

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Tuesday, June 19, 2018

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session open to the public on Tuesday, June 19, 2018, at 3:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. Discussion/possible direction regarding a request for Conceptual Zone Change and Conceptual Development Review to consider a rezoning from single family residential (RS-10a) to multifamily residential (RM-2), and for the construction of a 6 unit multifamily development at 50 & 60 Oak Creek Boulevard. The property is zoned RS-10a and is located on the east side of Oak Creek Boulevard, near the intersection of State Route 89A. APN: 408-08-053 and 408-08-054. Applicant: Mike Reynolds. Case Number: PZ18-00004 (ZC, DEV)
4. Discussion/possible direction regarding a request for Conceptual Plat review for a proposed 30 unit subdivision at 125 Bristlecone Pines Road (Hillside Vista Estates). The property is zoned single family residential (RS-35) and is located west of Bristlecone Pines Road, north of Navoti Drive, and south of Bob White Circle. APN: 408-11-178D. Applicant: Hoskin Ryan Consultants (Scott Lorentzen) Case Number: PZ18-00003 (SUB)
5. EXECUTIVE SESSION
If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:
 - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - b. Return to open session. Discussion/possible action on executive session items.
6. ADJOURNMENT

Physical Posting: June 14, 2018 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:
CITY HALL COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

Item 3:
Oak Creek Boulevard Multifamily
PZ18-00004 (ZC, DEV)
Conceptual Review

Staff Report
 PZ18-00004 (ZC, DEV)
 Oak Creek Boulevard Multifamily
 Summary Sheet: Conceptual Review



**City Of Sedona Community
 Development Department**
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaz.gov/cd

Meeting Date: June 19, 2018

Hearing Body: Planning and Zoning Commission

Action Requested: Conceptual Review of Zone Change and Development Review Application

Staff Recommendation: None at this time

Location: 50 & 60 Oak Creek Boulevard

Parcel Numbers: 408-08-053 and 408-08-054

Owner: Construction/Cable Inc., Mike Reynolds
 50 Oak Creek Boulevard, Sedona AZ, 86336

Project Summary: Conceptual Review of multifamily project consisting of a new four (4) unit building, remodel of existing residence and the addition of a studio over the existing garage, for a total of six (6) units on the parcels and associated site improvements.

Site Size: ± 0.59 acres (both parcels)

Sedona Community Plan Designation: Planned Area (PA)

Current Zoning: Single-family Residential (RS-10a)

Proposed Zoning: High Density Multifamily Residential (RM-2)

Current Land Use: Single-family Residential

Surrounding Properties:

	<u>Area zoning</u>	<u>Area land uses</u>
North:	C-2	General Commercial
East:	OP & RM-1	Office Professional & Residential
South:	RS-10a	Residential
West:	SU & RS-12	General Commercial & Residential

Report Prepared By: Matt Kessler, Associate Planner

Attachments:

- 1. [Vicinity Map & Aerial View](#)11
- 2. [Application Documents](#)
 - a. [Application](#).....13
 - b. [Letter of Intent](#)14
 - c. [Letters of Serviceability](#)15
 - d. [Project Plans](#)
 - i. [Site Plan](#).....18
 - ii. [Floor Plan and Elevations](#).....19

3. Comments Received from Reviewing Agencies

- a. City of Sedona Community Development20
- b. City of Sedona Public Works.....23
- c. Sedona Fire District24

Staff Report

PZ18-00004 (ZC, DEV)

Oak Creek Boulevard Multifamily

Conceptual Review



City Of Sedona Community

Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/cd

PURPOSE OF A CONCEPTUAL REVIEW

The purpose of the Conceptual Review is to give review agencies, Staff, the Planning and Zoning Commission, and the general public an opportunity to familiarize themselves with, and provide comments on, a development proposal in its early, conceptual stage of design. The process also affords the applicant an opportunity to become aware of major issues, concerns and suggestions prior to the completion of more detailed plans for comprehensive development review. This creates a more timely mechanism through which early design concepts may be revised to address areas of concerns.

At the Conceptual Review stage of a project, Staff does not evaluate for full conformance with specific code sections or provide a recommendation on the project. *However, Staff comments are noted in italics throughout this Staff Report.* Staff comments generally refer to future requirements or comments that have already been provided to the applicant.

PROJECT SUMMARY

The applicant is seeking review of a Conceptual Zone Change and Conceptual Development Review with the expressed intent of developing a 6 unit multifamily housing complex.

SITE CHARACTERISTICS (EXISTING)

- The project site consists of two separate parcels totaling approximately 0.59 acres.
- The northern parcel consists of a single-family residence, garage, and home office.
- The southern parcel is vacant and contains storage for the applicant's construction company.
- While neither parcel is zoned commercial, the properties may be used in accordance with the Home Occupation Guidelines of Sedona Land Development Code (LDC) Section 915.
- The property is part of the Oak Creek Development No. 1 Amended subdivision.
- The existing vegetation consists of a mixture of mature trees and shrubs.

BACKGROUND

The properties proposed for development are currently zoned Single-family Residential (RS-10a). The property owner is proposing to develop the site as a multifamily residential project, including a new four unit building and a second unit over the garage of the existing residence.

Development of this site is permitted in accordance with the LDC requirements, including Article 6 (District Regulations), Article 9 (Development Standards), and Article 10 (Design Review Manual). As the single-family zoning designation of RS-10a does not permit multiple dwelling units, a zone change is required. The applicant has proposed a zoning of High Density Multifamily (RM-2), which allows for a maximum of 12 units per acre. The combined size of the two properties is 0.59 acres, which would allow for a maximum of seven (7) units under RM-2 zoning.

The current proposal will require approval of the following applications:

1. Zone Change from Single-family Residential (RS-10a) to High Density Multifamily Residential (RM-2)

2. Development Review for the proposed two story, four unit building on the southern portion of the property. All four units are two bedroom/two bathrooms and 1,200 square feet
 - a. Based on the proposed zoning, a maximum of seven (7) units would be permitted.
 - b. The existing single-family home is proposed to be remodeled and an additional studio unit is proposed to be added above the existing garage.
 - c. *Staff has asked for clarification from the applicant regarding the timing and phasing of the remodel to the existing residence and construction of the studio unit.*
3. Land Combination Permit
 - a. Because the proposal involves two separate parcels, a land combination application is required. These applications are reviewed at a staff level and would be conditioned to be completed after Commission and Council review and only if the zone change and development review portions of the application are approved. This would need to be done in order for the proposed density to align with the proposed zoning district.

PUBLIC INPUT

- The applicant will be required to complete the Citizen review process outlined in LDC section 408. A written report of the citizen participation plan will be provided to the Commission at the Comprehensive Review stage.
- Project documents submitted by the applicant were placed on the Projects and Proposals page of the Community Development Department website (<http://www.sedonaaz.gov/projects>)
- Property owners within 300 feet of the subject properties were notified of the Conceptual Review Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on June 1, 2018.

REVIEWING AGENCY COMMENTS AND CONCERNS

Conceptual Review plans are routed to reviewing agencies for comments. At this stage, comments generally involve what each review agency will expect to see in the submittal packet for comprehensive review. Comments were received from the following agencies and are included as [Attachment 3](#):

1. City of Sedona Community Development
2. City of Sedona Public Works
3. Sedona Fire District

These comments have been provided to the applicant. As this is a conceptual review, the applicant is not expected to make changes to their project prior to the conceptual public hearing.

COMMUNITY PLAN

When reviewing the zone change portion of the application, the Commission should evaluate how this project implements the Community Plan, including recommendations for land use, housing, circulation, environment, and economic development. While no application is expected to fully address all elements of the Community Plan, projects requesting a zone change should clearly demonstrate that they are furthering the goals and objectives outlined in the Community Plan.

The project site is designated as Planned Area on the Future Land Use Map, as it is within the Grasshopper Flats Planned Area. Planned Areas have been identified in the Community Plan as areas outside of Community Focus Areas (CFAs) that have unique characteristics that should be considered when evaluating a zone change application. Regarding rezoning within Planned Areas, the Community Plan states that the following needs and benefits be considered where applicable:

- Provide enhanced buffering and land uses that are compatible with both existing residential and commercial areas, including strategic building and parking placement, use of topographic changes, vegetative screening and other buffering techniques.
- Include land uses that generate minimal traffic relative to the residential character of the area.
- Provide diverse housing options if there is an opportunity to do so.
- Eliminate non-conforming uses as a benefit.
- Consolidate properties under unified planning if there is an opportunity to do so.

DEVELOPMENT PROPOSAL

The applicant is proposing a six unit multifamily development consisting of the following:

- A two (2) story, four (4) unit building on the southern portion of the property
 - All four (4) units are two (2) bedroom/two (2) bathroom and 1,200 square feet
- Remodel of existing residence on northern portion of the property and the addition of a studio unit.
 - The new unit will be a studio apartment and located above the existing garage
 - The existing residence will be retained and remodeled
 - *No details for the remodel of the existing residence have been provided. Staff has asked for clarification regarding timing and phasing of these improvements.*
- Associated site improvements, including parking areas, landscaping, and screening from surrounding uses

Phasing

The project is proposed to be developed in two phases, with the four (4) unit building on the southern portion of the property to be constructed first, and the remodel of the existing residence and new unit on the northern portion of the property to be constructed in the future. *Staff has requested additional information regarding the phasing and details of each phase in comments provided to the applicant.*

Access and Traffic

- Vehicular access to the site is proposed in two locations via Oak Creek Boulevard, providing access to both the four (4) unit building and studio/residence.
 - *Staff has commented that the 12 foot width drive access shown is not adequate to accommodate two-way traffic.*
- *A trip generation report will be required for the next level of review. The applicant will be working with the Public Works Department to determine the parameters and scope of that study.*

Pedestrian Traffic and Connectivity

- There is an existing sidewalk along the west side of Oak Creek Boulevard (across the street from the proposed development), which terminates at the southern end of 35 Oak Creek Boulevard (408-08-079).
- The proposal does not currently include any new sidewalks or connections.
- *The applicant has been asked to consider the improvement of sidewalk connections along Oak Creek Boulevard, considering the close proximity of the site to commercial uses. Staff will discuss the potential and consider the most appropriate locations for these sidewalks with the applicant.*

Parking

- The applicant has provided nine (9) parking spaces in the southern parking lot, and five (5) spaces in the northern lot, for a total of 14 for the property.

- *The four (4) units served by the southern lot require a minimum of 10 parking spaces, and only nine (9) are provided in this area. Staff has commented on the parking standards and requested that if a reduction in parking is to be requested, justification is required.*

Preliminary Grading and Drainage Report and Plan

- *A preliminary grading and drainage report and plan will be required for comprehensive review.*

Wastewater Disposal

- *The property has the ability to connect to the City's Wastewater System.*

Sedona Land Development Code: Article 9 (Development Standards) and Article 10 (Design Review Manual)

- *A comprehensive evaluation for compliance with the Land Development Code and the Design Review Manual will be conducted at the next stage of review*

Vegetation and Landscaping

- *The applicant has shown proposed landscaping areas on the site plan to provide additional buffering from adjacent uses and screening of the new building.*
- *The conceptual landscaping includes the preservation of some of the existing trees.*
- *A comprehensive evaluation for compliance with City landscaping requirements and the applicant's representations will be conducted at the next stage of review*

Signage

- *No signs are currently proposed.*
- *If the applicant intends to include signs as a part of the proposal, a master sign plan will be required for comprehensive review.*

Outside Lighting

- *A full lighting plan will be required for comprehensive review.*

Mechanical Equipment

- *Mechanical equipment will be screened by screen walls.*
- *Dumpsters will be enclosed within screen walls in accordance with LDC requirements.*

Utilities

- *All required utilities exist in the area. Letters of serviceability have been provided by the applicant.*

PUBLIC COMMENT

Staff received one phone call from a neighboring property owner concerned about the proposed multifamily use at this location. No written comments were received.

REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission at this time:

ZONE CHANGE	Conceptual Review of Proposal
DEVELOPMENT REVIEW	Conceptual Review of Proposal

DISCUSSION (ZONE CHANGE)

The zone change component of this project proposes to rezone the property from Single-family Residential (RS-10a) to High Density Multifamily Residential (RM-2). While the applicant is only requesting conceptual zoning review at this time, the following will be used to evaluate the Zone Change application.

In considering an application for a Zone Change, the review process is guided by Section 400 (Amendments) of the LDC. Zone Change applications are reviewed for conformance with the Community Plan and other adopted plans and policies of the City, if applicable. In accordance with the Land Development Code, Section 400.10, in order to mitigate the negative impact of the applicant's proposed use on citizens and surrounding properties and to assure compatibility with adjacent land uses, the Commission may recommend, and the Council may approve, a rezoning conditioned upon one or more of the following:

1. *Development in accordance with a specific schedule for the development of specific improvements or uses for which zoning is requested;*
2. *Development in accordance with a specific Site Plan or a Site Plan to be subsequently approved under this Code;*
3. *Modifications in the otherwise applicable floor area ratio, lot coverage, building height, or density;*
4. *Public dedication of rights-of-way for streets, alleys, public ways, drainage, public utilities and the installation of improvements that are reasonably required by or directly related to the effect of the rezoning;*
5. *Other conditions reasonably calculated to mitigate the impact of the proposed development.*

Grasshopper Flat Planned Area

This site is within the [Grasshopper Flat Planned Area](#). This area was identified by the Community Plan to address specific needs and benefits for particular areas of the community and provides guidance for future development of the area. The identified needs and benefits for this area are as follows, and should be used as a reference when evaluating this proposal:

- *Provide alternate access to adjacent commercial area as a community benefit, if there is an opportunity to do so.*
- *Provide road, pedestrian/bicycle connections as a community benefit, if there is an opportunity to do so.*
- *Retain existing single-family residential structures for residential and non-residential uses as a community benefit, if applicable.*
- *Preserve historic resources, if applicable.*

Staff Recommendation

None at this time (Conceptual Review). This is an opportunity for the Commission to provide feedback to the applicant and staff regarding the project.

DISCUSSION (DEVELOPMENT REVIEW GUIDELINES)

While the Commission is not being asked to take action on this project at this stage, the following is included to inform the Commission about the scope of and guidelines for review of this project. In considering an application for Development Review approval, the review process is guided by the considerations noted in Article 4 (Review Procedures), Section 401.06 (Considerations) of the Land Development Code:

- A. Does the application comply with all of the applicable provisions of this Code and all other ordinances?
- B. Has the applicant made a substantial, good faith attempt to comply with the design standards set forth in Article 10 SLDC, Design Review Manual?
- C. Are the proposed uses in general conformance with the applicable goals, objectives and recommendations described in the Sedona Community Plan and adopted specific plans as manifested in the Land Development Code and Design Review Manual?
- D. Does the proposed development reasonably attempt to address concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety?
- E. Does the proposed development reasonably attempt to integrate into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainage ways, known wildlife habitats, rock outcrops, and other natural features?
- F. Does the proposed development reasonably attempt to integrate into, and become compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, landscaping, exterior lighting and pedestrian and vehicular circulation?
- G. Are the proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection facilities reasonably designed to promote public safety and convenience?
- H. Is pedestrian and bicycle circulation facilitated, where reasonably feasible and possible, both on and off site, through interconnected passages, pathways and plazas that are designed to promote public safety and convenience?
- I. Does the proposed development provide legally compliant facilities for people with disabilities?
- J. Has the applicant made a good faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project?

