

January 31, 2024

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

RE: Application PZ23-000004 (DEV)
Oak Creek Heritage Lodge, Comprehensive Review,
Planning, Engineering, and Sustainability Comments

Dear Cari,

We are resubmitting the application and materials with responses to the Planning Comments (Pages 1-12), Engineering Comments (Pages 13-15 and Kimley-Horn and Associates, Inc. Memorandum dated January 22, 2024), and Sustainability Program Staff comments (Pages 15-17) written below in [blue text](#) for further consideration.

Response to Planning Comments dated October 27, 2023:

1. Comprehensive Review

- a) *The application has been submitted for comprehensive review. The following comments identify areas where information is missing, does not comply with City codes, or areas of suggested changes to bring the project into greater compliance with City goals. The applicant and their representatives should carefully review all applicable code sections and ensure the plans submitted clearly show compliance.*

Previously provided comments that the applicant has addressed or provided a response to have been removed. Removal of a comment does not necessarily indicate that Staff agrees with the response; it is only an acknowledgment that the applicant has provided a response.

Comments that were not addressed or new comments necessitated by the response to previous comments/changes in the application are repeated below with additional clarifications in red text.

[RDOD: Noted.](#)

- i) *The fee paid for this project includes review of the initial submittal and one resubmittal. Additional reviews are charged at a minimum rate of \$50 per hour.*

[RDOD: Noted.](#)

- b) *Contact the following Staff members with questions:*

- i) *Cari Meyer, Planning Manager, cmeyer@sedonaaz.gov, (928) 203-5049.*

[RDOD: Noted.](#)

- c) *The comments reference 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>
- RDOD: Noted.

2. Overall Submittal

- a) *The digital plans are of a lower quality that does not allow for review of the plans (when zooming in, text and numbers become pixelated and unreadable). Ensure all digital plans are legible.*

Comment not fully addressed. While this submittal is better, there are still areas that are illegible. Ensure that the digital submittal is thoroughly reviewed for legibility.

WATG: Resubmittal will be fully legible with all comments addressed.

3. Letter of Intent (LOI)

- a) *The LOI and other project documents contain many statements regarding how the hotel will be run (employee transportation, parking, shuttling, sustainability practices, etc.) that the applicant would need to implement after all construction is complete. Include an explanation of how these commitments will be followed through on and how the City can ensure the assumptions made in the review of this project come to fruition (e.g., Development Agreement).*

Comment not addressed. Include an explanation of how these commitments will be followed through on and how the City can ensure the assumptions made in the review of this project come to fruition (e.g., Development Agreement).

RDOD: Conditions of approval as coordinated with City staff will address these items. Physical/tangible items will be implemented prior to Certificate of Occupancy. Operational items shall be identified in a detailed Transportation Management Plan to be submitted prior to Certificate of Occupancy.

4. Floor Plans

- a) *Lobby Building: The section view shows a use below the first floor with a finished floor of 4206 (The plans indicate that the RFE for this building is 4211). Clarify the use of this space and include on floor plans, building footprint, etc.*

Comment not addressed. Floor plans show a First Level and Second Level Plan. Elevations do not appear to show a second level, but do appear to show a lower level below the first level. Clarify and label plans correctly/consistently.

WATG: The plans and sections have been labeled correctly and consistently (see sheet A2-02 and A2-03). The “First Floor” is the Lobby-Guest arrival Level and is shown on the site plan at +4216. The “Basement” BOH level is below the Lobby and the FF is shown on the site plan at +4207. The RFE for the “wash” is provided by the civil engineer and indicated at +4211 (see sheet 3/A2-03).

The use of the Basement is identified on sheet 2/A2-03 (lower left floor plan on the page). The use is primarily employee only back-of-house offices. There is a small public reception/waiting area for guests seeking to meet with Sales and Catering staff adjacent to the elevator lobby. The guests would enter and exit from level +4207 at the elevator lobby.

The sections and plan titles have been corrected to identify the basement level as requested...See A2-03.

Additionally, the building footprint has been updated to show the basement level + the level 1 areas that touch the grade. See revised data on sheet A0-02. Coverage percentage change is negligible...from 8.87% to 9.00% for the project, but all info. and plans are correct as shown.

b) Lodging 1WC: Floor areas not provided.

WATG: Floor areas now provided on 10 & 13/A4-04. They are same as on Data Sheet T0-01.

c) Lodging 1WE: Floor areas are cut off in printed plans.

WATG: We have moved the text up on the sheet and is now legible.

5. LDC Section 2.24.E: Heights

- a) *For buildings using the allowance for multiple buildings on the site (LDC Section 2.24.E(4)a), the plans must show which areas of the buildings are applying the additional height along with a calculation of the total area to allow for review for code compliance. Buildings using this exception must also be separate from other buildings on site by a minimum of 15 feet – show setback to other buildings where applicable.*

The following buildings are shown as using the allowance for multiple buildings but are not separated from other buildings on the site by 15 feet. Increase separation or reduce height.

WATG: The separations have been increased to 15 feet min. separation. See sheets A3.00 and A4.00 for compliance. Site plan has been revised to show 15’ clear separation. See General Note/Comment added at the end of this section.

- *Lodging 4SC – Plans show 10 foot separation from Lodging 4SB*

WATG: Sheet A3.00 now shows 15 feet min. separation of buildings 4SB and 4SC. Plans revised.

