsay Schube, Gammage & Burnham, PLC
(602) 256-4471 or lschube@gblaw.com

City of Flagstaff Planning & Development Services Division
Ben Mejia, Senior Planner: (928) 213-2616

Posted on October 13, 2025