Staff Recommendation

None at this time (Conceptual Review). This is an opportunity for the Commission to provide feedback to the applicant and staff regarding the project

Vicinity Map

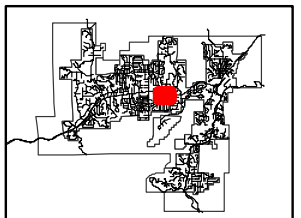
Parcel
408-08-053 &
408-08-054
Mike Reynolds
Apartments

- Parcel 408-08-053 & 408-08-054
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



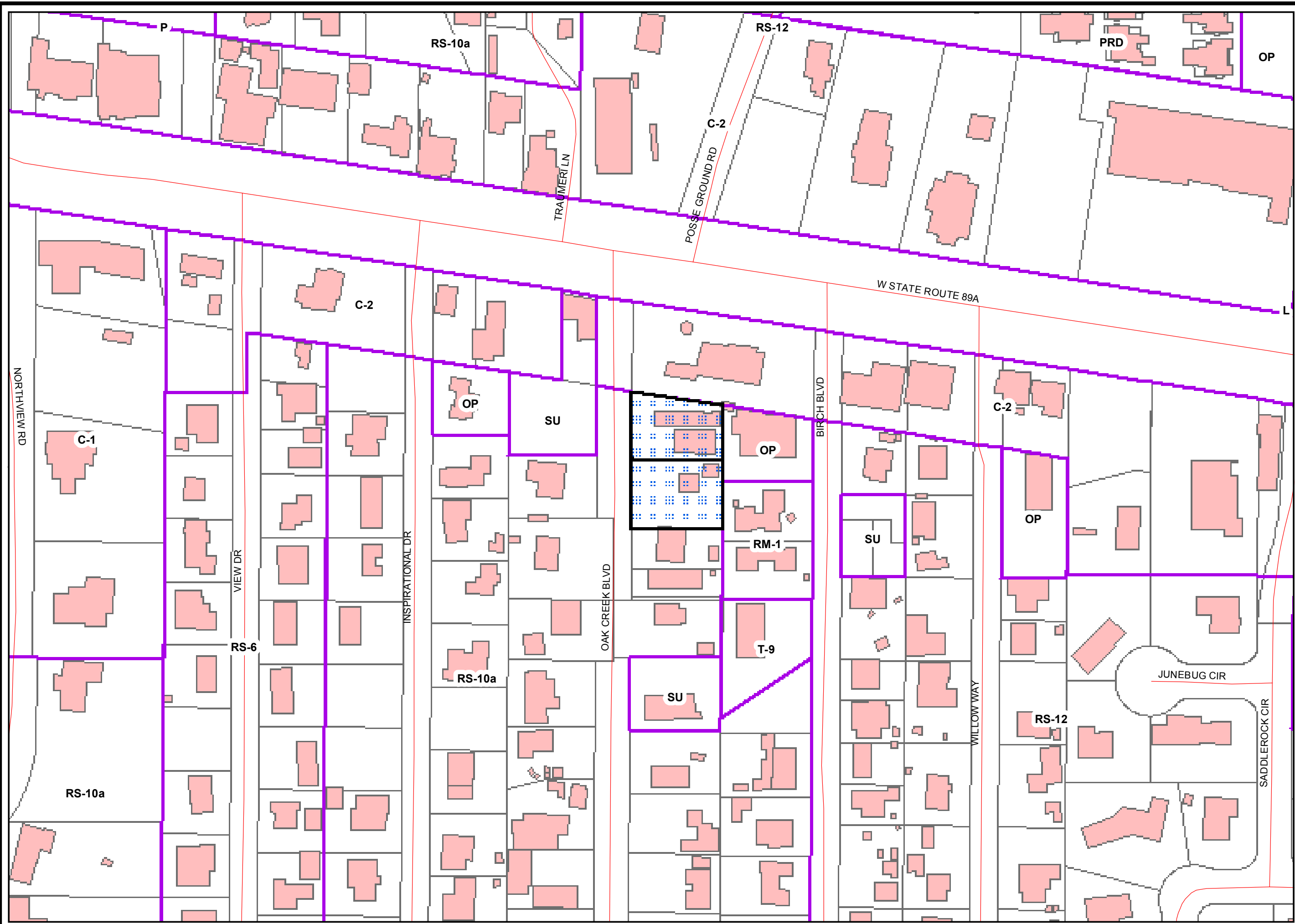
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City Index



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04/04/2018
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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied. The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



Aerial View

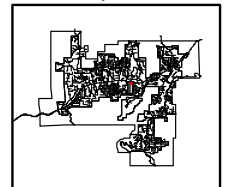
Parcel
408-08-053 &
408-08-054
Mike Reynolds
Apartments

-  Parcel 408-08-053 & 408-08-054
-  Parcel Boundary
-  Street Centerline



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City Index



GIS, City of Sedona
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OAK CREEK BLVD

408-08-053

408-08-054

Project Application



City Of Sedona
 Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension
 Development Review
 Subdivision
 Variance
 Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
 Minor Community Plan Amendment

PROJECT CONTACT:	MIKE REYNOLDS	Phone:		App. #:	18-00004
Address:	50 OAK CREEK BLVD	Cell Phone:	928 301 5455	Date Rec'd:	4/2/18
E-mail:	MREYDEV@GMAIL.COM	Fax:		Rec'd by:	Carl
PROJECT NAME:	REYNOLDS DEVELOPMENT 1+2	Parcel #:	408 08 053 408 08 054	Fee Pd:	\$1,100 ZC 75 DEV
Project Address/Location:	50/60 OAK CREEK BLVD	Acres:	.58	Zoning:	60 G15

Project Description:	BUILD 4 NEW APARTMENTS AND REMODEL 2 EXISTING STRUCTURE TO CREATE 6 APART LIVABLE UNITS
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OWNER NAME:	MIKE REYNOLDS	APPLICANT NAME:	MIKE REYNOLDS
Address:	50 OAK CREEK BLVD	Company Name:	SUNLIGHT BUILDERS LLC
Phone:		Address:	50 OAK CREEK BLVD
Cell Phone:	928 301 5455	Phone:	928 301 5455
E-mail:	MREYDEV@GMAIL.COM	Cell Phone:	
		E-mail:	SUNLIGHT BUILDERS@GMAIL.COM
ARCHITECT/ENGINEER:	DON WOODS	AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	Missing: Digital Copy
E-mail:		E-mail:	Mailing Labels/
Phone:		Phone:	GIS Packet
Cell Phone:	928 300 6579	Cell Phone:	Legal Description
ID #/Exp. Date:			Title Report/Legal
City Business License #:			Description

LETTER OF INTENT

DEVELOPMENT OF PARCELS 408-08-053 AND 408-08-054

50/60 Oak Creek Blvd. Sedona, AZ 86336

We are submitting this Letter of Intent to propose our desire to change our Zoning from RS10 to RM20 to develop our properties located at 50 and 60 Oak Creek Blvd. We would like to engage with the City of Sedona for initial planning and recommendations.

Having been long-time residents of Sedona, it is our wish to develop the properties as part of our retirement plan while keeping the City's best interest and best use at the core of the project.

After combining lots 1 & 2 the intention is to build 4 - 1200 sq. ft., long term leasing apartments on lot 2 and a studio apartment above the existing garage on lot 1, as well as remodeling our private residence by upgrading the kitchen, expanding the patio and adding much needed strategic landscaping and fencing along the street and common commercial borders.

The 2 lots which will be joined as one parcel are nestled between commercial businesses, which currently create an abundance of noise, as well as traffic, such as the parking on the street being utilized by neighboring businesses. This presents a challenge to developing a comfortable living space for residents.

Our plan is to configure the property to mitigate as much of this noise as possible with landscaping while adding privacy that does not currently exist. This will also buffer the very noisy car wash from other residents in keeping with the community plan and our transitional use designation.

The initial plans take into consideration the need for affordable, workplace housing as well as residential curb appeal with hidden parking and storage for the units. The current property contains many shade and fruit trees as well as an organic garden and beautiful lawn, all of which lend to an uncommon "oasis" type feel in the Heart of Sedona. It is critical to the project to maintain this type of peaceful living environment. One of the best assets of this site is its convenient location within walking distance to most major grocery, retail, medical and entertainment facilities. This assists with residents that lack personal transportation.

We look forward to meeting with you to discuss any recommendations that you have for us to proceed.

Enclosed is an initial draft of the site proposal.

Thank you,



4/2/18

Mike Reynolds



May 17, 2018

Mike Reynolds
50 Oak Creek Blvd
Sedona, AZ 86336

RE: 50 & 60 Oak Creek Blvd Sedona, AZ

Dear Mr Reynolds

The above referenced parcel is in our service area, both parcel already have gas service to them. If a bigger line is required it will be installed in accordance with the provisions of our rate schedules and the terms and conditions of our rules as filed with and approved by the Arizona Corporation Commission.

Gas distribution main extensions will be only along public streets, roads, and highways, which the Company has legal right to occupy, and on public lands and private property with rights-of-way, satisfactory to the Company, may be obtained.

Gas distribution service and main extensions to and within individually metered subdivisions, housing projects, multi-family dwellings and mobile home parks or estates will be constructed, owned and maintained by the Company in advance of applications for service by bona fide customers only when the entire estimated cost of such extensions as determined by the Company, is advanced to the Company, and a main extension contract is executed. This advance may include the cost of any gas facilities installed at the Company's expense in conjunction with a previous service or main extension in anticipation of the current extension.

Please contact me at 928-203-1215 if you have any questions.

Sincerely

A handwritten signature in blue ink, appearing to read "Irene Freeman".

Irene Freeman
Planner

OAK CREEK WATER CO.

No. 1

Oak Creek Water Co. No. 1
90 Oak Creek Blvd.
Sedona, AZ 86336

May 22, 2018

Mike Reynolds
50 Oak Creek Blvd
Sedona, AZ 86336

To whom it may concern,

This is a follow up letter on a serviceability request.

Mike Reynolds has requested that the utility companies involved let the city know the status of serviceability.

Oak Creek Water Co. No. 1 has main lines adjacent to 50 and 60 Oak Creek Blvd. which can be utilized in the development on the aforementioned parcel.

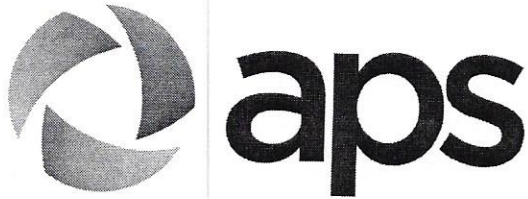
Regards,

Oak Creek Water Co. No. 1



90 Oak Creek Blvd.
Sedona, AZ 86336

PHONE (928) 282-3404
E-MAIL info@oakcreekwater.com
WEB SITE <http://www.oakcreekwater.com>



May 17, 2018

1250 E. State Route 89A
Cottonwood, AZ 86326

Mr. Mike Reynolds
50 Oak Creek Blvd.
Sedona, AZ 86326

SUBJECT: MT DEVELOPMENT 50/60 OAK CREEK BLVD, SEDONA

Dear Mr. Reynolds:

The above referenced project is located in Arizona Public Service Company's electric service area. As a matter of fact, this property is already being served by APS. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at aps.com.

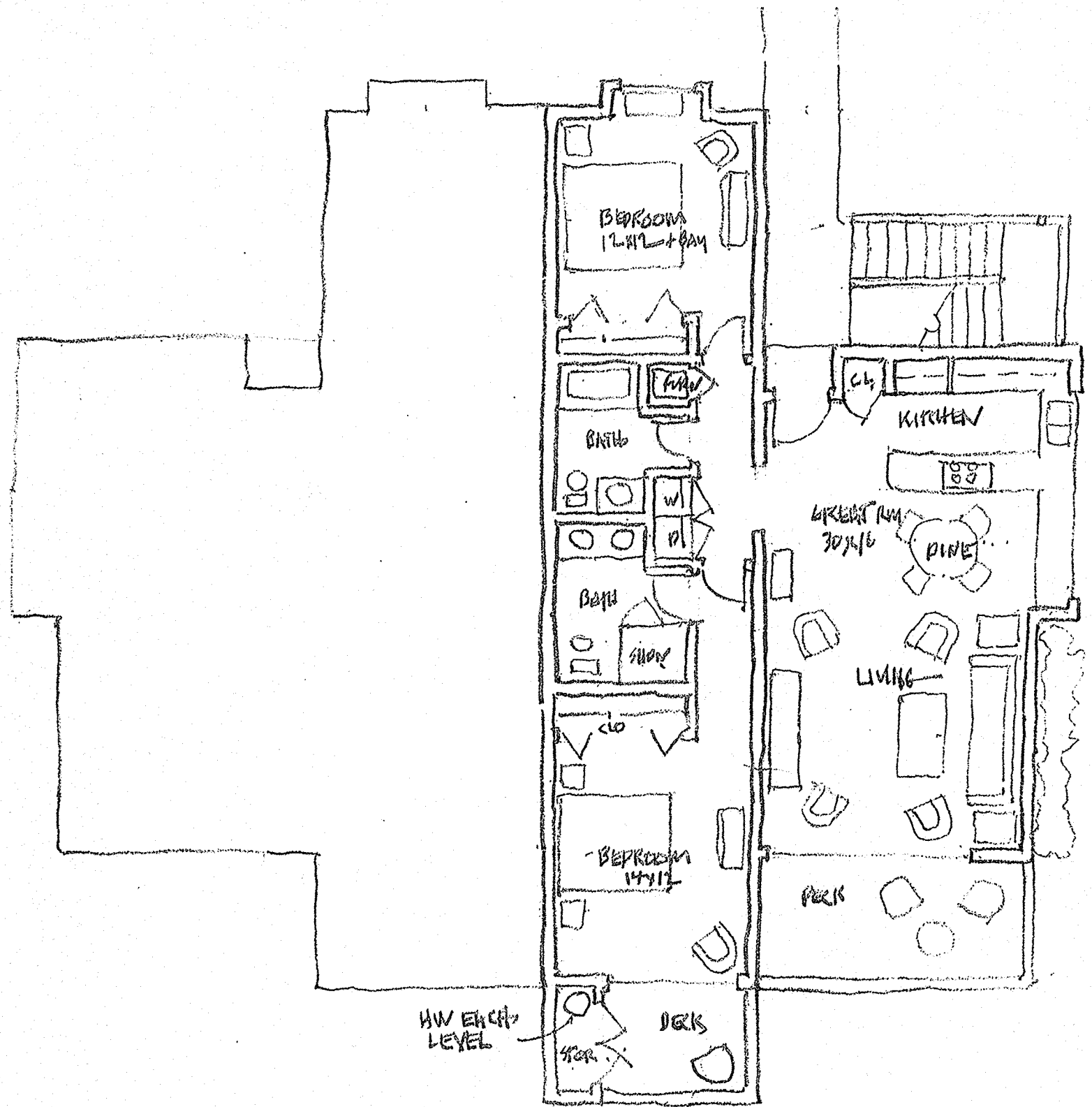
Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

Please give me a call at 928-646-8433 so that we may set up an appointment to discuss the details necessary for your project.