- *Lodging 1WA and 1WB – Both buildings use the exception, plans show 10 foot separation.*

WATG: Sheet A4.00 now shows 15 feet min. separation of buildings 1WA and 1WB. Plans revised.

- *Lodging 1NA – Plans are unclear whether this building is using the exception. Plans show 12’9” separation to Lodging 1NF.*

WATG: See sheet A5-01. This building does not require the height exception for ‘multiple buildings on a site’. The roof plan info. is correct, and the section was revised to match the roof plan.

- b) For buildings that are proposing to use unrelieved building planes for additional height, clearly show the location and size of the largest unrelieved building plane on the elevations. The plans indicate multiple buildings are applying additional height based on an unrelieved building plane of 500 square feet. None of the elevations indicate the largest unrelieved building plane and many appear to exceed 500 square feet.

The following buildings are applying additional height based on unrelieved building planes and show building planes that exceed 500 square feet. Building planes need to be reduced or height needs to be reduced so this exception is not needed.

WATG: Refer to all elevations for each cluster in the “Plans” PDF folder #2. A note has been added to the elevation sheets indicating the maximum UBP area limits based on the height exceptions utilized. The note also indicates the greatest proposed UBP to show conformance is met.

UBP = Unrelieved Building Plane.

Additionally, each elevation has a dashed red line indicating the maximum area for each elevation to confirm conformance.

Note: After review, adjustments to each façade have been made to provide conformance. Details employ 24” min. deep balconies or trellis or planters, or material changes, and windows inset to 12” depth, etc. to address and achieve the UBP required per required condition.

- *Spa Building*

WATG: See sheet A2-11 (max. UBP allowable is 500 sf.... revised elevations comply. See the note in the middle of the elevations)

- *Back of House Service Building*

WATG: See sheet A3-05 (max. UBP allowable is 500 sf.... revised elevations comply. See the note in the middle of the elevations on sheet A3-05).

- *Lodging 1WA and 1WB*

WATG: See sheet A4-03 (max. UBP allowable is 500 sf.... revised elevations comply. See the note in the middle of the elevations on A4-03.)

- *Lodging 1NA*

WATG: See sht. A5-02 (max. UBP allowable is 500 sf.... revised elevations comply. See the note in the middle of the elevations).

c) *Spa Building: The height chart states the building is using Unrelieved Building Plane for height; the section view shows an exception based on multiple buildings on the property. Clarify and provide correct calculations for evaluation. No area for the multiple building exception is provided and the elevations show building planes over 500 square feet.*

WATG: See sheet A2-10. The inconsistency has been clarified. The Spa building requires 3.5:12 exception; UBP/LRV exception; + Multiple Buildings on a site (10%) exemption (115 sf. of the total allowable). The section has also been coordinated. See sht. A2-11 (max. UBP allowable is 500 sf.... revised elevations comply.)

d) *Back of House Service Building. The building exceeds maximum height allowances. Address the following:*

i) *The roof plan shows the ridge on the south side of the building at 4240.57 over a natural grade of approximately 4207.75, for a height of approximately 32.82'. The maximum height for this portion of the building is 31'.*

WATG: See sheet. A3-04 Roof Plan. This south end roof and main roof requires utilizing the H2, 'Multiple Bldgs. on a property' exception. The roof areas have been clarified and identified and total area for the BOH Building exemption updated to 774 sf. of the total allowable area. See roof plan and section on A3-04.

ii) *Provide a roof height at the edge of the 447 square foot area applying the 5' exception for multiple buildings on the property. This information was included on other buildings applying this exception, but appears to have been left off of this plan. Based on a rough calculation, maximum height may be exceeded at this point.*

WATG: See sheet A3-04. The roof height calculations were re-analyzed, and the revised roof elevations are indicated as requested. The revised plan complies as noted on sheet A3-04.

iii) *Building planes appear to exceed 500 square feet (e.g., the lower two levels of the west elevation). Building planes need to be reduced or height needs to be reduced so this exception is not needed.*

WATG: See sheet A3-05 (max. UBP is 500 sf... revised elevations comply.) 24" deep Balconies, roof overhang, & material changes, all employed to break up the wall plane and comply. See the note on the elevations sheets and areas noted on each elevation for conformance.

- e) *Lodging 1WA (North Elevation) and 1WB (South Elevation): The Area Plan Diagrams on Sheets A4-01 and A4-02 show a bumpout that does not appear on the floor plans or the elevations. If this bump out exists, update all applicable plans, this may bring the largest unrelieved building plane below 500 square feet.*

WATG: See sheet A4-03. 1WA (N-elevation) shows an exterior shower bump out at L1 and L2. The overall site plans show this and updated floor plans as well. (max. UBP allowable is 500 sf... revised elevations comply.) See the note on the elevations sheets and areas noted on each elevation for conformance.

- f) *Lodging 1NA: The height chart states the building is using Unrelieved Building Plane for height; the section shows a height exception based on multiple buildings on the property. Clarify and provide correct calculations for evaluation. No area for the multiple building exception is provided and the elevations show building planes over 500 square feet.*

WATG: See sheet A5-01. 1NA roof plan and section have been reanalyzed. The reduced wall plane, LRV, and 3.5:12 exceptions apply, and the section and roof plan comply. See sht. A5-02. (max. UBP allowable is 500 sf... revised elevations comply.) See the note on the elevations sheets and areas noted on each elevation for conformance.

