

Project Application

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City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
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Application for (check all that apply):

- | | | | |
|---|--|--------------------------------------|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Comprehensive Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Community Plan Amendment | <input checked="" type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Minor Modification |
| <input checked="" type="checkbox"/> Zone Change | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |

Project Information	Project Name	BCT Sedona Multifamily Workforce Housing		
	Project Address	60 Goodrow Lane	Parcel No. (APN)	408-24-069
	Primary Contact	Whitney Cunningham	Primary Phone	(928) 774-1478
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Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	BCT Sedona Multifamily, LLC seeks to develop and build approximately 54 units of workforce rental housing at 60 Goodrow Ln (Parcel No. 408-24-069).
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

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Letter of Intent

Application for Zoning Map Amendment & Development Review

September 12, 2024

**Applicant and Project Developer
BCT Sedona Multifamily, LLC**

Scott Schley
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List of Exhibits

1. Preliminary Site Plan & Vicinity Map
2. Drainage & Grading Concept Plan
3. Existing Conditions Survey (including trees and topographic features)
4. Floor Plans, Roof Plans, and Elevations with Materials Samples (full Sample Board to be delivered separately)
5. Preliminary Landscape Plan
6. Citizen Participation Plan – Zoning
7. Traffic Statement
8. ALTA Survey
9. Legal Description
10. Letters of Serviceability
11. Preliminary Lighting Plan

I. Requested Amendment to Sedona Zoning Map

The request of this Letter of Intent and application is for a zoning map amendment and development review, as allowed under Section 8.3(C)(10)(c)(2) of the Land Development Code. The requested zoning map amendment and development review are necessary to allow the applicant, BCT Sedona, to build 36 high quality apartments and 18 townhomes for long-term rental housing. The project will be called BCT Sedona Multifamily Workforce Housing.

BCT Sedona seeks to develop this Sedona Workforce Housing project on 2.84 acres of property on Goodrow Lane, currently zoned by the City of Sedona as “Single Family Medium Density.” To accomplish this goal, BCT Sedona seeks a zoning map amendment to up zone the parcel to the RM-3 designation: “High-Density Residential Multifamily.” This zone change will permit a 54-unit community of apartments and townhomes.

BCT Sedona’s proposal is designed exclusively as long-term rental housing and not short-term lodging or vacation rentals. This project seeks to meet a specific need of the Sedona community by providing much needed rental housing for local employees and full-time residents of the City. Apartments presently comprise only a small percentage of Sedona’s housing options, yet apartments offer greater housing diversity, affordability, and infill density than alternative options for development. In fact, multi-family properties with 10 or more dwelling units comprise only 4.2% of Sedona’s housing stock, compared to a state average of 11.7%.¹ Large-scale developments with 20 or more dwelling units account for only 1.7% of Sedona’s housing stock, whereas the statewide average is *nearly five times higher* at 7.5%.² By proposing a combined development of mostly apartments, with additional townhome options, BCT Sedona seeks to maximize housing diversity and meet the varying housing needs of the community.

Sedona would benefit greatly from the introduction of more high-density multifamily housing stock that this application seeks to provide. The housing crisis that continues to afflict Northern Arizona is clearly exacerbated in communities that lack such housing options. Indeed, the City of Sedona has recently been the subject of numerous reports in statewide media, including Fox 10, AZ Central, and AZ Family, regarding a proposal to designate an area at the Sedona Cultural Park as a safe place for working people to sleep in their cars.^{3 4 5} This application seeks to introduce precisely the type of housing

¹ *Apartment Market Analysis – Arizona Highway 89A and Goodrow Lane*, Canyon Research Southwest, Inc. (2022) p. 48.

² *Id.* at p. iii.

³ <https://www.fox10phoenix.com/news/arizona-city-considers-turning-parking-lot-into-overnight-campground-for->

stock that will most effectively alleviate the impacts of this housing crisis by providing affordable, high-density multifamily housing in a prime location for Sedona’s workforce.

The location of the property is in the Rodeo-Coffeepot Community Focus Area in West Sedona. The parcel is bordered by four different use designations: CO (Commercial), L (Lodging), IN (Light Industrial) and RS-10 (Single Family Medium Density). BCT Sedona’s planned development is intended to harmonize the discrepancy between adjacent parcels zoned for either commercial use (L, IN, & CO) or single-family use (RS-10). This area would benefit from the walkable, mixed-use character that high-density residential use encourages. With multiple employers, grocers, dining, and entertainment options in the immediate vicinity, BCT Sedona’s Workforce Housing project would reduce reliance on single-occupancy vehicles and promote walkability for work and leisure alike.

II. Vicinity and Context

A Vicinity Map is attached as Exhibit 1. The location of the property is in West Sedona, specifically in the Rodeo-Coffeepot Community Focus Area. The parcel is bordered by four different use designations: Commercial (east and south), Lodging (west), Light Industrial (east) and Single Family Medium Density (north). The subject property is an infill location with an existing single-family residence and two storage sheds.

The subject parcel is situated amongst diverse land uses. Beyond the immediately adjacent parcels, and within one-quarter mile of the subject parcel to the east, south, and west, are shopping centers including two major anchor-tenant grocers. There is a luxury resort to the west, and BCT Sedona’s application includes multi-unit structures similar to those already present at the resort, albeit catered to Sedona’s local workforce rather than short-term visitors. Furthermore, this proposal will provide a smoother transition between existing commercial or lodging uses in the vicinity, and the single-family residences found immediately to the north.

III. Discussion of Approval Criteria

Under Section 8.3(E)(5) of the Land Development Code, the proposed development is highly supportive of the City’s objectives for this property.

[workers](#)

⁴ <https://www.azcentral.com/story/opinion/op-ed/ej-montini/2023/11/14/sedona-luxury-tourist-destination-lack-affordable-housing-workers/71578668007/>

⁵ <https://www.azfamily.com/2023/11/01/sedona-is-considering-safe-place-park-program-people-living-their-vehicles/>

A. Generally

As required by the Code, this application is submitted for City review and action by decision-making bodies.

B. Prior Approvals

BCT Sedona has not received any prior approvals related to this application or subject parcel.

C. Consistency With Sedona Community Plan

The Sedona Community Plan identifies outcomes, visions, goals, policies and recommendations for the community. The Community Plan was reviewed for its compatibility with, and benefits provided by, BCT Sedona's application. BCT Sedona's application meets many of the Community Plan outcomes, visions, goals, policies and recommendations, including providing clear benefits to the community. In comparing the Community Plan to BCT Sedona's application, there are no conflicting elements between the Plan and this proposed project. Some sections of the Community Plan are inapplicable to BCT Sedona's application.

1. Land Use, Housing and Growth

This element of the Community Plan is probably the most applicable to BCT Sedona's application. The goals of this section of the Plan are as follows:

- Grow only within currently established residential and commercial limits.
- Ensure harmony between the built and natural environments.
- Reflect a unique sense of place in architecture and design.
- Provide public gathering spaces that promote social interaction.
- Create mixed-use, walkable districts.
- Encourage diverse and affordable housing options.

Reviewing these goals in connection with BCT Sedona's application demonstrates unique opportunities and benefits for the community, as discussed below.

The location of BCT Sedona's project is an infill parcel. The adjacent land uses range from low density residential to commercial. The subject parcel borders CO, L, IN and RS-10 zoned property. The Vicinity Map, attached as Exhibit 1, illustrates the existing land uses in the area. BCT Sedona's application would introduce a new use that encourages diverse and affordable housing options. By offering Sedona's residents the opportunity to live near so many opportunities for employment, entertainment, dining,

and shopping, BCT Sedona's application will make these employment opportunities and amenities alike more walkable and accessible.

Harmony between the built environment and natural environments is an element of BCT Sedona's application. Specifically, BCT Sedona's plans leave ample room for open space, both passive and active, especially on the northwestern portion of the property. The existing built environment of this neighborhood contains diverse land uses. In that context, BCT Sedona's application follows the existing built theme by providing a land use compatible with the area and complementary to existing and planned future uses, including greater than required transitions and buffers to the existing single family residential uses north and commercial, lodging, and light industrial uses to the south, east, and west.