Sincerely,

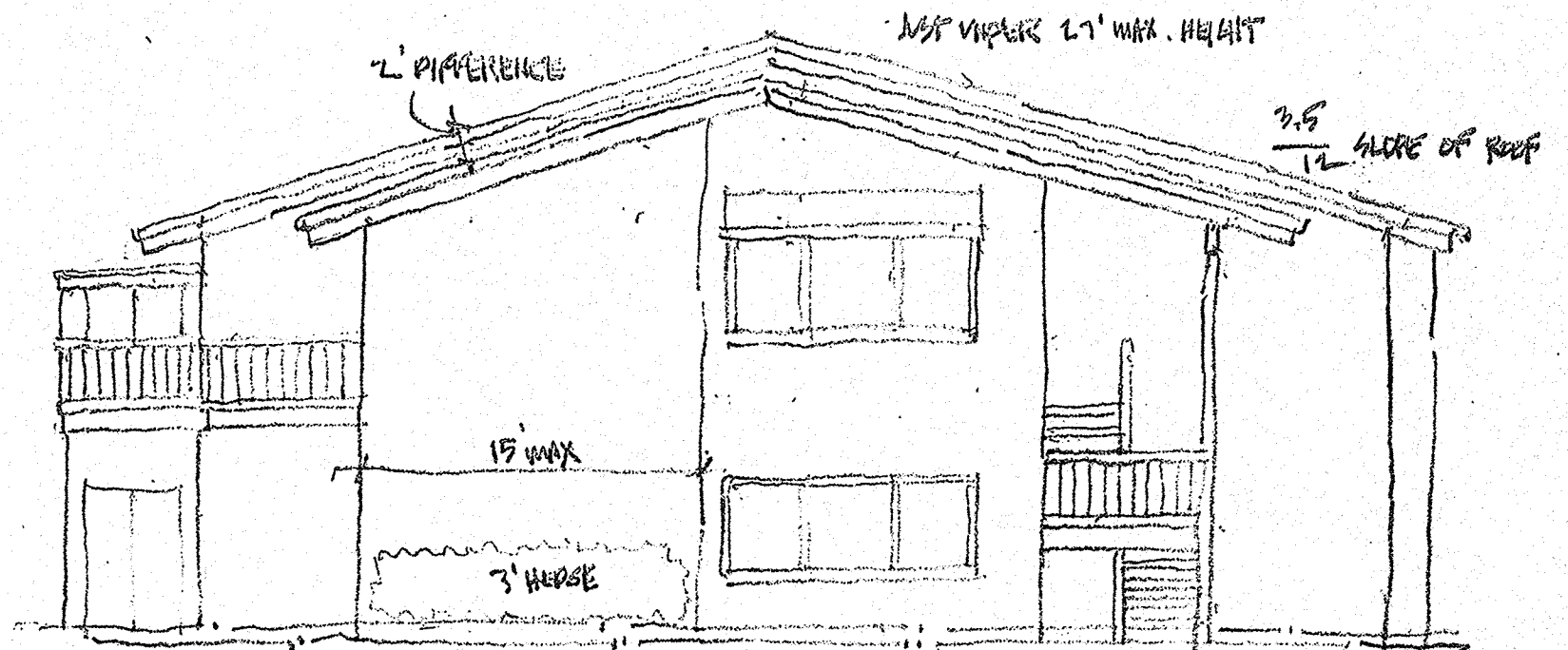
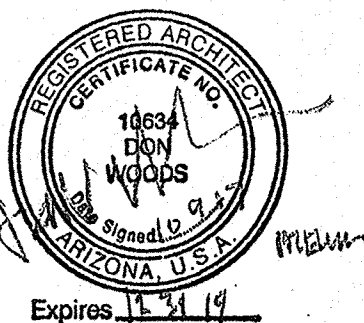
Brandon Echols
Customer Project Manager
Verde Service Planning

BE/cn

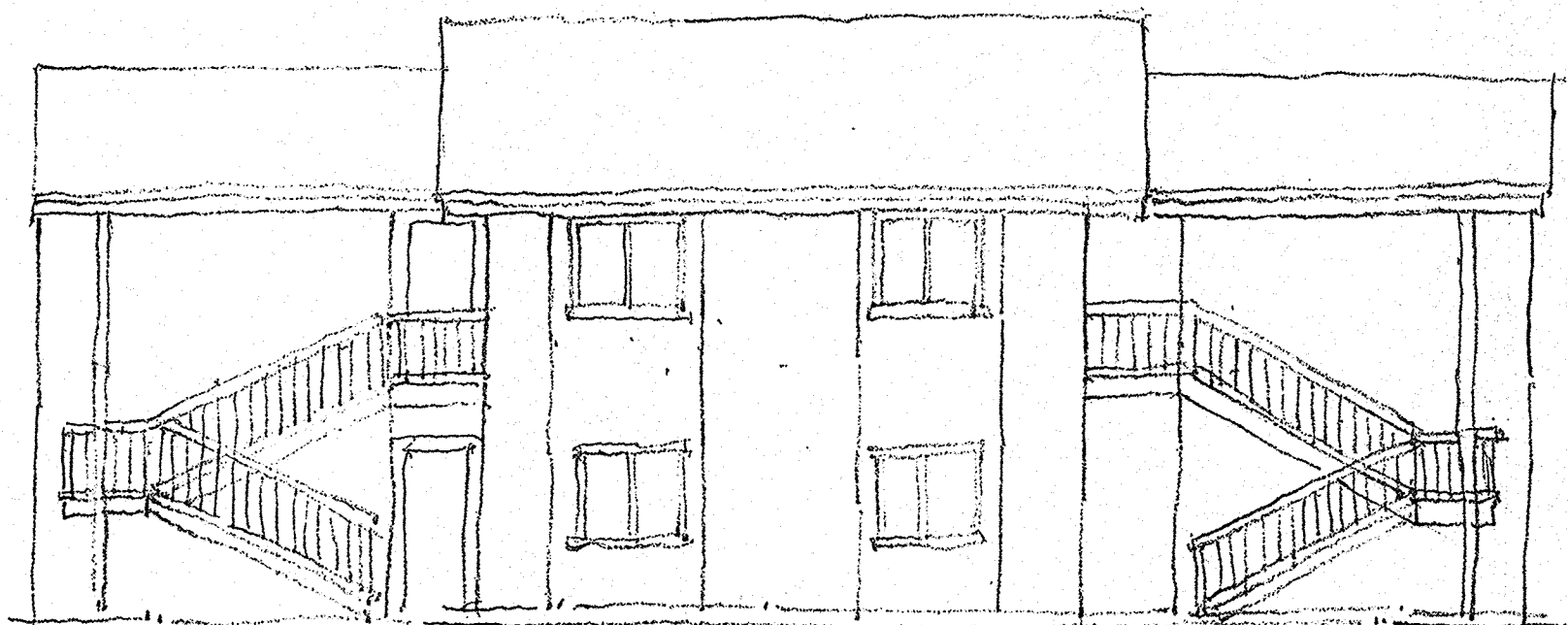


FLOOR PLAN $\frac{1}{8}''=1'-0''$
 ALMOST 1200^{sq} EA. VINT

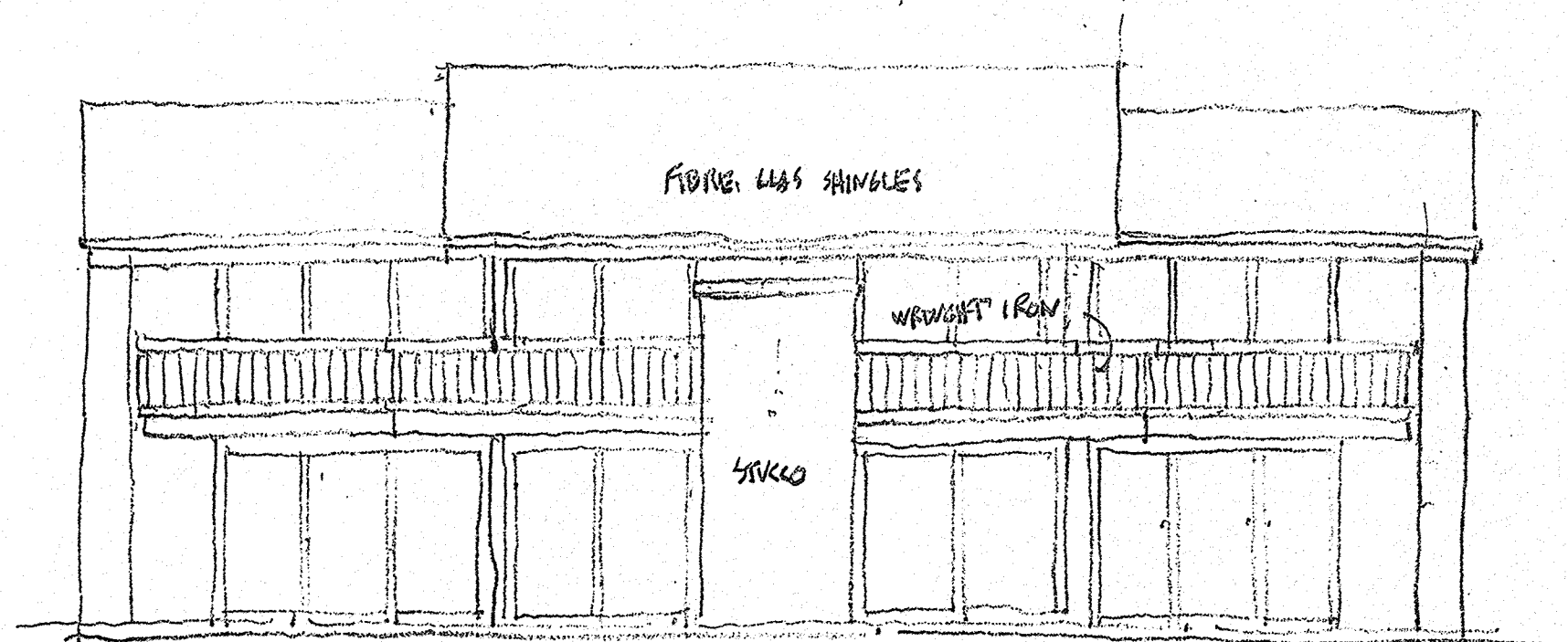
PLAN AND ELEVATIONS
 MIKE REYNOLDS SEPTIMA



SOUTH ELEVATION $\frac{1}{8}''=1'-0''$



EAST ELEVATION $\frac{1}{8}''=1'-0''$



WEST ELEVATION $\frac{1}{8}''=1'-0''$



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PZ18-00004 (ZC, DEV) Oak Creek Boulevard Multifamily

Conceptual Review

Planning Comments

Reviewer: Matt Kessler, Associate Planner

(928) 203-5090; mkessler@sedonaaz.gov

1. Conceptual Review Additional Application Materials

- a) The following components are required for Conceptual submittal but have not been provided. Please provide the following before May 22nd:
 - i) Letters of Serviceability from all proposed utility connections. When requesting these letters, please ensure that the utility companies understand that the proposal is to increase the number of residential units from 2 (allowed under current zoning) to 6 (under the proposed zoning).
 - b) The following components are not required at this stage but will be required with the final submittal. Please refer to the cited code sections for requirements and contact Staff if you have questions regarding what is expected to be included in these plans.
 - i) Full Architectural plans, including a roof plan, contour maps, and full elevations for all existing and proposed buildings.
 - ii) Landscaping Plan (SLDC 910)
 - iii) Outdoor Lighting Plans (SLDC 911)
 - iv) Sign Plan (LDC Article 11)
 - v) Material and Color samples
 - vi) Engineering Reports (Please contact the City's Public Works Department for more information regarding what will be required).
 - vii) Citizen Participation Report
 - viii) Any additional information required, as determined by Staff, based on the scope of the project.

2. Comprehensive Review

- a) The following comments are intended to serve as a guide as you assemble the submittal packet for the Comprehensive Zone Change and Comprehensive Development Review applications. These items do not need to be addressed prior to your conceptual hearing on June 19, 2018 but are required with your comprehensive submittal.

3. Letter of Intent (LOI):

- a) Sedona Land Development Code (LDC) Section 400.03.B (Rezoning Application and Review Procedure, Application Submittal Requirements) outlines the requirements for a Rezoning

Application. The LOI is missing information about how your proposal is in conformance with the Community Plan and other applicable land use plans (LDC 400.03.B.9). Please review this section and amend the application to include this information.

- i) One of the goals of the Community Plan is pedestrian connectivity and the LOI states that “one of the best assets of this site is its convenient location within walking distance to most major grocery, retail, medical and entertainment facilities” and that its location will assist residents who lack personal transportation. In light of this, the proposal should further the pedestrian facilities in the area, such as improving sidewalk connections along Oak Creek Boulevard. As the existing sidewalks do not extend to the subject property, Staff would like to discuss the potential for sidewalk extensions and the most appropriate locations and means for those sidewalks.
- b) LDC Section 401.03.C (Development Review Application Submittal and Review Procedure, Application Submittal Requirements) outlines the requirements for a Comprehensive Development Review Application. While not all items are required at the Conceptual Review stage, they must be provided with the Comprehensive Review submittal. As you prepare this submittal, the LOI should be updated to address the architectural style, its compatibility within its context area, and other site planning considerations (LDC Section 401.03.C.6).
- c) This property is within the Sedona Community Plan’s Grasshopper Flat Planned Area. Please review this section and update the LOI to address how the proposed project is compliant.
- d) The LOI states that the request is to rezone the property from RS10 to RS-20. The property is currently zoned residential single-family RS-10a and the request is to rezone to residential multi-family RM-2. Please correct the LOI to accurately reflect the request.
- e) While the LOI states that the units will address “the need for affordable, workplace housing,” you are encouraged to amend the LOI to contain strategies for ensuring that the proposed units will do this. Potential strategies include, but are not limited to, a deed restriction or development agreement.
- f) It is unclear what you are proposing for the northern piece of the property, please update your LOI to discuss your development plans for this area and include any associated timing for future development.

4. Site Plan:

- a) The proposed residential multi-family RM-2 zoning allows for a maximum density of 12 units per acre (LDC Section 614.04.C) and requires a minimum lot size of 0.5 acres. In order for the proposed project to comply with these requirements, along with other property development standards of the RM-2 zone, the two parcels must be combined. Please remove the property line between the subject parcels and complete a lot combo application. In addition, please note that, based on property development standards of the proposed RM-2 zone, if the project is approved and built, the property could not be resplit in the future.
- b) The driveway is shown at 12 feet wide, which is not wide enough to accommodate two-way traffic. In addition, the doors for the compressors and the trash containers swing into the drive aisle, further restricting the area available for vehicle travel. Please provide a driveway that will allow for two-way traffic (see Public Works and Fire requirements regarding width) and redesign or move the compressor and trash enclosures so that their operation does not impact the

driveway. An "X" is shown through a portion of an existing structure on the northern parcel. Please clarify what this refers to.