General Note/Comment: For Exception H2 - Multiple Buildings on a site; Total building area on grade = 45,862 sf x 10% = 4,586 sf to utilize for additional height (10% of building footprint used at 3:1 ratio of buildings; 27 buildings / 3 = 9 bldgs. Allowable. (7) buildings are utilizing the exception.

The Roof Plans herein total 4,215 sf of roof area against this exception, which is under the 4,586 allowable.

See Roof Plans at the (7) Buildings using this exception: 4SC; 1WA; 1WB; BOH Building; Lobby Building; Restaurant Building; Spa Building.

6. LDC Section 5.4: Access, Connectivity, and Circulation

- a) LDC Section 5.4.H(5)c.4 and CFA Plan p. 22.
- i) *Development with frontage on Oak Creek shall provide a publicly accessible trail ("creekwalk") where appropriate to create a continuous and connected trail parallel to the creek.*
- (1) *The creekwalk shown is along a short property line and is partially in the creek, which would not allow for use. The City would prefer an easement through the property with the location to be determined. This would allow for better coordination with adjacent properties as they develop.*

Comment not addressed. The easement is still shown as along a short property line and partially within the creek, while the Circulation Plan shows the creekwalk deviating a bit from the property line. The City would prefer an easement through the property with the location to be determined. This would allow for better coordination with adjacent properties as they develop.

BVDG: The precise location of the easement shall be determined in the future and shall be mutually agreed upon by the City and Owner. The City must determine the best location for their northbound pedestrian bridge and public trail to Uptown.

7. LDC Section 5.6: Landscaping, Buffering, and Screening

- a) *Only the requirement for 75% native planting is addressed in the Letter of Intent. The sections and requirements for screening and walls are not addressed. Address all applicable sections.*

Comment not addressed.

BVDG: Please refer to pages 40-56 of the Letter of Intent, where responses address all applicable sections of the of LDC Section 5.6.

- b) *LDC Section 5.6.C: Landscaping and Buffering*

- i) *Plant List:*

- (1) Creeping Juniper (Juniperus Horizontalis) is adaptive, not native. Change and recalculate native percentages.*

BVDG: Creeping Juniper (*Juniperus horizontalis*) has been removed from the palette. Please refer to Sheet L3-02 for the revised planting palette. The revised planting sheets illustrate the use of the following three (3) typologies to help the project blend with its immediate surroundings and respond to proximity to Oak Creek.

1. Riparian
2. Non-riparian Transitional
3. Heritage Agriculture

See additional narrative on page 41 of the LOI.

- ii) *Provide the total landscape area. This was provided on the first submittal, but appears to have been left off of this submittal.*

BVDG: Please refer to Sheet L3-04 Code Compliance Charts. Net Landscape Area (142,117 SF) is provided there.

- iii) *Parking Lot Landscaping: The areas counted towards parking lot landscaping must also be included in the parking lot area – it does not appear that this has been done. Recalculate and adjust parking area landscaping requirement as needed.*

Comment not fully addressed. Clearly show what is being included in parking lot landscape area.

BVDG: Parking lot landscaping area is included in the parking lot area. Parking lot area includes both the parking lot hardscape and the highlighted planting area. Please refer to Sheet L3-04 for the updated tabulations.

iv) *One of the primary goals of the CFA is to maintain the floodway in its natural state. Remove additional plantings and turf from the floodway.*

(1) *The landscape plans show no planting in the floodway while the LOI (page 10) states that there will be landscape improvements, including lawn, in the floodway. In order to comply with the CFA, the LOI should be updated to reflect what is currently shown on the plans (no additional planting).*

RDOD: The LOI has been revised to reflect that no additional planting is proposed in the floodway.

c) *LDC Section 5.6.D (Screening): Show location and screening method for all roof-mounted mechanical equipment, ground mounted mechanical equipment, and loading, service, and refuse areas.*

The LOI indicates that rooftop equipment will be used and refers to roof plans. The roof plans do not include rooftop equipment other than solar panels. Clarify.

WATG:

See sheet A2-07 Restaurant roof plan. Screened HVAC equipment are identified as shown.

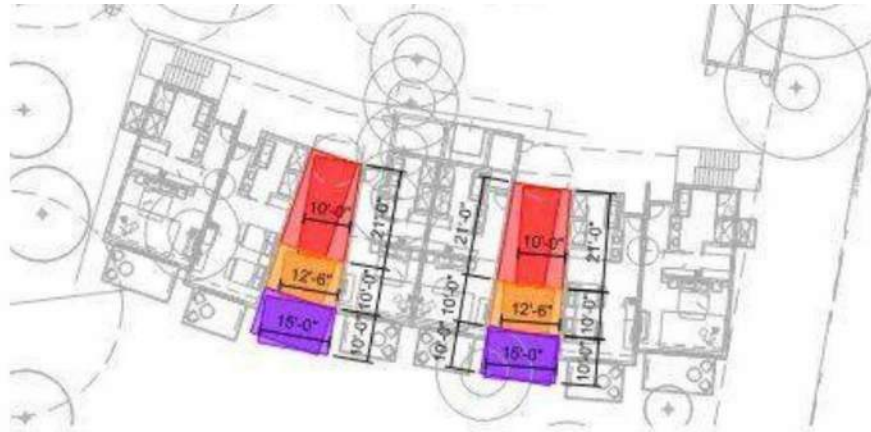
See sheet A3-01 Meeting Room roof plan. Screened HVAC equipment are identified as shown.

