



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

February 14th, 2022

PZ21-00014 Preliminary Plat Re-Submittal

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40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado



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REVIEW COMMENTS WITH SEFTON ENGINEERING RESPONSES

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Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 ☎ www.sedonaaz.gov/cd

PZ21-00014 (SUB) Chapel View Terrace Preliminary Plat

Planning Comments, November 8, 2021

1. General Comments

- a) The application has been submitted for preliminary plat. The following comments must be addressed prior to scheduling a public hearing for this project.
- b) Contact the following Staff members if you have any questions regarding what will be required:
 - i) Cari Meyer, Planning Manager, cmeyer@sedonaaz.gov, (928) 203-5049, for questions regarding development standards, submittal requirements, and the review process.
 - ii) Cynthia Lovely, Principal Planner, clovely@sedonaaz.gov, (928) 203-5035, for questions regarding the Sedona Community Plan, GO! Sedona Pathways Plan, or plan adopted by the City.
- c) The following comments reference sections of the Land Development Code (LDC) and Design Review, Engineering, and Administrative Manual (Manual). These documents are available for review at the following links:
 - i) LDC: <https://sedona.municipal.codes/SLDC>
 - ii) Manual: <https://www.sedonaaz.gov/home/showdocument?id=38278>

2. The application is missing the following items:

- a) Review the submittal requirements in the Administrative Manual, both the general application requirements (Section 1.1) and specific application submittal requirements (Section 1.3). All items listed for Conceptual Plat and Preliminary Plat are required at this stage of review. As currently submitted, the application is missing several required items, including, but not limited to:
 - i) Manual Section 1.1.E/1.3.B(1)c.5: Context Plan – Map/Aerial Photograph and Written Narrative, clearly portraying any unusual visual features on or within 500 feet of the site. This presentation may include such materials, at the applicant’s option, as slides, photographs, cross-sections, maps, computer simulations, perspectives, or models.
 - i. **Sefton Engineering provided a written narrative and map**
 - ii) Manual Section 1.1.F(1): Existing conditions survey.
 - i. **Sefton Engineering provided an existing conditions survey (See “topo and trees”)**
 - iii) Manual Section 1.1.F(7): Master sign plan, if proposed, for subdivision signs. If no subdivision signs are proposed, indicate this in the Letter of Intent.
 - i. **In the Letter of Intent, a statement was added that a sign will not be part of the development**
 - iv) Manual Section 1.1.H(9): ALTA Survey completed within the last two (2) years
 - i. **On Wednesday, February 23, 2022, Sefton Engineering provided an ALTA**
 - v) Manual Section 1.1.H(10): Summary of any additional legal restrictions
 - i. **No additional legal restrictions added**
 - vi) Manual Section 1.3.A(1)c: A topographic map prepared by a registered surveyor with minimum 1-foot contours (CANNOT FIND SECTION 1.3)
 - i. **Sefton Engineering provided a topographic map with 1-foot contours.**

vii) Manual Section 1.2.E(1-6): Slope analysis

(1) If any areas have a slope greater than 30%, provide a soil and geology report (Manual Section 1.2.E(1-6))

i. Slope analysis provided

viii) Manual Section 1.3.B(1)c.6: Circulation map. See also LDC Section 5.4.C (Circulation Plan Required).

i) A circulation map and written narrative is provided.

3. Letter of Intent (LOI)

- a) The LOI needs to be updated to clearly state how the project is meeting the requirements of the code – Articles 7 and 8 must be referenced. Specific code sections must be referenced and an explanation of compliance or a request for an exception must accompany each. See LDC Article 7 (Subdivision Requirements), LDC Article 8 (Review Procedures, Findings), and Manual Sections 1.1.D, 1.1.E(2), 1.1.H, 1.3.A(1)a, and 1.3.B(1)a.
 - Information is provided addressing these corrections
- b) The LOI must discuss how the project meets the required findings for a Subdivision application (LDC Section 8.3.E(5)). See Revised Letter of Intent
- c) Area within the access easement cannot be counted towards minimum lot size. Provide net lot sizes for all lots once area within the easement is removed.
 - i. Sefton Engineering provided a table to the plat to clarify minimum lot size

4. Preliminary Plat

- a) In addition to the following comments specific to the Preliminary Plat, the comments in other sections of this comment letter may require that changes be reflected on the Preliminary Plat. Ensure that all necessary changes are made in the individual documents as well as the Preliminary Plat.
- b) Provide a table showing the proposed sizes (in square footage) of each lot. Provide net and gross lot area for each lot. Area within the access easement cannot count towards minimum lot size. (LDC Section 7.3.H(3)) It appears that Lot 6 will not meet the minimum lot size of 18,000 square feet once area within the easement is removed.
 - i. At the bottom of page two of the Preliminary Plat map, Sefton Engineering provided a table with net and gross lot area for each lot
 - ii. Sefton Engineering confirmed that Lot 6 is at least 18,000 sq. ft.
 - iii. Sefton Engineering confirmed that the area within the access easement is not counted towards minimum lot size
- c) Provide a sidewalk along Chapel Road, SR 179, and Sky Line Drive (LDC Section 7.3.3F(5)).
 - i. Chapel Road. The residents of Mystic Hill subdivision and the Mystic Hill HOA do not want a sidewalk because of tourist parking and trespassing along Chapel Road (See attached letters for HOA). A statement petitioning was added to the Letter of Intent
 - ii. SR 179. Arizona Department of Transportation (ADOT) terminated the sidewalk at the bus stop, and they chose to install a 10-foot-wide sidewalk along the other side of the highway, not on this side. A statement petitioning this will be added to the Letter of Intent
 - iii. Sky Line Dr. The developer does not see enough of a benefit to the public to add a sidewalk at this location. Therefore, the developer will ask for the Planning Commission to take away this request from the city. A statement petitioning this will be added to the Letter of Intent
- d) Provide a non-vehicular access easement (NVAE) along the State Route 179 frontage.
 - i. Sefton Engineering added a NVAE label along SR179
- e) Connect the cul-de-sac to Sky Line Drive via sidewalk or shared use path (LDC Section 5.4.D(3)).
 - iv. The developer is concerned about having strangers walking through this private property at any time of the day or night. Also, Hanako provided an email that this is requested not required. A statement petitioning this will be added to the Letter of Intent.

f) Review Preliminary Plat requirements contained in Manual Section 1.3.B(1)b. Missing items include, but are not limited to:

- i) Application number: PZ21-00014 (SUB)
 - a. Sefton Engineering added "PZ21-00014 SUB" to the Preliminary Drawings
- ii) Written scale on Sheet 1
 - a. DONE

5. Subdivision Standards (LDC Article 7)

- a) Review the LDC Sections listed below and make necessary changes to ensure compliance with LDC requirements. If an exception is being requested, add to list of requested exceptions in LOI for staff review. Please note that while the following comments outline only where staff has identified deficiencies. The applicant needs to go through the Subdivision requirements and address all relevant sections.
- b) LDC Section 7.3.C(4)b: For subdivisions, at least two points of vehicular access into a proposed subdivision shall be provided, where feasible, unless it can be shown to the satisfaction of the City Engineer that legal, topographical, and/or engineering constraints preclude such access. Only one access point for the subdivision is shown. It appears a second connection to Sky Line Drive is possible (may be for emergency access only).
 - a. Hanako provided an email that this is requested not required. Sefton Engineering client, Chris Rife, does not want to provide an "emergency access only" connection to Sky Line Drive
- c) LDC Section 7.3.F(5): Sidewalks: Sidewalks shall be provided by the developer and installed on both sides of all arterials, collector streets, and local streets (including loop lanes and cul-de-sacs), and within and along the frontage of all new development. Show sidewalks along the frontage of the proposed subdivision.
 - a. See comments in sections 4.c), i., ii., iii.
- d) LDC Section 7.3.H(1): Easements for utilities shall be provided as necessary to ensure the provision of services to each lot. The developer will provide to the Director written documentation of approval by the utilities with respect to easements. While "will-serve" letters have been provided, utility approval with respect to the easements have not been provided for all utilities.
 - a. Sefton Engineering will seek approval from the utility companies approving the easement size and locations. I've emailed the utility companies:
 - i. APS – On 2-9-22, APS said the request is in review
 - ii. AZ Water- provided documentation that easement is adequate
 - iii. CenturyLink. Added 8-foot P.U.E. 2-9-22, asked Armen if that is adequate
 - iv. Sewer line – city will be reviewing in 2nd review
 - v. Suddenlink. 2-9-22 asked again for approval
 - vi. Unisource – after several attempts, still no response
- e) LDC Section 7.3.H(2): Areas dedicated for easements shall have sufficient width for roadway and other improvements, including roadway, drainage, utilities, pedestrian access with consideration of sidewalks, slope, landscaping, and consideration of bike lanes. Along the proposed street, a 6- foot drainage easement is shown outside of the road easement. Include area for drainage within roadway easement.
 - a. Sefton Engineering would like to keep the 6-foot drainage easement where it is shown