- c) An existing lawn area is shown in close proximity to the existing residence and proposed apartment building. Please indicate whether this area will be dedicated open space for future residents or reserved for the property owner.
- d) The four apartment units proposed on the southern portion of the property require 10 parking spaces, however only nine are provided in close proximity to the building. Please review the parking standards of LDC 912. If you are seeking a request to allow for a reduction in parking, please provide justification for this request.
- e) An existing office is shown on the submitted site plan. Please provide additional information, including the use and size of the office in relation to the main residence, so that compliance with the home occupation requirements of LDC Section 915 may be determined.
- f) The site plan shows covered parking to the rear of the building and 6' high storage to the east of the parking spaces. These would be considered accessory structures and would need to meet the requirements of LDC Section 902, specifically LDC Section 902.02.B. As currently shown, these structure do not appear to meet these requirements. Please modify plans appropriately and provide sufficient information to allow for review for compliance.
- g) As a way of improving nonvehicular traffic circulation, please include accommodations for bicycles on the site plan (bike racks, bike storage).
- h) Please provide a contextual site plan, showing the location of buildings on neighboring properties and the location of the roadway in relation to the property line.
- i) The site plan shows the existing building encroaching into the rear yard setback. Please show the distance of this building from the rear property line at its closest point.



City of Sedona

Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348;
Ryan Mortillaro, EIT (928) 203-5091

PZ18-00004 (DEV)
Oak Creek Boulevard Multi Family (Conceptual Review)
5/10/2018

Engineering Comments

Please address all comments by the next submittal:

1. The driveway shall be a minimum of 24' in width and where the driveway opening intersects the street, a minimum of 28' in width is required.
2. Please provide preliminary grading and drainage plans.
3. Please provide a preliminary drainage report. Analyze the 2, 10, 25, and 100-year storms if the post development runoff increases the flow by 1 CFS or more.
4. Please provide first flush retention or other oil water separators if the parking area is impermeable.
5. The driveway shall be a MAG 250 driveway entrance.
6. Sidewalk along the entire frontage of the project would be considered a community benefit. A credit in development impact fees can be given. The value of credit is to be determined at a later date.
7. Provide an accessible route from the ADA parking stall to the apartments.
8. Please provide a trip generation report.
9. Please provide a geotechnical report.
10. The city requests a vehicular/pedestrian access easement through parcel 408-08-054 to the northern end of 408-08-057. Please consider this request.

Prior to Issuance of Building Permit:

- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide the Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Any new accessible parking/signage shall meet the requirements of City LDC Section 912.09.
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).



SEDONA FIRE DISTRICT

2860 SOUTHWEST DRIVE · SEDONA, AZ 86336 · TEL: (928) 282-6800 · FAX: (928) 282-6857

Safe...Friendly...Dedicated

May 3, 2018

Cari Meyer
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Dear Ms. Meyer:

A conceptual plan review has been completed for the project listed below.

Description:	Oak Creek Blvd. Multi-family project
Address:	50 & 60 Oak Creek Blvd, Sedona, AZ 86336
SFD Occ. #:	000708
City/County Permit #:	PZ18-00004
APN:	408-08-053 & 408-08-054
Proposal:	Construction of 6 unit multi-family dwelling on property zoned for single-family residential

Based on the submitted information the following comments shall be applicable.

- 1) **Section 109:** The owner/occupant shall comply with all requirements of the Fire Code adopted by Sedona Fire District as they pertain to this particular type of occupancy or development. The adopted fire code is based on the 2012 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.
- 2) **Section 106.2:** A fire and life safety inspection by the Fire Department is required, prior to occupancy of the building(s).
- 3) **Section 304.3.3** Dumpsters and containers with an individual capacity of 1.5 cubic yards [40.5 cubic feet (1.15 m³)] or more shall not be stored in buildings or placed within 5 feet (1524 mm) of combustible walls, openings or combustible roof eave lines.
- 4) **Section 501.4:** Required fire apparatus access roads, water supplies, fire hydrants and water mains shall be installed and made serviceable prior to and during the time of onsite combustible construction.
- 5) **Section 503.1.1:** Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is

located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility

- a) Plans for the fire apparatus access roads shall be submitted for review and approval by the appropriate County Road Department / City of Sedona, where required, **prior to construction. Provide copies of approved plans to the Sedona Fire District.**
- b) **Section 503.2.1:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.
- c) **Section 503:** Buildings or portions of buildings or facilities exceeding 30 feet in height above the lowest level of fire department vehicle access shall be provided with approved fire apparatus access roads capable of accommodating fire department **aerial apparatus**. Overhead utility and power lines shall not be located within the aerial fire apparatus access roadway. Aerial fire apparatus access roads shall have a minimum unobstructed width of 26 feet in the immediate vicinity of any building or portion of building more than 30 feet in height. At least one of the required access routes meeting this condition shall be located within a minimum of 15 feet and a maximum of 30 feet from the building, and shall be positioned parallel to one entire side of the building.
- d) **Section 503.2.3:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. Documentation from a registered engineer that the finished construction is in accordance with the approved plans or the requirements of the Fire Code may be requested.
- e) **Section 503.2.4:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point.
- f) **Section 503.2.6:** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO *Standard Specification for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus, (75,000 lbs). Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.
- g) **Section 503.2.7:** Whether temporary or permanent, no fire apparatus access roadway grade shall exceed 6 percent unless the roadway is paved hard and smooth with materials such as asphalt. Grades shall not exceed 12 percent unless the roadway is constructed of concrete. Grades shall not exceed 15 percent unless written request is made to and approved by the Fire Marshal. for private driveways. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off.
- 6) **Section 503.2.5:** Dead end fire apparatus access roads in excess of 150 feet in length shall be provided with an approved turnaround. Dead-end fire apparatus access roads may be up to 300 feet to buildings protected by an automatic fire sprinkler system in accordance with **Section 903.3** of this code.

- 7) **Section 503.3 & D103.6:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, “No Parking” signs shall be installed on one or both sides of the roadway and in turnarounds as needed for private access roads and yellow curbing as per city or county road standards for public access roads.
 - a) **Section D103.6.1:** Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane.
 - b) **Section D103.6.2:** Fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road as a fire lane.
 - c) **Section D103.6:** Signs shall read “NO PARKING – FIRE LANE” and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters and border on a white background.
- 8) **Section 503.3:** Where required, fire apparatus access roadway curbs shall be painted red and marked “NO PARKING FIRE LANE” at each 25 feet. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background.
- 9) **Section 505.1:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall be a minimum of 8 inches (102 mm) high with a minimum stroke width of 1 inches. Flag lot addresses shall be posted on a minimum 4 x 4 post at the entrance to the driveway from the public street. **ADDRESS NUMBER, DESIGN, AND LOCATION TO BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION**

Note: Addressing for multi-family dwelling developments and industrial complexes shall provide approved signs at each site access point with a map of the complex, identifying the location of each address in the complex.
- 10) **Section 505.2:** Streets and roads shall be identified with approved signs. Street names shall be checked and approved with the Public Safety Answering Point, (PSAP – 911 Dispatch Center), covering the geographic area which includes the Sedona Fire District. Approval is required to avoid duplication and/or similar sounding street names to prevent the possible delay of emergency service response.
- 11) **Section 902.4:** This building shall be equipped with a Sedona Fire District / Knox key box. Tenant shall provide key(s) for placement in this box. This box shall be placed to the left of the entrance door into the Fire Sprinkler Riser room.
- 12) **Section 507.1:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
 - a) **Section 507.2:** Water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.
 - b) **Section 507 & Appendix C:** Municipal Water Supply - Provide fire hydrants capable of supplying required fire flow.

- 13) **Section 507.5.1:** No portion of the exterior of a commercial building shall be located more than 400 feet from a fire hydrant when measured in an approved manner around the outside of the building and along an approved fire apparatus access roadway. Any hydrants that are left over from the minimum number of hydrant calculations may be fulfilled by hydrants that are up to 500 feet from any point of the building.

Exception: Buildings equipped throughout with an approved automatic sprinkler system installed in accordance with NFPA 13 or 13R, the distance requirement shall be 600 feet.

- a) **Appendix C C103.1 & C105.1:** The minimum number of fire hydrants for a commercial building shall be based on the required fire flow and spacing limitations.
- b) **Section 507.5.1:** Fire hydrants for single family dwellings, duplexes, sub-divisions and outbuildings, shall be placed at each intersection. Intermediate fire hydrants are required if any portion of a structure exceeds 600 feet from a hydrant at an intersection as measured in an approved manner around the outside of the structure and along approved fire apparatus access roadways. Placement of additional fire hydrants shall be as approved by the Fire Code Official.
- c) **Section 507.5 & Appendix C:** Fire hydrant placement shall be approved by the fire district. All measurements are as the hose is laid by firefighting personnel and apparatus.
- d) **Section 507.5 & Appendix C:** Existing hydrants in the area may be used to meet the required number of hydrants; however, hydrants that are over 500 feet away from the nearest point of the subject building shall not contribute to the required number of hydrants.
- e) **Section 507.5 & Appendix C:** Fire hydrants that are separated by divided highway, freeway or heavily traveled collector streets shall not contribute to the required number of hydrants.
- f) Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Code Official.
- g) **Section 507.5 & Appendix C:** Private hydrants or public hydrants that are on adjacent private property shall not contribute to the required number of hydrants for the subject building.
- h) **Section 507.5.6 & 312:** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means of protection shall be provided.
- i) **Section 507.5 & Appendix C:** When evaluating the placement of hydrants at apartment or industrial complexes the first hydrant(s) to be placed shall be at the main entrance and any secondary access to the site. After these hydrants have been placed other hydrants shall be sited to meet the requirements for spacing and minimum number of hydrants.
- j) **Section 507.5 & Appendix C:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway.
- k) **Section 507.5.5:** A 3-foot clear space shall be maintained around the circumference of fire hydrants. 4-feet from any supporting structure for electrical equipment, such as transformers and poles.

- 14) **509.1 Identification.** Fire protection equipment shall be identified in an *approved* manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. *Approved* signs required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.
- 15) **509.2 Equipment access.** The **fire sprinkler riser room shall only be accessible from the exterior of the building.** *Approved* access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment. Storage, trash and other materials or objects shall not be placed or kept in such a manner that would prevent such equipment from being readily accessible.
- 16) **510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have *approved* radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- 17) **Section 605.3.1:** Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign. For example electrical rooms shall be labeled stating ELECTRICAL ROOM or similar approved wording. The signage may conform to the buildings signage design except the following:

The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.
- 18) **Section 805.1:** All interior wall and ceiling finishes shall be classified in accordance with section 803 of the *International Building Code* as to their flame spread and smoke-developed index. Provide specification sheets as required.
- 19) **Section 903.3.5:** Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "Standard for the Installation of Private Fire Service Mains and Their Appurtenances" the 2010 edition. Plans and specifications shall be submitted for review and approval prior to any installation. **This installation requires a separate construction permit through this office.**
- 20) **Section 901.4:** Provide an approved automatic fire sprinkler system. A complete set of engineered plans, to scale, including specification (cut sheets) for all equipment to be installed in the fire sprinkler system, shall be submitted to the Sedona Fire District for review and approval.
 - a) Water flow alarm devices shall be provided on the exterior of the buildings.
- 21) Provide an approved fire alarm system. The system shall be installed in accordance with the National Fire Protection Association's pamphlet #72, **National Fire Alarm Code** the 2010 edition and Section 907 of the IFC, 2012 edition. A complete set of engineered plans, to scale, including specification (cut sheets) for all equipment to be installed in the fire alarm system, **prepared by a NICET Level III or IV design professional**, shall be submitted to the Sedona Fire District for review and approval (SFC Sec. 907). **This work shall be conducted under a separate permit issued through this office.**
- 22) **Section 906.1:** All buildings shall be provided with UL listed or equivalent portable fire extinguishers. Fire extinguishers shall be installed in accordance with the National Fire Protection Association's

pamphlet #10, “**Standard for Portable Fire Extinguishers**” the 2010 edition. The travel distance to any fire extinguisher shall not exceed 75 feet from any point in a building. Extinguishers shall be classified at least 2A10BC or greater, containing at least 5 pounds of dry chemical agent. Units shall be serviced and tagged by a reputable fire extinguisher company prior to the unit being displayed for use. Provide a unit near each exit on each floor.

23) **Section 912:** Fire department connections (FDC) shall be installed in accordance with the NFPA standard applicable to the system design.

- A. Provide FDC within **150 feet of a fire hydrant**. Consult with SFD for placement.
- B. FDC’s shall be located on the street side of buildings, fully visible and recognizable from the street or nearest point of fire department vehicle access or as otherwise approved by the fire code official.
- C. A 3-foot clear space shall be maintained around the FDC except as otherwise required or approved. No parking within 10 feet and no closer than 4 feet from any supporting structure for electrical equipment such as transformers and poles.

24) **#29, 30, & 31 Apply to all 2 Plus story buildings 1007.8 Two-way communication.** A two-way communication system shall be provided at the elevator landing on each *accessible* floor that is one or more stories above or below the *story of exit discharge* complying with Sections 1007.8.1 and 1007.8.2.

Exceptions:

1. Two-way communication systems are not required at the elevator landing where the two-way communication system is provided within *areas of refuge* in accordance with Section 1007.6.3.
2. Two-way communication systems are not required on floors provided with *ramps* conforming to the provisions of Section 1010.

25) **1007.10 Directional signage.** Direction signage indicating the location of the other *means of egress* and which are accessible *means of egress* shall be provided at the following:

1. At *exits* serving a required *accessible* space but not providing an *approved accessible means of egress*.
2. At elevator landings.
3. Within *areas of refuge*.

26) **1007.11 Instructions.** In *areas of refuge* and exterior areas for assisted rescue, instructions on the use of the area under emergency conditions shall be posted. The instructions shall include all of the following:

1. Persons able to use the *exit stairway* do so as soon as possible, unless they are assisting others.
2. Information on planned availability of assistance in the use of *stairs* or supervised operation of elevators and how to summon such assistance.
3. Directions for use of the two-way communications system where provided.

27) **Section 1008.1.8.1:** Door handles, pulls, latches, locks and other operating devices on doors required to be accessible by Chapter 11 of the International Building Code shall not require tight grasping, tight pinching or twisting of the wrist to operate. Provide lever type handle hardware as needed.

28) **Section 1006.3:** Emergency lighting shall be provided as required. Provide proper emergency lighting units in the exit paths of travel.

29) Submitted plans shall include both a fire code study and exiting plans.

IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT / DEVELOPER / OWNER TO PROVIDE THE FIRE DISTRICT WITH THE APPROPRIATE PLANS AND DOCUMENTATION FOR REVIEW AND APPROVAL *PRIOR* TO CONSTRUCTION OF THE ACCESS ROADS AND WATER SUPPLIES. SUCH PLANS SHALL BEAR THE STAMP OF AN ARIZONA REGISTERED DESIGN PROFESSIONAL AS CERTIFICATION THAT THE PLANS COMPLY WITH THE SEDONA FIRE CODE REQUIREMENTS AND SPECIFICATIONS.

These comments shall not be meant to exclude any other applicable requirements adopted by the Sedona Fire District or other regulatory agencies. The adopted fire code is based on the 2012 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.

Sedona Fire District Board of Directors adopted a fee for service schedule. Service fees include fire sprinkler system, fire alarm system, and construction plan reviews. A permit is required to be obtained from this office prior to any commencement of work. Permits will not be issued until such time that fee payments are received.

