

EXHIBITS SUBMITTED IN SUPPORT OF
APPEAL OF DEVELOPMENT REVIEW AND PLANNING COMMISSION APPROVAL
CASE NUMBER PZ23-00004 (DEV) OAK CREEK HERITAGE LODGE
RESORT HOTEL DEVELOPMENT
ON APRIL 16, 2024

Submitted by Appellants

Residential Home Owner Representatives

Bear Wallow Lane, Sedona, Arizona

To the Sedona City Council

April 30, 2024

Exhibits

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Exhibit 1

[Document Central](#) » [Current Projects](#) » [Planning & Zoning](#) » [PZ23-00004 \(DEV\) Oak Creek Heritage Lodge](#) » [Submittal #3 - February 2024](#) » [Engineering Reports](#)

Estimated water demand letter

<https://www.sedonaaz.gov/home/showpublisheddocument/50920/638434095160130000>



Luke Sefton PE, CFM
Timothy Huskett, P.E., CFM
Dugan McDonald, R.L.S.
Clint Gillespie, R.L.S.
Sam Musser, Planner

May 25, 2023

City of Sedona Public Works
Attn: Hanako Ueda
102 Roadrunner Drive
Sedona, Arizona 86336

RE: Oak Creek Resort
Estimated Water Demand

The estimated water demand for Oak Creek Resort was approximately **21,600 gallons per day**. The estimated water demand was calculated using an average water usage of 300 gallons per day per room and a total of 70 rooms. The usage is based on Table 8 of the *City of Phoenix Design Standards Manual for Water and Wastewater Systems*, using the 'Resort' Land Use category. The 21,600 gallons per day is considered the ultimate water usage, but additional water-saving measures will be considered as the design of Oak Creek Resort progresses.

If you have any questions, please contact me at (928) 202-3999 or email me at ls@sefengco.com.

Sincerely,



Luke A. Sefton, P.E., CFM
Principle Engineer

Attachment:

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 office in Sedona, Camp Verde & Colorado

Exhibit 2

[Document Central](#) » [Current Projects](#) » [Planning & Zoning](#) » [PZ23-00004 \(DEV\) Oak Creek Heritage Lodge](#) » [Submittal #3 - February 2024](#) » [Engineering Reports](#)

Will serve letters

<https://www.sedonaaz.gov/home/showpublisheddocument/50934/638434095197630000>
pages 3-5

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85018-3351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

March 15, 2021

Luke Sefton, P.E.
Sefton Engineering Consultants
40 Stutz Bearcat Dr.
Sedona, AZ 86336

Re: Domestic Water Service to Multiple Parcels SR179 and Schnebly Hill

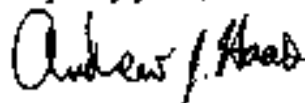
Dear Mr. Sefton:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Certificate of Convenience and Necessity in Sedona, Arizona, and that it will provide water service to the property in accordance with the Company's tariffs and the Arizona Corporation Commission's rules and regulations. It will be the responsibility of the developer to provide the funds to install the necessary water facilities, and the Company assumes no liability to install those facilities if the funds are not advanced by the developer.

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Arizona Department of Environmental Quality. Both preliminary and final water system designs must be approved by the Company.

It will also be the responsibility of the developer to meet all the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate of Assured Water Supply, as set forth in the Arizona Groundwater Management Act, A.R.S. §45-576.

Very truly yours,



Andrew J. Haas, P.E.
Vice President - Engineering
engineering@azwater.com

sla

E-MAIL: engineering@azwater.com

WYPOWIAZWA BARDZIEJ SZCZEGÓLNYMI WARUNKAMI - WIELKIE LITERY: ARIZONA WATER COMPANY ENGINEERING MULTIPLE PARCELS SR 179 & SCHNEBLY HILL 03/15/21
3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85018-3351
AZ WATER COMPANY

3/15/21
AKS:GPH
E-3-1-1



SERVICEABILITY LETTER



Robert Lane, Public Lands Chief Planner, E.L.T.

Luke Sefton, PE, CFM
Tim Huskett, PE, CFM

Christopher Henry, E.L.T.
Leonard Elbert, Planner

January 29, 2021

John Snickers
Arizona Water Company

65 Coffee Pot Dr. Suite 7
Sedona, Arizona 86336

Re: Letter of Serviceability for the following Parcels, located within the City of Sedona's Jurisdiction

- 401-11-001C
- 401-11-002F
- 401-12-016C
- 401-18-001A
- 401-18-031B
- 401-18-002C
- 401-18-031G
- 401-18-031D

Dear John,

Sefton Engineering Consultants is planning to submit plans to the City of Sedona for the development of a 100 plus unit resort for the above referenced parcels. As you are aware, a Letter of Serviceability is required from Arizona Water Company. At your earliest convenience, will you please provide a Letter of Serviceability confirming that the above referenced project is in Arizona Water Company's service area?

The above referenced parcel numbers are located on the west side of Schnebly Hill Road approximately 100 feet north of State Route 179 Roundabout, within the City of Sedona's limits. A vicinity map is attached.

Thank you in advance for your assistance.

