

Symmetry Companies – STL 340

Neighborhood Meeting Record of Proceedings

I. Project Description

This Record of Proceedings is included with the Specific Plan, Concept Zoning Map and Minor General Plan Amendment applications (collectively, the “Application”) submitted by Gammage & Burnham, PLC on behalf of STL405 d/b/a Symmetry Companies (“Symmetry”), the owner and developer of approximately 405 “L-shaped” acres generally located northeast of Pine Canyon Estates along the J.W. Powell Boulevard alignment. Approximately 44.23 acres of this land are currently in development, and the remaining 360.77± acres (the “Property”) may be seen on the Aerial Map, below. The approximately 405 acres are outlined in blue, with the 44.23± acres currently under development highlighted in the south-west corner of the Property.



Planning for the Property began in 2020 following a State Auction. Although the Property was initially envisioned as a golf-oriented community anchored by a large resort, after listening to community feedback, the project pivoted to a park and trail-focused community with commercial, mixed-use, residential, and lodge components. Now, the plan features 22 development areas, with a commercial center, high-density residential backing the collector spine road, and a lodging anchor that pivotally ties into the Arizona Trail to attract high altitude tourism-related travelers. The entire development is parks/open space and trails oriented, with trails connecting throughout the entirety

of the Property. In addition to these trails, STL340 will add several public, yet privately maintained, parks to Flagstaff.

The purpose of this Record of Proceedings is to certify that each neighborhood meeting was noticed and conducted in accordance with Flagstaff Code § 10-20.30.060 and to document Symmetry's public outreach regarding the Application.

II. Public Involvement Techniques

In accordance with § 10-20.30.060.A of the Zoning Code, Symmetry held two neighborhood meetings: the first on March 30, 2026, at 5:30 p.m., and the second on June 4, 2026, also at 5:30 p.m. The meetings were both held virtually.

Notification letters for the March 30, 2026, meeting were sent on March 11, 2026, and the notification letters for the June 4, 2026 meeting were sent on May 18, 2026. The letters were delivered 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 (collectively, "Affected Parties"). No letters were returned as undeliverable for either meeting. 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 for each meeting. The signs were 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 meetings. Dated photographs of these postings are enclosed with this record of proceedings as Attachment A.

A. March 30, 2026 Meeting

The meeting opened with a presentation about the evolution of the development plans and their current state. No questions were posed during this meeting. Attendees are listed below. Members of the development team are highlighted in **blue**.

Name	Join time	Leave time
Sean Krieg (Host)	3/30/2026 17:16	3/30/2026 18:01
Lindsay Schube (Presenter)	3/30/2026 17:18	3/30/2026 18:01
Hillary Turby	3/30/2026 17:30	3/30/2026 18:01
S K	3/30/2026 17:30	3/30/2026 17:54
16026166828	3/30/2026 17:39	3/30/2026 17:54
Josh Maher	3/30/2026 17:30	3/30/2026 17:54
Kim Monnin	3/30/2026 17:34	3/30/2026 17:54
Doug L	3/30/2026 17:35	3/30/2026 17:54
Janie Russo	3/30/2026 17:44	3/30/2026 17:54
Jeff Ersig	3/30/2026 17:50	3/30/2026 17:52

Following this neighborhood meeting, Symmetry received one email regarding this Application. The sender requested the information presented at the neighborhood meeting due to an inability to attend and expressed support for the proposed development of the Property. This record of proceedings will be provided to that individual.

A. June 4, 2026 Meeting

This meeting commenced at 5:30 p.m. and opened with a similar presentation about the evolution of the development plans and their current state. None of the attendees present posed any questions, allowing the meeting to proceed uninterrupted until its prompt conclusion at 6:00 p.m. Attendees are listed below. Members of the development team are highlighted in **blue**.