Our goal in the Community Risk Management Division is to provide consistent, fair direction to you regarding fire code requirements. As part of this process we have been developing written policies, code interpretations and application guides. All of these documents are available on our website at <https://www.sedonafire.org/fire-prevention/fire-code-enforcement/> . I encourage you to check this page prior to beginning any new project so that you have the most updated information.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8926 or jdavis@sedonafire.org.

Sincerely,

A handwritten signature in black ink that reads "JON DAVIS". The signature is stylized with a large, sweeping "J" and "D".

Jon Davis
Fire Marshal

Cc: Mike Reynolds
Sunlight Builders
50 Oak Creek Blvd
Sedona, AZ 86336

Item 4:
Hillside Vista Estates
PZ18-00003 (SUB)
Conceptual Public Hearing

Staff Report
 PZ18-00003 (SUB)
 Hillside Vista Estates
 Summary Sheet



**City Of Sedona Community
 Development Department**
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 · www.sedonaz.gov/cd

Meeting Date: June 19, 2018
Hearing Body: Planning and Zoning Commission
Action Requested: Review of Conceptual Plat
Staff Recommendation: None at this time
Location: 125 Bristlecone Pines Road
Parcel Number: 408-11-178D
Owner: Hart Sedona 32 LLC
 PO Box 13315; Scottsdale, AZ 85267-3315
Applicant: Hoskin Ryan Consultants (Scott Lorentzen)
 5050 N 40th Street, Ste. 100; Phoenix, AZ 85018
Project Summary: 30 unit subdivision
Site Size: ± 32.13 acres
Sedona Community Plan Designation: Single Family Low Density
Zoning: Single-Family Residential (RS-35), maximum density: 1 unit per acre
Current Land Use: Vacant

Surrounding Properties

	Subdivision	Community Plan Designation	Zoning	Current Land Use
NORTH	Quail Run Amended	Single Family Low Density	RS-35	Residential
EAST	Las Lomas	Single Family Low Density	RS-35	Residential
SOUTH	n/a	Commercial/Lodging	PD	Timeshares (Sedona Summit)
WEST	n/a	National Forest	NF	National Forest

Report Prepared By: Cari Meyer, Senior Planner

Attachments

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PURPOSE OF A CONCEPTUAL REVIEW

Platting procedures for new subdivisions are laid out in Land Development Code (LDC) Article 7 (Subdivision regulations and Land Divisions), Section 704 (Platting procedures and requirements), and include the following:

- Stage I – Pre-Application Conference
- Stage II – Conceptual Review
- Stage III – Preliminary Plat
- Stage IV – Revised Preliminary Plat
- Stage V – Final Plat

Stage I (Pre-Application Conference) is done with staff and the applicant and was completed in February 2018. The applicant has now submitted for Conceptual Plat Review. The LDC states that the Commission shall hold at least one public meeting on the conceptual plat and that, at the public meeting:

“no actions shall be taken by the Commission on the conceptual plat. The purpose of the meeting is to provide an opportunity for the applicant to hear any concerns, comments or requests for additional information from the Director, Commission, applicable reviewing agencies and utilities, and members of the public.”

LDC 704.03.C (Responsibilities of the Commission)

After Conceptual Review of the Plat is complete, if the applicant chooses to move forward with the application, the next step would be submittal and review of the Preliminary Plat, which requires significantly more information than the Conceptual Plat. Submittal requirements for each stage of the subdivision process are contained in LDC 704.09 (Submittal Requirements).

PROJECT SUMMARY

The applicant is seeking approval of a Subdivision application to allow for a 30 unit single-family subdivision on approximately 32.13 acres (approximately 0.93 units per acre).

SITE CHARACTERISTICS (EXISTING)

- The project site is one parcel of approximately 32.13 acres.
- The property is in Yavapai County.
- The property is currently vacant.
- The property is not part of any subdivision.
- There are two points of access to the site from Bristlecone Pines Road: One across from Emerald Court and one across from and approximately 100 feet south of Turquoise Court. Both access points are unimproved.
- There is a City designated floodplain on the northern portion of the site.
- The existing vegetation onsite consists of a mixture of mature trees and shrubs.

BACKGROUND

The property proposed for development is zoned Single-Family Residential (RS-35) and is currently vacant. The RS-35 district is intended to promote and preserve low density single-family residential development and limits density to one dwelling unit per acre. The principal land use is intended to be single-family dwellings and incidental or accessory uses.

An application to subdivide this property (SUB2006-12) was originally filed in June 2006. The Planning and Zoning Commission held a public hearing on the Conceptual Plat on September 5, 2006, and recommended approval of the Preliminary Plat on April 3, 2007. The Preliminary Plat was approved by the City Council on May 22, 2007.

After approval of the Preliminary Plat, the applicant did not receive approval of the Final Plat. LDC Section 704.06 (Expiration of Preliminary Plat Approval) states that the approval of a preliminary plat shall expire 36 months from the date of Council approval. As a Final Plat was never approved, the Preliminary Plat expired and a new subdivision application is required.

The applicant first contacted City Staff in Fall 2017 to discuss the current proposal. Staff reviewed the previous project to confirm that a new application would be required. The following is a timeline of the project to this point:

- February 2018: Applicant met with Staff for required Pre-Application meeting
- March 29, 2018: Applicant submitted for Conceptual Plat Review
 - Comments on the submittal were provided to the applicant on May 16, 2018. Revised project documents in response to those comments were provided by the applicant on May 23, 2018.
- June 19, 2018: Planning and Zoning Commission Public Meeting, Conceptual Review
- Future Dates TBD: This project will require a public hearing with the Planning and Zoning Commission and the City Council for the Preliminary Plat and approval by the City Council for the Final Plat. Those meeting dates have not been determined.

PUBLIC INPUT

- The proposal documents were placed on the Projects and Proposals page of the Community Development Department website (www.sedonaaz.gov/projects).
- The applicant notified property owners within 300 feet of the subject property about the application and held a public meeting on May 24, 2018. Prior to scheduling the public hearing for the Preliminary Plat, the applicant will need to submit a Citizen Participation Report.
- Required public noticing, including a posting on the property, a mailing to property owners within a 300-foot radius, and a notice in the Red Rock News, was completed for the Planning and Zoning Commission's June 19 Public Hearing.
- All notices contain contact information or directions on how to submit comments. As of June 12, 2018, the City has received the following comments:
 - Questions regarding property history.
 - Questions regarding platting process.
 - All written comment received are included as [Attachment 4](#).

REVIEWING AGENCY COMMENTS AND CONCERNS

The application documents were routed to review agencies for comments. Comments were received from the following agencies and are included as [Attachment 3](#):

- a. City of Sedona Community Development
- b. City of Sedona Public Works
- c. Sedona Fire District
- d. United States Forest Service (USFS)

As a Conceptual Review, comments were focused on what would be required for future review. All review agencies will be given the chance to review plans submitted for Preliminary Plat.

COMMUNITY PLAN AND ZONING

The project site is designated as Single Family Low Density on the Future Land Use Map and is zoned Single-Family Residential (RS-35). Because the zoning is consistent with the Community Plan's land use designation, no Community Plan Amendment or zone change is need for the proposed subdivision. The property is not within a Community Focus Area (CFA) or any other special planning areas designated by the City.

The RS-35 zoning district (LDC 603) contains the property development standards that are used in the review of the proposed subdivision. These standards include the following:

- Minimum lot area: 35,000 square feet
- Minimum lot dimensions: 145 feet wide, 145 feet deep
- Density: Maximum of 1 unit per 1 acre

In addition, the property development standards include the standards such as lot coverage and setbacks that will guide the ultimate development of the proposed lots. Some of these standards are subject to change with the ongoing update of the Land Development Code. Future buildings will be subject to the standards in place at the time of building permit submittal.

DEVELOPMENT PROPOSAL

The applicant is proposing a new 30 lot single-family subdivision on approximately 32.13 acres. For the subdivision to be constructed, the following must be approved:

1. Subdivision (SUB) application for the subdivision layout (lots and streets)

Phasing

The subdivision streets and infrastructure is proposed to be developed in a single phase. However, the application under review is only for the subdivision. Development of the proposed lots would occur through the City's single-family home review process, which is an administrative process, conducted by City staff, and does not require Planning and Zoning Commission review or public input.

Subdivision Layout

- The subdivision provides two access points, one at the south end and one at the north end of the subdivision.
- The proposed road is a 50 foot right-of-way that will become a public road and has been designed to follow existing topography and generally goes through the middle of the subdivision, with lots on each side of the road.
- Lots range in size from 35,158 square feet to 64,161 square feet.
- Overall density of the subdivision is 0.93 units per acre.
- All lots have minimum dimensions of 145 feet wide by 145 feet deep.
- The building envelopes designated within each envelope meet or exceed setback requirements for the RS-35 zoning district.
- Lots that are impacted by drainage areas or natural features generally contain more land area, giving each property a reasonably sized building envelope.
- Non-vehicular access easements and shared driveways are proposed in areas with steeper slopes or drainage impacts to minimize the potential for disturbance.
- A separate property (Tract A) is proposed for drainage conveyance and a sewer lift station.

Previous Approval

The previous Preliminary Plat approval incorporated a number of items to address neighbor concerns. Many of those have been carried forward to this proposal including the following:

- Inclusion of “non-buildable area” on Lot 18 due to a ridgeline.
- Reduction in number of lots from 32 to 30. Density for the subdivision would permit a maximum of 32 lots (1 per acre).
- Reduction of building areas within washes through reduced building envelopes.
- Reduction of driveways that cross the southern wash through use of shared driveway easements and non-vehicular access easements.
- Redesign of lots 29 and 30 to prevent building on a prominent knoll – the “knoll” area is now outside of the building envelope and building is further restricted through the inclusion of a “non-buildable area” at the top of the knoll.

Access and Traffic

- Vehicular access to the site is proposed off of Bristlecone Pines Road.
- Two access points for the subdivision currently exist, both on the west side of Bristlecone Pines Road. One is directly opposite Emerald Court and one is approximately 100 feet south of Turquoise Court.
- A Traffic Impact Analysis will be required during the Preliminary Plat stage.

Pedestrian Traffic and Connectivity

- A sidewalk is proposed along one side of the new street.
- The Public Works Department has asked the applicant to consider a 10 foot multi-use trail rather than a 5 foot sidewalk.
- The United States Forest Service has submitted a comment stating that the area to the west of the proposed subdivision is a part of a cattle allotment and pedestrian access will not be permitted.

Preliminary Drainage Report and Grading Plan

- A preliminary drainage report and grading plan will be required during the Preliminary Plat stage.

Wastewater Disposal

- The property can connect to the City’s Wastewater System. Applicable fees will be paid by the developer of each single-family home.
- The Public Works Department has requested that the lift station be sized so that adjacent areas of the community could connect if desired.

Sedona Land Development Code: Article 7 (Subdivision Regulations and Land Divisions)

- Staff will conduct a comprehensive review of the plans for conformance with the City’s Subdivision Regulations during the Preliminary Plat stage of review.

Vegetation and Landscaping

- Removal of vegetation necessary for the construction of the road and infrastructure will be permitted.
- Each house will be reviewed for compliance with landscaping requirements during the single-family home review process.
- In order to preserve natural features, the Conceptual Plat shows restricted building envelopes in areas with significant rock outcroppings, native vegetation, trees, and drainage areas.

Signage

- No signs are shown on the Conceptual Plat.
- If subdivision signs are proposed, they would need to meet the City's sign standards.

Utilities

- The applicant has provided letters of serviceability from all utilities
- All new utilities will be required to be underground.

Single Family Review Process

- Complete review of new residences on the proposed lots will be done through the City's established single-family home review process. This review includes, but is not limited to, the following items:
 - Height and Massing
 - Parking
 - Lighting
 - Landscaping

EVALUATION BY OTHER CITY DEPARTMENTS

As part of the review application for development applications, City departments other than Community Development are given the opportunity to review, comment, and evaluate the proposal for compliance with any applicable plans. As a Conceptual Review, comments were related to what would be expected of the application during the Preliminary Plat phase. All comments received are included as [Attachment 3](#).

PUBLIC COMMENT

As of June 12, 2018, Staff has received emails from one neighboring property owner inquiring about the history of the property and the subdivision process. These emails are included as [Attachment 4](#).

The applicant notified neighboring property owners about the project in April 2018 and held a neighborhood meeting on May 24, 2018. Prior to scheduling the public hearing for the Preliminary Plat, the application will be required to submit a Citizen Participation Report.

REVIEW GUIDELINES

If the project moves forward past the Conceptual Phase, the following will be requested from the Planning and Zoning Commission:

PRELIMINARY PLAT Review of Proposal, Recommendation to City Council

DISCUSSION (SUBDIVISION)

While the Commission is not being asked to take action on this project at this stage, the following is included to inform the Commission about the scope of and guidelines for review of this project. In considering an application for a Subdivision/Preliminary Plat, the review process is guided by Article 7 (Subdivision Regulations and Land Divisions) of the LDC. LDC Section 704.04.G states that the Commission must make a recommendation on the preliminary plat to City Council. The Commission's recommendation shall be based on the following findings:

- a. That the proposed subdivision conforms to the adopted goals, objectives and policies of the city;
- b. That the proposed subdivision, as reviewed and approved, will not be detrimental to the public health, safety and general welfare;
- c. That environmental concerns, including scenic impacts, conform with adopted standards;

- d. That the design of the proposed subdivision is sensitive to the physical characteristics of the site;
- e. That the proposed subdivision is consistent with the provisions and intents of zoning regulations applicable to the property;
- f. That the proposed subdivision conforms with the improvement and design standards set forth in these regulations and other applicable adopted ordinances.