SEND TO:

Vicinity Map

40 Stutz General Dr., Sedona, Arizona 86330 - Phone: (928) 202-1099
Email: info@seftoneng.com or www.seftonengineering.com

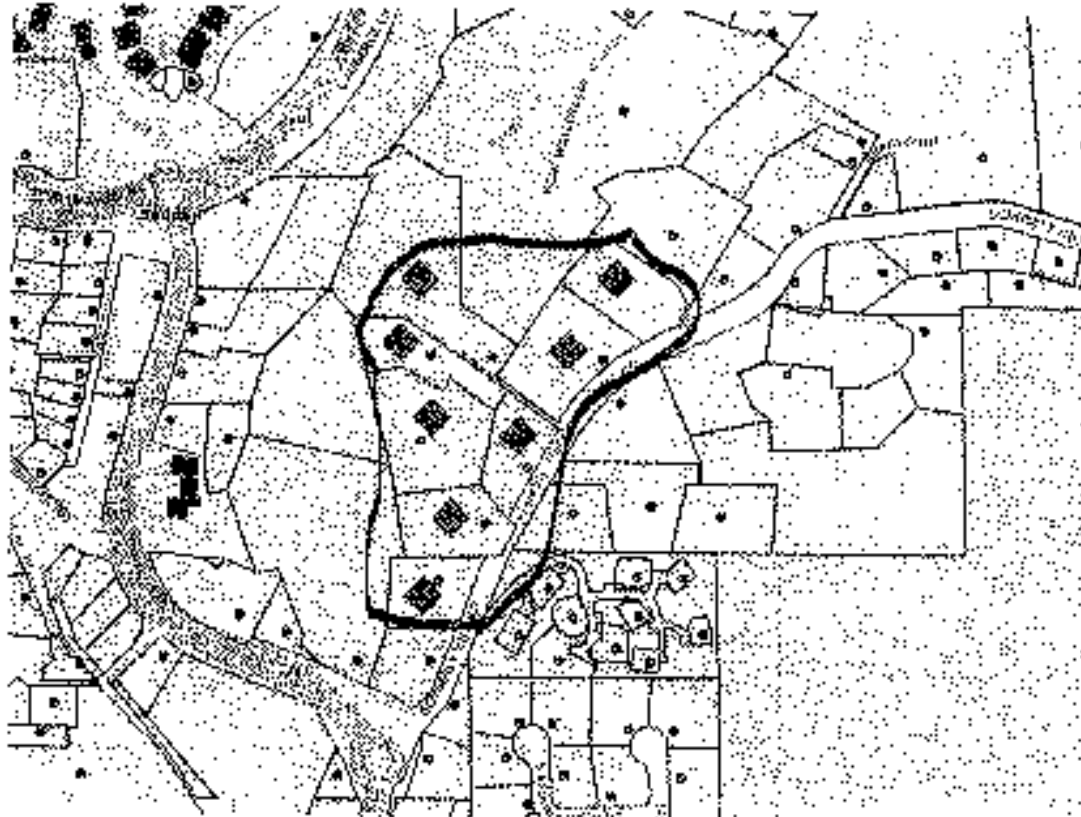
Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado



Your Ideas to Completion
Surveying • Engineering • Land Planning

Robert Lino, Public Lands
Cheri Baker, Office Manager
Christopher Henry, E.I.T.
Leonard Filmer, Planner

Luke Sefton, PE, CFM
Tim Huskert, PE, CFM



Sincerely,

A handwritten signature in black ink that reads "Luke Sefton". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Luke Sefton, PE, CFM

TEL: (928) 202-3999, Cell (928) 646-3494, Email: ls@SeftonCo.com

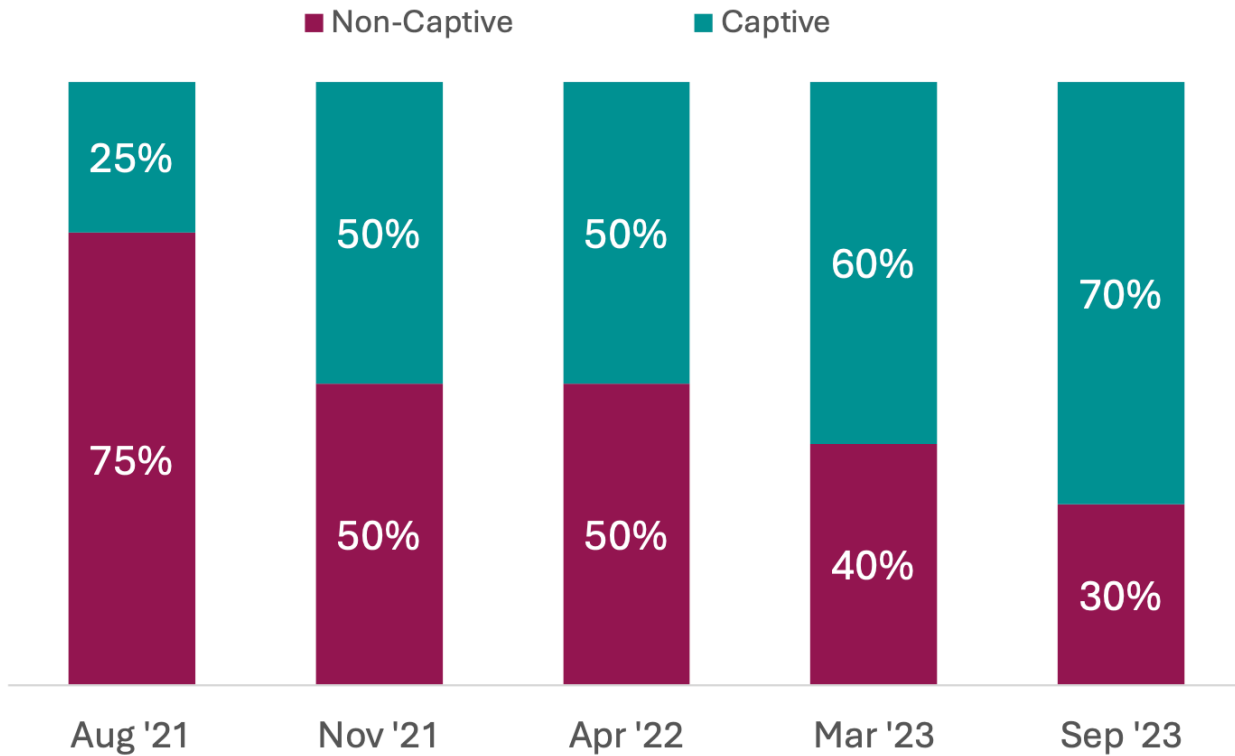
40 State Research Dr., Sedona, Arizona 86336 - Phone: (928) 202-3999
Email: info@seftonco.com - www.SeftonEngineeringCompany.com