8. LDC Section 5.7.E: Building Placement and Orientation

a) *LDC Section 5.7.E(3): Building Separation: Lodging buildings 1C, 1D, and 1C in the West cluster and Buildings 1A and 1C in the North Cluster have adjacent building lengths between 31 and 40 feet, so the minimum building separation shall be increase to a minimum of 15 feet.*

Comment not addressed (now buildings 1WC, 1WD, 1WE). Though the building layout as shown on the plans meets this requirement for other building separations, the methodology used on the plans is not correct.

WATG: Please review page 59-61 (PDF pages 60-62 respectively) of the LOI Letter response for clarification of separations based on previous communications. The image here represents the methodology for achieving the required separation with the splayed wall surfaces. A >10' min. is achieved for 20'; >12.5' is achieved in the next 10'; and >15' is achieved in the next 10' (between 31' and 41'). This is the same result off each building face.



WEST CLUSTER SEPARATIONS

9. LDC Section 5.7.F: Building Design

a) LDC Section 5.7.F(2)a: Building Massing

- i) *Lodging 1WC (no areas provided) may exceed 2,500 square feet and Lodging 1WD (2,585 square feet) exceeds 2,500 square feet. Buildings over 2,500 square feet must have a minimum of 3 masses in plan view and elevation view; these buildings do not have 3 masses. Redesign or reduce size of buildings.*

WATG: See sheet A4-04 plans # 11 and 14. Plans have been redesigned to achieve 2,500 sf maximum, with the second floor 10% less in area than the first floor. Revised plan areas indicated (1316 sf + 1184 sf = 2500 sf, at 10% difference). Massing requirements are not required for buildings equal to or less than 2,500 s.f.

b) LDC Section 5.7.F(2)c: Building Articulation

- i) *Subsection 2.ii: Upper Stories: The second floor must be at least 10% smaller than the first floor. The following buildings do not meet this requirement:*

The Back of House Building appears to be attempting to meet this requirement by including an exterior stair case (rather than an interior staircase) on the second level. The elevations show this areas as fully enclosed. Clarify and ensure building meets requirements.

WATG: See sheet A3-04 floor plans & roof plans. Correct, Level 2 is 10% less than level 1 below as the exit stair is fully exterior and open to the exterior meeting the building codes for "open exterior stairs".

- ii) *Subsection 5: Transparency: The ground-floor level of each façade facing a public street or other public area such as a plaza, park, or sidewalk shall contain a minimum of 30 percent windows or doorways. Upper floors of each façade facing a public street shall contain a minimum of 15 percent windows.*

(1) Note the proportion of solid area to window and door area on each applicable elevation.

Comment not addressed. Proportions not noted on the applicable elevations.

WATG: As previously discussed and agreed, (3) buildings in the South Cluster must meet this requirement.

See sht. A3-02 Meeting Room East Elevation #2. Glazing complies as shown...> or = 30%.

See sht. A3-05 BOH Building East Elevation #2. Glazing complies as shown...> or = 30% + second floor glazing exceeds 15% wall area.

See sht. A2-13 Green House East elevation #2. Glazing complies as shown...> or = 30%.

c) LDC Section 5.7.F(4) & (5): Building Materials and Building Color

i) Many of the colors provided exceed 21% LRV, which is what the plans use for alternate standard calculations. While trim colors may be permitted to be higher, the trim colors vs. siding colors are not differentiated on the materials board.

Comment not addressed. No changes to the color/materials board provided with this submittal.

WATG: See Sheet A1-05 in the Plans PDF. Our color specifications have been adjusted to follow LRV requirements. SW Sandcastle is to be replaced by Verde Marron or sim. with LRV 18%, Desert wood is to be replaced by Craft Paper or sim. with LRV 15%, WD-03 is to be replaced with Toasty or sim. with LRV 19%, WD-05 is to be replaced with Folkstone or sim. with LRV 14%, WD-04 is to be replaced with French Roast or sim. with LRV 4%, PL-01 is to be replaced with Fallen Leaves or sim. With LRV 19%.

Plans Identify siding and trims.

ii) Using a 21% LRV for alternate standards limits the trim colors to 31%. Two of the proposed colors, Desert Wood and Sand Castle, have an LRV of 34% and would not work for a trim color or a main color.

Comment not addressed. No changes to the color/materials board provided with this submittal.

WATG: See sheet A1-05. Our color specification have been adjusted to follow LRF requirements. Desert Wood has been replaced with Craft Paper or sim. with an LRV of 15%. Sand Castle has been replaced with Verde Marron or sim. with an LRF of 18%.

10. Historic Preservation (CFA Strategy)

a) LDC Section 5.7.F(3)d: OC Zoning District Historic Resources; CFA Page 20

i) The CFA Plan, along with the historic surveys submitted with the application, indicate that the Farley/Steele Ditch may be eligible for landmark status. Indicate location on the plans. As stated in this code section, this ditch must be integrated into the development. Sheet T0-06

indicates that an existing irrigation channel will remain and one will be removed; it is unclear how these will be incorporated into the development.