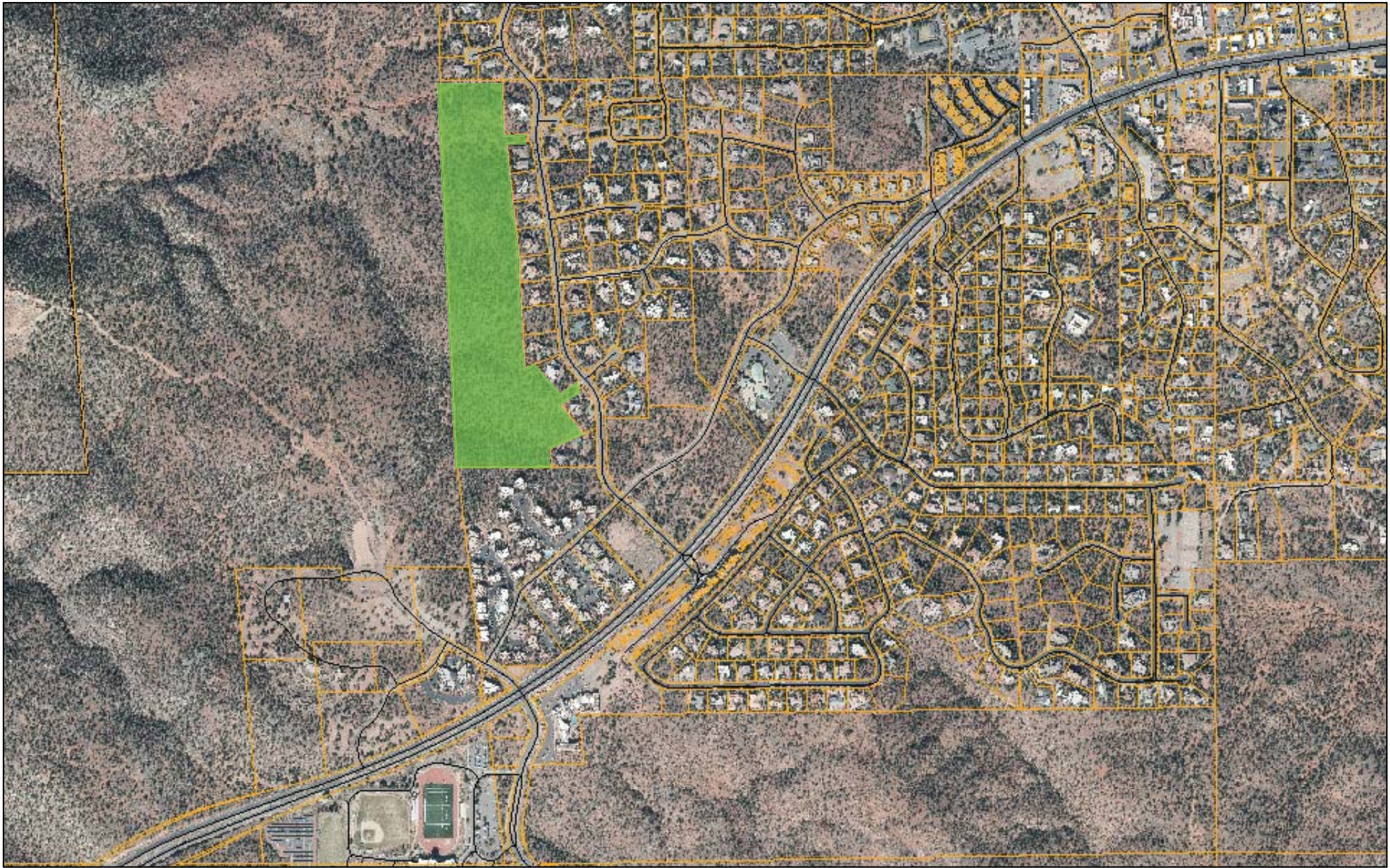
Evaluation of Proposal (Subdivision)

None at this time (Conceptual Review)

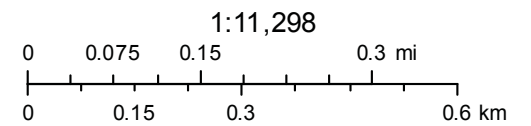
Staff Recommendation

None at this time (Conceptual Review)

City of Sedona Community Development



June 12, 2018



Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension

- Development Review
 Subdivision
 Variance
 Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
 Minor Community Plan Amendment

PROJECT CONTACT:		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
PROJECT NAME:		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	

Project Description:	
----------------------	--

OWNER NAME:		APPLICANT NAME:	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
ARCHITECT/ ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			



May 23, 2018

Cari Meyer
Senior Planner
City of Sedona
Department of Community Development
102 Roadrunner Drive
Sedona, AZ 86336

Subject: Hillside Vista Estates Project Narrative:

Diamond Ventures, Inc. is proposing to subdivide a 32-acre parcel of land (known for development purposes as “Hillside Vista Estates”) located on the west side of the City of Sedona, Arizona, within Yavapai County, west of Bristlecone Pines Road (BPR) and north of State Highway 89A (SR89A). The following outlines information related to the development and surrounding parcels.

a) Proposed Lot Sizes

Hillside Vista Estates (HVE) will consist of 30 lots ranging in size from 35,158 to 61,161 square feet along with open space (Tract A).

b) Land Uses

The land is zoned RS-35, a single-family residential zone requiring lots of 35,000 square feet in area minimum and no plans to rezone as part of this subdivision. Tract A is for drainage conveyance but will also contain a small sewer lift station needed to pump wastewater from HVE to a city gravity sewer network located in adjacent subdivision.

c) Access and Circulation

Vehicular, bicycle and pedestrian access to the site will be via two 50’ wide right-of-way connections to BPR. The southern entryway aligns with Emerald Court, a local road that serves five properties. Access from the north is offset approximately 100’ south from Turquoise Court, a small roadway serving 4 lots. Approximately 1700 feet of separation exists between the two development roadway accesses, which are joined via one interior road, Hillside Vista Estates Drive (HVED), meandering through the development. A 5’ wide sidewalk will be attached along the west side of the HVED for bicycle and pedestrian use. The Parks Service has no plans for a trail connection through HVE and specifically stated the National Forest in this region is a cattle allotment that must remain fenced. Therefore, only a 5’ sidewalk is planned within HVE and no trailhead or access easement to the National Park is planned. An 8’ Public Utility Easement has been provided on each side of the roadway and all dry utilities will be contained within these easements.

d) Major Washes and Drainage Ways

Three significant washes (A, B and C) flow across the parcel and two of them will be affected by the proposed development. All three washes enter the site as discharge



from existing culverts beneath Bristlecone Pines Road. Wash A flows through an adjacent parcel and will be intercepted by a culvert proposed beneath HVED at the northeast corner of Lot 19. Beyond this culvert's outlet structure the remainder of this wash will be left natural. Wash B enters the eastern Lot 2 property line within a well-defined wash. Shared driveways for Lots 2-3 and 4-5 are proposed to limit impacts to this wash so will only result in the construction of two storm drain crossings. Mostly beyond Lots 16-18 buildable areas, Wash C crosses the subdivision north end so will be left completely natural. Washes A and C are defined as Floodplains by the City of Sedona Flood Hazard and Floodway Maps.

- e) Area Utility Service Providers
 - Electricity – Arizona Public Service
 - Internet & Telephone - CenturyLink
 - Natural Gas - Unisource Energy Services
 - Solid Waste Disposal - Taylor Waste
 - Storm Sewer - No storm sewer exists for the region but public and private culverts do
 - Waste Water Disposal – City of Sedona (HVE requires a lift station and force main)
 - Water – Arizona Water Company
- f) Adjacent Land Uses
 - Existing subdivisions zoned RS-35 bound the property to the north (Quail Run) and east (Las Lomas) while the south is a large lot development, approved as a Planned Development (PD). The entire western boundary abuts United States Forest Service Land (Coconino National Forest). Some larger lots zoned RS-70 are located north of the site within Quail Run Amended and section aliquot parcels.
- g) Property Pending Legal Issues
 - We are unaware of any pending legal issues relating to the subject parcel.
- h) Existing Onsite Vegetation
 - Vegetation such as Ponderosa Pine, Pinon and Juniper trees, Manzanita, Sumac, Catclaw and Scrub Oak are sparsely distributed across the property. Higher vegetation densities are present in the wash areas where concentrated flow is more frequently available.
- i) Slope Analysis
 - The majority of the existing topography falls within the 0%-20% slope categories except for several prominent knolls and the wash conveyance corridors. These exceptions have slopes in the 20% to 50% range and will be left natural as much as possible due to construction difficulties associated with this type of terrain. Several non-buildable areas have been defined on the Conceptual Plat to avoid compromising neighboring property views.
- j) Existing Site Improvements
 - Except for a portion of a neighboring property driveway at future south entrance and temporary turnout at future north entrance no existing improvements are located on the subject parcel.



- k) Historical or Archaeological Significance
No historical or archaeological resources, at this time, are known to exist within the property limits.
- l) Lot Layouts
The development was fashioned keeping in mind the following considerations and recognizing Sedona citizen's value a sense of place and desire to sustain a small-town lifestyle focused on the natural beauty of the area: Accordingly, the development will be constructed by applying good subdivision design and development standards to include the following application considerations:
- Building pads located in proximity to the higher elevations of the site will be placed in a similar fashion to the existing homes in the surrounding area.
 - Each lot's construction envelope was established in relation to the location of natural topographic features such as rock outcrops, native vegetation and trees.
 - A single street winds its way through the site - tying into Bristlecone Pines, a public right-of-way, at two locations where intersection variables are good. The site's street grades were designed to conform as closely as possible to the natural topography, while providing access to each lot.
 - Road grading will occur in such a fashion as not to be site obstructing. The street design system has been designed both horizontally and vertically around trees, rock and other natural features.
 - Building site locations were established with the intent of preserving special scenic locations and view corridors within reason.
 - Existing vegetation will be preserved and complimented with additional landscape planting materials as needed.
- m) Existing Flood Hazards
As described in Section d), Washes A and C are defined as Floodplains by the City of Sedona Flood Hazard and Floodway Maps. Wash B will convey offsite flow through the site but not significant volume to be designated as a Floodplain by Sedona or FEMA. However, drainage easements have been provided to encompass all three washes and they will be preserved with exception of a few wash crossings at shared driveways. These easements will be maintained by the HVE Homeowners Association.
- n) Traffic Impacts
HVE is one the few remaining undeveloped parcels requiring access to SR89A via Bristlecone Pines Road. Additional points of access to SR89A are available from Cultural Park Place, Foothills North Drive and Calle Del Sol. The small number of lots proposed within HVE should not create a major impact on current traffic patterns as there are several alternative routes as mentioned above. A traffic study will be provided during the Preliminary Plat process.



o) Preservation of Scenic Locations and Corridors

As described in Section I), scenic and view corridors will be preserved to the extent possible with the proposed lot layout. The previous approval in 2007 included height restrictions on Lot 18 and several ridges to be designated as unbuildable areas. The current developer intends to carry these components through the current application unless met with resistance of the current adjacent owners.

If there are questions or comments about this narrative, I may be reached at 602-252-8384.

Very truly yours,

Scott Lorentzen, P.E.



CONCEPTUAL PLAT

HILLSIDE VISTA ESTATES

A PORTION OF SECTION 15 TOWNSHIP 17 NORTH, RANGE 5 EAST,
OF THE GILA AND SALT RIVER MERIDIAN, CITY OF SEDONA
YAVAPAI COUNTY, ARIZONA.
ASSESSOR PARCEL 408-11-178D

DEVELOPER

DIAMOND VENTURES INC.
2200 EAST RIVER ROAD
TUCSON, AZ 85718
TEL: (520) 577-0200
CONTACT: MARK WIENBERG

ENGINEER

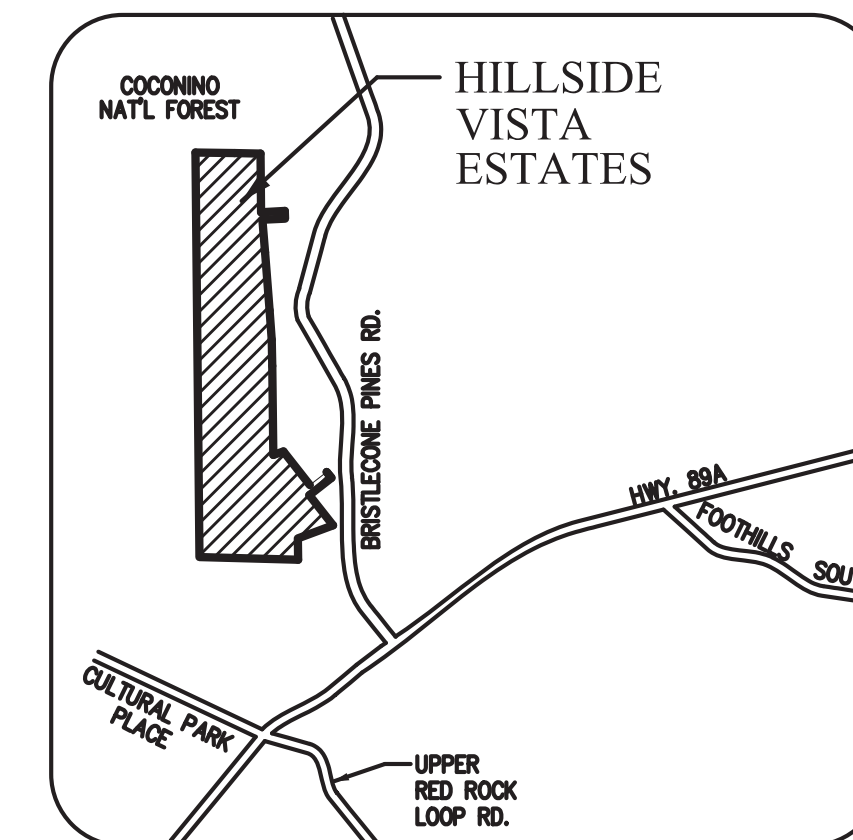
HOSKIN-RYAN CONSULTANTS, INC.
5050 N. 40TH STREET, SUITE 100
PHOENIX, AZ. 85018
TEL (602) 252-8384
FAX (602) 252-8385
CONTACT: SCOTT LORENTZEN
EMAIL: SCOTTL@HOSKINRYAN.COM