Name	Join time	Leave time
Sean Krieg (Host)	6/4/2026 17:16	6/4/2026 17:59
Lindsay Schube (Presenter)	6/4/2026 17:22	6/4/2026 17:59
Hillary Turby	6/4/2026 17:22	6/4/2026 17:59
S K	6/4/2026 17:28	6/4/2026 17:51
Jay Kerley	6/4/2026 17:30	6/4/2026 17:53
Jesper Arnrup	6/4/2026 17:30	6/4/2026 17:53
Chris DeSavino	6/4/2026 17:42	6/4/2026 17:53
Janie Russo	6/4/2026 17:43	6/4/2026 17:53

III. Summary of Concerns and Issues

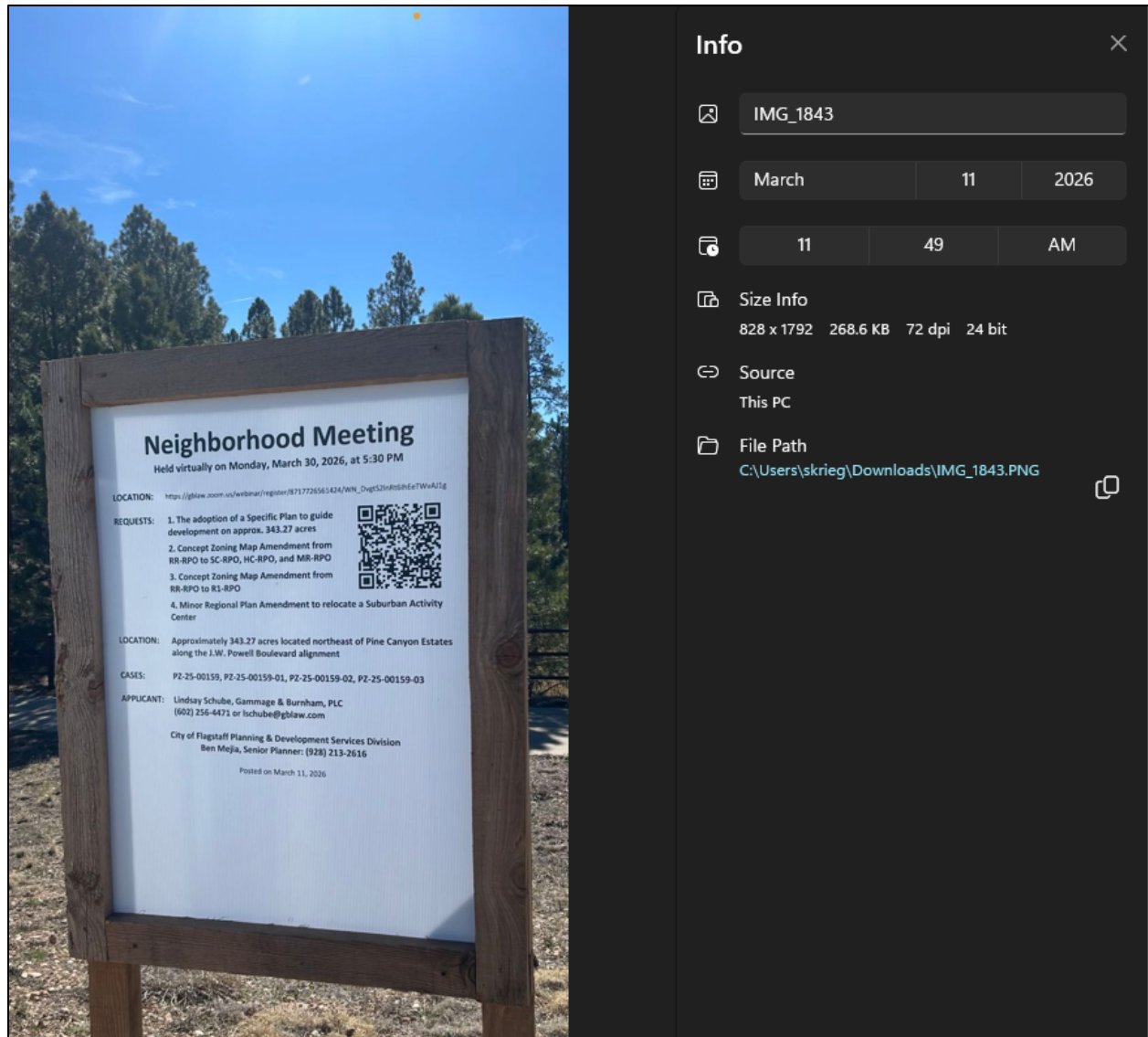
No questions were posed, so no concerns or issues were noted.

IV. Conclusion

As shown above, Symmetry did not receive any questions from attendees during either of the two neighborhood meetings, and the limited outreach received outside of the meeting reflected support towards the proposed development. Symmetry welcomes any additional questions from the City or the public regarding the Application and looks forward to further productive discussions, as needed.

ATTACHMENT A

Sign Posting 1 of 2



ATTACHMENT A

Sign Posting 2 of 2