- (1) Statement in CFA Plan: “Recognize and protect historic resources, such as the historic irrigation ditch (west of Schnebly Hill Road)... Designating the land to each side of the ditch as open space will protect its historic integrity... Placing a trail along the alignment of the ditch can provide for public use and interpretive opportunities of this and other historic features.”*
- (2) Statement in Historical Survey: “These are very important structures which help to tell the story of homesteading and irrigated farming on Schnebly Hill Road. The existing sections of the Farley/Steele Ditch should be retained and interpreted wherever possible, particularly to illustrate the various construction methods used to move the water along the Farley/Steele Ditch.”*

The response to comments states both sections of the irrigation channel will remain. Sheet T0-06 states one will be modified. Clarify.

WATG: Sheet T0-06 Has been corrected. The typo was corrected to match all other documents. “Existing irrigation channel to remain”. Additionally, see the added reference to the reuse of the façade materials of the original residence on the Pool Bar and Heritage Gallery Building.

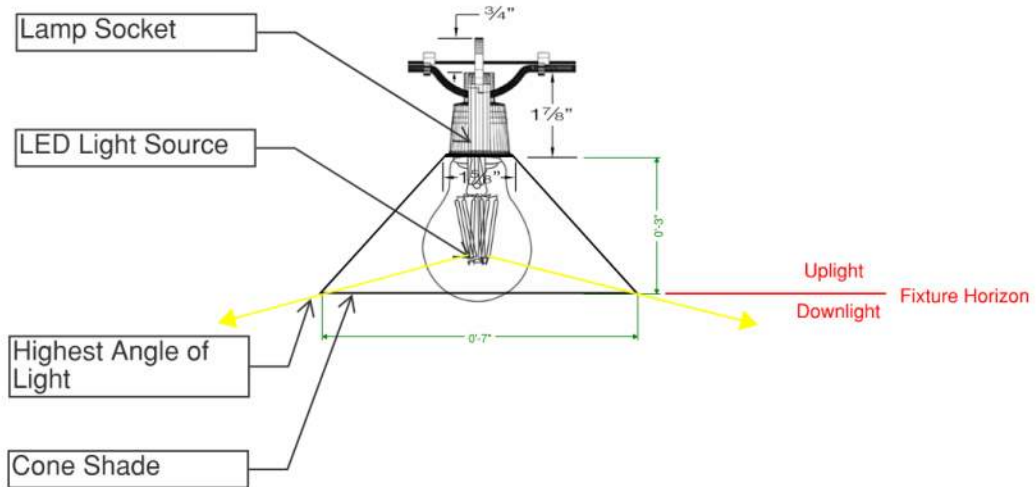
See sheet A2-13 for revised Pool Bar & Pool Pump/Restroom design. The design team is utilizing and repurposing the materials and design of the existing 1950’s original residence to hold the Pool Bar and Heritage Education Gallery functions. The building is placed at the entry of the site and pays homage to the early heritage of the agricultural settlers through planted orchards. This is in response to the PNZ workshop discussion.

11. LDC Section 5.8: Exterior Lighting

- a) *While string lights may be permitted if shielded by covers such as the ones shown, it is not clear that the covers shown are large enough to provide the required shielding (light cannot hang below shield). Provide additional detail to ensure shielding is sufficient and provide mounting details to ensure lights remain fully shielded after installation.*
- i) *Comment not fully addressed. It is unclear whether the caps proposed for the string lights will provide sufficient shielding. Provide additional information about the size of the shields vs. the size of the light bulbs. Provide mounting details to ensure lights remain fully shielded after installation.*

BVDG: Per the manufacturer, if the cone shade is used with the string lights, it creates a U0 rating which mean Zero Uplight. The diagram below shows the socket, lamp, and cone shade to scale as well as the virtual horizon of the lighting fixture. Because the lighting source is fully

concealed by the cone shade all of the lighting is focused below the horizon and thus has no uplight which is dark sky.



LED – DECOSTRING SERIES

SUSPENDED DECORATIVE STRINGLIGHT SYSTEMS



PROJECT: _____
 TYPE: _____



- DSC7 7" W X 3" H CONE SHADE 6 OZ
 - DSC10 10" W X 3" H CONE SHADE 9 OZ
 - DSC12 12" W X 4" H CONE SHADE 18 OZ
- FINISH: ADD ETCHED BRASS OR POWDER COAT
 INCLUDES 500 BULB/SHADES

SPECIFICATIONS

- LAMPHOLDER** Black phenolic, medium base UL, weatherproof with hook for optional mounting.
- POWER CORD** 12/2 G. Black flexible duplex cable, UV rated for extended outdoor use.
- SUPPORT CABLE** 3/32" SS aircraft catenary cable supports the system, 900# test. Heavier cable available.
- TERMINATION KITS** Heavy duty stainless steel hardware available.
- LAMPS** Wet location rated LED and incandescent medium base A, G or S style lamps.
- DIMMING** Dimmable to 10% with ELV trailing edge type dimmers.
- VOLTAGE** 120V system (1920 watts max load). No driver or transformer required.
- ACCESSORIES** Optional brass, aluminum and acrylic shades. Consult factory for custom shades.
- PHOTOMETRY** **Base lamp and shade 1000° beam.**IES files available.
- CERTIFICATION** ETL listed for permanent clamp or wet installations. ETL 2003431 MADE IN THE USA