Reflecting a unique sense of place and design is accomplished by having multiple buildings versus one single building, incorporating townhomes into the multi-structure design, and complementing the existing resort next door which uses a similar design of adjacent multi-unit structures. This aspect of the BCT Sedona's plan will not only reflect the unique mixed-use character of the neighborhood, but it will also complement its character and provide a transition from the single-family housing to the north and other varying land uses to the south, east and west.

Providing public gathering spaces that promote social interaction. The goal of this proposal is to increase housing density within a lively district. Gathering spaces that encourage and create gathering points and social interaction among residents who reside in the community are designed into BCT Sedona's plans. The combination of living in a walkable radius to various amenities and incorporating gathering spaces into the design of the project means that residents will have far more opportunities for social interaction than would be available to residents who must use single-occupancy vehicles to commute.

Create and complement the existing mixed uses in the area. This area represents one of the most diverse land-use areas in all of Sedona. The subject parcel is within walking distance to a multitude of employment and entertainment opportunities, as well as necessities such as grocery stores. The parcel is immediately adjacent to a luxury resort which utilizes a similar design of numerous multi-unit buildings. BCT Sedona's proposal will complement the existing uses by making this diverse mixed-use district more accessible to long-term Sedona residents, including the workforce for the surrounding businesses.

Encourage diverse and affordable housing options. BCT Sedona's application is for higher density, multi-family housing, which is designed to serve the local workforce

and residents of Sedona. At the time of adoption of the Community Plan, only two percent (2%) of land use in Sedona was multi-family residential, and among all housing types, only four percent (4%) was apartments. This despite the City's recognition within the Community Plan that apartments help to address a Key Issue, namely, a "Need for greater housing diversity and affordability." (See Community Plan, page 23).

"Single-family detached homes comprise 82 percent of Sedona's total housing units. In contrast, apartments make up 4 percent of Sedona's housing units compared with the statewide average of 22 percent. Apartments provide a versatile housing type from the point of view of both individuals and developers. Individuals may prefer an apartment lifestyle, as it affords more flexibility and lower maintenance costs than home ownership. From a land use perspective, apartments require a smaller footprint that can be conveniently located adjacent to commercial areas to create a vibrant community setting." (See Community Plan, page 24).

BCT Sedona's application seeks to meet this need for greater housing diversity and affordability, while preserving Sedona's natural environment and viewsheds, by constructing high-density multifamily apartments and townhomes at a desirable, mixed-use, infill location.

2. Community Focus Area: 4 Rodeo-Coffeepot

The subject property is within Community Focus Area: 4 Rodeo-Coffeepot. Although the City has not concluded the planning effort in Rodeo-Coffeepot as of yet, the community expectations are as follows as generally identified in Community Plan as it relates to the Rodeo-Coffeepot Community Focus Area.

Community Expectations

- Provide mixed uses.
- Create a more walkable environment.
- Create public gathering spaces, building on a variety of service, entertainment and visitor-oriented uses.
- Retain the low to moderate income housing that already exists within the commercial area.
- Focus re-development on "parking once" with walkable connections.
- Make more efficient use of parking areas currently underutilized.
- Preserve the Rigby House as a potential historic landmark.
- Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods.

- Create vehicle connections between Madole and Andante Drives and Rodeo Road and Goodrow Lane as alternatives to SR 89A.
- Limit highway access points and consolidate curb cuts.
- Focus on the general needs discussed for the West Sedona Corridor.

For the most part, the Community Expectations focus on the mixed-use potential of CFA 4. BCT Sedona’s application embraces the spirit of these Community Expectations and seeks to promote the mixed-use, walkable dynamic of the neighborhood. BCT Sedona’s plans not only preserve the low to moderate income housing that already exists in the area, but they will also supplement that character by way of providing workforce housing that will benefit the people who work in the surrounding commercial areas.

Some of the specific Community Benefits provided by BCT Sedona’s application viewed through the lens of the Rodeo-Coffeepot CFA, include:

- ✓ Compact and Walkable Mixed Use. “Compact, mixed use, and walkable development combine housing options with services and retail uses, and typically include venues for entertainment and the arts mixed with education and civic functions, a central community gathering space, all linked by walkways. Residents can enjoy living and working in the same area without having to drive everywhere.” (See Community Plan, page 35). BCT Sedona’s application will support this vision by offering 54 units right in the heart of West Sedona, and within walking distance of nearly all the aforementioned amenities.
- ✓ Retain the low to moderate income housing that already exists within the commercial area. This application does not affect any presently existing low to moderate income housing within a commercial area. Rather, it augments such housing stock by introducing affordable workforce housing that is adjacent and walkable to the well-established West Sedona commercial corridor. By replacing one single-family house on a nearly 3-acre lot with 54 high-density multifamily apartments and townhomes, the development represents a unique opportunity to provide more efficient, affordable and flexible housing options within a commercial area.
- ✓ Focus re-development on “parking once” with walkable connections. BCT Sedona’s application is for high-density residential infill right in the heart of the West Sedona Corridor, and specifically the Rodeo-Coffeepot CFA. This infill development will offer residences that provide immediate walkable connections to the surrounding commercial area.

- ✓ Provide buffering and land use alternatives as transitions between more intensive commercial and residential uses and adjacent single-family neighborhoods. This project will ease the transition between single-family residential zoning to the north (RS-10) and commercial (CO), lodging (L), and light industrial (IN) uses to the east, south and west of the subject parcel by introducing high-density multifamily workforce housing at the border. This location is ideal for such infill development because it will incorporate workforce housing that can serve the adjacent commercial land-use areas into this transition zone, in conformity with the goal of creating walkable, mixed-use neighborhoods.
- ✓ Create vehicle connections between Madole and Andante Drives and Rodeo Road and Goodrow Lane as alternatives to SR 89A. The subject parcel is located on Goodrow Lane, and BCT Sedona is committed to working with the City should it desire to connect Goodrow Lane with Rodeo Road as part of this development. Likewise, BCT Sedona will work with the City of Sedona should it seek to connect Contractors Road with Bennet Way and Rodeo Road, and this application contemplates this future access point.
- ✓ Limit highway access points and consolidate curb cuts. This application supports this community expectation creating an infill development opportunity that does not require an additional highway access point off Highway 89A. Instead, the project will utilize the existing highway access points at Rodeo Road and Goodrow Lane. Egress onto Highway 89 A from the development will be via the existing signalized intersection at Rodeo Road, which provides for safe left-turn access without the need to add further traffic control to Highway 89 A.

3. Land Use Policies

The Land Use Policies of the Community Plan identify a number of goals for the community. Each goal is identified; it should be noted some are not applicable to BCT Sedona’s application but are identified for reference in this section.

1. Approve new housing units only if within the City’s current overall limit on the total number of homes that can be built under current zoning.

The present land use designation is RS-10, and the Future Land Use Map identifies the subject parcel a Planned Area. This Planned Area falls within the Rodeo-Coffeepot Community Focus Area. This application not only furthers the goals of the CFA, discussed above, but also those of Planned Areas in general. Planned areas were introduced to the Community Plan “to address needs and provide benefits for certain

areas, including land use transitions or buffers between residential areas, commercial uses, and highway corridors.” (See Community Plan, page 30). BTC Sedona’s application will provide a buffer between existing residential uses to the north, and varying commercial, lodging, or light industrial uses to the east, south, and west.

2. Limit expansion of the existing commercial areas, as represented on the Future Land Use Map, unless supported by an approved plan within a Planned Area Community Focus Area or Planned Area.

This policy does not apply to this application directly, but the proposal is nonetheless congruent with its goal. BTC Sedona’s proposal falls within a Planned Area and a Community Focus Area, specifically CFA 4: Rodeo-Coffeepot. Rather than expanding commercial activity within that area, already one of the most diverse land-use areas in Sedona, it seeks to introduce high-density residential housing that would support the district’s workforce while increasing walkability by allowing workers to live near employment, recreation, and other amenities, a Community Benefit.

3. Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed-use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.

BCT Sedona’s application will fill a vital need in the community for sustainable residential development in higher densities to support the community’s need for long-term rental workforce housing, a Community Benefit. The proposal encourages walkability and introduces a new mixed use to the district that will smooth the transition between commercial and residential areas while encouraging social interaction, also Community Benefits.

4. Ensure that the proportion of lodging uses to other commercial uses does not significantly increase by limiting locations for lodging uses and by evaluating the proportional increase in all lodging rezoning applications.

This policy is not applicable to the application.

5. Preserve scenic views, including potential utility undergrounding and view corridor planning, in the consideration of new development and infrastructure, including limits on the approval of multi-story structures.

The subject parcel of this application does not fall within a viewshed and as such this policy has limited application. Nonetheless, BCT Sedona’s application will not infringe on those view corridors that may cover the premises. This development will be

comprised of adjacent multi-unit structures, similar to the neighboring lodging development on the subject parcel's western edge. Moreover, the design and massing of the proposed development works with existing contours to limit the impact on existing viewsheds. For example, this proposal places the shortest buildings toward the north-end of the property where the existing grade is highest, and taller buildings on the southern portion (nearest Highway 89A) where the existing grade is lower.

6. Ensure that proposed land uses are compatible with adjacent aggregate (sand and gravel) resources, if these resources are identified by the State of Arizona.

This policy is not applicable to the application.

7. Require parking standards that are consistent with mixed and shared uses, promote efficient use of space, and minimizes asphalt coverage.

This application minimizes asphalt coverage and promotes efficient use of space by incorporating covered parking underneath the multifamily and townhome buildings. By placing parking underneath structures, BCT Sedona will reduce asphalt coverage and maximize open and green gathering space for families with children – a vital target demographic of this project.

8. Require design standards that reflect Sedona's unique historic and cultural heritage and sign standards that provide diversity and prevent "franchise/monoculture" (corporate signature) signs.

This policy has limited applicability to BCT Sedona's application given its non-commercial use.

9. Evaluate locations for public gathering spaces and residential services on a neighborhood scale and reflective of unique architectural character for neighborhoods within walking distance and located away from the main commercial areas.

This policy has limited applicability to the application, however BCT Sedona is committed to preserving the architectural character of the neighborhood and the site plan includes open gathering space for residents throughout, and particularly at the open space preserved in the northwestern corner. The subject parcel is located within walking distance of a main commercial areas and the residential infill will offer residents non-vehicular access to numerous amenities.

10. Where supported through citizen participation in a City initiated planning process allow densities greater than 12 dwelling units per acre in mixed-use projects in the West Sedona Corridor.

This application supports the policy by proposing a high-density workforce housing development with a density of 19 dwelling units per acre in the West Sedona Corridor. While the project is not a mixed-use project, it provides for high-density residential infill in a mixed-use neighborhood, and thus advances the goal of this policy.

11. Provide funding support to help maintain the integrity of older neighborhoods to ensure a diverse range of housing options.

BCT Sedona's application supports this policy by developing an underdeveloped infill parcel that will complement the diverse land uses of the surrounding neighborhood. Further, the proposal increases overall availability of affordable housing without altering the character of adjacent older and primarily single-family residential neighborhoods. Finally, this project will be developed through BCT Sedona's own private funding and will not require significant infrastructure investments from the City. These aspects of the application are all Community Benefits.

12. Encourage the retention of low to moderate income housing opportunities in the redevelopment of existing mobile home parks through retention of existing densities and other incentives.

This policy does not apply to BTC Sedona's application.

13. Encourage housing for seniors by identifying locations for assisted living, age in place, and other housing options in close proximity to health services and by allowing a wide range of housing choices.

This policy does not apply directly to BTC Sedona's application. However, the application will create more housing choices for *working* seniors in Sedona. Senior citizens who remain in the workforce often do not desire to enter into a lengthy mortgage agreement, and apartment or townhome style housing is presents a desirable housing choice for people in this circumstance. The Rodeo-Coffeepot area is home to multiple health service providers and is adjacent to numerous employers, making this location a desirable choice for Sedona's working senior residents who are seeking affordable housing options.

14. Consider new and emerging trends for non-traditional housing developments; such as co-housing, garden apartments, and other alternate housing types.

BCT Sedona proposes to construct two-story apartments and townhomes over covered parking in an infill location that is surrounded by a diverse range of land uses. This application is directly supportive of the goal to embrace new and emerging trends, including reducing parking lot coverage and creating mixed-use walkable neighborhoods, and is a Community Benefit.

15. Encourage clustering of residential units to direct development away from more environmentally sensitive portions of a site.

The subject parcel is located in the heart of the West Sedona Corridor and there are few to no environmentally sensitive portions of the site. The application supports this policy by proposing a cluster of high-density residential infill that is within walking distance to numerous destinations otherwise reached primarily by automobile. This is a Community Benefit.

16. Establish good communication with community planning groups and public agencies within the Verde Valley region to address land use, circulation, and other regional issues.

BCT Sedona's Citizen Participation Plan will facilitate communication and input from the constituencies identified in this policy.

17. Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability and availability to address local housing needs in areas designated for Multi-family High Density.

BCT Sedona's application strongly supports this policy. The application not only proposes densities greater than 12 dwelling units with a proposed density of 19 dwelling units per acre, but it also places those units in the West Sedona Corridor, which the City has identified as a prime location for such development. The project will increase housing diversity, affordability, and availability while creating dwelling units that are within walking distance of necessities, employment opportunities, and amenities alike.

4. Circulation

The goals of Circulation from the Community Plan include:

- ✓ Reduce dependency on single-occupancy vehicles.
- ✓ Provide for safe and smooth flow of traffic.
- ✓ Coordinate land use and transportation planning and systems.

- ✓ Make the most efficient use of the circulation system for long-term, community benefits.
- ✓ Limit the building of new roads and streets and make strategic investments in other modes of travel.
- ✓ Create a more walkable and bikeable community.

BCT Sedona’s application is supportive of the Circulation goals of the Community Plan.

- ✓ Due to the density and infill location of the subject property, this proposal will likely reduce commuting traffic for workers in Sedona as a result of more centralized housing options for residents, a Community Benefit.
- ✓ The location of the subject property is adjacent to two major grocers and numerous other dining and entertainment options, meaning that residents will have heightened ability to walk or bike for daily activities rather than utilizing single-occupancy vehicles, a Community Benefit.
- ✓ BCT’s application does not require any additional access points off of Highway 89A, a Community Benefit.
- ✓ There will be no new, unplanned roads built as a part of BCT Sedona’s application. The development instead will utilize existing built roadways and/or connect existing roadways to reduce dependence on Highway 89 A as the sole throughfare, a Community Benefit.
- ✓ The location of the property and its proposed use are supportive of creating a more walkable and bikeable environment. Specific elements of BCT Sedona’s application include bike storage and promotion of healthy modes of transportation including biking and walking to destinations which are within minutes of this use and location.

5. Environment

The Community Plan identifies 5 primary Goals as follows:

- Preserve and protect the natural environment.
- Ensure a sufficient supply of quality water for the future.
- Protect Oak Creek and its riparian habitat.
- Reduce impact of flooding and erosion on the community and environment.
- Promote environmentally responsible building and design.

BCT Sedona's application is supportive of these goals in the following respects:

- ✓ Preserve and protect the natural environment. BCT Sedona's application is for infill development within an already highly developed portion of West Sedona. Utilizing infill as a development strategy reduces urban sprawl and preserves the surrounding, undisturbed environment.
- ✓ BCT Sedona's application provides for varied building masses and orientation to complement the existing built and natural environment of this West Sedona neighborhood. Where possible, specific design can include green build components. Landscaping design shall incorporate low water usage materials, providing another Community Benefit.
- ✓ As an infill development in an already highly developed area, this application does not infringe on Oak Creek or its riparian habitat. Utilizing infill development will decrease pressures on the surrounding environment by providing for workforce housing options in the heart of West Sedona rather than via urban sprawl.