6. Subdivision Signage (LDC Section 6.11.C)

- a) If any subdivision signage is proposed, provide a Master Sign Plan for the subdivision, and clearly indicate on the plat where the sign is intended to go.
 - a. No Signs are proposed. Sefton Engineering will include a note in the Letter of Intent

7. Citizen Participation Report (LDC Section 8.3.D)

- a) Provide a Citizen Participation Report.
- b) The Citizen Participation Report must include a summary of the outreach done with the neighborhood, the comments the neighbors have had, and any changes made to the plans to address those comments. In addition to the comments received during the applicant's public outreach, this should include comments received during the conceptual plat phase of the project.
 - a. Sefton Engineering included a citizen participation report with this resubmittal



Public Works Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 ☒ Fax: (928) 282-5348;
Hanako Ueda, EIT (928) 203-5024

PZ21-00014 (SUB)
Chapel View Terrace (Conceptual Plat)
11/09/2021

Engineering Comments

Please address all comments for the Preliminary Plat:

1. Grading & Drainage plans:
 - a. Show the 4 outlet pipes for the detention basin.
 - **CHANGES TO DETENTION BASIN HAVE BEEN MADE THEREFORE THERE ARE NO OUTLET PIPES**
 - b. Show cross sections of the detention basin. Consider stepping the detention basin or utilizing equalization pipes to reduce cuts.
 - i. **A CROSS SECTION IS INCLUDED ON THE PLAN**
 - ii. **CHANGES TO DETENTION BASIN HAVE BEEN MADE THEREFORE STEPPING AND EQUALIZATION PIPES AND NOT INCLUDED**
 - c. The 1' deep swale and easement should extend to the end of Lot 4 to catch all runoff.
 - i. **DONE**
 - d. Lot 4: ensure proposed grading can achieve less than 6% for the first 10' off of the pavement. The proposed grading shows approximately 20%.
 - **CHANGED**
2. Drainage report:
 - a. The report suggests 4:1 slopes for the detention basin but the construction plans show 2.25:1.
 - Please revise. **DONE**
 - b. Include drain times for the retention basin. Maximum drain time is 12hrs if the upstream watershed is < 10ac, 24hrs if the upstream watershed is > 10 ac. **DONE**
 - c. Please include appendix items. **DONE**
3. The conclusion for the letter of intent refers to 8 lots. Please revise. **Good catch; got it!**
4. Specify maintenance responsibilities; will an HOA be formed? If the responsibility for maintenance of the detention basin falls onto the 3 lot owners as the plat states, the basin shall be lined with gabion baskets, riprap, seeded, or another approved surfacing to reduce maintenance needs.
 - i. **YES, A HOA WILL BE CREATED TO MAINTAIN BASINS.**
5. Please make the drainage easement a Class II Drainage Easement (see Yavapai County Drainage Design Manual) and grant the City of Sedona the right to conduct maintenance in addition to the property owner.
 - **DONE**
6. NVAE should be added around the entirety of the property. At least along the entirety of the northern property line for Lot 6. **DONE**
7. On the plat (dated 08/11/2021):
 - a. add C8 to the curve table. There appears to be 2 C7s. Unable to find C1 and C2. Please revise. b. Include the application number
 - **CORRECTED**
 - d. A "visibility easement" is referred to on Plat Note #4 but is not shown on the development plans.
 - i. **CHANGED**
 - d. Include all monumentation, existing and proposed, on the legend. Will the new property corners be set? **YES**
 - e. The letter of intent includes a different plat dated 07/08/2021.
 - **DONE**
8. Construction plans: provide curve/radius geometry for the roadway.
 - **DONE**
9. The utility easement to the south of the cul-de-sac shall serve as the subdivision's emergency exit.
 - **BECAUSE OF THE SIZE OF THE SUBDIVISION, THE EASEMENT IS ONLY REQUIRED TO BE A UTILITY EASEMENT.**
10. Allow for vehicular turnaround at the gated entrance. Include queuing space for at least 2 vehicles.(Recommend looking at Back O'Beyond Ranch)
 - **DONE**
11. Connections to sewer mains are to be located within the addressed street of a connecting facility, unless otherwise approved by the city engineer.
 - **THE SEWER MAINS ARE NOW RECONFIGURED**
12. Show service connection for the proposed communication line.
 - **DONE**

13. Extend the W Chapel Rd sidewalk at the same width until Chapel View Ct.
 - THE DEVELOPER QUESTIONS THIS REQUEST
14. Extend shared use path along SR179 and Skyline Dr. Consider a connection to the new sidewalk at Chapel View Ct. along the 15' utility easement.
 - THE DEVELOPER QUESTIONS THIS REQUEST

Prior to Issuance of Building Permit:

- Infrastructure within the ADOT ROW must be approved by ADOT.
- Assurance bonds are required for all subdivision construction projects.
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of DREAM Chapter 3.1.
- 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 (DREAM 3.1). 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.





SEDONA FIRE DISTRICT

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

Safe...Friendly...Dedicated

October 26, 2021

Cari Meyer Planning
Manager Community
Development
cmeyer@sedonaaz.gov

Dear Ms. Meyer:

This project shall comply with ALL fire code requirements. A copy of the 2012 International Fire Code and all referenced material may be found at <https://codes.iccsafe.org/content/IFC2012>. The omission of a particular code requirement from the list below shall not to be construed as permission to violate the code.

A review has been completed for the project listed below. In addition to the following comments, Sedona Fire District has provided additional mark-ups on sheet C-7 of the submitted plans. SFD cannot approve of the submitted proposal until such time that all Fire Code requirements have been addressed.

Description: Chapel View Terrace
Address: 10 Sky Line Dr, Sedona, AZ 86336
City Permit #: PZ21-00014
APN: 401-34-033B
Proposal: Single family home subdivision

Based on the submitted information, applicable comments include but are not limited to:

- 1) **105.4.3 Applicant responsibility.** It shall be the responsibility of the applicant to ensure that the *construction documents* include all of the fire protection requirements and the shop drawings are complete and in compliance with the applicable codes and standards.
- 2) **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.
- 3) **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.
- 4) **503.1.1 Approved** 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. The fire apparatus access road shall comply with the requirements of this section and shall extend to within 150 feet (45 720 mm) of all portions of the facility and all portions of the exterior walls of the first story of the building as measured by an *approved* route around the exterior of the building or facility.

- a) **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.
 - b) **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.
 - 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 503.2.7:** 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.
- 5) **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.
- 6) **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.

- 7) **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.
- Where are no parking signs shown?
- 8) **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.
- Street name "CHAPEL VIEW COURT" needs approval

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 the 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 District 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,



Jon Davis
Fire Marshal



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
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WRITTEN NARRATIVE, MAP AND AERIAL OF AREA WITHIN 500-FEET

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This letter is to address: Manual Section 1.1.E/1.3. B(1)c.5: Context Plan – Map/Aerial Photograph and Written Narrative, clearly portraying any unusual visual features on or within 500 feet of the site. This presentation may include such materials, at the applicant's option, as slides, photographs, cross-sections, maps, computer simulations, perspectives, or models.

WRITTEN NARRATIVE:

The proposed Chapel Vista Terrace Subdivision located on the southwest corner of State Route 179 and W. Chapel Road and addressed as 10 Sky Line Drive. This 3.29-Acres site is adjacent to and surrounded on three sides by the following roadway:

1. State Route-179 to the east
2. W Chapel Road to the north; and
3. Sky Line Drive to the south

The north east corner of this property is adjacent to the traffic circle on State Route-179. This traffic circle and State Route-179 are equipped with sidewalks, crosswalks, bike lanes and a transit stop pull-off lane.