PART NUMBER

SERIES	SPACING	VOLTS	LAMP	SHADE-FINISH	TERMINATION KIT	LENGTH
DSD DAMP	12 12"O/C	120 120V	SELECT FROM LAMP PAGE 3	OPTIONAL SELECT FROM PAGE 4 & 5 OR LEAVE BLANK	OPTIONAL BTK STANDARD TERMINATION KIT LTK LIGHTWEIGHT TERMINATION KIT TBK TURNBUCKLE KIT (SEE PAGE 4)	SPECIFY
DSD WET	18 18"O/C 24 24"O/C 36 36"O/C 48 48"O/C (OTHER SPECIFY)					

12. Missing Application Materials

- a) *The following are required application materials that were not included in the submittal. Please review the Manual and ensure all required documents are provided when the application is submitted for comprehensive review. At a minimum, the following items should be provided for this stage of review:*
- i) *A summary of any additional legal restrictions for development on the subject property (e.g., previous development agreements, deed restrictions, etc.) (Manual Section 1.1.H(10))*
 - ii) *Topographic map, prepared by a registered surveyor, with a minimum of 1-foot contours (Manual Section 1.2.A(1))*

Survey was provided, summary of legal restrictions and topographic map were not (if they were, clarify where in the project documents to find these items).

RDOD: There are no legal restrictions. The ALTA Land Title Survey with topography dated March 3, 2021 prepared by registered surveyor Timothy L. Hammes is included in this submittal.

Response to Engineering Comments dated October 30, 2023:

1. Traffic Impact Study:
 - a. Please provide a final sealed TIA with legible images and clarifying the items below.
 - b. Please clarify whether the apartments are 354sf or 400sf.
 - c. Section 3.3: Please describe traffic flow on SR179 on weekends.
 - d. Figure 3: Please note roundabout movements rather than a t-intersection (Schnebly Hill Traffic vs U-turns).
 - e. Section 4: If 20% of restaurant and 30% of meeting room guests are off-site visitors and not captive uses, please include these in the trip generation & warrants.
 - i. The restaurant square footage is different between the TIA and parking analysis. Please clarify.
 - ii. The parking analysis assumes 50% off-site traffic for restaurant use.
 - f. The addition of 4.9 seconds of delay per vehicle during peak traffic (1701+52 vehicles) suggests an additional 143 minute delay. Please propose mitigation measures consistent with the Transportation Master Plan, timing, funding sources, and roles (City funded? Developer funded? Development fee allocation?).
 - g. Due to the increase in ADT, Schnebly Hill Rd will need to be widened to 26' along the resort frontage.
 - h. In the recommendation section, please clarify who will be installing the mitigations.

Please see responses in the attached Memorandum by Kimley-Horn and Associates, Inc. dated January 22, 2024.

2. Please provide sealed civil plans.

SEFTON: Plans have been sealed.

3. Plans show encroachment onto the floodway, which will require mitigation. It is our understanding that there are cantilevered balconies over the floodway and no piers or supports extend into the floodway.

WATG: The work proposed over the floodway limits consists of all cantilevered decks and balconies. No structural columns or supports are proposed to be built in or touching the floodway. Additionally, the entire deck and balcony construction sit above the FFE elevations.

4. Parking needs study –
 - a. page 4: revise comment that lodge meeting space is 2,750sf per key.
Please see response in the attached Memorandum by Kimley-Horn and Associates, Inc. dated January 22, 2024.
5. Please include the City's future on-demand "microtransit" shuttles in the TDM.
Please see response in the attached Memorandum by Kimley-Horn and Associates, Inc. dated January 22, 2024

Prior to Issuance of Building Permit:

- Please aim for a 10' pathway along Schnebly Hill. Reduce to 8' where trees may be compromised.

BVDG: Please refer to Sheet "Schnebly Hill Road Trail Options" L2-02 that illustrates the impact to existing trees and irrigation channel for the following four (4) options. We request the City to decide on the preferred option. Option 1 is illustrated within the rest of the package.

1. Option 1: As Proposed
2. Option 2: As Requested
3. Option 3: City Proposed
4. Option 4: Wider Road Width

- Follow foundation recommendations stated in the geotechnical report. The report discourages development on the cliff/along the floodway without significant improvements, retaining walls, deep foundations, concrete filled drill shafts, etc.
- All new sewer mains shall be 8" and all laterals to buildings shall be 6".
- ADEQ's new anti-degradation law appears to prohibit new discharges into Oak Creek. Prepare to provide onsite retention rather than detention. Some recommendations are, but not limited to: groundwater recharge, permeable pavers & underground retention structures along parking & paths (already proposed), and above ground storage structures which meet design standards of the Land Development Code & CFA Plan.
- Work with the Wastewater Department on final sewer plans. If there is not enough downstream capacity at the Bear Wallow lift station, improvements to the lift station or pumping sewage to Schnebly Hill would be required.
- Property lies in a floodplain. An elevation Certificate in the FEMA from an Surveyor is required for each building.
- Any improvements within the floodway must submit a "certificate of no rise".

- Provide design approvals from all utilities.
- A Floodplain Development Permit from Coconino County Flood Control District is required.
- Provide a public access (bike/ped) easement for portions of the path along Schnebly Hill Rd that is on private property.
- Sewer lines in the flood hazard areas shall be encased.
- 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. (DREAM 3.1.H.6.i).
- For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per DREAM 3.1.G.1.
- 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 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.
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- All concrete within the City ROW shall be colored "Red Rock Sedona"

RDOD: Noted. We will address comments in this section prior to issuance of a building permit.