6. Park, Recreation and Open Space

The Community Plan identifies three goals:

- Protect and preserve natural open space.
- Ensure the protection of the environment while providing for responsible outdoor recreation.
- Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.

There is limited applicability to this section of the Community Plan for BCT Sedona's application. As discussed above, utilizing high-density residential development decreases pressure to create new housing stock via urban sprawl. By placing high-density residential development in close proximity to employment centers, such as the West Sedona commercial corridor, this application decreases reliance on single-occupancy vehicles for local commuters. These are Community Benefits that go hand in hand with clustered residential development.

7. Economic Development

This section of the Community Plan identifies five goals for the community.

- Support locally owned businesses.

- Recruit new businesses and organizations representing different business and institutional sectors that diversify Sedona’s economic base.
- Preserve and enhance Sedona’s tourist based economic sector.
- Incorporate an assets-based framework into the City’s economic development efforts.
- Improve the City’s transportation, information and communication infrastructure to allow business to compete regionally, nationally and globally.

Community Policies identified in this section that are supported by this application include the following:

1. Partner with the private sector to build an economically and environmentally attractive community by utilizing the City’s unique image to promote new investment.
 - ✓ BCT Sedona’s application supports this policy by investing in economical apartment and townhome-style housing that directly supports existing businesses in the community. By providing quality housing options in walkable distance to numerous major employers, this application offers a vital Community Benefit.

2. Attract high wage employment opportunities and professional based businesses to diversify the City’s economic base and generate positive secondary benefits for the community.
 - ✓ BCT Sedona’s application supports this policy by providing apartment-style housing options that have historically been underrepresented in Sedona’s housing stock, a Community Benefit.

3. Preserve the City’s commercial and light industrial land inventory by placing limits on rezoning to residential designations.
 - ✓ This application preserves the City’s commercial and light industrial land inventory by upzoning a single-family residential parcel that sits directly adjacent to commercial and light industrial zoned areas. Rather than converting those areas to residential housing, this development will complement such uses by providing for workforce housing in the heart of a walkable, mixed-use neighborhood and will reduce pressure to rezone adjacent commercial and light industrial parcels for residential use.

8. Community

This section of the Community Plan provides for five distinct goals:

- ✓ Cultivate an appreciation and respect for Sedona’s distinctive community character.
- ✓ Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities and facilities.
- ✓ Create increased opportunities for formal and informal social interactions.
- ✓ Enhance opportunities for artistic display, engagement and learning.
- ✓ Preserve and celebrate the community’s history.

Policies of this section that are supported by this application include the following:

1. Attract and retain creative professionals, businesses, and educational intuitions that contribute to the arts, cultural, and economic vitality of the community.
- ✓ BCT Sedona’s application provides needed housing options for the creative professionals and businesses sought by the City, for themselves and for their employees, thus contributing to the vitality of the community, a Community Benefit.

D. Compliance With Land Development Code

The existing land use is residential, with an RS-10 zoning designation. The proposed land use is High-Density Multifamily with a zoning designation of RM-3. BCT Sedona’s application plans for 19 units per acre across the 2.84-acre site. The proposed land use is designed as long-term rentals. Lodging or short-term rental uses will be prohibited for at least ten years. BCT Sedona’s application consists of 54 units spread among buildings planned as two stories above covered parking, with bicycle parking and walk-up access. Based on the intended unit mix, the Land Development Code requires 88.5 parking spots. This application exceeds that requirement by including 95 parking spots, with more than half of those consisting of covered parking.

This application does exceed maximum height and setback allowances under the Land Development Code and/or Development Incentive Guidelines for Affordable Housing. However, on July 9, 2024, Sedona City Council directed the Community Development Department and the Planning & Zoning Commission to review this proposal for design and zoning recommendations with the understanding that exceptions to height and setback requirements will be requested.

Therefore, with the exception that height and setback variances will be subject to approval by City Council, the proposed development should fully conform to all applicable standards of the Land Development Code as well as other applicable regulations.

E. Mitigation of Impacts on Adjacent Properties

The subject parcel is bordered by four different use designations: CO (Commercial), L (Lodging), IN (Light Industrial) and RS-10 (Single Family Medium Density). BCT Sedona is introducing a new use to the neighborhood, specifically RM-3 High-Density Multifamily residential use. Rather than disrupt the existing neighborhood dynamic, this proposal will serve to harmonize the presently abrupt transition from single family housing to the north, to adjacent commercial, lodging, and/or light industrial uses to the east, west and south. The impact of higher-density housing on the single-family housing located north of the project will be further mitigated by incorporating open space into the northwest corner of the development. Moreover, this development will utilize existing grade to reduce impact on viewsheds by placing shorter buildings on the northern, higher elevation portion of the property. Taller buildings will be placed on the southernmost edge, sitting upon lower elevation and closer to Highway 89A.

F. Intergovernmental Agreements

The applicant has identified no Intergovernmental Agreements that will be impacted by this proposed development.

G. Minimizing Adverse Environmental Impacts

The applicant has identified no anticipated adverse environmental impacts as a result of this proposal.

H. Minimizing Adverse Fiscal Impacts

BCT Sedona's application promotes economic vitality by helping to fill an essential need of the business community by providing housing for local residents who work and live in Sedona. The Community Plan recognizes that housing forms the backbone of the area's economic vitality and sustainability:

"A sustainable community offers a range of housing types by providing opportunities for people to live near jobs, shopping, and services, which enable shorter trips, the use of alternative transportation, and a reduction in traffic congestion. There are also economic benefits associated with a

diversity of housing choices, such as the ability to attract and retain businesses and employees. A lack of choices may mean a loss in revenue when employees choose to live in another community that has more housing options, where they spend their income outside the City.” (See Community Plan, page 23).

The Community Plan notes key essential jobs do not pay enough for workers to afford the median-priced home in Sedona. At the same time, apartments comprised only 4% of available housing types, compared to an average of 22% across the state. Creating quality housing for those who wish to work and live in Sedona helps them, their employers, and all of the other businesses patronized by a locally housed workforce that otherwise would spend their incomes in the home communities apart from Sedona.

The applicant has identified no adverse fiscal impacts on the City that will result from the proposal.

I. Compliance With Utility, Service and Improvement Standards

The applicant will comply with utility, service and improvement standards applicable to the project. Utility service is confirmed as indicated in Exhibit 10.

J. Adequacy of Road Systems and Traffic Mitigation

The site plan does not require any new roads to service the new development. The existing road system will adequately serve the development which is located merely one-tenth of one mile off Highway 89A, by way of Goodrow Lane and Rodeo Road. Left-turn access to Highway 89 A will be via Rodeo Road, an already signalized intersection. Further, as an infill development, this project may reduce traffic burdens on Highway 89A by providing housing options that are adjacent and withing walking-distance to numerous employers and amenities. Should the City desire to use this infill development as an opportunity to further connect the existing road network, for instance by connecting Contractors Road to Rodeo Road, BCT Sedona will work with the City to accomplish such goals and the application already contemplates this future throughfare.

K. Adequacy of Public Services and Facilities

The applicant understands it will pay development impact fees as part of the permitting process. These fees go toward roads, parks, general government, and police. Therefore, the project should pay it fair share for these services.

L. Project Timing

This project will be completed in a single phase. BCT Sedona also will cooperate with the City of Sedona to connect Contractors Road to Bennet Way (providing a throughfare to Rodeo Road). BCT Sedona is prepared to incorporate the connection of Contractors Road to Bennet Way concurrently with the development proposed herein, or in the future at a time that is acceptable to the City.

BCT Sedona intends to submit construction documents for approval and permitting once the rezoning and development application are approved. Construction will begin once permitted. The expected timeframe for commencement of construction is the first half of 2025.