This entire 3.29 Acre parcel is zoned Single-Family residential (RS-18) and is currently vacant. The RS-18 district is intended to accommodate and preserve low to medium density single family residential uses. The intent of the development is to provide six lower-density single-family residential building lots that will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare.

All of the surrounding residential lots within 500-feet are zoned RS-18: Single-Family Residential and include the following existing subdivisions:

1. Sky Mountain Ranch: a 60-lot subdivision
2. Mystic Hills: a 144-lot subdivision
3. Chapel Hill Estates: a 90-lot subdivision
4. Sky Line Estates of Sedona: a 11-lot subdivision
5. Chapel View: a 17-lot subdivision

Directly across State Routh-179 from the subject property is Christ Lutheran Church, Sedona Fire District Station 6 and the Jewish Community of Sedona and the Verde Valley Synagogue. Finally, approximately 700-feet south of the property is the Saint Luke's Anglican Church

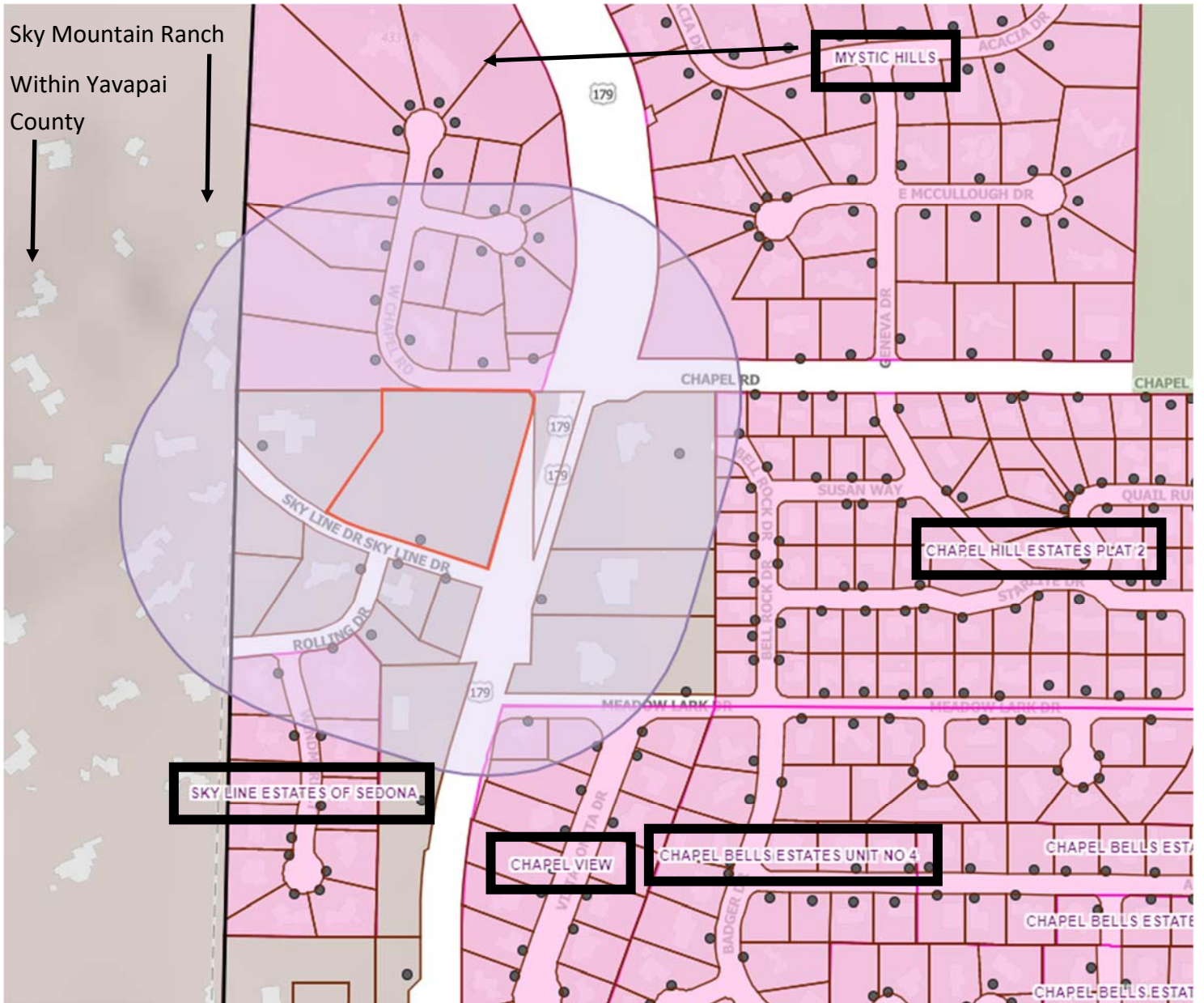
Sincerely,

David Nicolella

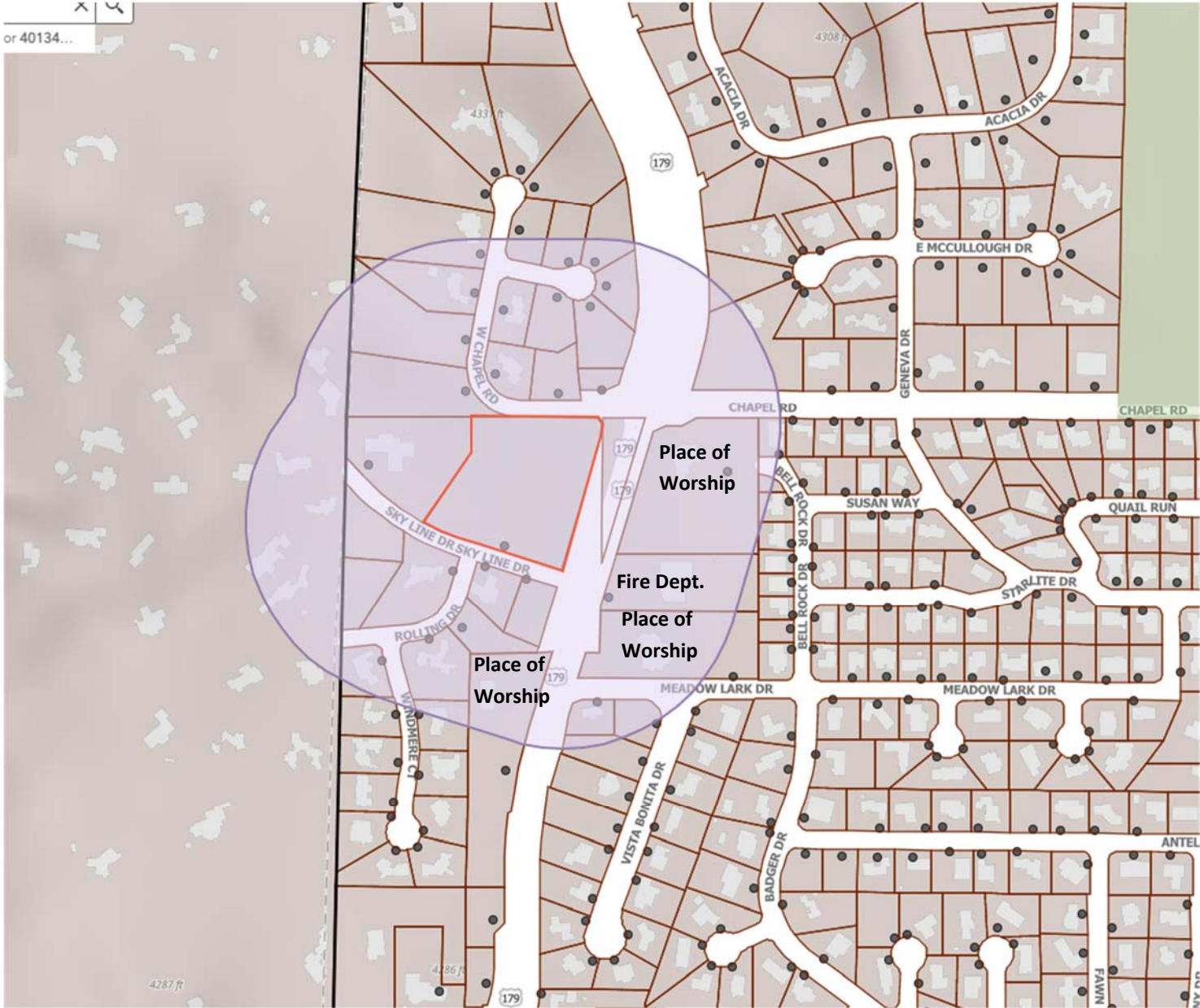
Sefton Engineering's Land Planner

Sefton Engineering's Project No.: 210305

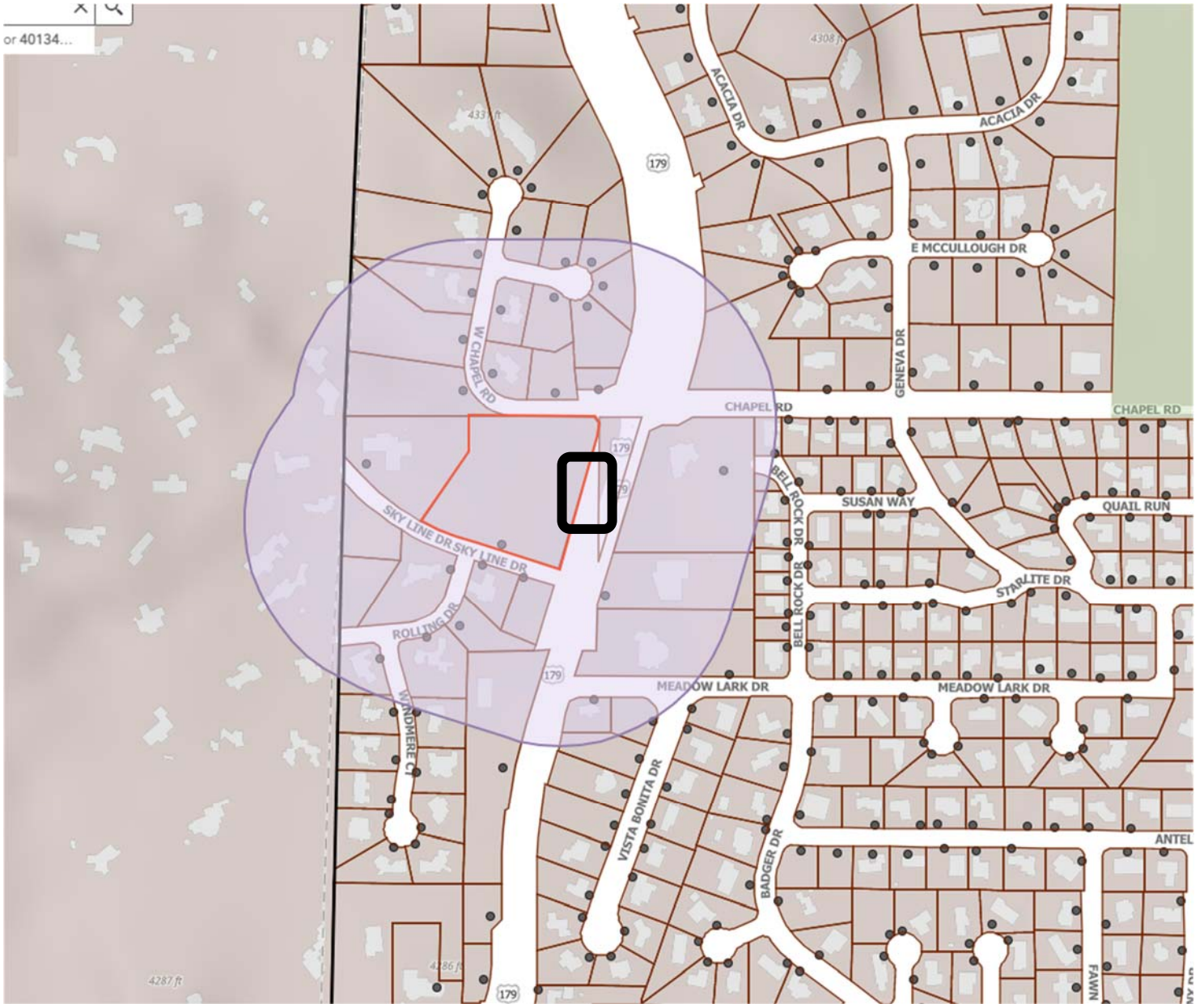
Subdivisions Within 500 Feet



Surrounding Land Uses Within 500 feet



Transit Stop



Sidewalks, Bike Lanes and Crosswalks





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Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
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Christopher Henry, E.I.T.