In affiliation with:

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

Exhibit 3

Non-Captive vs. Captive Estimates Change Substantially Over Time



Aug '21: Conceptual submittal 1 - parking study states 75% of meeting room nonguest-

Citation: [Document Central](#) » [Current Projects](#) » [Planning & Zoning](#) » [PZ21-00011 \(DEV\) Oak Creek Resort](#) » [Conceptual #1 - August 2021](#) -see table in Letter of Intent and Application

Nov '21: Conceptual submittal 2 -parking study states 50% of meeting room nonguest

Citation: [Document Central](#) » [Current Projects](#) » [Planning & Zoning](#) » [PZ21-00011 \(DEV\) Oak Creek Resort](#) » [Conceptual #2 - November 2021](#) - see table in LOI and application

Apr '22: Conceptual submittal 3- parking study states 50% of meeting room nonguest-

Citation: [Document Central](#) » [Current Projects](#) » [Planning & Zoning](#) » [PZ21-00011 \(DEV\) Oak Creek Resort](#) » [Conceptual #3 - April 2022](#) see table in Application, LOI, Authorization

Mar 23': Comprehensive review March 2023- states "Meeting Rooms: based on expected usage of the meeting space and typical event attendees for gatherings such as business retreats and weddings, we assumed that 60% of meeting/banquet spaces visitors are captive and 40% are generated from off-site."

Citation: [Document Central](#) » [Current Projects](#) » [Planning & Zoning](#) » [PZ23-00004 \(DEV\) Oak Creek Heritage Lodge](#) » [Submittal #1 - March 2023](#)- Engineering reports and civil plans combined- 20230314- KHA- Parking need study.pdf see CAPTIVE & DRIVE RATIO ASSUMPTIONS

Sep '23: Comprehensive review September 2023 states “Meeting Rooms: based on expected usage of the meeting space and typical event attendees for gatherings such as business retreats and weddings, we assumed that 70% of meeting/banquet spaces visitors are captive and 30% are generated from off-site.”

Citation: [Document Central](#) » [Current Projects](#) » [Planning & Zoning](#) » [PZ23-00004 \(DEV\) Oak Creek Heritage Lodge](#) » [Submittal #2 - September 2023](#) - Survey, Civil, Traffic, Noise, Water, Drain, Sewer, Geotech -> 2023-08-03 Submittal_ Oak Creek Heritage Lodge Parking Needs Study + Attachments.pdf-> see CAPTIVE & DRIVE RATIO ASSUMPTIONS

Exhibit 4

Reference

December 7, 2021

<https://www.sedonaaz.gov/your-government/meetings-documents/-folder-5257>

Packet - 2021-12-07

pages 98 - 105



SEDONA FIRE DISTRICT

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

Safe...Friendly...Dedicated

August 30, 2021

Cari Meyer
City of Sedona
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 be construed as permission to violate the code.

A preliminary review has been completed for the project listed below. Comments are based on the proposed preliminary plans and are subject to change based on plans submitted for permit review.

Description: Oak Creek Resort
Address: Schnebly Hill Road
City Permit #: PZ21-00011 (DEV)
APN: 401-18-002C, 001A, 031D, 031B, 001C, 002F and 016C
Proposal: 92 room resort hotel

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) **105.4.4 Approved documents.** *Construction documents approved* by the *fire code official* are *approved* with the intent that such *construction documents* comply in all respects with this code. Review and approval by the *fire code official* shall not relieve the applicant of the responsibility of compliance with this code.
- 3) **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.
- 4) **Section 404.2:** Prepare and maintain a fire safety and evacuation plan. Plans are to be submitted to the fire department for review and approval prior to occupancy.