Response to Sustainability Comments dated October 4, 2023:

Energy Conservation and Emissions Reductions

Upon reviewing the updated application materials, the Sustainability Program commends the applicant for use of passive and active energy savings, pursuit for green building certifications, inclusion of solar photovoltaics on applicable buildings, and thermally efficient building designs. The plans also have options for sustainable building materials that might have lower embodied carbon or environmental impacts. Inclusion of those materials is suggested where economically feasible. Below are some additional suggestions and comments for consideration:

- 1) The Sustainability Program suggests exploring APS's Green Choice Program once energy is delivered to the site, which allows for portions of the electricity consumed on site to come from green renewable energy sources.

WATG: Yes. Ownership will explore the Green Choice Program with APS in the next phases of the project.

- 2) For the rooftop solar photovoltaics that are shown on the updated plans, the facility may be eligible for a federal tax credit for up to 26% of the costs of any installed solar through the Commercial ITC Program. Additionally, the project may be eligible for the Rural Energy for

America Program that provides federal grant funding towards rural small businesses for solar installation, energy efficient appliances, improved insulation, high-efficiency HVAC systems, cooling or refrigerant units, etc.

WATG: Thank you for the information. Ownership will look into the rebate programs identified.

- 3) Natural gas is a significant greenhouse gas that contributed to over 30,000 metric tons of CO₂e in the 2018 Climate Action Plan inventory. It is recommended that natural gas connections should be avoided whenever feasible. However, the designs of the buildings do appear to have reduced natural gas consuming systems to a handful of operations. R.D. Olson Development has noted that where those operations are occurring Energy Star and UL labeled appliances will be used and electrical kitchen equipment will be further evaluated. The heating and cooling of facilities with VRF system in the planning documents remains commendable here and should lead to an overall smaller carbon footprint than a development without it.
 - a. Explore future feasibility of sourcing renewable natural gas for operations that are not electrified.

WATG: Yes. Sourcing of renewable natural gas will be explored to further reduce natural gas use. For example, the team will be exploring the use of electric water heating powered via solar. This could eliminate or greatly reduce the need for gas-fired water heating at the main buildings. For the minimal gas uses identified, i.e. gas fireplace place appliances and fire pits, all will be Energy Star certified efficient appliances.

- 4) It's noted that the development at the moment would achieve a minimum bronze ranking under the Coconino County's Sustainable Building Program. Incorporating elements of that program, along with LEED certifications and VVREO Business Sustainability components, the project has demonstrated awareness and effort to incorporate regional sustainability initiatives into the project.

WATG: Yes, accurate as noted above.

Transportation and Electric Vehicle Support

Sustainability Program's comments in this section remain unchanged. Through the inclusion of electric shuttles, bicycles, EV charging stations, Verde Shuttle passes for employees, and carpool ride-matching assistance, R.D. Olson Development aligns well with transportation related components of the Climate Action Plan.

WATG: Yes, accurate as noted above.

Water Conservation

Indoor and outdoor water conservation components appear well defined. The use of low-flow water fixtures, smart irrigation controllers, water bottle refill stations, and the like are welcomed efforts for

water conservation. Infiltration basins and permeable pavers should help stormwater management and subsurface infiltration across the property.

- 5) It is noted that the applicant and design team will further evaluate restaurant operations and appliances for additional reductions in water consumption, such as installation of leak detection devices on water supply lines as the project progresses.

WATG: Yes, accurate as noted above.

Landscaping, Native Plants, and Ecosystem Services

Efforts to retain current native plants on-site, along with planting native and adaptive species in new plantings aligns well with the Climate Action Plan and is strongly encouraged. R.D. Olson Development has shown all proposed plantings to be on the City approved plant list after a couple of substitutions. RDOD has stated they will develop an invasive species management plan and fertilizer use policy, along with incorporating signage informing guests and the public on animal interactions and the City's wildlife feeding ordinance. Recommendations from the previous submission have been addressed.

WATG: Yes, accurate as noted above.

Recycling and Compost

It is noted that R.D. Olson Development has expressed a willingness and desire to collaborate with local vendors to improve waste and recycling efforts. Sustainability's recommendations remain unchanged in this section. As the project progress, the Sustainability Program looks forward to seeing efforts materialize here. Recommendations below are unchanged from previous submission.

WATG: Yes, accurate as noted above.

- 6) Recycling drop off location: Considerations should be made on providing increased recycling access for users of the property. A recycling drop-off location in collaboration with Sedona Recycles, or other vendor, would be ideal and improve waste diversion. This would help reduce greenhouse gas emissions associated with landfilled solid waste, reduce waste entering the watershed, and improve ecosystem health.

WATG: Yes, accurate as noted above.

- 7) Compost: Considerations should be made on utilizing a compost pick up service for food scrap waste. Collaboration with Compost Crowd, or other vendor, would be ideal and improve waste diversion. This would help reduce greenhouse gas emissions associated with landfilled solid waste and improve ecosystem health. Alternatively, consider using on-site food composting from food waste to reduce costs and landfill waste associated with restaurant operations, additionally to provide benefits to the landscaped areas.

WATG: Yes, accurate as noted above.