IV. Affordable Housing Discussion

Consistent with the City's Guidelines for Affordable Housing, all units in this project will be targeted to households earning up to 120% or less of Area Median Income ("AMI"). A Development Agreement will secure the on-site, affordable housing commitment offered by BCT Sedona for a period of thirty years. Additionally, the Development Agreement will restrict any short-term rentals on the property for a period of ten years.

Beyond formal affordable housing terms, BCT Sedona also proposes to protect the project for its intended market with the following:

- ✓ The entirety of the project will be restricted to lease terms of no less than 90 days for ten years.
- ✓ Tenants will not be permitted to sublease unless approved by management. Any sublease within the first ten years shall prohibit short term rentals.
- ✓ BCT Sedona is evaluating giving priority for a percentage of the units to employees currently working within City limits or with a written offer of employment within the City.
- ✓ The policies and rules will be formulated in such manner to be consistent with all local, state and federal housing regulations including the Landlord Tenant Act, Fair Housing Equal Opportunity and the HUD Fair Housing Act.

As stated, BCT Sedona will work with City of Sedona staff to document these policies into the project approval(s) in a manner satisfactory to both the City of Sedona and the applicant.

V. Public Participation Plan

BCT Sedona recognizes the need to involve the neighborhood and community with this proposed application. Attached as Exhibit 6 is BCT Sedona’s draft Citizen Participation Plan, which it will implement upon filing of this application.

Upon completion, and in advance of notice of the first public hearing on this application, BCT Sedona will submit a detailed report of its Citizen Participation efforts, the feedback it has received, and changes or proposed changes to the project based on that feedback.

VI. Site Data

Proposed Land Use Category	RM-3
Site Area	2.84 acres
Density Allowed	2.84 acres x 20 = 56.8 units
Density Proposed	54 units
Lot Coverage	51.78%
F.A.R.	.33%
Required Parking based on intended unit mix	88.5 spaces
Parking Proposed	95 spaces



September 12, 2024

Cari Meyer, Senior Planner
City of Sedona Community Development
102 Roadrunner Drive
Sedona, AZ 86336

RE: **Citizen Participation Plan**
Project: BCT Sedona Multifamily Workforce Housing, APN 408-24-069
Applicant: BCT Sedona Multifamily, LLC

Dear Ms. Meyer:

In connection with its Application for Zoning Map Amendment and Development Review submitted herewith, the applicant, BCT Sedona Multifamily, LLC ("BCT Sedona"), a contract purchaser, has formulated the following Citizen Participation Plan and welcomes feedback from the City of Sedona (the "City") regarding any of the details set forth herein. The information herein is intended to comply with Section 8.3.D of the Land Development Code of the City of Sedona (the "Code").

Introduction

BCT Sedona is proposing to amend the City's Single Family Residential ("RS-10") designation for parcel 408-24-069 to a High Density Multifamily ("RM-3") designation. Parcel 408-24-069 consists of approximately 2.84 acres of raw land. On the 2.84 acres, BCT Sedona proposes to construct a 54-unit apartment and townhome complex as more fully described in BCT Sedona's letter of intent to be filed with the City.

Citizen Participation Plan

A. Purpose

BCT Sedona understands the purpose of Citizen Participation to encompass the following goals:

- Ensure that BCT Sedona pursues early and effective citizen participation in conjunction with its Application, giving it opportunity to understand and try to mitigate any real or perceived impacts its Application may have on the community. *See Code Section 8.3.D(1)(a).*
- Ensure that the citizens and property owners within the community have an adequate opportunity to learn about how BCT Sedona's Application may affect them and to work with BCT Sedona to resolve concerns at an early stage of the process. *See Code Section 8.3.D(1)(b).*

- Facilitate ongoing communication between BCT Sedona, interested citizens and property owners, City staff, Planning Commissioners and elected officials throughout the application review process. *See* Code Section 8.3.D(1)(c).

BCT Sedona understands that the Citizen Participation Plan is not intended to produce a complete consensus on its Application, but that the Citizen Participation process will encourage BCT Sedona to be a good neighbor and will facilitate informed decision-making.

B. Applicability and Requirements

BCT Sedona's Application will require a public hearing. As such, BCT Sedona understands that the Code's Citizen Participation Review process applies to its Application, pursuant to Section 8.3.D(2) of the Code. BCT Sedona understands the level of citizen interest in its Application, as well as the area of involvement, is dependent on both the nature of its Application and the location of the proposed project. The Director of the Community Development Department may determine that additional notices are required, but BCT Sedona will, at minimum, provide notices to the following:

- Property owners within 300 feet of the subject property;
- The head of any homeowners association, or community/neighborhood representative adjoining the project site; and
- Other interest parties who have requested that they be placed on the notification list.

The Citizen Participation Plan will address each of the requirements set forth in Section 8.3.D(4) of the Code, including:

- How those interested in and potentially affected by BCT Sedona's Application will be notified that an application has been submitted;
- How those interested and potentially affected parties will be informed of the substance of the change, amendment, or development proposed by the application;
- How those affected or otherwise interested will be provided an opportunity to discuss the Application with BCT Sedona and express any concerns, issues or problems that they may have with the proposal in advance of the public hearing;
- BCT Sedona's schedule for completion for the Citizen Participation Report; and
- How BCT Sedona will keep the Community Development Department informed on the status of its citizen participation efforts.

C. Notice of Application

BCT Sedona will provide notice of its Application via first class mail and email (where available) to all of the individuals/entities identified in Section B, above. BCT Sedona's Citizen Participation Letter will provide sufficient detail of the proposed project to inform interested parties of the substance of the proposed changes sought in BCT Sedona's Application. In this Citizen Participation Letter, BCT Sedona will invite recipients to provide their initial comments and concerns regarding the proposed project, with further discussions available through the public meeting and one-on-one interactions.

D. Notice of Meetings

BCT Sedona will provide notice of all public meetings via first class mail and email (where available) to all of the individuals/entities identified in Section B, above. In addition, BCT Sedona will publish a notice of at least one public meeting in the Sedona Red Rock News newspaper. All notices will be mailed, emailed or published at least ten days in advance of the scheduled meeting. The subject site is conveniently located just off of Highway 89A, as such BCT Sedona will post a sign at the subject site giving notice of all public meetings. Specific meeting dates and locations have not yet been determined, however BCT Sedona may hold at least one public meeting at the subject site.

E. Public Meetings; Follow Up Meetings

While the Director may require BCT Sedona to hold multiple public meetings pursuant to Section 8.3.D(6) of the Code, BCT Sedona will, at a minimum, conduct at least one public meeting for interested citizens and constituents who wish to learn about the proposed project and provide input to BCT Sedona and to the City. The meeting will be hosted at the subject site on Thursday, October 3rd, 2024, at 4:00 p.m.

F. Meeting Structure

Introduction: Circulation of a sign-in sheet, and introduction of the proposed development by BCT Sedona, with an overview of the development's design and goals.

Community Participation: For the in-person meeting, after BCT Sedona provides an overview of the proposed project, BCT Sedona will engage in a charrette-style interaction, encouraging attendees' written contribution of any comments or concerns about the proposed development, and in particular will solicit attendees' desired community outcomes.

Discussion: Upon collection of the attendees' written responses, BCT Sedona will discuss some of the comments received and facilitate an open forum discussion with attendees.

Post-Meeting One-on-One: BCT Sedona will provide attendees with contact information to permit follow up discussions with any interested participant.

G. Report of Proceedings

Pursuant to Section 8.3.D(7), BCT Sedona will prepare a written report on the results of its citizen participation effort prior to any notice of public hearing. The report will include the information specified in the City's Design Review, Engineering and Administrative Manual ("Administrative Manual"), such as details of methods and strategies BCT Sedona used to involve the public, including (i) dates and locations of all meetings where citizens were invited to discuss BCT Sedona's proposal; (ii) content, dates mailed, and numbers of mailings, including letters, meeting notices, newsletters and other publications; (iii) a map, or listing, showing where residents, property owners, and interested parties receiving notices, newsletters, or other written materials are located; and (iv) the number of people that participated in the process. *See* Administrative Manual Section 1.1(G).