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

- 7) **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.
- 8) **Section 503.3 & D103.6:** Where fire apparatus roadways are not of sufficient width to accommodate parked vehicles and 20 feet of unobstructed driving surface, “No Parking” signs shall be installed on one or both sides of the roadway and in turnarounds as needed for private access roads and yellow curbing as per city or county road standards for public access roads.
 - a) **Section D103.6.1:** Fire apparatus access roads 20 to 26 feet wide shall be posted on both sides as a fire lane.
 - b) **Section D103.6.2:** Fire apparatus access roads more than 26 feet wide to 32 feet wide shall be posted on one side of the road as a fire lane.
 - c) **Section D103.6:** Signs shall read “NO PARKING – FIRE LANE” and shall be installed with a clear space above grade level of 7 feet. Signs shall be 12 inches wide by 18 inches high and shall have red letters and border on a white background.
- 9) **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.
- 10) **Section 503.1.2 & Appendix D:** Developments of more than 30 dwelling units, buildings exceeding three stories in height, buildings exceeding 62,000 square feet, multi-family developments with more than 100 dwelling units, vehicle congestion, adverse terrain conditions or other factors as determined by the Chief of the fire department shall provide not less than two approved means of access to the city/county roadway or access easement. Exceptions may be allowed for approved automatic sprinkler system. (A single dwelling unit constitutes a single-family residential structure, or a single apartment unit.)
- 11) **Section 505.1:** New and existing buildings shall have approved address numbers, building numbers or approved building identification placed in a position that is plainly legible and visible from the street or road fronting the property. These numbers shall contrast with their background. Address numbers shall be Arabic numerals or alphabet letters. Numbers shall comply with Sedona Fire District Community Risk Reduction Policies #2019-05 Addressing at 1 & 2 Family Dwellings and #1307 Addressing at Multi-Family Dwellings. **ADDRESS NUMBER, DESIGN, AND LOCATION TO BE APPROVED BY FIRE MARSHAL PRIOR TO INSTALLATION.**
- 12) **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.
- 13) **Section 902.4:** This building shall be equipped with Sedona Fire District / Knox key boxes. Tenant shall provide keys for placement in these boxes. Boxes shall be placed in the following locations;
 - a) To the left of the main entrance door and;
 - b) To the left of the door into the Fire Sprinkler Riser room if located more than 300-foot travel distance from the main entrance door.

14) **Section 507.1:** An approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises upon which facilities, buildings or portions of buildings are hereafter constructed or moved into or within the jurisdiction.

a) **Section 507 & Appendix C:** Municipal Water Supply - Provide fire hydrants capable of supplying required fire flow.

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

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

a) **Appendix C C103.1 & C105.1:** The minimum number of fire hydrants for a commercial building shall be based on the required fire flow and spacing limitations.

b) **Section 507.5 & Appendix C:** Fire hydrant placement shall be approved by the fire district. All measurements are as the hose is laid by firefighting personnel and apparatus.

c) **Section 507.5 & Appendix C:** Existing hydrants in the area may be used to meet the required number of hydrants; however, hydrants that are over 500 feet away from the nearest point of the subject building shall not contribute to the required number of hydrants.

d) **Section 507.5 & Appendix C:** Fire hydrants that are separated by divided highway, freeway or heavily traveled collector streets shall not contribute to the required number of hydrants.

e) Hydrants that are accessible only by a bridge shall be acceptable to contribute to the required number of hydrants only if approved by the Fire Code Official.

f) **Section 507.5 & Appendix C:** Private hydrants or public hydrants that are on adjacent private property shall not contribute to the required number of hydrants for the subject building.

g) **Section 507.5.6 & 312:** Where fire hydrants are subject to impact by a motor vehicle, guard posts or other approved means of protection shall be provided.

h) **Section 507.5 & Appendix C:** Fire hydrants shall be located not more than 15 feet from an approved fire apparatus access roadway.

i) **Section 507.5.5:** A 3-foot clear space shall be maintained around the circumference of fire hydrants. 4-feet from any supporting structure for electrical equipment, such as transformers and poles.

16) **509.1 Identification.** Fire protection equipment shall be identified in an *approved* manner. Rooms containing controls for air-conditioning systems, sprinkler risers and valves, or other fire detection, suppression or control elements shall be identified for the use of the fire department. *Approved* signs

required to identify fire protection equipment and equipment location shall be constructed of durable materials, permanently installed and readily visible.

- 17) **509.2 Equipment access.** The **fire sprinkler riser rooms shall only be accessible from the exterior of buildings.** *Approved* access shall be provided and maintained for all fire protection equipment to permit immediate safe operation and maintenance of such equipment.
- 18) Fire sprinkler riser rooms shall be conditioned space, protected from freezing and maintained above 40 degrees Fahrenheit 4.5 degrees Celsius).
- 19) No portion of wet sprinkler piping (including FDC piping) past the control valves shall be outside of conditioned space. Control valves shall be placed in a below ground vault.
- 20) **510.1 Emergency responder radio coverage in new buildings.** All new buildings shall have *approved* radio coverage for emergency responders within the building based upon the existing coverage levels of the public safety communication systems of the jurisdiction at the exterior of the building. This section shall not require improvement of the existing public safety communication systems.
- 21) **Section 605.3.1:** Doors into electrical control panel rooms shall be marked with a plainly visible and legible sign. For example electrical rooms shall be labeled stating ELECTRICAL ROOM or similar approved wording. The signage may conform to the buildings signage design except the following:

