

## Megan Yates

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**From:** donotreply@sedonaaz.gov  
**Sent:** Thursday, February 29, 2024 5:52 PM  
**To:** Cari Meyer; Kyle Sandidge; Megan Yates  
**Subject:** Comment on Development Proposal

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

**Form Name:** Comments on Development Proposals  
**Date & Time:** 02/29/2024 5:52 p.m.  
**Response #:** 511  
**Submitter ID:** 6583  
**IP address:** 24.121.125.149  
**Time to complete:** 17 min. , 33 sec.

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### Survey Details

#### Page 1

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

#### 1. Project Name:

jordan townhomes

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

I thought there would be no access to Wilson Canyon Rd.

Will there be onsite management?

Where will the construction crews be parking?

Why was there no soil testing to determine toxins in the soil from years of chemical runoff at the Jordan orchards?

Estimated time from breaking ground to completion?

Is there a dust mitigation plan during construction?

#### 3. Your contact information

**Name:** Deb Sheahan  
**Mailing Address:** 189 Wilson Canyon Rd, sedona  
**E-mail:** d.a.sheahan@hotmail.com

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

Yes

Thank you,  
**City of Sedona**

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## Megan Yates

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**From:** donotreply@sedonaaz.gov  
**Sent:** Monday, March 4, 2024 5:57 AM  
**To:** Cari Meyer; Kyle Sandidge; Megan Yates  
**Subject:** Comment on Development Proposal

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

**Form Name:** Comments on Development Proposals  
**Date & Time:** 03/04/2024 5:56 a.m.  
**Response #:** 512  
**Submitter ID:** 6586  
**IP address:** 131.93.238.17  
**Time to complete:** 8 min. , 51 sec.

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### Survey Details

#### Page 1

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

**1. Project Name:**

Jordan Townhomes

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

I oppose Miramontes Jordan Townhouse development based on their deliberate omission of on-site management (Flagstaff and Cottonwood are not local) and the customary Covenants, Conditions, and Restrictions (CCR's) that normally govern any multi-unit rental property.

Miramonte has disclosed they do not wish to encumber this development with CCR's. Instead, they have invoked the inaccurate statement that their renters will treat rental properties as their own home.

Historically, CCR's are in place to prevent, discourage, or hold renters accountable to:

- Street parking
- Leaving trash cans out
- Subletting beyond legal occupancy
- Loud noise past quiet hours
- Endless driveway vehicle repairs
- Charcoal grills on decks
- Abandoning derelict vehicles
- Exterior wall modifications (flagpoles, antennas, planters, etc)
- Dark Sky violations
- Improper firepits and firewood storage
- Permanent yard signs of any type
- Garages used or rented as bedrooms

- Long-term parking of motorhomes, campers, or watercraft
- Commercial use to include parking of oversized commercial vehicles
- Permanent or semi-permanent playsets in yards; in-use or abandoned
- Inappropriate or offensive visible interior window treatments
- Not removing seasonal ornaments and decorations
- Individual cleanup of cigarette butts
- Excess number of vehicles in a driveway

In addition to the above, the lack of CCR's would instead encumber the City of Sedona to resolve any issues, complaints, or conflicts regarding pets on the property or in the dog park. The customary pet restrictions and guidelines that are deliberately omitted from Miramontes proposal are:

- Pets to be dogs and cats only
- Only two total pets per unit
- Barking nuisances
- Leashed dogs on yard stakes or runs
- Exterior kennels or makeshift fences
- Dog waste cleanup and enforcement
- A ban on exotic pets
- The breeding of any animal
- Mandatory leash requirements for dogs (includes to and from the dog park)
- Aggressive, dangerous, or large breeds deemed incompatible to community living

It goes without saying that without CCR's, the conflicts created by not restricting pets in the first place will be hard felt by fellow neighbors, the City of Sedona, and not by Miramonte. Without breed restrictions, this is not a pet-friendly or pet-safe community.

Additionally, without CCR's, Uptown residents and the City of Sedona will have no recourse in addressing any of the conflictive property issues mentioned above. While Miramonte collects rent, these un-managed rentals can quickly become nuisance properties that negatively affect and devalue Jordan Road neighborhoods. Uptown deserves better than to have un-checked renters and pets in our community. When Miramonte agrees to rent responsibly, with CCR's and on-site management, I will be in favor of their development.

