

July 6, 2025

Planning and Zoning

RE: case number PZ-24-00124-08

Request for conditional use permit

Dear members

I am writing to share with you some stories involving the Pine Canyon Development that I hope will demonstrate, that this development has never been a “good” neighbor.

For years my family has accessed the state trust lands that were bought by Symmetry during the Arizona State Land trust sale in 2021. We would park at the pullout, across from the second guard gate into the pine canyon neighborhood. As far as I know, that is public property.

Using that pull out became increasingly problematic, as contractors and work folks parked there. There is a barricade preventing anyone, except pine canyon, from driving up to the end of the pavement on John Wesley Powell Blvd (JWP). I contacted Daniel Folke, who at the time worked for the city of Flagstaff. I wanted to know why Pine canyon had control of JWP, and why a public road was having its access to the state trust lands and the Arizona trail blocked.

The following is a direct quote, “When the final plat for Pine Canyon was signed off, the city was to have taken ownership of the JWP, but that did not happen”. Mr. Folke sent me an email, that after consultation with the fire and police departments, those barriers would stay in place.

Pine canyon has continued to use that road, removing barriers for employee parking as they saw fit. After the state trust land sale in which Symmetry acquired 405 acres for \$10 million dollars, pine canyon employees proceeded to drive up JWP and dump debris and golf course refuse. Again, Mr. Folke and code compliance reported to me that this was not a violation since Symmetry now owed the land.

Recently we tried to access the trail system at the end of JWP but Symmetry has now posted no trespassing signs.

As a state taxpayer, I would suggest Symmetry got more than they deserve from the state Trust Department sale, \$2500 an acre. The money from the sale of state trust land in Arizona is supposed to benefit public schools and the public universities. Anyone looking at this scenario realizes these entities did not substantially benefit from this sale.

Based on my experience dealing with Pine Canyon, they have proven themselves not to be good neighbors. As a long-time flagstaff resident, I feel no need to use City of flagstaff staff time and any public money making it easy for Symmetry to move forward with the development of this property

Respectfully

Dana Jolly

Flagstaff

Re: Failure Notice

From Rob Crain <robgcrain@cox.net>
Date Fri 10/3/2025 11:22 AM
To Ben Mejia <Ben.Mejia@flagstaffaz.gov>

You don't often get email from robgcrain@cox.net. [Learn why this is important](#)

Ben,

Resending with the correct e-mail.

Rob Crain
robgcrain@cox.net

On Oct 3, 2025, at 9:31 AM, MAILER-DAEMON@yahoo.com wrote:

Sorry, we were unable to deliver your message to the following address.

<ben.mejia@glagstaffaz.gov>:
No mx record found for domain=glagstaffaz.gov

----- Forwarded message -----

From: Rob Crain <robgcrain@cox.net>
Subject: **Symmetry / Pine Canyon Amenity, Conditional Use Permit PZ-24-00124-08**
Date: October 3, 2025 at 9:31:25 AM MST
To: ben.mejia@glagstaffaz.gov
Cc: "hturby@symmetrycompanies.com" <hturby@symmetrycompanies.com>, skrieg@gblaw.com

To: Ben Mejia

Ben,

I am writing in support of the proposed amenity that has been reviewed in the two neighborhood meetings and is scheduled for the October 29 planning meeting.

As a long time owner and community tax payer at Pine Canyon this added amenity seems like a good use of a limited number of acres and resources and enhances recreational opportunity with a very limited environmental impact, compared to many other possible uses of the land, many of which would require no review and approval.

Rob Crain
robgrain@cox.net
602-317-0534

Fwd: Neighborhood Meetings // Conditional Use Permit PZ-24-00124-08

From Eric Hedlund <ehhedlund1958@gmail.com>

Date Tue 10/7/2025 11:36 AM

To Ben Mejia <Ben.Mejia@flagstaffaz.gov>

You don't often get email from ehhedlund1958@gmail.com. [Learn why this is important](#)

In advance of the hearings regarding the conditional use permit listed above, I would like to express my support for this project. This development will add value to the JW Powell corridor in general, and the Pitch and Putt Amenity specifically will be a positive land use for the following reasons:

- The project makes excellent use of land that isn't suitable for housing due to steep slopes, creating a **low-impact recreational amenity** while leaving much of the property in its natural state.
- It's **small-scale and low-intensity**, with **less than ten acres of turf** (vs. ~90+ acres for a traditional course), using **reclaimed water, drought-resistant turf, and smart irrigation**—so it won't strain Flagstaff's water resources.
- It's a **healthy, walkable amenity**, reachable on foot or by golf cart, adding recreation without creating traffic or parking issues.

Thank you for your consideration of this matter.

Eric

ehhedlund1958@gmail.com

602-361-1966

Re: PC Expansion CUP Public Comment

From Stephanie Barbour <stephaniekayebarbour@icloud.com>

Date Thu 10/9/2025 12:45 PM

To Ben Mejia <Ben.Mejia@flagstaffaz.gov>

Feel free to use the following comments or ignore - I realize that resident comments cannot change the course of a developer with a strong legal team.

As a resident of Pine Canyon, and one that abuts the 405 acres, I have a unique perspective on this area.

1. Major elk herds pass through this area on an almost daily basis. The area is unique in that it serves as a major birthing area directly behind our homes. Neighbors have recorded multiple births or their wildlife cameras. After giving birth they hide their young in the area for about a week to gain strength in a quiet protected area before rejoining the larger herd. The Coconino Ridge neighborhood of Pine Canyon is horrified about the impact this development will have on this elk birthing area. Instead of a chip and put, which in every meeting I was at did not appear to have the support of a single PC member, why not take that land and instead create a large open space buffer to truly protect the wildlife that the Symmetry presentation claims is important. Not only would it protect the wildlife, but it would eliminate the need for recycle water.
2. The Symmetry presentation claims this development is "leaning into nature". But one of Symmetry's managers was behind our house measuring for an elk fence to keep the elk off the golf course. How is that embracing nature?
3. Not one resident in Coconino Ridge was told when we purchased our homes that there could be pickle ball courts built directly behind our homes. HOA's are in place to manage these nuisance issues. However our HOA Board is not made up of resident homeowners but of the Symmetry management. When the owner/developer also serves as the HOA president this presents a serious conflict of interest arises - the owner/ HOA president could make decisions that benefit their development at the expense of residents.
4. There are no sidewalks in Pine Canyon. Children are allowed to use the roads as safe places to ride bikes. Construction of this expansion will create dangerous conditions if the construction traffic is not restricted to a new access road that does not go through any existing Pine Canyon streets.
5. There were 54 homes shown on the site plan however the owner of Symmetry announced 80 homes - where will the rest be going and why are they not being shown?