The disconnecting means for each service, feeder or branch circuit originating on a switchboard or panelboard shall be legibly and durably marked to indicate its purpose unless such purpose is clearly evident.
- 22) **Section 903.3.5:** Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "Standard for the Installation of Private Fire Service Mains and Their Appurtenances" the 2010 edition. Plans and specifications shall be submitted for review and approval prior to any installation. **This installation requires a separate construction permit through this office.**
- 23) **Section 901.4:** All buildings require the installation of an approved automatic fire sprinkler system. A complete set of engineered plans, to scale, including specification (cut sheets) for all equipment to be installed in the fire sprinkler system, shall be submitted to the Sedona Fire District for review and approval. A complete set of engineered plans, to scale, including specification (cut sheets) for all equipment to be installed in the fire sprinkler system, **prepared by a NICET Level III or IV design professional or P.E.,** shall be submitted to the Sedona Fire District for review and approval. **This work shall be conducted under a separate permit issued through this office.**
- 24) Provide an approved fire alarm system. The system shall be installed in accordance with the National Fire Protection Association's pamphlet #72, **National Fire Alarm Code**" the 2010 edition and Section 907 of the IFC, 2012 edition. A complete set of engineered plans, to scale, including specification (cut sheets) for all equipment to be installed in the fire alarm system, **prepared by a NICET Level III or IV design professional or P.E.,** shall be submitted to the Sedona Fire District for review and approval. **This work shall be conducted under a separate permit issued through this office.**
- 25) **908.7 Carbon monoxide alarms.** Group I or R occupancies located in a building containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms. The carbon monoxide alarms shall be listed as complying with UL 2034 and be installed and maintained in accordance with NFPA 720 and the manufacturer's instructions. An open

parking garage, as defined in Chapter 2 of the *International Building Code*, or an enclosed parking garage ventilated in accordance with Section 404 of the *International Mechanical Code* shall not be considered an attached garage.

Exception: *Sleeping units* or *dwelling units* which do not themselves contain a fuel-burning appliance or have an attached garage, but which are located in a building with a fuel-burning appliance or an attached garage, need not be equipped with single-station carbon monoxide alarms provided that:

1. The *sleeping unit* or *dwelling unit* is located more than one story above or below any story which contains a fuel-burning appliance or an attached garage;
2. The *sleeping unit* or *dwelling unit* is not connected by duct work or ventilation shafts to any room containing a fuel-burning appliance or to an attached garage; and
3. The building is equipped with a common area carbon monoxide alarm system.

26) **908.7.1 Carbon monoxide detection systems.** Carbon monoxide detection systems, which include carbon monoxide detectors and audible notification appliances, installed and maintained in accordance with this section for carbon monoxide alarms and NFPA 720 shall be permitted. The carbon monoxide detectors shall be listed as complying with UL 2075.

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

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

28) **1007.8 Two-way communication.** A two-way communication system shall be provided at the elevator landing on each *accessible* floor that is one or more stories above or below the *story of exit discharge* complying with Sections 1007.8.1 and 1007.8.2.

Exceptions:

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

29) **1007.10 Directional signage.** Direction signage indicating the location of the other *means of egress* and which are accessible *means of egress* shall be provided at the following:

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

- 30) **1007.11 Instructions.** In *areas of refuge* and exterior areas for assisted rescue, instructions on the use of the area under emergency conditions shall be posted. The instructions shall include all of the following:
1. Persons able to use the *exit stairway* do so as soon as possible, unless they are assisting others.
 2. Information on planned availability of assistance in the use of *stairs* or supervised operation of elevators and how to summon such assistance.
 3. Directions for use of the two-way communications system where provided.
- 31) **1011.2 Floor-level exit signs in Group R-1.** Where *exit* signs are required in Group R-1 occupancies by Section 1011.1, additional low-level *exit* signs shall be provided in all areas serving guestrooms in Group R-1 occupancies and shall comply with Section 1011.5.
- 32) Submitted plans shall include both a fire code study and exiting plans.
- 33) 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.
- 34) It should be noted that Sedona Fire District is in the process of adopting the 2018 International Wildland-Urban Interface (WUI) Code. This is likely to happen within the next 30 to 45 days. As part of this process, the extent of our currently established WUI zone is likely to increase. It is very likely that by the time permits are drawn for this project, these properties will be identified as being within the WUI Zone and will be subject to all WUI requirements and require that they be built to the Ignition Resistance 1 standard in accordance with section 504 of the 2018 International Wildland-Urban Interface Code.

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

Cc: RD Olson Deveopment
Bob.olson@rdodevelopment.com

Delawie
Architect
fernasky@delawie.com

Sefton Engineering Consultants
ls@sefengco.com

City of Sedona
Community Development

Exhibit 5

Reference

See [PZ21-00009 \(DEV\) Arabella Spa » Comprehensive Review - May 2022 » Engineering Reports](#) - Preliminary water design report - FIRE FLOW DEMAND



PRELIMINARY WATER DESIGN MEMORANDUM

To: Erwin Architecture & Development
From: Andrew Baird, P.E.
Kimley-Horn and Associates, Inc.
Date: March 29, 2022
Subject: Arabella Spa

BACKGROUND

This Preliminary Water Design Memorandum for the Arabella Spa has been prepared to address the water system requirements outlined in the City of Sedona – Design, Review, Engineering and Administrative Manual (SDEM), Arizona Water Company (AWC) and Arizona Department of Environmental Quality (ADEQ). The main purposes of this memo are the following:

- Illustrate compliance with the SDEM and ADEQ.
- Establish water demand and fire flow criteria for design.
- Establish the feasibility of the development of the site.

The project site (Site) is located along Sombart Ln. east of State Route 179. The Site is bounded to the north by property that is zoned commercial but is currently being utilized as parking for trailheads, east by a hotel complex, south by single family residential properties, and the west by property zoned open space and Coconino National Forest. The Site is located within the City of Sedona, Section 21, Township 4 South, Range 03 East. The Site consists of parcel 401-22-034B approximately 7.0 acres. See **Appendix A** for the Location Map and Vicinity Map, respectively.