**3. Your contact information**

**Name:** Andrew Fontaine  
**Mailing Address:** 19836 Dawson Lane, Farmington MN 55024  
**E-mail:** fontaine.ab@gmail.com

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

(o) Yes

Thank you,  
**City of Sedona**

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## Megan Yates

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**From:** donotreply@sedonaaz.gov  
**Sent:** Monday, March 4, 2024 3:41 PM  
**To:** Cari Meyer; Kyle Sandidge; Megan Yates  
**Subject:** Comment on Development Proposal

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

**Form Name:** Comments on Development Proposals  
**Date & Time:** 03/04/2024 3:41 p.m.  
**Response #:** 516  
**Submitter ID:** 6591  
**IP address:** 184.103.29.12  
**Time to complete:** 2 min. , 24 sec.

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### Survey Details

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

**1. Project Name:**

Jordan Townhomes, Project # PZ22-00001 (DEV)

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

Comments on Jordan Townhomes Proposal by Miramonte  
City of Sedona Project # PZ22-00001 (DEV)

David Myers and Monica Bills  
March 4, 2024

The current plan by Miramonte to build 19 three- and four-bedroom units in 4 buildings as Jordan Townhomes has addressed many issues raised by the community regarding previous proposals. However, several concerns have not been addressed substantively.

The first is traffic, which will affect all Uptown residents, not just those in the vicinity of the project. Two hundred fifty additional vehicle trips a day are projected by the traffic analysis for cars garaged/drivewayed in Jordan Townhomes, a 25% increase in current traffic. Those vehicles will not necessarily use Jordan to 89A as their exit from Uptown. Many will quickly learn the ropes of using Van Deren and Smith to the under construction Forest Road extension. The project proposal is uncommitted about the use of Quail Tail to Wilson Canyon as an egress from Jordan Townhomes. I oppose this egress onto Wilson Canyon for Townhomes residents and recommend the following.

- The city or Miramonte should do a study of potential traffic impacts on all uptown streets, not just Jordan, with a consideration of street width on the side streets. .
- The city should not allow egress via Quail Tail to Wilson Canyon, as Wilson Canyon, Sunset Lane, and Hillside Drive are even less adequate for heavier traffic than Van Deren and Smith. Wilson Canyon, Sunset Lane, and Hillside Drive are not

wide enough for two cars to pass. Put a gate at the entrance to Quail Tail from Wilson Canyon and provide remote controls or keypad entry only to the residents on Quail Tail, Townhomes management, and first responders.

- Reinstate the little spur on Apple as two-way traffic back to 89a now that the Schnebly Road connector is operational.

A second unresolved issue is the questionable and potentially worrisome soil quality in the Townhomes lot, with a long history of being a containment pond for runoff of pesticides, herbicides, and other toxic chemicals used in the orchards and row crops. This includes the forever chemical DDT. Miramonte apparently had a level 1 analysis conducted but refuses to share the results, which makes many of us suspicious that the results may be borderline toxic. Visual evidence of possible contamination is straightforward and stark, based on a comparison between what grows on the Townhomes lot and what grows on the other Miramonte lot on the north side of Quail Tail, a typically verdant high desert assortment of Juniper and cacti. On the Townhomes lot, bushes and shrubs don't thrive as they do on the Jordan Estates property, and juvenile trees fall over. Please release the report from the land analysis.

Another issue is that thirty-day minimum rentals are an invitation to short term rentals. The euphemistic 30-day visiting nurse referenced in the proposal is a fiction. Most visiting nurse contracts are at least 60 days, and the median is 90 days. What's any 30-day renter to do anyway, have some furnishing company like Rent-a-Center deliver and pick up furniture? A person with sufficient means can afford to add this cost to a rental even if they choose to occupy the unit for 1 or 2 weeks, and bingo, you have a short-term renter. Miramonte can demonstrate its commitment not to support short-term rentals by placing a minimum of 6 months for leases in the property bylaws.

Rolling trash receptacles for individual units are an invitation to javelina scavenging. There is almost always a learning curve for securing trash lids, and some of us even forget on occasion. A truck will spend much longer in the community and make much more noise dealing with 19 trash receptacles than a common 5 by 6 feet unit for all trash.

The current proposal has approximately 62 bedrooms. It is entirely feasible that some units will be occupied by unrelated people sharing an apartment, which will probably mean one vehicle per bedroom. With the fourteen 3-bedroom units having only one garage bay, that will result in a lot of driveways full of cars and residents engaging in musical cars as they back onto Harris to allow blocked-in roommates to leave, or perhaps parking on the landscaping.

Thank you for considering these concerns.

Yours truly,

David Myers and Monica Bills  
595 Sunset Ln  
Sedona, AZ

### 3. Your contact information

**Name:** David Myers  
**Mailing Address:** 595 Sunset Ln, Sedona AZ 86336  
**E-mail:** blackdogmyers@sbcglobal.net

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

(o) Yes

Thank you,  
City of Sedona

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