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EXISTING CONDITIONS

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Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

BASIS OF BEARING PER (R)
 S89°10'00"E 488.36'(R)1488.43'
 24.19
 25.30
 1956
 BLM
TOPOGRAPHIC, LOCATION & TREE SURVEY
 PARCEL B, AS RECORDED IN INSTRUMENT #3686479 & INSTRUMENT #3807829,
 LOCATED IN THE NW 1/4, SECTION 30, T.17N., R.6E.,
 G&SRB&M, COCONINO COUNTY, ARIZONA



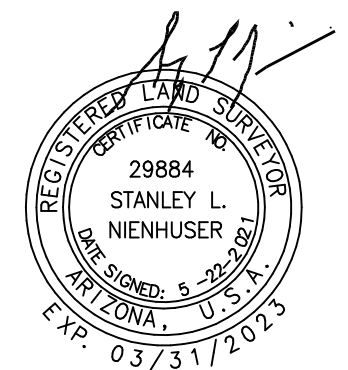
- LEGEND**
- △ CALCULATED CORNER
 - ◆ ADOT ALUMINUM CAP
 - CORNER FOUND AS INDICATED
 - CORNER SET 1/2" REBAR CAPPED RLS 29884 UNLESS OTHERWISE INDICATED
 - (R) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER
 - (R1) RECORD PER CASE 5, MAP 49A, COCONINO COUNTY RECORDER
 - (R2) RECORD PER BOOK 5 OF MAPS & PLATS, MAP 90 YAVAPAI COUNTY RECORDER
 - (R3) RECORD PER BOOK 24, PAGE 15, COCONINO COUNTY RECORDER
 - (R4) RECORD PER ADOT DRAWING #D-13-457 S.R.179, FEDERAL ID NO. S 238-805 SHEET P-14
 - (R5) RECORD PER INSTRUMENT #3377032, COCONINO COUNTY RECORDER
 - (R6) RECORD PER INSTRUMENT #3686479, COCONINO COUNTY RECORDER
 - ⊙ SEWER
 - ⊠ ELECTRIC BOX
 - Ⓣ TELEPHONE
 - Ⓜ TV
 - ⊕ PVC UTILITY STUBS
 - ⊕^{WV} WATER METER
 - 🌲 JUNIPER
 - 🌲 PINON
 - 🌳 DEAD TREE
 - 🌳 MESQUITE
 - 🌳 BUSH

CURVE TABLE

CURVE	LENGTH	RADIUS	DELTA	CHORD DIRECTION	CHORD
C1	126.96	678.28	10°43'30"	S66°54'13"E	126.78
C2	222.02	678.28	18°45'17"	S52°09'50"E	221.03
C5	195.18	728.28	15°21'19"	S50°30'30"E	194.59
C6	348.99	678.28	29°28'47"	S57°31'35"E	345.15
(R) C6	349.23				