SITE DATA

GROSS AREA 32.18 AC
TOTAL LOTS 30
MIN LOT SIZE 35,000 S.F.
ZONING R5-35

TRACT AREA AND USE TABLE

TRACT	SQUARE FEET	USE
"A"	39301	LIFT STATION & OPEN SPACE
SQUARE FEET	39301	

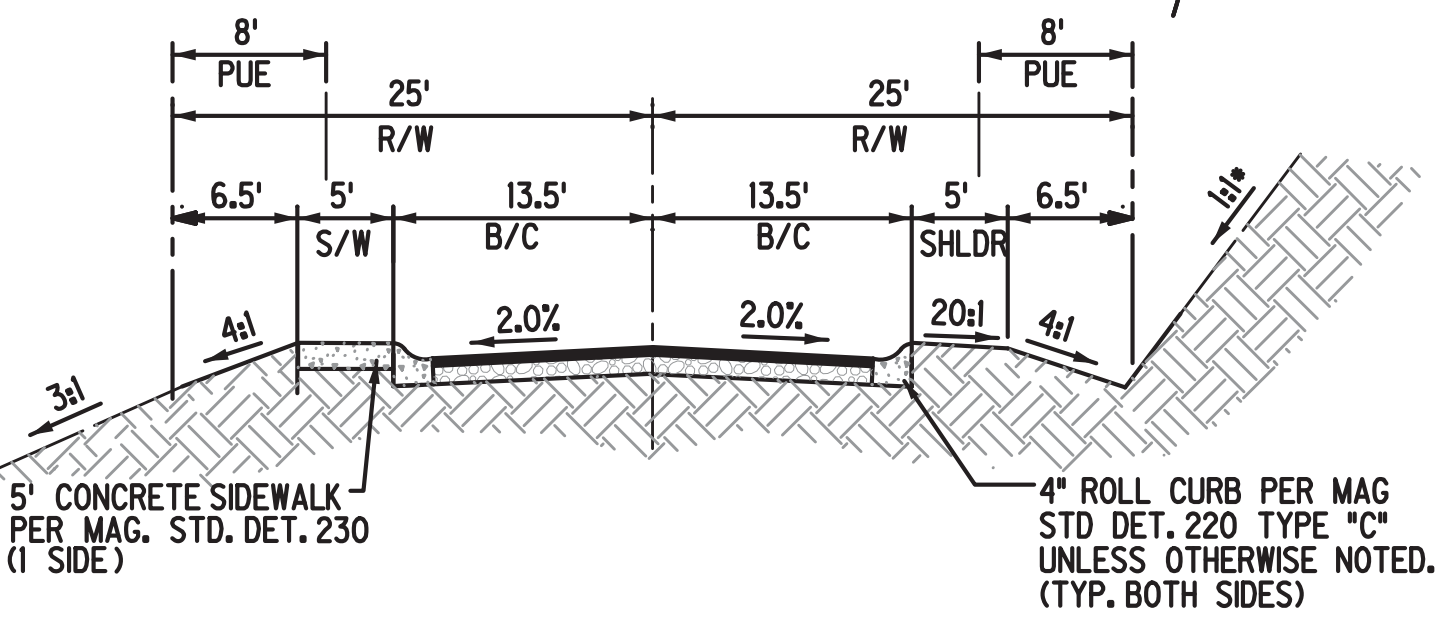


VICINITY MAP

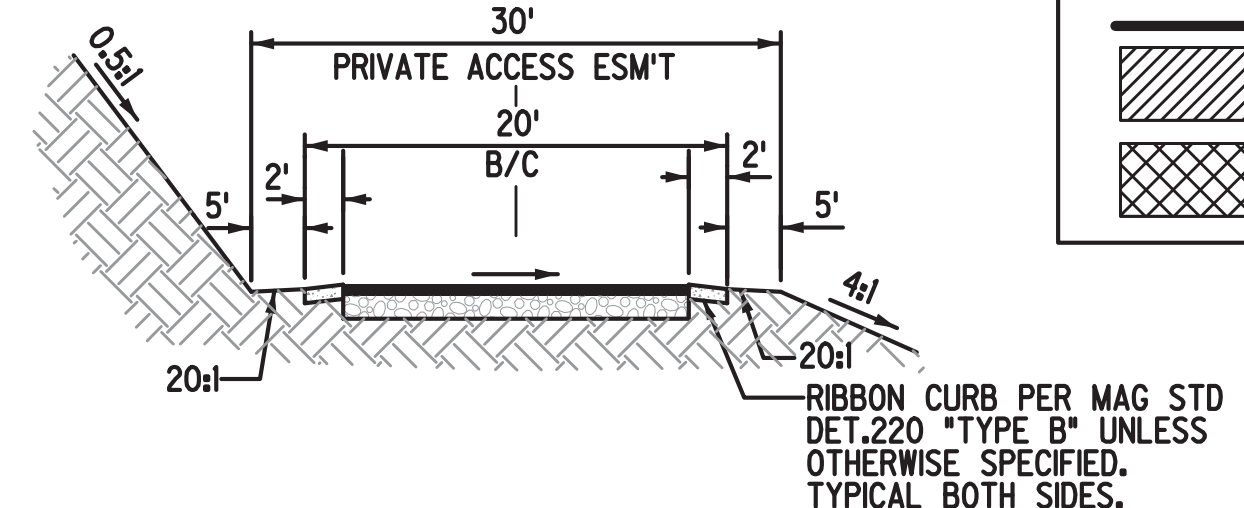


LEGEND

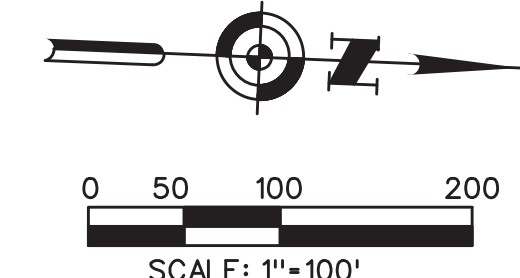
- ROCK OUT CROPPING/NON BUILDABLE AREA
- RIGHT OF WAY LINE
- CENTERLINE
- EXISTING CONTOUR
- BUILDING SETBACK
- VEHICULAR NON-ACCESS EASEMENT
- BOUNDARY LINE
- 100YR DRAINAGE ESM'T
- NON BUILDABLE AREA
- DENOTES TOTAL NUMBER OF LOTS
- NON ACCESS EASEMENT
- PROPOSED STORM STRUCTURE
- EXISTING CULVERT
- EXISTING RESIDENCE
- PROPOSED SEWER LIFT STATION



LOCAL RESIDENTIAL STREET
N.T.S.
CITY OF SEDONA
• ACTUAL SLOPE PER GEOTECHNICAL ENGINEER



PRIVATE ACCESS DRIVE
N.T.S.



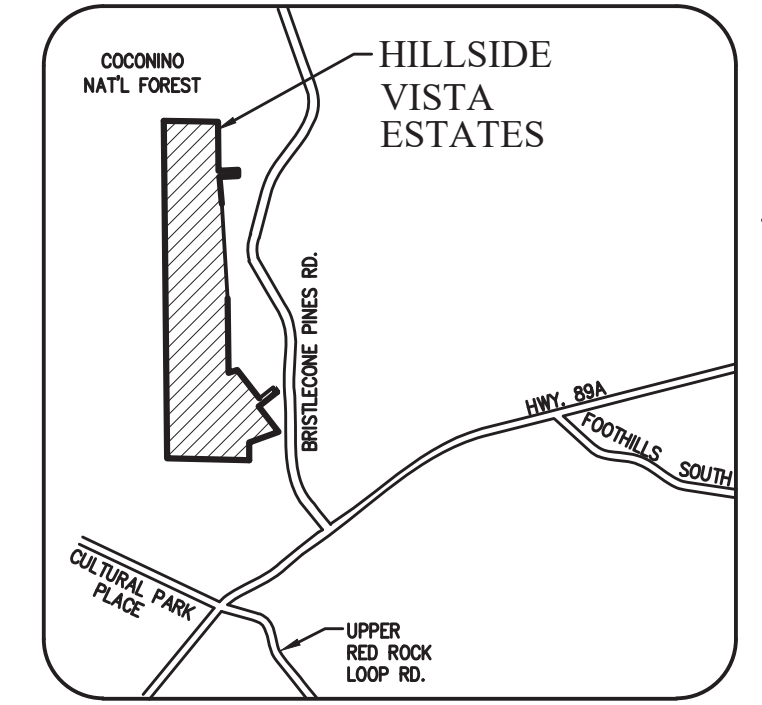
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Phoenix, AZ 85018
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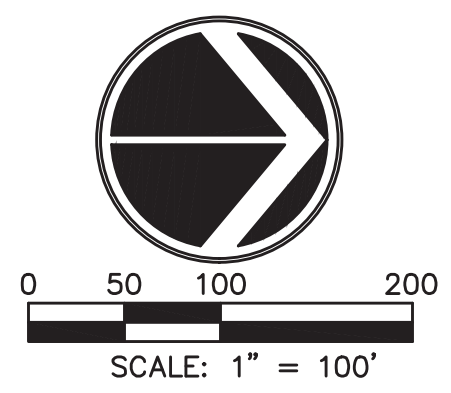


HILLSIDE VISTA ESTATES

TOPOGRAPHIC MAP



VICINITY MAP



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Phoenix, AZ 85018
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PLOT DATE: 02/20/18 2:48 PM FILE: p:\projects\18\hillside\18010\hillside_vista_estates\2_topo & final design\hillside_topographic_map.dwg



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PZ18-00003 (SUB) Hillside Vista Estates Conceptual Plat Planning Comments

Reviewer: Cari Meyer, Senior Planner

(928) 203-5049; cmeyer@sedonaaz.gov

1. Project Narrative / Letter of Intent (LOI):

- a) The applicant has provided a Letter of Intent and a Project Narrative that contain significant amounts of repetition. These two documents should be combined into one document.
- b) LDC 704.09.B (Submittal Requirements, Information Required for Conceptual Plat) outlines the requirements for a Conceptual Submittal. The submittal does not include all of these items. Specifically, the LOI does not address the required contents of the written narrative (LDC 704.09.B.11). Please review this section and amend the application to include required elements.
- c) As no construction of homes on any of the lots is proposed at this time, many of the statements regarding the construction of the homes are unenforceable through the subdivision process. Many of the statements are standard requirements of the City code or more appropriate for the CC&R's for the subdivision. However, the City does not review for compliance with CC&Rs and would only review for restrictions if placed on the Final Plat. Please indicate how statements related to design/construction of the proposed homes will be carried forward. If the restrictions are only meant to be included in HOA requirements or CC&R's, discussion of them should be removed from the LOI.
- d) Please avoid direct citations of the City Code on the plat, as the city is in the process of revising the entire Land Development Code and all sections will be rewritten and given new references in the revised code.
- e) The LOI contains multiple statements regarding preservation of existing trees. Please provide an existing tree survey, clearly delineating trees that will be preserved and removed during the construction of the infrastructure for the subdivision. Please also specify if there are any significant trees that will be preserved through modification of building envelopes.
- f) The LOI includes a statement regarding public art. Please clarify, as the City's current Public Art Ordinance does not apply to single-family residential projects.

2. Conceptual Plat (comments for Preliminary Plat)

- a) The RS-35 zoning district requires the following minimum setbacks: Front and Rear Yards: 40 feet; Side yards: 20 feet. While it appears that many of the building envelopes shown follow these setbacks, there are a number of lots that have more restrictive envelopes due to drainage ways, rock outcroppings, and other site constraints. Where there are additional restrictions on the building envelope, please provide details, including measurements, so that these areas may be properly applied to future development of the lots. Ideally, this would be done on a separate sheet that would show an enlarged plan for each of the affected lots.
- b) Please include dimensions for all private access drives/shared driveway easements.

-
- c) The Northeast corner of the building envelope on Lot 27 should turn slightly to maintain a 40 foot setback from the northernmost 62 feet of the east property line.
 - d) Front yard setbacks are measured from the property line or the easement providing access to the property. Please modify the building envelopes on Lots 7, 16, 17, 18, 27, and 28, to provide a minimum of 40 foot setback from the edge of the access easement.
 - e) Please specify what will be permitted outside of the building envelopes (e.g. driveways, patios, drainage work, etc.). If site improvements will be permitted, the plat should specify that, with the exception of where a driveway crosses a drainage easement, the areas shown on the plat as unbuildable or in an easement shall remain undisturbed.
3. Sign Plans: The LOI refers to subdivision signage. Please provide a master sign plan for the subdivision. Please note that the City's Sign Code was amended in 2017 and any proposed signage must be in compliance with the new Sign code.
 4. Property Owner's Map and Topographic Map
 - a) The property owner's map and topographic map shows the easement providing access to Lots 6, 7, 27, and 28 extending to also provide access to Lots 29 and 30. This extension is not shown on the Conceptual Plat. Please ensure all maps show the same easements.
 5. Floodplains: While none of the property may be located within a FEMA designated floodplain, there are City designated 100 year floodplains within the property, which are reviewed and treated in the same way as FEMA designated floodplains. Please amend the LOI to reflect the presence of floodplains. The City's Public Works/Engineering Department may require additional information to be provided regarding the floodplains.
 6. The following items were brought up during the review of the Plat in 2007. Please explain if these components will be carried forward in the current application:
 - a) Sidewalk throughout the entire subdivision.
 - b) Limiting the height of structures on Lot 18 to minimize impacts on owner of adjacent existing lot.
 7. Preliminary Plat Submittal
 - a) LDC 704.09.C outlines the requirements for a Preliminary Plat submittal. Please refer to this section and ensure all required components are addressed when preparing the Preliminary Plat Submittal.



City of Sedona

Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 • Fax: (928) 282-5348;
Ryan Mortillaro, EIT (928) 203-5091

PZ18-00003 (SUB)
Hillside Vista Estates (Conceptual Review)
5/16/2018

Engineering Comments

Please address all comments by the next submittal:

1. Delineate the City of Sedona 100-year floodplain, per the City of Sedona Floodplain Management Study. The datum needs to be coordinated with a City of Sedona Bench Mark with the NGVD 29. See control map located on the City of Sedona website at <http://www.sedonaaz.gov/home/showdocument?id=1075>.
2. Please revise the LOI to acknowledge the City of Sedona 100-year floodplain.
3. Please revise the LOI to include tentative proposals regarding traffic impacts per LDC 704.09.11.n.
4. Why are the 100-year drainage easements not blanket easements? Please define class of drainage easements and clarify who the responsibility party for maintenance is (Such as the HOA).
5. Provide information regarding the trail connection and provide public parking.
6. Please consider a multi-use trail that is 10' wide instead of a 5' sidewalk.
7. Regarding the proposed PUE along the roadway, please ensure the utilities extend beyond the roadbed.
8. It may be necessary to provide slope easements along the roadway.
9. Regarding the proposed lift station, sewer capacity for the adjacent areas of the community is desired.
10. Below are pre-emptive comments for the preliminary plat submittal:
 - a. Please prepare a Traffic Impact Analysis per Article 14.10 of the City Code. Additionally, analyze the intersections of Bristlecone Pines Rd and the development, Bristlecone Pines Rd and Navoti, and Bristlecone Pines and SR89A. The study shall include mitigation recommendations.
 - b. Please prepare a geotechnical report and n areas with a slope greater than 30%, a soil and geology report identifying areas of unstable slopes, but only if actual construction will occur in the 30+% slope areas.
 - c. Please provide grading and drainage plans, along with a preliminary drainage report.
 - d. Provide a sewer analysis report.

Prior to Issuance of Building Permit:

- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (LDC 806.2.I)
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide the Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Any new accessible parking/signage shall meet the requirements of City LDC Section 912.09.
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).



SEDONA FIRE DISTRICT

2860 SOUTHWEST DRIVE · SEDONA, AZ 86336 · TEL: (928) 282-6800 · FAX: (928) 282-6857

Safe...Friendly...Dedicated

May 3, 2018

Cari Meyer
City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

Dear Ms. Meyer:

A conceptual plan review has been completed for the project listed below.

Description: Hillside Vista Estates
Address: 125 Bristlecone Pines Road, Sedona, AZ 86336
SFD Occ. #: 000707
City/County Permit #: PZ18-00003
APN: 408-11-178D
Proposal: Subdivision (Conceptual Plat)

Based on the submitted information the following comments shall be applicable.

- 1) **Section 109:** The owner/occupant shall comply with all requirements of the Fire Code adopted by Sedona Fire District as they pertain to this particular type of occupancy or development. The adopted fire code is based on the 2012 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.
- 2) **Section 501.4:** Required fire apparatus access roads, water supplies, fire hydrants and water mains shall be installed and made serviceable prior to and during the time of onsite combustible construction.
- 3) **Section 503.1.1:** Fire apparatus access roads shall be provided for every facility, building or portion of a building hereafter constructed or moved into or within the jurisdiction when any portion of the facility or any portion of an exterior wall of the first story of the building is located more than 150 feet from fire apparatus access as measured by an approved route around the exterior of the building or facility
 - a) Plans for the fire apparatus access roads shall be submitted for review and approval by the appropriate County Road Department / City of Sedona, where required, **prior to construction. Provide copies of approved plans to the Sedona Fire District.**
 - b) **Section 503.2.1:** Fire apparatus access roads shall have an unobstructed width of not less than 20 feet and an unobstructed vertical clearance of not less than 13 feet 6 inches. Where a fire hydrant is located on a fire apparatus access road, the minimum road width shall be 26 feet.