As part of this project, a new spa will be constructed, including four buildings, a walking path, and utilities to service the site. The water system design will include the future additions, and the infrastructure designed with the design accounts for the ultimate condition of the Site.

METHODOLOGY

The water system serving the Arabella Spa Site has been modeled using WaterCAD, developed using the Haestad Method. The program utilizes the fluid mechanic head loss theory known as the Hazen-Williams method. This is the generally accepted method used to evaluate water distribution systems.

EXISTING WATER SYSTEM

An existing 8-inch DIP water line is located near the northwest corner of the existing hotel building in Sombart Lane. Hydrants are located west and north of the site in Sombart Lane.

FIRE FLOW TEST

A Fire Hydrant Flow Test was conducted in order to determine capacity of the existing infrastructure to service the proposed development. Residual and static pressures were obtained from a flow test performed on the fire hydrant near the site, west of the project site in Sombart Lane, by Arizona

Water Company (see **Appendix C** for flow test results). The residual and static pressures from the flow test are included in Table 2.

Table 1: Fire Hydrant Flow Rate Test Results

Static Pressure (psi)	Hydrant Flow Test		Calculated Maximum	
	Flow (gpm)	Residual Pressure (psi)	Flow (gpm)	Minimum Pressure (psi)
120	1060	65	1464	20

From the static and residual pressures obtained, the maximum operating flow was found to be 1,464 GPM at 20 psi. The computer model geometry was then constructed based on the existing water infrastructure using a reservoir and pump and then calibrated to the flow test. This calibration ensures that the actual infrastructure characteristics (flow, pressure) are simulated by the computer model. The proposed water infrastructure was then incorporated into the calibrated water model. This procedure was followed in order to provide the baseline hydraulics which represent actual field conditions at the time of the Fire Hydrant Flow Test.

PROPOSED WATER SYSTEM

An 8-inch DIP water main extension is proposed in Sombart Lane to provide domestic and fire service to the site. A 6" PVC domestic service line is proposed which will tie into the 8" water line near the entrance to Arabella. A proposed hydrant will be placed at the northwest corner of the site next to domestic service connection and will connect to the 8" main separately. The domestic service throughout the site will be treated as private and will not require an easement.

FIRE FLOW DEMAND

The proposed PDAB is a Construction Type I-B. The required fire flow per building was determined using the 2012 International Fire Code as adopted by City of Sedona and is based on construction type, building square footage, and provision of an approved sprinkler system. The City of Sedona allows for a maximum 75% reduction of the required fire flow for building provided that the building is equipped with an interior fire suppression sprinkler system to an absolute minimum of 1,500gpm. The minimum fire flow requirements for the proposed buildings are shown in **Table 3**. **Table 3** also shows the required building fire flow based upon a maximum fire flow reduction of 75% allowed.

Table 2: Design Criteria for Public Water Infrastructure

Building	Building Construction Type ¹	Building Area ² (ft ²)	Required Fire Flow ³ (gpm)	Reduction ³	Required Fire Flow ⁴ (gpm)
1	I-B	16859	1500		1500
2	I-B	524	1500		1500
3	I-B	1915	1500		1500
4	I-B	1304	1500		1500

¹Construction Type based on IBC

²Areas based on Site Plan (Appendix A)

³Fire flow requirements per Sedona Fire District use of 2012 International Fire Code. Maximum reduction = 75% ⁴Minimum Fire Flow Requirement of 1,500 gpm per 2006 IFC

WATER ANALYSIS AND RESULTS

The Average Daily Demand, Maximum Daily Demand, and Maximum Day Demand plus Fire Flow Demand analyses were performed, for the development, to evaluate the proposed water infrastructure. The system was analyzed to ensure that the existing and proposed public water infrastructure meets the following criteria as set forth in the DSM and EDP.

Table 3: Design Criteria for Public Water Infrastructure

<i>Scenario</i>	<i>Criteria</i>	<i>Constraint</i>
Max Day + Fire Flow	Minimum Pressure	20 psi
Max Day	Maximum Velocity	5 fps

The fire flow demand of 1,500 GPM was applied at the proposed fire hydrant and an assumed demand of 30 GPM was added at the Building 4 connection as a demand flow for a fire suppression system at the highest building. The minimum PSI was recorded at each node. These flows were determined based on the assumption that one building requires fire suppression at a time and the hydrant requires full flow.

As previously discussed, Maximum Day Demand plus Fire Flow Demand analyses were performed for the existing adjacent off-site water infrastructure and the proposed on-site water system. See **Appendix D** for the proposed system’s Water Model Schematics and Results. A summary of the water analysis results for the public distribution main is tabulated below:

Table 4: Fire Flow and Maximum Daily Demand Water Model Result Summary

<i>Criteria</i>	<i>Constraint</i>	<i>Max Day + FF</i>
Minimum System Pressure	20 psi	20 psi
Maximum Velocity	5 fps	Yes*

RECOMMENDATION

The proposed on-site water system and the existing, adjacent off-site public water infrastructure, as outlined by this analysis, is adequate and is sufficient to meet the required domestic water demand and fire flow demand for the proposed PD Administration Building/Public Safety Answering Point Facility project.