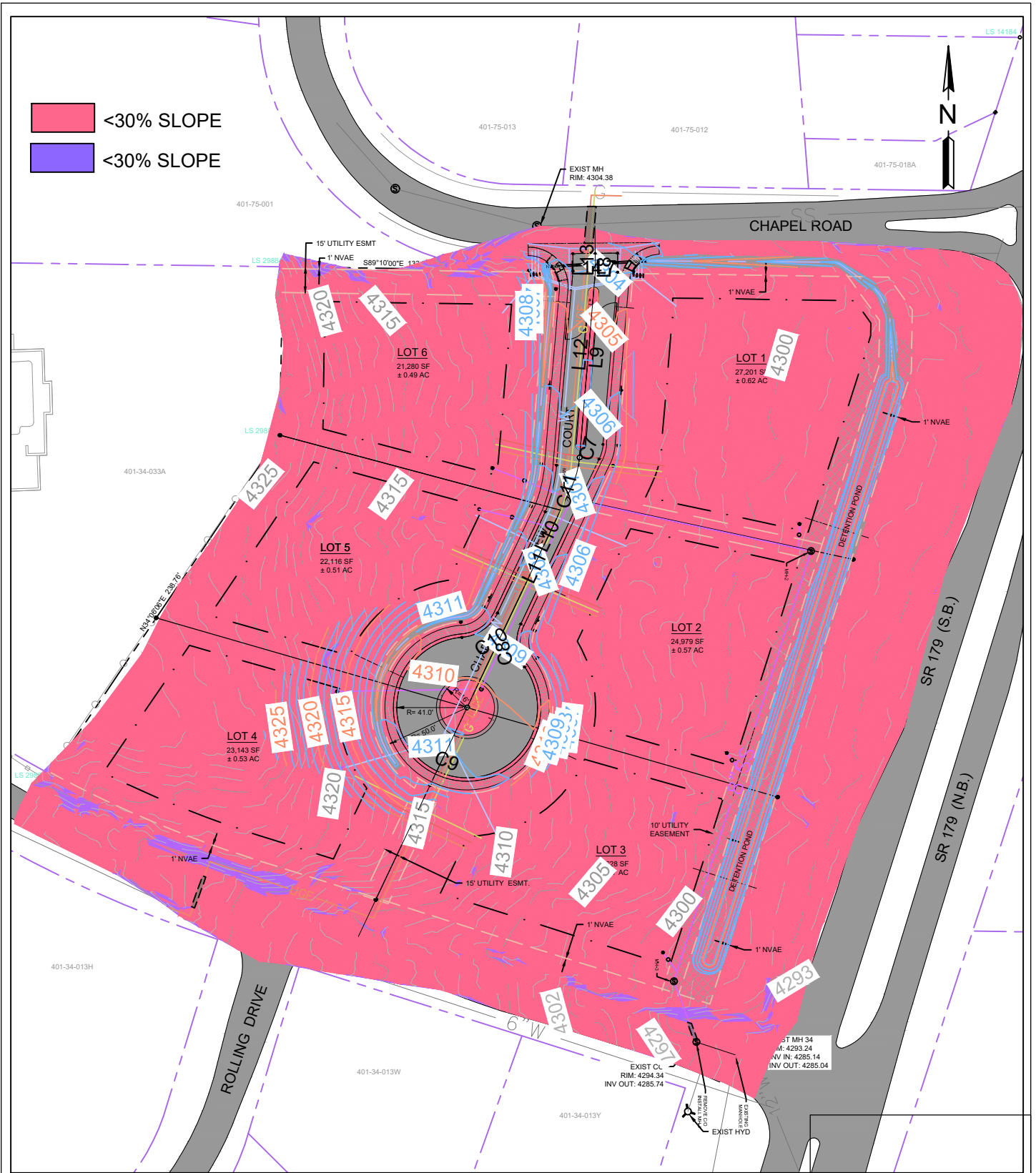
LINE TABLE

LINE	LENGTH	BEARING
L1	6.67	S01°54'36"W



I hereby certify that the survey as shown was performed under my supervision. The corners are of the character shown and occupy the positions shown. This does not purport to verify any ownership.

DATE	5/22/21	ARIZONA LAND SOLUTIONS LAND SURVEYING 2873 N. OAKMONT, FLAGSTAFF, AZ (928)773-9204 (928)527-9249	RIFE CLIENT
DESIGNER	SN		1
JOB NO	21-074		TOTAL SHEETS



Sefton
Engineering
Consultants

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40 STUTZ BEARCAT DR.
SEDONA, ARIZONA 86336
PH: (928) 202-3999

CHAPEL VIEW TERRACE SLOPE ANALYSIS	
DRAWN BY:	LAS
PROJECT NO:	210305
DATE:	01/02/2022
SCALE:	1"=80'
SHEET NO.	1 OF 1



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

LETTER OF INTENT

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

LETTER OF INTENT

Project Name: Chapel View Terrace Subdivision Preliminary Plat Application
Located within the Northwest ¼ of Section 30, Township 17 North, Range 6 East of the Gila, and Salt River Base and Meridian.

Applicant: Sefton Engineering Consultants
Owner: Passion LLC. Agent: Chris Rife

February 14, 2022 (2nd Submittal)

Cari Meyer, Planning Manager
Community Development
102 Road Runner Drive
Sedona, Arizona. 86366

Purpose: The purpose of this letter of intent is to describe the overall project and explain how this development will be in compliance with requirements for subdivision approval discussed within *Articles 7 and 8 of the Sedona Land Development Code*.

Luke A. Sefton (Sefton Engineering Consultants) Authorized Agent for the Project

Mr. Sefton moved to Sedona in 1987, and for the past 20 years has been the Principal Engineer and President of Sefton Engineering Consultants, Inc., where he continues to be responsible for the day-to-day management of the team of engineers, surveyors, planners, and designers in a multitude of projects in Northern Arizona. Each one of these team members has many years of experience in Sedona and have a vested interest in the future of Sedona, as residents, friends, and neighbors.

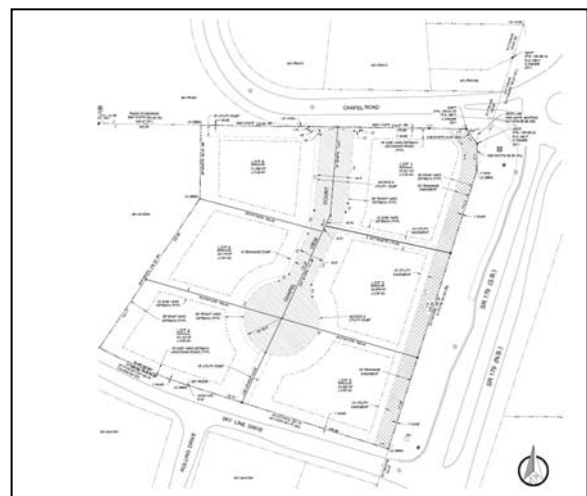
Introduction: The proposed Chapel Vista Terrace Subdivision will be developed by Passion LLC and will consist of six-lots, developed on 3.29-acres, with an average net lot size of 21,126 square feet. The intent of the development is to provide six lower-density single-family residential building lots that will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety and welfare 8.3.E(5)e. The surrounding residential area, as well as this 3.29-acre site, is zoned RS-18: Single-Family Residential, and the six proposed lots are all zoning compliant in terms of lot size, standards, setbacks, heights, and impervious coverage. It is the developer's intent, among other elements, to protect the natural topography, watercourses, drainage ways, trees and to control erosion. The applicant has provided all necessary plans and these plans provide the level of detail required for a preliminary plat submittal 8.3.E(5) g.

This subject parcel is adjacent to three roadways, 1. State Route-179 to the east, 2. West Chapel Road to the north, and 3. Sky Line Drive to the south. Access to the subdivision will be from the north side of the 3.29-acres which is adjacent to West Chapel Road. West Chapel Road is a dedicated public right-of-way, that currently provides access to 17 residential lots that are all part of the Mystic Hills subdivision, which is also zoned RS-18. The property owner is proposing to not dedicate any public right-of-way to the City of Sedona. This proposed private easement will not cause the City to incur fiscal impact and maintenance to the private easement. This will be the responsibility of the homeowners 8.3-E(5)h,j.

Consistency with Sedona Community Plan, Existing Zoning, and Other Applicable Plans: The current Accessor’s Parcel Number is: 401-34-033B. This entire 3.29-acre parcel is zoned Single-Family residential (RS-18) and is currently vacant. As the zoning is consistent with the Community Plan’s land use designation, no Community Plan Amendment or zone change is needed for the proposed subdivision. The property is not within a Community Focus Area (CFA), or any other special planning area designated by the city and will comply with all other ordinances and regulations of the city and the Arizona Revised Statutes 7.3.A(1) and 8.3.E(5).c.d. In addition, the design and layout of lots are designed to accommodate topography, natural vegetation, soil conditions, drainage, street traffic, and other conditions 7.3.C. This 3.29-acre parcel has a slight, consistent, downhill slope from west to east and the parcel does not have slopes greater than 30% (See attachment Slope Analysis).