- c) **Section 503.2.3:** Fire apparatus access roads shall be of an all-weather surface that is easily distinguishable from the surrounding area and is capable of supporting not less than 12,500 pounds point load (wheel load) and 75,000 pounds live load (gross vehicle weight). You may need to provide documentation from a registered engineer that the design will be capable of supporting such loading. Documentation from a registered engineer that the finished construction is in accordance with the approved plans or the requirements of the Fire Code may be requested.
 - d) **Section 503.2.4:** The inside turning radius and outside turning radius shall not be less than 28 feet and 48 feet respectively, measured from the same center point.
 - e) **Section 503.2.6:** Where a bridge or an elevated surface is part of a fire apparatus access road, the bridge shall be constructed and maintained in accordance with AASHTO *Standard Specification for Highway Bridges*. Bridges and elevated surfaces shall be designed for a live load sufficient to carry the imposed loads of fire apparatus, (75,000 lbs). Vehicle load limits shall be posted at both entrances to bridges when required by the fire code official. Where elevated surfaces designed for emergency vehicle use are adjacent to surfaces which are not designed for such use, approved barriers, approved signs or both shall be installed and maintained when required by the fire code official.
 - f) **Section 503.2.7:** Whether temporary or permanent, no fire apparatus access roadway grade shall exceed 6 percent unless the roadway is paved hard and smooth with materials such as asphalt. Grades shall not exceed 12 percent unless the roadway is constructed of concrete. Grades shall not exceed 15 percent unless written request is made to and approved by the Fire Marshal. for private driveways. Intersections and turnarounds shall be level (maximum 5%) with the exception of crowning for water run-off.
- 4) **Section 503.3 & D103.6:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, “No Parking” signs shall be installed on one or both sides of the roadway and in turnarounds as needed for private access roads and yellow curbing as per city or county road standards for public access roads.
- a) **Section D103.6.1:** Fire apparatus access roads 20 to 26 feet wide shall posted on both sides as a fire lane.
 - b) **Section D103.6.2:** Fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road as a fire lane.
 - c) **Section D103.6:** Signs shall read “NO PARKING – FIRE LANE” and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters and border on a white background.
- 5) **Section 503.3:** Where required, fire apparatus access roadway curbs shall be painted red and marked “NO PARKING FIRE LANE” at each 25 feet. Lettering shall have a stroke of not less than one inch wide by six inches high. Lettering shall be white on red background.
- 6) **Section 505.2:** Streets and roads shall be identified with approved signs. Street names shall be checked and approved with the Public Safety Answering Point, (PSAP – 911 Dispatch Center), covering the geographic area which includes the Sedona Fire District. Approval is required to avoid duplication and/or similar sounding street names to prevent the possible delay of emergency service response.

- 7) **Section 507.1:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.
- a) **Section 507.2:** Water supply shall consist of reservoirs, pressure tanks, elevated tanks, water mains or other fixed systems capable of providing the required fire flow.
 - b) **Section 507 & Appendix C:** Municipal Water Supply - Provide fire hydrants capable of supplying required fire flow.
 - a) **Section 507.5.1:** Fire hydrants for single family dwellings, duplexes, sub-divisions and outbuilding, shall be placed at each intersection. Intermediate fire hydrants are required if any portion of a structure exceeds 600 feet from a hydrant at an intersection as measured in an approved manner around the outside of the structure and along approved fire apparatus access roadways. Placement of additional fire hydrants shall be as approved by the Fire Code Official.
 - b) **Section 507.5 & Appendix C:** Fire hydrant placement shall be approved by the fire district. All measurements are as the hose is laid by firefighting personnel and apparatus.
 - c) **Section 507.5 & Appendix C:** Fire hydrants that are separated by divided highway, freeway or heavily traveled collector streets shall not contribute to the required number of hydrants.
 - d) Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Code Official.
 - e) **Section 507.5.6 & 312:** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means of protection shall be provided.
 - f) **Section 507.5 & Appendix C:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway.
 - g) **Section 507.5.5:** A 3-foot clear space shall be maintained around the circumference of fire hydrants. 4-feet from any supporting structure for electrical equipment, such as transformers and poles.
- 8) **Section 903.3.5:** Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "Standard for the Installation of Private Fire Service Mains and Their Appurtenances" the 2010 edition. Plans and specifications shall be submitted for review and approval prior to any installation. **This installation requires a separate construction permit through this office.**

IT SHALL BE THE RESPONSIBILITY OF THE APPLICANT / DEVELOPER / OWNER TO PROVIDE THE FIRE DISTRICT WITH THE APPROPRIATE PLANS AND DOCUMENTATION FOR REVIEW AND APPROVAL *PRIOR* TO CONSTRUCTION OF THE ACCESS ROADS AND WATER SUPPLIES. SUCH PLANS SHALL BEAR THE STAMP OF AN ARIZONA REGISTERED DESIGN PROFESSIONAL AS CERTIFICATION THAT THE PLANS COMPLY WITH THE SEDONA FIRE CODE REQUIREMENTS AND SPECIFICATIONS.

These comments shall not be meant to exclude any other applicable requirements adopted by the Sedona Fire District or other regulatory agencies. The adopted fire code is based on the 2012 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.

Sedona Fire District Board of Directors adopted a fee for service schedule. Service fees include fire sprinkler system, fire alarm system, and construction plan reviews. A permit is required to be obtained from this office prior to any commencement of work. Permits will not be issued until such time that fee payments are received.

Our goal in the Community Risk Management Division is to provide consistent, fair direction to you regarding fire code requirements. As part of this process we have been developing written policies, code interpretations and application guides. All of these documents are available on our website at <https://www.sedonafire.org/fire-prevention/fire-code-enforcement/>. I encourage you to check this page prior to beginning any new project so that you have the most updated information.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8926 or jdavis@sedonafire.org.

Sincerely,

A handwritten signature in black ink that reads "Jon Davis". The signature is stylized with a large, sweeping "J" and "D".

Jon Davis
Fire Marshal

Cc: Scott Lorentzen
Hoskin Ryan Consultants
5050 N 40th Street, Suite 100
Phoenix, AZ 85018

Cathy Caris
PO Box 14315
Scottsdale, AZ 85267

City of Sedona: Comment on Development Proposal

donotreply@sedonaaz.gov

Mon 4/30/2018 4:15 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>;

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/30/2018 4:14 p.m.
Response #: 14
Submitter ID: 479
IP address: 166.3.3.118
Time to complete: 5 min. , 40 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. **Project Name:**
Hillside Vista Estates

2. **What are your comments, concerns, ideas, and suggestions about this project?**

Ensure that the property boundaries along the National Forest boundary are fenced and well marked to avoid encroachment. The national forest adjacent is within a cattle allotment so the property would need to remain fenced. All activity and construction must remain on the private. The access road is relatively close to the boundary. Surveyors can coordinate with the Forest Surveyor in Flagstaff to post boundaries on the forest. There is no trail access in this location at this time.

3. **Your contact information**

Name: Judy Adams
Mailing Address: [PO Box 20429, Sedona, AZ 86341](mailto:jadams05@fs.fed.us)
E-mail: jadams05@fs.fed.us

4. **Would you like to receive notices about this project, such as public meeting dates?**

Public Comment

Re: Hillside Vista Estates

Cari Meyer

Tue 5/22/2018 4:52 PM

Sent Items

To: Paul Schneider <pjs@siegfriedeng.com>;

Cc: Justin Clifton <JClifton@sedonaaz.gov>; James Crowley <JCrowley@sedonaaz.gov>;

Paul,

Thanks for your email. The items listed in Section 704.09.C will be submitted by the applicant during the next stage of review. The section you mention only requires a written report regarding visual impacts (along with other impacts), a visual simulation is not required. All new homes have to go through the single-family home review process. This is done concurrently with the building permit process and is administrative; there is no public review or public comment input for single-family home review. If one of the property owner proposes to do something beyond the allowances of the code (such as through a variance), neighboring property owners would be notified as required by those sections of the code.

Thank you,

Cari Meyer, Senior Planner

City of Sedona Community Development
(928) 203-5049

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From: Paul Schneider <pjs@siegfriedeng.com>

Sent: Thursday, May 17, 2018 7:36:12 AM

To: Cari Meyer

Cc: Justin Clifton; James Crowley

Subject: RE: Hillside Vista Estates

Cari,

This is extremely helpful, thank you. I was able to pull up the approval process you directed me to and it looks like there are opportunities to comment. I will encourage the local residents to do so. We will be most interested in reviewing the documents called for in LDC Section 704.09.C with particular focus on 704.09.C.g.iii,

704.09.C.n, 704.09.C.aa-gg. These will likely provide the information necessary to resolve any concerns about the list I provided in my initial email. Under 704.09.C.g.iii will a visual simulation be required?

The last question I have is if the new homes will each be subject to the review requirements outlined in LDC Section 403? If so is there a public review of the application available or can the conditions of approval of the subdivision mandate a review of any building application by the adjoining neighbors? I am sure a condition like this would calm the neighborhoods concerns a great deal.

Lastly, thank you for your comment on the level of involvement that ADEQ will or won't have. You are correct that we are located in northern California and that our local environmental laws are much more involved, thus why I wanted to ask.

Regards,

Paul Schneider, P.E., QSD/QSP

Vice President



3244 Brookside Road, Ste 100, **Stockton**, CA 95219 | 209.943.2021

109 Scripps Drive, **Sacramento**, CA 95825 | 916.520.2777

111 North Market Street, Ste 300, **San Jose**, CA 95113 | 408.754.2021

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From: Cari Meyer [mailto:CMeyer@sedonaaz.gov]

Sent: Wednesday, May 16, 2018 5:11 PM

To: Paul Schneider <pjs@siegfriedeng.com>

Cc: Justin Clifton <JClifton@sedonaaz.gov>; James Crowley <JCrowley@sedonaaz.gov>

Subject: Re: Hillside Vista Estates

Mr. Schneider,

Thank you for your email. This plat is currently in the conceptual stage of review. This is a stage that is required for subdivisions with more than 10 proposed lots and requires minimal information, which is reflected in the current submittal. During the conceptual review stage, the applicant receives feedback from city staff, outside review agencies, the Planning and Zoning Commission, and the public, that hopefully allows them to prepare a preliminary plat submittal that addresses any concerns. A comprehensive submittal will be forthcoming which will include all elements required by the City's subdivision ordinance. For a complete list of those requirements, please refer to Section 704.09 of the Land Development Code, which is available for review online at <http://www.codepublishing.com/AZ/Sedona/lcd.html>.

[SEDONA LAND DEVELOPMENT CODE - Code Publishing Co.](http://www.codepublishing.com/AZ/Sedona/lcd.html)

www.codepublishing.com

SEDONA LAND DEVELOPMENT CODE A Codification of the General Ordinances of the City of Sedona, Arizona CODE PUBLISHING COMPANY | Seattle, Washington

As the application progresses, the project page on the City's website (<http://sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/hillside-vista-estates>) will be updated with new information. You are also able to submit comments directly through that page by using the "Comment form" link.

[City of Sedona : Hillside Vista Estates](#)

sedonaaz.gov

Legal Notices. Notice of Intent to Revise the Consolidated Fee Schedule . Posting locations for Public Notices - Sedona City Hall: 102 Roadrunner Dr.

Regarding some of your specific questions, the property is zoned single-family residential with a minimum lot size of 35,000 square feet (RS-35). This zoning was in place before the City incorporated and the City has never processed a zone change application for this property. As such, there is no master plan or other underlying approvals for the subdivision and the property may be subdivided in accordance with the property development standards for the zoning district (LDC Section 603) and the City's subdivision regulations (LDC Article 7).

Approximately 10 years ago, the property owner applied for a subdivision under the RS-35 zoning designation. That application was approved but all approvals expired. The file from that application is available in our office for review and is very similar to the application currently under review. If you would like to come in and look at it, please let me know and we can set up a time. We will have you fill out a records request, but that can be done when you get here.

The engineering reports you mention, if required, would be submitted and reviewed during the preliminary plat stage of review (not the current stage). However, as the property is proposing to subdivide under their existing zoning classification, some of those reports may not be required. You may contact James Crowley, Associate Engineer, in the Public Works Department, at (928) 203-5092 or jcrowley@sedonaaz.gov if you have any questions regarding what will be required (drainage, traffic, etc.).

US Forest Service has reviewed the application. They have stated that the forest service land adjacent to the subdivision is part of a cattle allotment and public access is not permitted. Therefore, there is no ability to provide an access easement through this subdivision and fencing along the subdivision boundary will be required.

Finally, I noticed that your company is based in California. I came to Arizona from Orange County and recognize that the process is very different here, with one of the biggest differences being the amount of environmental review required for subdivisions and development projects. The state of Arizona does not require environmental review in the same way California does. If you have questions regarding the subdivision process, please let me know and I can set up a meeting involving relevant city staff members. And if you would like to look at the previous plat approval, I can set that up as well.

Thank you and please let me know if you have any further questions,

Cari Meyer, Senior Planner

City of Sedona Community Development
(928) 203-5049

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From: Paul Schneider <pjs@siegfriedeng.com>

Sent: Wednesday, May 16, 2018 2:17:39 PM

To: Cari Meyer

Cc: Justin Clifton; kathyh@hoskinryan.com

Subject: Hillside Vista Estates

Cari,

It is my understanding that you are the planner handling the subject subdivision application. I am in receipt of the public meeting notice sent out by Hoskin Ryan Consultants for next week on the 24th, however they provided very little information. I was able to find their application and preliminary exhibits on the City's Community Development Department website but it is limited to just the new information. What I am trying to understand is the underlying approvals that established the current 32 acre parcel's zoning designation. This would help me to understand the ADEQ, City, ADOT, and any other regional approval processes that have previously occurred and if this proposed subdivision is in conformance with said approvals. Is it possible to provide me with the application or request form required for me to officially request these documents? Or can you just send them to me? I can also have them picked up if they are hard copies.

In addition to the underlying approvals mentioned above I want to understand how the public will be able to review and comment on the following project elements that will greatly impact the existing subdivision:

1. Hydrology and hydraulic impacts. Will a report be generated prior to planning approval that addresses the increased runoff from the subdivision and how it is accommodated in the existing culverts that serve the 3 existing washes.
2. View impacts. Will a view corridor study that shows how the existing layout and home placements will not negatively impact the view corridors the existing homeowners have of the national forest be prepared? Will a 3d rendering reflecting views from each existing home be prepared? A good example is Lots 19-21 squarely block the existing homes views whereas the remaining lots seem to straddle the existing homes allowing for a view corridor. It seems that one lot should be eliminated along the row of lots 19-26. Those lots barely meet the minimum size requirement. Will the proposed homes be preliminarily laid out to reflect actual setbacks from home to home? Can increased setbacks be requested to better mitigate proximity concerns for existing residents?
3. Will a comparison of the current lot layout with the master plan that was likely attached to the underlying master subdivision layout be done and made public? Is the new layout in substantial conformance with that master planned layout? If not it may violate the prior underlying approvals.
4. Is a sediment transport or water quality study required prior to approvals? In studying the layout it appears that the increased flows and thus more concentrated flows could move significant amounts of sediment downstream to the existing subdivisions.
5. Will a traffic memo or study be required to evaluate the safety of the two new intersections where proposed Hillside Vista tees into Bristlecone? The new access points are either extremely close to existing driveways or offset at a somewhat dangerous distance at Turquoise Court.
6. Is there an open space requirement that would allow for access to the national forest.

Lastly I would like to understand the environmental review process. Is this project subject to ADEQ or some form of an initial study? Please let me know what the documentation and approval path for this project is.

Thank you for your time and assistance with helping me better understand the project approval process and underlying approvals.

Regards,

Paul Schneider, P.E. (ca), QSD/QSP

Vice President



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