In addition to the above, BCT Sedona's report will contain a summary of concerns, issues and problems expressed during the process, including: (i) the substance of the concerns, issues, and problems raised during the process; (ii) how BCT Sedona has addressed or intends to address concerns, issues and problems expressed during the process; and (iii) concerns, issues and problems BCT Sedona is unwilling or unable to address and why. *See* Administrative Manual 1.1(G).

As indicated above, BCT Sedona welcomes the City's input on any of the information set forth herein. To the extent not expressly indicated, BCT Sedona intends to conduct the Citizen Participation Process in accordance with the requirements of Section 8.3.D of the Code and the Administrative Manual.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC



Whitney Cunningham

September 12, 2024

Via US Mail

RE: **60 Goodrow Development Plan**

Dear Property Owner:

Our names are Basil and Mimi Maher, and we reside in Village of Oak Creek. It is apparent to us, as I am sure it is to everyone living in the Sedona and Village of Oak Creek, that our community is experiencing a serious housing crisis. This crisis most seriously impacts those employees who work in Sedona but are unable to live in the community due to the lack of affordable housing options. To help alleviate this crisis, we are assessing the potential for constructing a small housing development project at 60 Goodrow Lane. It will provide a limited number of well-constructed, visually appealing, and reasonably priced rental units on an underdeveloped property currently sandwiched between existing commercial properties.

You received this letter since you live within a 300-foot radius of the project site. As the developers behind this project, we believe it is important that you hear directly from us about the proposed development. We want to engage with you early in this process so we can actively address any of your concerns as we move forward.

In this letter we hope to accomplish a few things. First, we want to describe the project and present an overall vision for this development. Second, we want to introduce our development team and explain their respective roles in this process. Third, we want to open lines of communication between our development team and the community.

60 Goodrow Project

We seek to develop and build approximately 54 units of workforce rental housing at 60 Goodrow Lane (Parcel No. 408-24-069). These 54 units will consist of 36 two-story apartment units and 18 townhome units, with ample parking and minimal impact on sights and views.

Development Team

We are working with a variety of contractors, architects, engineers, and others to bring this project to life. Our general contractor for the project is Joc Construction, and our architects are Summit Design and Influx Building Technologies. These firms have extensive experience designing and building in desert climates like Sedona's. Their extensive track record will provide us a solid foundation for our project's success. Our engineer for this project is local firm Sefton Engineering. Sefton brings decades of local experience to ensure that our construction is safe, secure, and complies with Sedona's local rules and aesthetics. We have retained Aspey, Watkins & Diesel as our legal counsel for this project. AWD has been a Northern Arizona mainstay since the 1970s with decades of experience and familiarity with the Sedona region, making them well suited to convey our vision for the project to the local community.

Citizen Participation

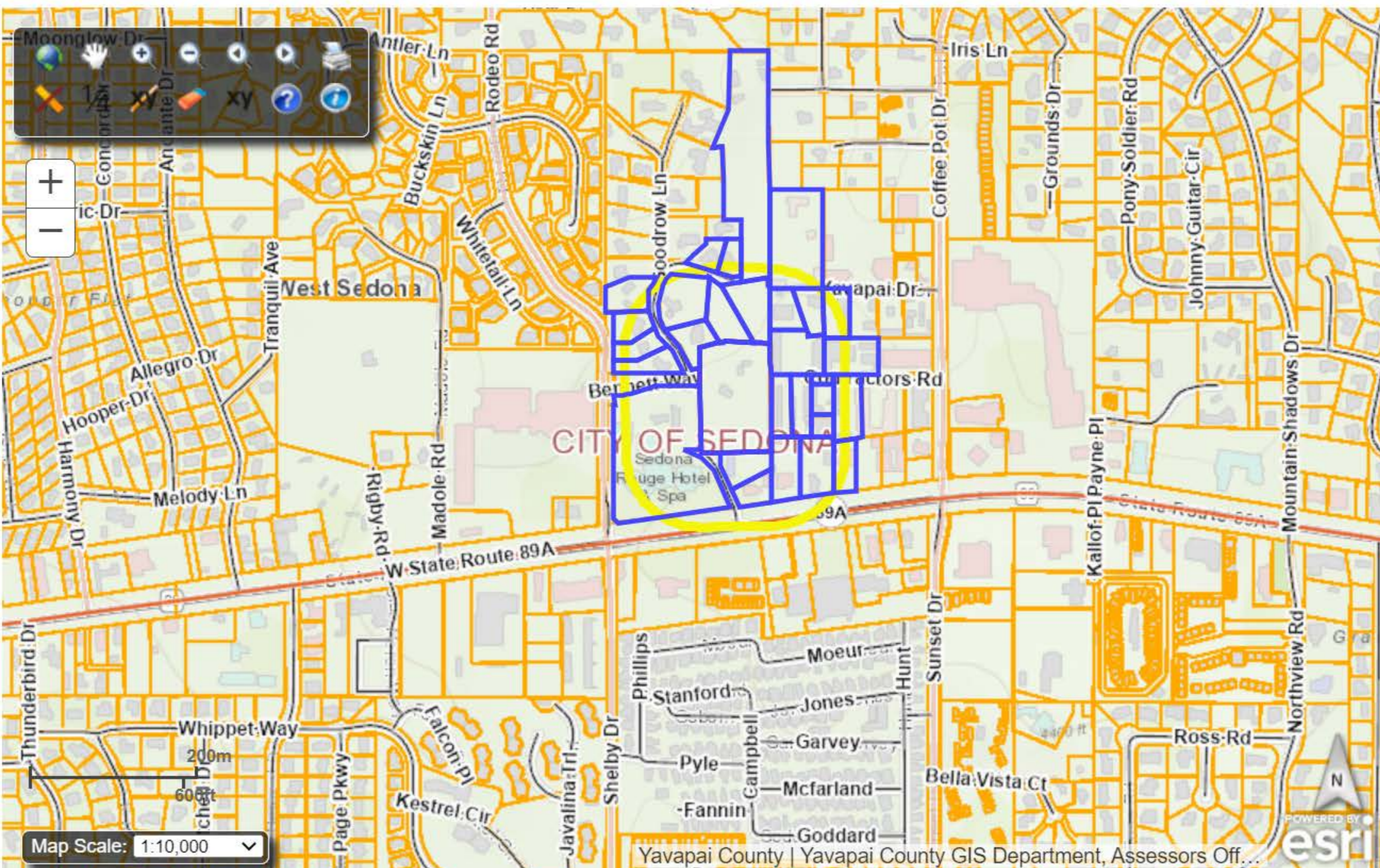
As a part of this process, we invite and welcome input from the local community. If you have any general questions, comments, or concerns please contact our legal counsel, Aspey, Watkins & Diesel. They have created the following email address: publicmeeting@awdlaw.com for you to send in your comments. If you send your email to that address, just include "60 Goodrow" in the subject line. Additionally, their telephone number is (928) 774-1478. If you call, please tell the front desk you are calling regarding the 60 Goodrow project and they will route you to the appropriate personnel to handle the call.

Construction development projects can be complex, and we also understand that the Sedona area presents unique challenges in its geology, climate, aesthetic, and community needs. We will be open, transparent, and collaborative throughout this process. Especially at this early stage, we value your input to help us build the best possible housing for 60 Goodrow Ln and its surrounding neighbors.

Thank you for your time, and we look forward to working with you in improving our community.