Exhibit 6

<https://www.sedonaaz.gov/home/showpublisheddocument/50880/638434077210330000>

Page 3

potential noise levels of the proposed event lawn area. MD Acoustics simulated a live event in the proposed event lawn area and took noise level measurements. One recommendation included installation of a distributed audio system for this area which would include noise limiters to prevent exceeding a certain noise level. The distributed audio system incorporates loudspeakers, each set at a lower volume to bring the amplified sound closer to its audience. The music providers of any potential event would only be allowed to plug into the house system with noise limiters. Strategically placed house speakers will assist with maintaining sound levels below the noise standard maximum of 65 decibels.

2. Recommended to add employee parking at the south service area
 - i. *RDOD Response: The parking main lot will accommodate the parking demand for employees and hotel patrons. The hotel will utilize 100% valet operations for efficient guest and employee parking by valet staff. Additionally, four parking spaces are included in the south employee area for the four proposed workforce housing units.*
3. Recommended to widen the entrance drive with a landscaped island
 - i. *RDOD Response: The entrance drive was widened to improve visibility and safety. The lobby drop off circle will include a landscaped island.*
4. Concerned with domestic and fire water capacity and pressure would be reduced from water main in Schnebly Hill Road requiring a potential upgrade
 - i. *RDOD Response: An upgraded water main will be installed along a majority of Schnebly Hill Road to conform with water pressure and capacity regulations.*
5. Prefer low levels of lighting
 - i. *RDOD Response: It was mentioned in the initial meeting that the neighbors would prefer low levels of site lighting. Low levels of site lighting will be provided and shall comply with the Sedona LDC Section 5.8 exterior lighting and dark sky requirements. The proposed lighting system is designed to maintain the elegance of the natural environment while providing slightly elevated illumination for wayfinding and safety. A site lighting plan was prepared for comprehensive review.*
6. Complimentary in the fact that the plans were revised based on the initial public open house meeting
 - i. *RDOD Response: We appreciate the feedback and the redesigned project reflects the community's input and is a major improvement from the original concept.*
7. Concern with potential loud noise during events
 - i. *RDOD Response: The proposed project will conform to the City's noise ordinance requirements. Decibel readers will be used by hotel staff during events to ensure compliance with the noise ordinance. Hotel management will take all necessary steps to comply with the given regulations and cooperate with neighbors in the nearby residential area. A noise study was conducted by MD Acoustics that assessed the potential noise levels of the proposed event lawn area. MD Acoustics simulated a live*

Exhibit 7

April 16th, 2024

<https://www.sedonaaz.gov/your-government/meetings-documents/-folder-5714>

P&Z packet - April 16th, 2024

Agenda Item 5a, Attachment 3- i engineering reports

folder link:

<https://www.sedonaaz.gov/i-want-to/find/documents/-folder-5691>

will serve letter - last 2 pages

David Nicolella

From: TMathe@uesaz.com
Sent: Thursday, February 11, 2021 9:42 AM
To: David Nicolella
Subject: FW: Unisource "Will Serve Letter" Contact Status
Attachments: Schnebly Hill Rd. Gas.PDF

David,

My name is Taylor Mathe, I am the planner for the Verde Valley District. I looked over your parcels regarding your new resort off Schnebly Hill Rd. and currently we do have a few vacant risers on your parcels. There is a main currently on Schnebly Hill Rd and Bear Wallow that can serve your parcels, except for 401-11-002F and 401-18-031B those will need a main extension or you will have to pipe out to Schnebly. There is a cost for new services if you don't use any of the existing risers and a cost for any mainline extensions. In order to give you any estimate we will need meter locations and BTU loads.

Any questions feel free to contact me, my numbers are below.

Thank you.

