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LETTER OF INTENT

Project Name: Bowers Subdivision Preliminary Plat Application

Located within the Northwest ¼ of the SE1/4 of Section 7, Township 17 North, Range 6 East of the Gila, and Salt River Base and Meridian.

Applicant: Sefton Engineering Consultants

Owner: 741 Forest Road LLC. Agent: David Bowers

January 4, 2024

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 Bowers Subdivision will be developed by 741 Forest Road LLC, and will consist of four-lots, developed on 2.68-acres. The intent of the development is to provide four 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 2.68-acre site, is zoned RS-18: Single-Family Residential, and the four 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 the newly created Forest Road Connection. Access to the subdivision will be directly from the Forest Road Connection.



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Consistency with Sedona Community Plan, Existing Zoning, and Other Applicable Plans: The current Accessor's Parcel Number is: 401-38-012. This entire 2.68-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

Site Overview: The smallest gross lot size at approximately 19,245 square feet and the largest gross lot size at 30,083 square feet, with an average gross lot size of 23,287 square feet. The proposed access point for these four-lots is Forest Road.

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 four 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 four 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. These four 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 Bowers Subdivision is located entirely within the City of Sedona and is within Coconino County. This site is currently the site of the City of Sedona's Forest Road Connector Project, and the City blasting, grading, and excavating the site to construct the road.

7.3.A. General: The proposed Bowers 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 Bowers 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 parcels, drainage, street traffic and the access points from both sides of Forest Road. The most effective design and lot layout is, as proposed, with access for each lot directly from Forest Road.



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- 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 proposed two entrances into the proposed Bowers Subdivision are directly from Forest Road. One 30-foot entrance point on the north side of the Forest Road will provide access to Lots 1 and 2 and the 30-foot entrance point on the south side of the Forest Road will provide access to Lots 3 and 4.
- Construction Envelopes: All construction envelopes shall meet the setback requirements of the RS-18 zoning district.
- A cluster subdivision would be impractical and would result in lot sizes completely incompatible with the adjacent lots. In addition, because of the slopes, larger lots are needed to create a usable buildable area.
- As mentioned before, our client will continue to keep the entire construction envelope as determined by the setback requirements.

7.3.D. Sensitive Lands: Currently, the City of Sedona is building the Forest Road Connector through the middle of this site. At this time, it is not possible to include the natural topography, watercourses, drainage way, etc., on the Bowers proposed parcels because the City is developing the Forest Road Connection project and currently, the natural topography, watercourses, drainage ways, etc., are being altered. Once the City completes the alteration of the natural topography, watercourses, drainage way, and installs trees and landscaping, the Bowers Final drawings will include the completed topography, watercourses, drainage ways, and landscaping. In addition, after the city completes its project, it is the developers intent to protect the new topography, watercourses, drainage ways, trees and to control erosion. The lots will be designed to accommodate the new topography, remaining natural vegetation, current soil conditions, drainage, street traffic, and other conditions. The subject 2.68-acres will be constructed with the intent to minimizing adverse environmental impacts

The Bowers 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.

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 2.68-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.

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

7.3.F. Street Design: The proposed driveways proposed for the Bowers Subdivision will meet or exceed the city's subdivision design and engineering standards.

7.3.G. Street Naming and Traffic Control Signs: NA



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7.3.H. Easement Planning: Sefton Engineering has provided written documentation 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 easements are done according to standard engineering practices and are acceptable to the City Engineer.

7.3.I. Reservation of Land for Public Use: The adjacent Forest Road will have a multi-use trail.

7.3.J. Alternatives to Subdivision Standards: N/A. There are none. No additional legal restrictions or CC&R's will be imposed on future lot purchaser's. In addition, a cluster subdivision would be impractical and would result in lot sizes completely incompatible with the adjacent lots. In addition, because of the slopes, larger lots are needed to create a usable buildable area.

ARTICLE 8: ADMINISTRATION AND PROCEDURES

8.3.D Citizen Review Process: On Monday, July 31, 2023, at 4pm, a meeting was held at the Hub, located in Posse Grounds Park, located at: 525B Posse Ground Road, Sedona, AZ 86336. The meeting was held for all property owners within 300 feet of the project site and any affected Homeowner's Associations.

Unfortunately, no property owners nor anyone from the public attended the meeting. Two staff members from Sefton Engineering and two of the property owners waited for about an hour but no one from the public attended the meeting.

8.3.E.(5).c. Consistency with Sedona Community Plan and Other Applicable Plans: The planned Bowers Subdivision consisting of a 2.68-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 Statues.

- **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 Bowers 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 Bowers Subdivision will seamlessly fit into the area in an orderly and harmonious design promoting



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public health, safety, and welfare of the surrounding residential area. This 2.68-acres 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 Bowers 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 two shared driveways will not cause the city to incur fiscal impact and maintenance, the driveways will be the responsibility of the homeowners. The developer is responsible for paying for the 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.
- **8.3.E.(5).k. Satisfies Utility, Service, and Improvement Standards:** The subdivision will be adjacent to the newly constructed Forest Road Connector with will provide a multi-use trail, and access to water, sewer, and fire protection.
- **8.3.E.(5).l. Rational Phasing Plan:** NA

Conclusion:

This Letter of Intent, and all the other submitted documentation, confirms that the proposed Bowers Preliminary Plat will be in compliance with the subdivision requirements described within *Articles 7 and 8 of the Sedona Land Development Code*. The Bowers 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



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- Minimize Adverse Fiscal Impacts
- Provide an Adequate Road System
- Provide Adequate Public Services and Facilities
- 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.: 220219