Sincerely,

Basil and Mimi Maher



Layers Search Results Print

Back

30 parcels were found within **300** feet of parcel 408-24-069

Clear Buffer Download List

Fox Iona Ui &
Po Box 4262
Sedona, AZ 863404262
Parcel: 408-24-043

O'donnell David K (bd)
205 Sunset Dr Lot 6
Sedona, AZ 863365442
Parcel: 408-24-068

Anderson Warren R & Martha A Jt
Po Box 4164
Sedona, AZ 863404164
Parcel: 408-24-037

O'donnell David K (bd)
205 Sunset Dr Lot 6
Sedona, AZ 863365442
Parcel: 408-24-455

Brockman Paula Trust Ui &
340 Goodrow Ln
Sedona, AZ 863364514





Mail:
102 Roadrunner Dr.
Sedona, AZ 86336

Site:
7500 W. SR 89A
Sedona, AZ 86336

(928) 204-2234
sedonaaz.gov
FAX (928) 204-7137

Wastewater Department

July 25, 2023

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

SUBJECT: WILL SERVE SEWER – 60 Goodrow Lane
APN 408-24-069

This letter is in response to your request regarding sewer service availability for the property referenced above.

This parcel has sewer availability, due to sewer being available adjacent to the point of access to the property, as defined in City Code section 13.15. Currently, the property is being billed the standard residential sewer service fee. Please note that redevelopment from single family residential to multifamily residential may require a change in sewer lateral size.

Depending on the scope and impact of the development proposal, adequate capacity may not be available. Available sewer capacity is on a first come-first served basis, and there are no guarantees of sewer capacity for this property until a development proposal is approved.

In conclusion, sewer service is available on this property and, if adequate capacity is available at the time of development approval, sewer will be served by the city of Sedona. If you have any questions or concerns, please contact me at (928) 203-5069 or rholland@sedonaaz.gov.

Sincerely,

A handwritten signature in blue ink, appearing to read "Roxanne Holland".

Roxanne Holland, PE
Director of Wastewater

RH:ms

cc: Kurt Harris, Public Works Director/City Engineer (e-copy)
Sandra Phillips, Assistant Director of Public Works (e-copy)
Hanako Ueda, Assistant Engineer (e-copy)
Sal Valenzuela, Chief Public Works Inspector (e-copy)
Wastewater Billing (e-copy)
Streets file: Goodrow Lane



PO BOX 308
Cottonwood, AZ 86326

March 17th, 2023

To: Shefton Engineering

Regarding: 408-24-069

60 Goodrow Ln. Sedona, Az 86336

The above referenced project is located in Arizona Public Service Company's electric service area. As a matter of fact, this property is already being served by APS. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service," Schedule 1, on file with the Arizona Corporation Commission at the time we begin installation of the electric facilities. These Schedules are available on-line at aps.com.

Application for the Company's electric service often involves construction of new facilities for various distances and costs depending upon customer's location, load size and load characteristics. With such variations, it is necessary to establish conditions under which Arizona Public Service will extend its facilities.

Sincerely,

Jess B.
Verde Control Desk
928 646 8502
Verdecontroldesk@apsc.com

Our Purpose: As Arizona stewards, we do what is right for the people and prosperity of our state.

Our Vision: Create a sustainable energy future for Arizona.

Our Mission: Serve our customers with clean, reliable and affordable energy.

ARIZONA WATER COMPANY

3805 N. BLACK CANYON HIGHWAY, PHOENIX, AZ 85015-5351 • P.O. BOX 29006, PHOENIX, AZ 85038-9006
PHONE: (602) 240-6860 • FAX: (602) 240-6874 • TOLL FREE: (800) 533-6023 • www.azwater.com

April 19, 2023

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

Re: Domestic Water Service to APN 408-24-069 60 Goodrow Ln, Sedona AZ

Dear Mr. Sefton:

Arizona Water Company (the "Company") certifies that the above-described property is located within its Sedona 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 comply with all of 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.

Please notify the Company if you will be proceeding with development of the property so the Company can prepare the necessary Agreement.

Very truly yours,



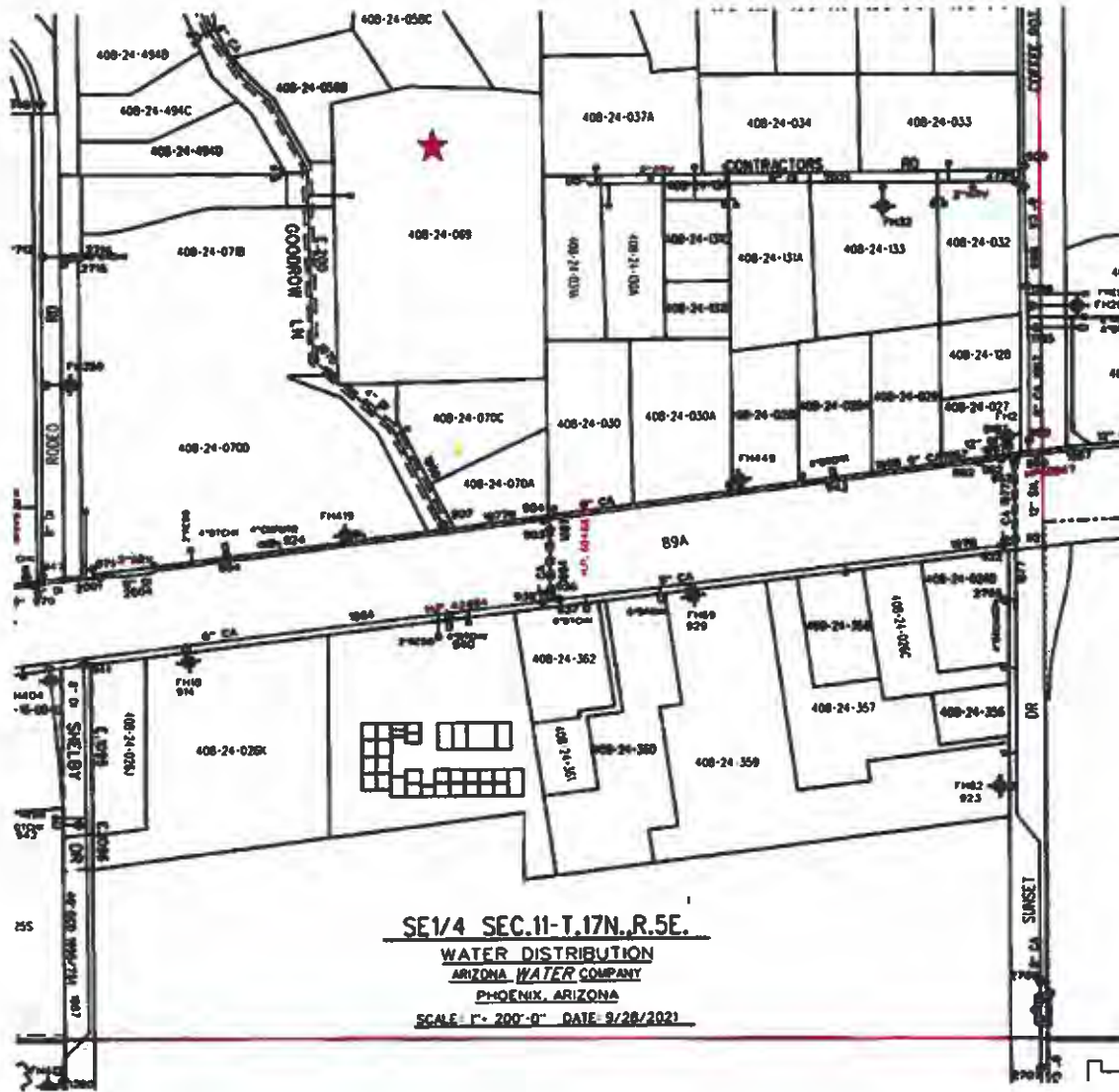
Andrew J. Haas, P.E.
Vice President - Engineering
developmentservices@azwater.com