Should you have any additional comments, please do not hesitate to reach out.

Thank you,

[Oak Creek Heritage Lodge Project Team](#)

R.D. Olson Development (RDOD)

Sefton Engineering Consultants (SEFTON)

WATG

MD Acoustics, LLC

Eric Brandt Architect (EBA)

Kimley-Horn & Associates, Inc. (KHA)

BrightView Design Group (BVDG)

WSP



MEMORANDUM

To: City of Sedona, Community Development Department

From: Brent Crowther, Kimley-Horn and Associates, Inc.

Date: January 22, 2024

RE: **PZ23-00004 (DEV) Oak Creek Heritage Lodge, Comprehensive Review Planning Comments, October 27, 2023**

The following are a response to comments provided by City of Sedona, October 27, 2023, Engineering Comments-Traffic Impact Study.

#	Comment	Response	
1	a	Please provide a final sealed TIA with legible images and clarifying the items below.	TIA will be sealed with next submittal.
	b	Please clarify whether the apartments are 354sf or 400sf.	Text will be modified to clarify 4 apartments that range from 327 SF TO 407 SF.
	c	Section 3.3: Please describe traffic flow on SR179 on weekends.	Text will be modified to further emphasize that the traffic analysis considers the Saturday peak hour (mid-day). During the Saturday peak hour, vehicles travel to and from Uptown/West Sedona, from shopping destinations and trail heads. Figure 3 Existing Traffic Volumes shows 69 vehicles approaching from WB SR 179 to make a U-turn/left turn towards Schnebly Hill Road, and 32 vehicles approaching NB SR 179 to NB Schnebly Hill Road. Resort traffic volumes were similarly assigned.
	d	Figure 3: Please note roundabout movements rather than a t-intersection (Schnebly Hill Traffic vs U-turns).	Report will be revised to illustrate a roundabout configuration. To the extent that data is available, U-turns will be shown separately from left-turns.
	e	Section 4: If 20% of restaurant and 30% of meeting room guests are off-site visitors and not captive uses, please include these in the trip generation & warrants.	ITE LUC 310 is described as: <i>A hotel is a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically</i>

		<p><i>provides a swimming pool or another recreational facility such as a fitness room.</i></p> <p>As the hotel restaurant is already included in trip generation estimates, including the restaurant separately in trip generation would double-count trips. The developer has constructed multiple hotels with restaurants and confirms that the assumption of approx. 20% of restaurant visitors are non-captive (off-site users) is consistent with industry average.</p>
	i.	<p>The restaurant square footage is different between the TIA and parking analysis. Please clarify.</p> <p>TIA and Parking Study each assume 7,100 SF restaurant (4,600 indoor, 2,500 outdoor).</p>
	ii.	<p>The parking analysis assumes 50% off-site traffic for restaurant use.</p> <p>This is an incorrect comment. Parking analysis assumptions are that 50% of off-site visitors (non-captive) arrive by vehicle.</p>
f		<p>The addition of 4.9 seconds of delay per vehicle during peak traffic (1701+52 vehicles) suggests an additional 143 minute delay. Please propose mitigation measures consistent with the Transportation Master Plan, timing, funding sources, and roles (City funded? Developer funded? Development fee allocation?).</p> <p>Delay is intended to report the experience felt by the individual vehicle during the peak hour, and not collective delay. A single vehicle using the roundabout will experience an additional 4.9 seconds of delay. Emphasis of 143 minutes aggregate delay is not a meaningful calculation and can lead to a mis-understanding of the impacts of the development.</p> <p>Sedona in Motion (SIM) projects intended to reduce delay at SR 179/Schnebly Hill Road intersection are:</p> <ol style="list-style-type: none"> 1. Pedestrian Crossing of Oak Creek, to reduce conflicts between vehicles and pedestrians. 2. Portal Lane Connection to provide an alternative route for vehicles exiting Tlaquepaque and making a U-turn at SR 179/Schnebly Hill Road. Removing these vehicles will reduce delay at this intersection. <p>City of Sedona to fund these improvements.</p>

			Added Table 5 which summarizes recommendations and implementation responsibility.
	g	Due to the increase in ADT, Schnebly Hill Rd will need to be widened to 26' along the resort frontage.	Developer agrees to add approximately 2' to the width of Schnebly Hill Road adjacent to the development.
	h	In the recommendation section, please clarify who will be installing the mitigations.	Section 6 will be modified to confirm that developer is responsible to implement a TDM program. Developer is willing to pay for traffic calming devices, additional speed limit signs, speed feedback sign, and refreshed pavement markings on Schnebly Hill Road if directed by City of Sedona. Direction is required from City of Sedona.
2		Please provide sealed civil plans.	<i>To be addressed by others</i>
3		Plans show encroachment onto the floodway, which will require mitigation. It is our understanding that there are cantilevered balconies over the floodway and no piers or supports extend into the floodway.	<i>To be addressed by others</i>
4	a	Parking needs study – page 4: revise comment that lodge meeting space is 2,750sf per key.	Revised as noted.
5		Please include the City's future on-demand "microtransit" shuttles in the TDM	Appendix D Transportation Management Plan will be revised to reference the City's future microtransit shuttles.

Please contact me at (385) 420-0941 or brent.crowther@kimley-horn.com should you have any questions.

Sincerely,

Brent Crowther
Vice President/Sr. Associate