Site Overview: The smallest net lot size at approximately 18,203 square feet and the largest net lot size at 24,301 square feet. The proposed access point for these six-lots is from West Chapel. West Chapel Road has direct access to the State Route 179 Traffic Circle.

Included with the preliminary plat submittal are written comments from utility agencies that will provide services for the development stating that they do have utility services adjacent to the site and include the City of Sedona Sanitary Sewer Division, the Arizona Water Company, Arizona Public Service Electric (APS), Unisource Gas, Trash and Recycle collection and internet providers 8.3.E(5)i. In addition, the developer is not proposing a subdivision monument sign.



ARTICLE 7: SUBDIVISION

7.1 Purpose: . The intent of the development is to provide six lower-density single-family residential building lots that will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety and welfare. These six lower-density single-family residential building lots will comply with the maximum density limit in the RS-18: Single-Family Residential zoning district and protect the natural environment and scenic beauty of Sedona.



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicoella, Planner
Leonard Filner, Planner

These six lots will have access to public water provided by the Arizona Water Company. They will be connected to the City of Sedona's wastewater treatment facility as well electric service, storm drainage and other utilities.

7.2 Applicability: The proposed Chapel View Terrace subdivision is located entirely within the City of Sedona and is within Coconino County.

7.3.A. General: The proposed Chapel View Terrace subdivision will comply with all other ordinances and regulations of the city, the engineering standards manual, and the Arizona Revised Statutes.

7.3.B. Minimum Standards: The proposed design and standards set forth in the Chapel View Terrace Subdivision will meet or exceed the city's subdivision design and engineering standards for water connection, sewage disposal, electric service, storm drainage and other utilities.

7.3.C. Lot Planning: The primary driving force for lot planning is the size of the parcel, drainage, street traffic and the access point on the northside of the lot from Chapel Road. The most effective design and lot layout is, as proposed, with access down the middle of this 3.29-acres parcel. This will allow all lots to have driveway access onto the easement.

- **Drainage:** The grading and layout of each lot shall cause the water to drain away from all buildings and shall allow for the permeation of storm water runoff to the greatest amount achievable.
- **Access:** The one and only entrance into the proposed Chapel View Terrace Subdivision is from a private easement. This private easement starts out as a 44-foot-wide access & utilities easement that gradually tapers down to a 33-foot-wide access & utilities easement and is connected to the Chapel Road right-of-way. The proposed name of this access easement is Chapel View Court, and will have rolled curbs, gutters, a 5-foot concrete sidewalk, and a 25-foot long raised landscaped median at the entrance to the subdivision. This is a gated subdivision, and the median will serve as the location of the 10-foot-wide entry and exit gates as well as the gate key pad. Chapel View Court will provide access to these six residential lots and will end with a cul-de-sac. All six lots will have driveway entrances connected to the Chapel View Court easement. Because of the existing adjacent streets, five of these proposed six lots have double street frontages. Therefore, non-vehicular access easements (NVAE) have been applied at various locations throughout the subdivision to restrict access of each lot to the main entrance of the subdivision only. In addition, this private easement will include utility easements allowing for water lines, sanitary sewer lines, gas lines, and electrical services, etc., as well as the required 5-foot-wide sidewalk on both sides 5.4.H(1).
- **Construction Envelopes:** All construction envelopes shall meet the setback requirements of the RS-18 zoning district.

7.3.D. Sensitive Lands: The proposed lot configurations and sizes, grading and drainage techniques are designed to protect the public health, and general welfare of the area and will meet or exceed the city's subdivision design and engineering standards. The subject 3.29-acres will be constructed with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.



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Leonard Filner, Planner

7.3.E. Block Layout: See Section 7.3.C. Lot Planning.

7.3.F. Street Design: The proposed private street, Chapel View Court, will meet or exceed the city’s subdivision design and engineering standards. The road section will include a 5-foot concrete sidewalk, rolled curb and gutter and an asphalt road surface.

7.3.G. Street Naming and Traffic Control Signs: All signs will be designed and installed according to the Manual on Uniform Traffic Control Devices.

7.3.H. Easement Planning: Sefton Engineering has provided written documentations from the utility companies stating that the easements meet their utility needs. The majority of the utility companies responded with statements that the provided easement is adequate to provide utilities to each lot. The drainage easements and roadway easement are done according to standard engineering practices and are acceptable to the City Engineer.

7.3.I. Reservation of Land for Public Use: The subdivision access road will consist of rolled curbs, gutters, and a 5-foot concrete sidewalk. Just outside of this proposed subdivision there is an existing 10-foot-wide multi-use path which runs adjacent to this parcel. In addition, State Route 179 has crosswalks and bike lanes which provide access to miles of reserved land for public use. Within a short walking distance there are three trails that offer access to the Coconino National Forest: 1) Chapel Trail 2) Mystic Trail 3) Pig Tail Trail.

7.3.J. Alternatives to Subdivision Standards: *N/A.*

ARTICLE 8: ADMINISTRATION AND PROCEDURES

8.3.D Citizen Review Process: Within thirty (30) days of the date of the preliminary plat submittal, a notification letter was mailed to all property owners, homeowners’ associations, and neighborhood associations within 300-feet of the property’s boundary in accordance with Section 8.3.D. This letter described the request and provided contact information for the applicant with an invitation to contact the applicant to discuss the project via email, zoom meeting, telephone or through regular mail. The applicant shall make a good-faith effort to address concerns of the surrounding property owners in the immediate neighborhood 8.3.E (5).e.

An Affidavit of Mailing will be prepared, notarized and submitted to the City of Sedona Community Development Division. Also, the applicant will post a sign on the southwest corner of State Route 179 and West Chapel Road, along the State Route 179 frontage and at the Sky Line Drive entrance, describing the preliminary plat request and providing the applicant’s contact information. Finally, the Affidavit of Notification will include a map of the sign posting sites as well as photos of the sign posting. (SEE NEIGHBORHOOD MEETING REPORT)

8.3.E.(5).c. Consistency with Sedona Community Plan and Other Applicable Plans: The planned Chapel View Terrace Subdivision consisting of a 3.29-acre parcel is zoned Single-Family residential (RS-18) and is currently vacant. As the zoning is consistent with the Community Plan’s land use designation, no Community Plan Amendment or zone change is needed for the proposed subdivision.



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicoella, Planner
Leonard Filner, Planner

The property is not within a Community Focus Area (CFA), or any other special planning area designated by the City and will comply with all other ordinances and regulations of the City and the Arizona Revised Statutes.

- **8.3.E.(5).d. Compliance with Sedona’s Land Development Code (LDC) and Other Applicable Plans:** This Letter of Intent, and all the other submitted documentation, confirms that the proposed Chapel View Terrace Preliminary Plat will be in compliance with the subdivision requirements described within *Articles 7 and 8 of the Sedona Land Development Code*. This subdivision will be developed in a way that will have minimal impacts on surrounding property owners, and will minimize, to the greatest degree possible, adverse environmental impacts. This development will provide an adequate road system, the subdivision will be orderly and harmonious with the surrounding area, the subdivision will provide safe ingress and egress for vehicular, bicycle, and pedestrian traffic, the subdivisions public infrastructure will have adequate water supply, sewage disposal, electric service, storm drainage and other utilities.
- **8.3.E.(5).e. Minimize Impact on Surrounding Property Owners:** The proposed Chapel Vista Terrace Subdivision will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare of the surrounding residential area. This 3.29-acre residential development will be constructed with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.
- **8.3.E.(5).f. Consistent with Intergovernmental Agreements:** The proposed development shall be consistent with any adopted intergovernmental agreements and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into the Sedona Land Development Code.
- **8.3.E.(5).g. Minimize Adverse Environmental Impacts:** The Chapel Vista Terrace Subdivision’s public infrastructure will be constructed in accordance with the Engineering Standards Manual with the intent of minimizing adverse environmental impacts by protecting the natural topography, watercourses, drainage ways, trees and to control erosion.
- **8.3.E.(5).h. Minimizes Adverse Fiscal Impacts:** The proposed private easement will not cause the city to incur fiscal impact and maintenance, the private easement will be the responsibility of the homeowners. The developer is responsible for paying for cost to connect to the City of Sedona’s sanitary sewer line.
- **8.3.E.(5).i. Compliance with Utility, Service, and Improvement Standards:** The developer has received confirmation from the utility providers that the easements provided are adequately designed to meet their needs.
- **8.3.E.(5).j. Provides Adequate Road Systems and Traffic Mitigation:** The subdivision will provide good ingress and egress to the surrounding street system.