Taylor Mathe

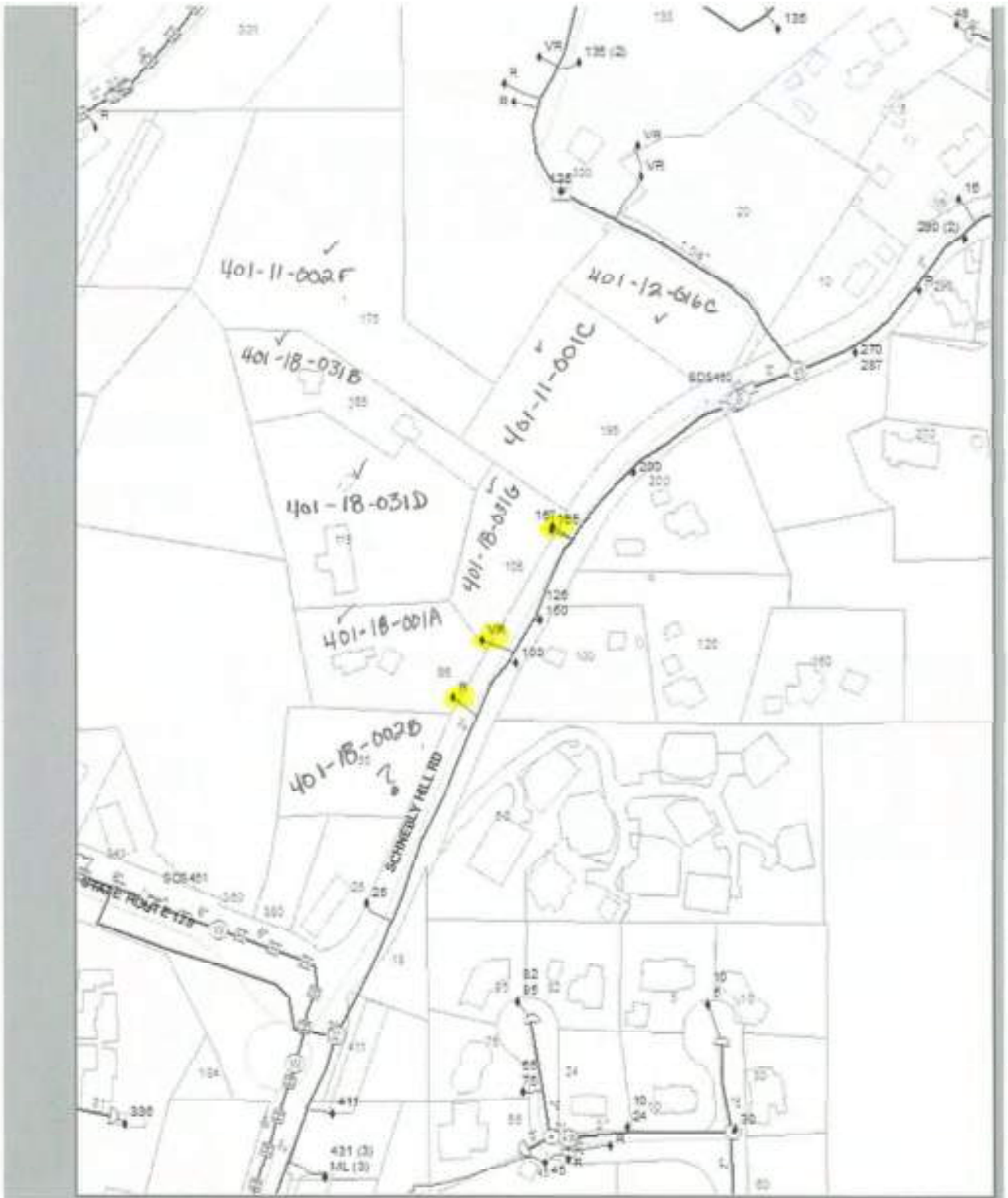
Planner- Verde District
500 S Willard Street
Cottonwood, AZ 86326
Office: 928-203-1214
Cell: 928-300-2728
tmathe@uesaz.com

From: Fanning, Monette <MFanning@uesaz.com>
Sent: Wednesday, February 10, 2021 3:51 PM
To: Mathe, Taylor <TMathe@uesaz.com>
Subject: FW: Unisource "Will Serve Letter" Contact Status

From: David Nicolella <DN@sefengco.com>
Sent: Wednesday, February 10, 2021 3:38 PM
To: Fanning, Monette <MFanning@uesaz.com>; Hector Riojas <hriojas@uesaz.com>; Irene Freeman <IFreeman@uesaz.com>
Subject: [EXTERNAL E-Mail]FW: Unisource "Will Serve Letter" Contact Status

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

Do NOT open attachments or click links that you are not expecting.



UniSource Energy Services
Gas Division
Not to be Used for Locating Purposes
Please Call Blue Stake

Exhibit 8

December 7, 2021

<https://www.sedonaaz.gov/your-government/meetings-documents/-folder-5257>

*Packet - 2021-12-07
pages 106 and 107*

RE: City of Sedona Development Application - Oak Creek Resort

Mathe, Taylor <TMathe@uesaz.com>

Mon 8/23/2021 11:05 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Good Morning Cari,

I looked over the plans for the Oak Creek Resort. Until Unisource knows the amount of gas that the resort will consume we cannot provide a "Will Serve Letter". While, I did look over the area and know that there are gas mains nearby I need an estimate on gas usage in order to verify that we can serve the project.

I know that this is still a proposal, but feel free to forward my information along to anybody involved with the project and I can answer any questions that they may have.

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: Cari Meyer <CMeyer@sedonaaz.gov>

Sent: Wednesday, August 18, 2021 5:33 PM

Subject: [EXTERNAL E-Mail]City of Sedona Development Application - Oak Creek Resort

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

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If the content or request made in this email seems unusual in any way, please contact the sender, via phone or in-person, to verify that this is a legitimate request.

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

I use the same distribution list for all new development projects. If the project(s) on this list are not in your county or area of service, do not feel obligated to respond, but feel free to contact me with any questions you have or clarifications you may need.

Hello,

The City of Sedona Community Development Department has received the following development application.

As a conceptual review, your review should focus on the general development proposal and any future requirements of your organization.

1. **PZ21-00011 (DEV) Oak Creek Resort (APN 401-11-002F; 401-12-016C; 401-18-001A, -001C, -002C, -031B, -031D, -031G).** The property is in *Coconino County*. The applicant is requesting a development review to allow for a new 92 room hotel with amenities including a pool, restaurant, spa, and meeting space. The property is approximately 11.6 acres and is zoned Oak Creek Heritage District (OC).

Please review the materials at the following link: <https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals>.

A review agency meeting will be held for this project on September 1, 2021, at 1:00 pm in the Community Development Department's Schnebly Conference Room.

Comments are due by September 9, 2021.

If you are not the correct person in your agency to review these types of projects, please let me know so that I can update my mailing list. Thank you for your time and please let me know if you have any questions.

Cari Meyer
Planning Manager

Community Development
102 Roadrunner Drive
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

City business hours are Mon-Thur 7 a.m.- 6 p.m.

Public safety 24/7

*City Hall is open to the public from 7:30 am to
3:00 pm, Monday - Thursday.*