lp

E-MAIL: developmentservices@azwater.com



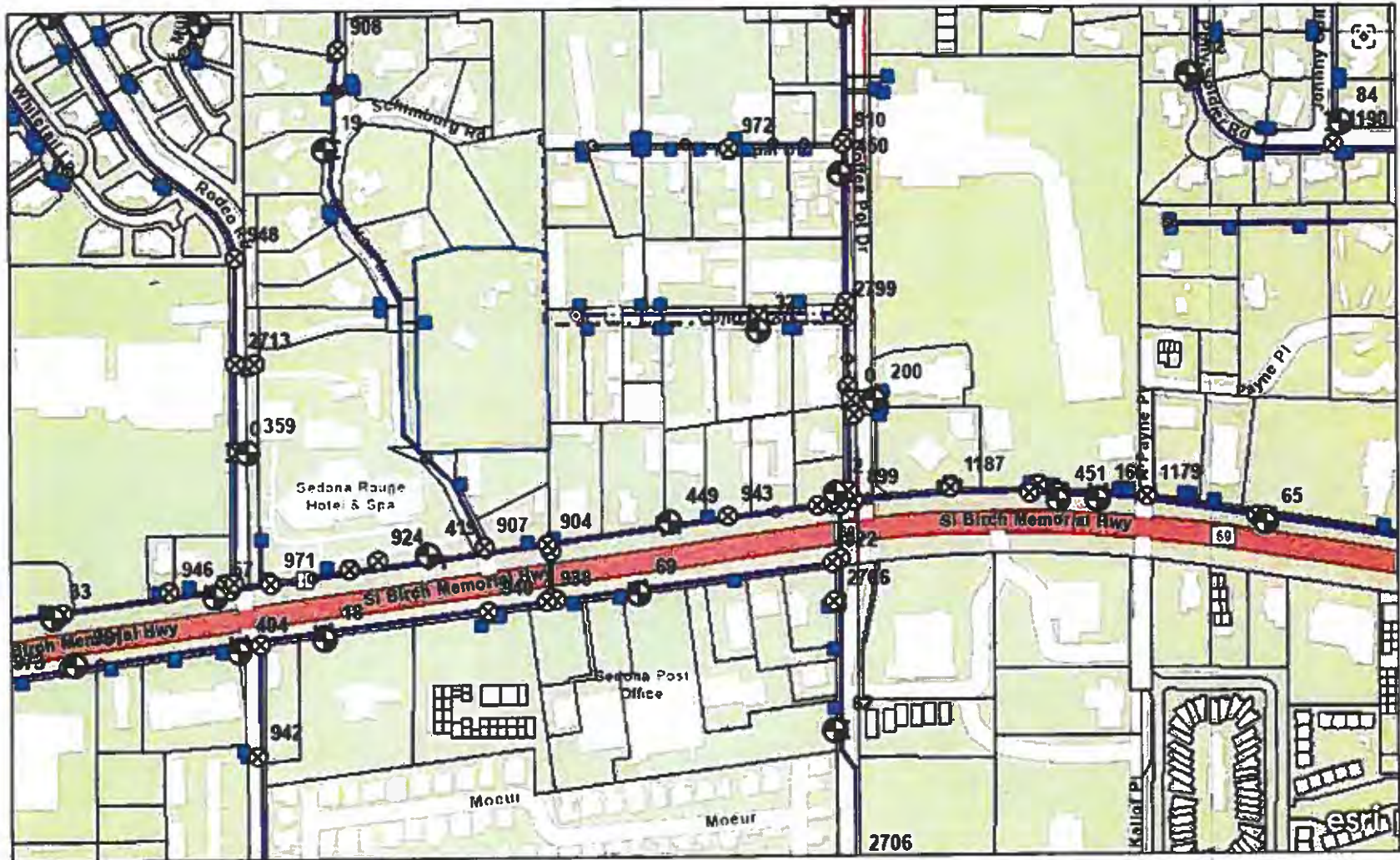
APN 408-24-069 60 GOODROW LN, SEDONA AZ



ITEMS ON MAP ARE NOT TO SCALE

Disclaimer: This map is for general reference only. It does not replace a land survey and Arizona Water Company does not guarantee its thematic or spatial accuracy.

APN 408-24-069 60 GOODROW LN, SEDONA AZ



ITEMS ON MAP ARE NOT TO SCALE

Disclaimer: This map is for general reference only. It does not replace a land survey and Arizona Water Company does not guarantee its thematic or spatial accuracy.



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

March 15, 2023

Dear Arizona Water Company,

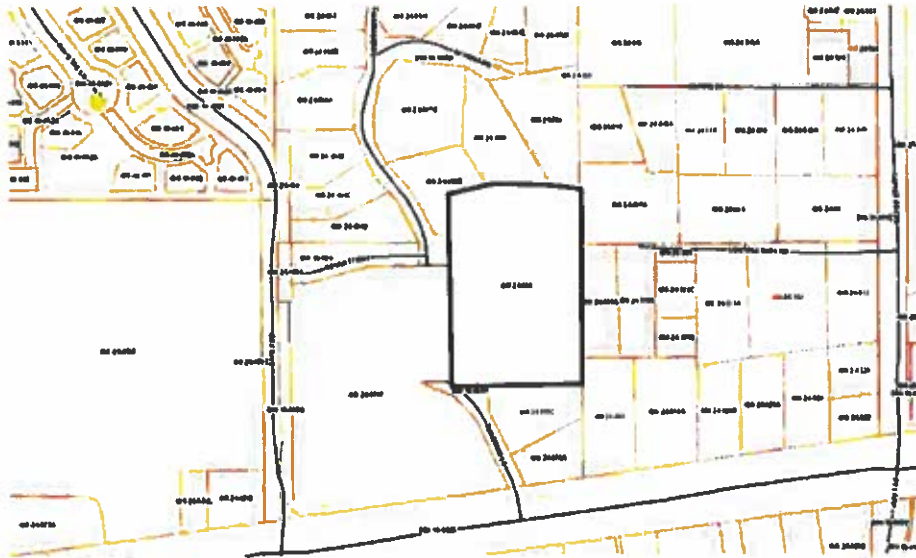
Sefton Engineering Consultants is planning to submit plans to the City of Sedona for the development of an apartment complex. This 2.84-acre parcel is addresses: 60 Goodrow Ln. Sedona. The parcel number is 408-24-069. As you are aware, a Letter of Serviceability is required from service providers. At your earliest convenience, will you please provide a Letter of Serviceability confirming that the above referenced project is in your service area.

Thank you in advance for your assistance.

Sincerely,

Luke A. Sefton, P.E.
President/Principle Engineer

Project No.: 220712



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



CenturyLink Engineering
135 W. Orion St. 1st Floor
Tempe, AZ 85283
BICS@Centurylink.com

May 15, 2023

Mr. David Nicollela
Sefton Engineering
40 Stutz Bearcat Dr
Sedona, AZ 86336

RE: Goodrow Lane Housing

Mr. Nicollela,

The above mentioned project is located in a parcel of land located in Section 11 Township 17N and Range 5E in Yavapai County.

In response to your "Service Availability" request for the above mentioned development located at the northeast corner of 89A and Rodeo Dr in Sedona, AZ this letter is to acknowledge that this subject property is within CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission, and may be examined at your local CenturyLink Business Office.

Sincerely,

A handwritten signature in cursive script that reads "Kathy Hadrich".

Kathy Hadrich
Sr. Manager Local Network Implementation
5025 N. Black Canyon Hwy
Phoenix, AZ 85015
602-630-5480
kathrine.hadrich@centurylink.com



May 5, 2023

To Whom It May Concern,

Will Serve Letter

60 Goodrow Ln (408-24-069) currently has a gas service in the northwest section of the property. There is also a gas main that borders the west property line, that is available for use if additional gas services are required.

If you have any more questions, please contact me at (928)203-1214.

Thank you,
Taylor Mathe

Construction Planner

UniSource Energy Services
500 S Willard Street
Cottonwood, AZ 86336
928-203-1295



PATRIOT

Disposal, Inc.

Jay Eby, CEO

July 31, 2023

To Luke Sefton,

Patriot Disposal Inc is able and willing to provide waste removal service for your new location for 60 Goodrow Ln Sedona AZ, 86336 parcel number: 408-24-069 .

The project is located in Sedona AZ. If we can provide you with any additional information to help your project run smoothly just let me know.

Thank you,

Kay Lopez
Regional Sales Manager
Patriot Disposal
928.775.9000 office
isales@patriotdisposal.com