Luke Sefton PE, CFM
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David Nicoella, Planner
Leonard Filner, Planner

The Developer Requests to go before the Planning Commission to respectfully challenge the following requests from the City’s Review Process. The Developer offers rational reasons for petitioning the following statements of the City’s Review Process:

1. **CITY’S REVIEW COMMENT:** Connect the cul-de-sac to Sky Line Drive via sidewalk or shared use path (LDC Section 5.4.D(3)).
 - a. **DEVELOPER’S PETITION:** This is a six-lot private gated subdivision. To connect the cul-de-sac to Sky Line Drive via sidewalk or shared use path would get rid of the concept of “Private”. The people that purchase one of the lots in this subdivision will purchase here because they like the idea of a private gated community that does not allow the general public and tourist to walk through the property. Also, there is an existing 10-foot-wide multi-use path adjacent to this parcel which was provided by ADOT.

2. **CITY’S REVIEW COMMENT:** Provide a sidewalk along Chapel Road, SR 179, and Sky Line Drive (LDC Section 7.3.3F(5)).
 - a. **DEVELOPER’S PETITION:**
 - Chapel Road. The developer requests to go before the Planning Commission to challenge this request from the city because the residents of Mystic Hill subdivision and the Mystic Hill HOA do not want a sidewalk because of tourist parking and trespassing along Chapel Road (See attached letters for HOA).
 - SR 179. Section 7.3.3F (5) requires sidewalk installation on arterials, collectors and local streets. Arizona Department of Transportation (ADOT) terminated the sidewalk at the bus stop they installed on their road widening project. Also, when ADOT widened SR-179 they chose to install a 10-foot-wide sidewalk along the other side of the highway, not on this side. Consequently, the developer will ask for the Planning Commission to remove this request.
 - Sky Line Dr. The developer does not see enough of a benefit to the public to add a sidewalk at this location. Therefore, the developer will ask for the Planning Commission to withdraw this request.

Conclusion:

This Letter of Intent, and all the other submitted documentation, confirms that the proposed Chapel View Terrace Preliminary Plat will be in compliance with the subdivision requirements described within *Articles 7 and 8 of the Sedona Land Development Code*. The Chapel View Terrace Subdivision will comply with the City of Sedona’s Subdivision Regulations as follows:

- Section 8.3.E(5), Approval Criteria:
 - This subdivision is in compliance with the City’s Community Plan’s land use designation
 - The subdivision is compliant with the Sedona Land Development Code and other applicable regulations
 - This subdivision will be developed in a way that will:
 - Have minimal impacts on Surrounding Property Owners
 - Minimize Adverse Environmental Impacts
 - Minimize Adverse Fiscal Impacts
 - Provide an Adequate Road System
 - Provide Adequate Public Services and Facilities



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

- This request has been reviewed through the pre-application meeting process in accordance with Section 8.3.B, of the Sedona Land Development Code. This project does not have to go through the conceptual review public meeting because it is less than ten lots
- The subdivision will be orderly and harmonious with the surrounding area
- The subdivision will provide safe ingress and egress for vehicular, bicycle, and pedestrian traffic
- The subdivision's public infrastructure will have adequate water supply, sewage disposal, electric service, storm drainage and other utilities
- The public infrastructure shall be constructed in accordance with the Engineering Standards Manual
- This subdivision will comply with all ordinances and regulations of the city and the Arizona Revised Statutes

Should you have any questions, or need any additional information, please contact David Nicolella at (928)-202-3999 Ext. 104 or dn@sefengco.com.

Sincerely,
David Nicolella
Sefton Engineering's Land Planner
Project No.: 210305



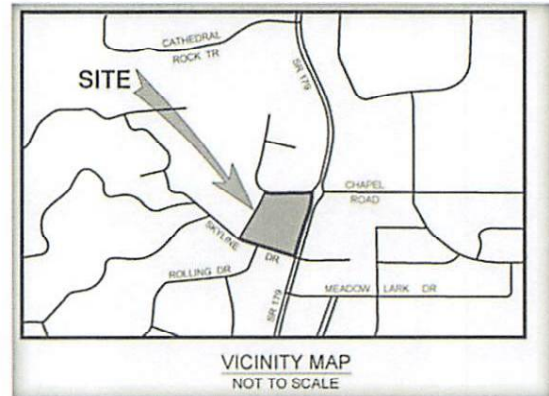
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David Nicolella, Planner
Leonard Filner, Planner

NEIGHBORHOOD MEETING REPORT AND AFFIDAVIT OF MAILING

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

October 19, 2021, Neighborhood Meeting Report PZ21-00014:

On Tuesday, October 19th, at 4pm, a zoom neighborhood meeting was held for all property owners within 300 feet of the project site and any affected Homeowner's Associations. The neighbors were informed that the zoning is consistent with the Community Plan's land use designation, no Community Plan Amendment or zone change is needed for the proposed subdivision. The property is not within a Community Focus Area (CFA), or any other special planning area designated by the City and will comply with all other ordinances and regulations of the City and the Arizona Revised Statutes. Throughout this neighborhood meeting, visual materials were presented, details were provided, and several neighbors took part in the discussions and review of the proposed subdivision. The following is a list of basic comments, questions, concerns, and support for the project:



At the scheduled Zoom meeting on Tuesday, October 19, 2021, at 4pm, the following issues were discussed:

1. There was a general consensus that the proposed 6-lot subdivision will fit in well and is similar to the adjacent housing
2. There was a general consensus that the neighbors are confident that the city will thoroughly review the drainage ways, erosion control, building height, color and tree and vegetation requirements
3. A sidewalk on West Chapel Road would be contrary to the overall appearance of the area
4. We, the Mystic Hills HOA, knew this property would develop and we know that the city will do a good job of assuring that this development will comply with the city's planning and zoning requirements
5. What will happen next?
 - a. You will receive a letter for the date, time and location of the upcoming Planning Commission meeting and the property will be posted with the same information
6. The Mystic Hills HOA is wondering why the city is requiring a sidewalk to be constructed on West Chapel Road. The overwhelming majority of the neighbors on West Chapel oppose the sidewalk, it is not consistent with the appearance of the area and a short sidewalk on West Chapel Road would be contrary to the overall appearance of the area and will contribute to the problem with tourist parking and unloading ATVs there. Also, as Mystic Hills HOA members, we will write a letter (see attached) and attend the upcoming planning commission meeting to oppose the sidewalk.

The meeting ended around 4:45 pm.



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

In addition, I received a call from James Caprile. James had the following comment:

1. James Caprile: 55 Sky Line Dr.
 - a. Concern about an increase in air B&B's. What protection do property owners have from them?
 - b. Concern about an increase in crime
 - c. Concern about an increase in vandalism
 - d. Doesn't trust the planning and zoning process, he believes that the system is filled with corruption and deception
2. Hanah Caprile called for instructions on how to log into zoom meeting. I provided Hanah with instructions, but she did not log in. After the meeting I called her, and she said she was unable to attend zoom meeting because of she didn't get home in time. After discussing the project, Hanah did not express any questions or concerns.

If you have any questions, please call me at (928) 202-3999.

Sincerely,

David Nicolella

Sefton Engineering's Land Planner
dn@sefengco.com

Sefton Engineering Project No.: 210305

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com

In affiliation with:

Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado

Affidavit

I, Luke Sefton, owner/agent of parcel 401-34-033B have notified the neighbors with 300' of above property, by sending letters on the week September 27, 2021 to notify them of the neighborhood meeting that we conducted on the October 19th, 2021.

A handwritten signature in black ink, appearing to read 'L. Sefton', with a large, sweeping flourish at the end.

Luke Sefton
Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, Arizona 86336



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

LETTER FROM HOA OPPOSING SIDEWALKS

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

Jacklyn and Paul van Loon
805 W Chapel Road
Sedona, AZ 86336

07 November 2021

Sedona Planning and Zoning Commission
Sedona City Hall
102 Roadrunner Dr., Bldg 104
Sedona, AZ 86336

Dear Kathy Levin - Chair, Charlotte Hosseini - Vice Chair, George Braam, Pete Furman, Kali Gajewski, Sarah Wiehl and Lynn Zonakis, members of the Sedona Planning and Zoning Commission:

My wife and I reside at 805 West Chapel Road, bordering parcel number 401-34-033B, the location of a proposed development for a residential subdivision covered by case number is PZ21-00014.

Per discussions with the developer, we understand the City of Sedona is requiring a sidewalk to be constructed on a portion of West Chapel Road as well as in the proposed cul-de-sac. We are opposed to the sidewalks in question, a sentiment we share with the overwhelming majority of our neighbors on West Chapel. We have also made the developer aware of our concerns.

We, along with our neighbors, do not believe a sidewalk is consistent with the appearance of the area in general. There are no sidewalks on West Chapel Road, nor on Buttonwood Court or the East Chapel area. Having a short sidewalk on West Chapel Road would be contrary to the overall appearance of the area.

We would also note that the south side of the stretch of West Chapel Road (representing the stretch adjacent to the lot in question) has long suffered from out-of-town off-road vehicle owners parking and unloading their off-road vehicles on to an area of the land in question, killing vegetation and increasing erosion. We discussed this with the new owners of the property in question; they immediately moved in a string of larger boulders which rectified the situation. Putting in a sidewalk in place of these boulders would invite the same sort of past behavior as the sidewalk would invite parking and not offer the same level of deterrence to off-road vehicles. Finally, the blind spot inherent on West Chapel just west of the proposed sidewalks would add an additional safety hazard if people park along the sidewalk (in the past, people have parked off the road but at the expense of the vegetation as noted above).

We kindly ask the Planning and Zoning Commission take into consideration the above and not require a sidewalk to be constructed on West Chapel as part of case number is PZ21-00014.

Best Regards,



Jacklyn van Loon



Paul van Loon



Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, E.I.T.
Christopher Henry, E.I.T.
David Nicolella, Planner
Leonard Filner, Planner

UTILITY COMPANIES COMMENT ON EASEMENT

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

David Nicolella

From: Matthew.Herrera@aps.com
Sent: Thursday, January 6, 2022 2:30 PM
To: David Nicolella
Subject: RE: Request for Approval with respect to the Easements

David,

I will send this to my ROW department for clarification, but from what I can see I don't see any issues with the proposed easements. I will let you know once I get response from them.

Thanks!

Matthew Herrera

Customer Project Representative – Verde
Cell (928) 274-9659
matthew.herrera@aps.com



From: David Nicolella <DN@sefengco.com>
Sent: Thursday, January 6, 2022 2:15 PM
To: Herrera, Matthew <Matthew.Herrera@aps.com>; Verde Control Desk <VerdeControlDesk@apsc.com>
Subject: RE: Request for Approval with respect to the Easements

CAUTION

CAUTION

CAUTION

This e-mail is from an **EXTERNAL** address (DN@sefengco.com). **DO NOT** click on links or open attachments unless you trust the content is safe. If you suspect this message to be phishing, please report it to the APS Cyber Defense Center at ACDC@aps.com

Hi Matt,

Yes, this is a proposed Preliminary Plat that the city has commented on. I believe what I need from APS is a statement that the "Utility Easements" are wide enough for their needs. Can you email me back confirming that the proposed easements are adequate?

Thank you!

Sincerely,

David Nicolella
Land Planner

Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

Office: (928) 202-3999, ext. #104
Email: DN@sefengco.com,

David Nicolella

From: David Nicolella
Sent: Wednesday, February 9, 2022 3:35 PM
To: 'Mcnerlin, Armen'
Subject: RE: [External] -RE: [External] -RE: Sefton Project No. 210305 [External] -RE: Request for Approval with respect to the Easements

Thanks Armen!

David

From: Mcnerlin, Armen <Armen.Mcnerlin@lumen.com>
Sent: Wednesday, February 9, 2022 3:26 PM
To: David Nicolella <DN@sefengco.com>
Subject: [External] -RE: [External] -RE: Sefton Project No. 210305 [External] -RE: Request for Approval with respect to the Easements

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,

AN 8' wide PUE will be sufficient for Centurylink buried facilities.

Thanks and have a great day,

Armen McNerlin

Network Implementation Engineer II
office 928-634-2102 | cell 928-821-4609 | ms teams 602-325-0619
armen.mcnerlin@lumen.com

LUMEN®



From: David Nicolella <DN@sefengco.com>
Sent: Wednesday, February 9, 2022 12:25 PM
To: Mcnerlin, Armen <Armen.Mcnerlin@lumen.com>
Subject: FW: [External] -RE: Sefton Project No. 210305 [External] -RE: Request for Approval with respect to the Easements

Armen,

Sefton Engineering will adds an 8-foot P.U.E., will that meet the needs to cover facilities and pedestals? The city of sedona is requiring documentation for the Centurylink stating that the Chapel View Terrace Preliminary Plat provides adequate access easements to ensure the provision of services to each lot (see attached). Can you please respond to this email stating that the PUE is adequate? Sefton Engineering needs that document for our February 14th resubmittal to them. Any assistance is greatly appreciated.

Thanks Armen!

David Nicolella

From: Roxanne Holland <RHolland@sedonaaz.gov>
Sent: Tuesday, November 16, 2021 5:18 PM
To: David Nicolella
Cc: Hanako Ueda
Subject: Re: Request for Approval with respect to the Easements

Good Afternoon David,

My understanding is there were some comments on the sewer design. Until those comments are address and final sewer design is approved, the easements may change from what is currently shown. Therefore, we are unable to approve the easements at this time.

Please let me or Hanako know if you have any additional questions.

Thanks,
Roxanne



Roxanne Holland, P.E.
Director of Wastewater

Wastewater
102 Roadrunner Drive
Sedona, AZ 86336
rholland@sedonaaz.gov
(928) 203-5069

*City business hours are Mon-Thur 7 a.m.- 6 p.m.
Public safety 24/7*

From: Marsha Beckwith <MBeckwith@sedonaaz.gov>
Sent: Tuesday, November 16, 2021 10:43 AM
To: Roxanne Holland <RHolland@sedonaaz.gov>
Subject: Fw: Request for Approval with respect to the Easements

Roxanne
I am forwarding this email from Sefton Engineering.

Thank you



Marsha Beckwith
Account Technician I

Finance Dept.
102 Roadrunner Dr.
Sedona, AZ 86336
mbeckwith@sedonaaz.gov
(928) 204-7185

*City business hours are Mon-Thur 7 a.m. - 6p.m
City Open to the public 7:30am - 3:00pm
Public safety 24/7*

David Nicolella

From: Mathe, Taylor <TMathe@uesaz.com>
Sent: Friday, February 11, 2022 1:11 PM
To: David Nicolella
Subject: [External] -RE: Request for Approval with respect to the Easements

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David,
I apologize for the delay in getting back to you on this specific project.

Unisource has reviewed your plans for the Chapel View Terrace at 10 Skyline Dr, and we have agreed that the easement provided will be adequate for the installation of our gas main/ services.

Let me know if you have any other questions.

Thank you!

Taylor Mathe

Planner- Verde District
500 S Willard Street
Cottonwood, AZ 86326
Office: 928-203-1214
Cell: 928-300-2728
tmathe@uesaz.com

From: David Nicolella <DN@sefengco.com>
Sent: Tuesday, January 18, 2022 6:27 PM
To: Mathe, Taylor <TMathe@uesaz.com>
Subject: [EXTERNAL E-Mail]FW: Request for Approval with respect to the Easements

***** UNS WARNING - EXTERNAL EMAIL *****

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***** REPORT ANYTHING SUSPICIOUS *****

Good afternoon,

The city is requesting a confirmation that the easement provided on the attached preliminary plat is adequate for Unisources needs. Can you please respond positively to this email or provide a letter stating satisfaction?