AGENDA

City of Sedona
Planning and Zoning Commission Meeting

4:30 PM | **Tuesday, October 18, 2022**

NOTICE:
Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, October 18, 2022, at 4:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: **www.SedonaAZ.gov**

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to kherbert@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
   a. September 6, 2022 (R)
   b. September 6, 2022 (SV)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. Update/discussion regarding the Community Plan Update.
6. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
   a. Public hearing/discussion/possible action regarding a request for a Preliminary Plat approval to subdivide approximately 6.5 acres into an 11-unit single family subdivision at 165 Golden Eagle Drive. The property is zoned Single Family Residential (RS-18) and is located south of W State Route 89A, south of Golden Eagle Drive and east of Carol Canyon Dr. **Case Number:** PZ20-00007 (SUB) **Applicant:** SEC, Inc.
   b. Public hearing/discussion/possible action regarding a request for a Preliminary Plat approval to subdivide approximately 3.3 acres into a 6-unit single family subdivision at 10 Sky Line Drive. The property is zoned Single Family Residential (RS-18) and is located southwest of the intersection of State Route 179 and Chapel Rd. **Case Number:** PZ21-00014 (SUB) **Applicant:** Sefton Engineering (Luke Sefton)
7. FUTURE MEETING DATES AND AGENDA ITEMS
   a. Tuesday, November 1, 2022
   b. Tuesday, November 15, 2022
8. EXECUTIVE SESSION

   If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

   a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
   b. Return to open session. Discussion/possible action on executive session items.
9. ADJOURNMENT

Physical Posting: October 13, 2022 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Agenda Item 6a:

Public hearing/discussion/possible action regarding a request for a Preliminary Plat approval to subdivide approximately 6.5 acres into an 11-unit single family subdivision at 165 Golden Eagle Drive. The property is zoned Single Family Residential (RS-18) and is located south of W State Route 89A, south of Golden Eagle Drive and east of Carol Canyon Dr. **Case Number:** PZ20-00007 (SUB) **Applicant:** SEC, Inc.

Meeting Materials Available at the following link:

https://www.sedonaaz.gov/home/showpublisheddocument/47861

Agenda Item 6b:

Public hearing/discussion/possible action regarding a request for a Preliminary Plat approval to subdivide approximately 3.3 acres into a 6-unit single family subdivision at 10 Sky Line Drive. The property is zoned Single Family Residential (RS-18) and is located southwest of the intersection of State Route 179 and Chapel Rd. **Case Number:** PZ21-00014 (SUB) **Applicant:** Sefton Engineering (Luke Sefton)

Meeting Materials Available at the following link:

https://www.sedonaaz.gov/home/showpublisheddocument/47863

Staff Report
PZ20-00007 (SUB)
The Refuge Subdivision
Summary Sheet

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Meeting Date:	October 18, 2022
Hearing Body:	Planning and Zoning Commission
Project Summary:	**11 unit single family house subdivision**
Action Requested:	Recommendation of Approval of Preliminary Plat
Staff Recommendation:	Recommendation of Approval, with conditions, of Preliminary Plat
Location:	165 Golden Eagle Drive
Parcel Number:	408-10-060B & C
Owner/Applicant:	Simno Holdings LLC (Chris Tortorello) PO Box 4449; Sedona, AZ 86340
Authorized Agent:	SEC, Inc. (Krishan Ginige) 825 Cove Parkway; Cottonwood, AZ 86326
Site Size:	± 6.47 acres
Community Plan Designation:	Single Family Low Density
Zoning:	RS-18 (Single-Family Residential), maximum density: 2 units per acre
Current Land Use:	Vacant

Surrounding Properties:

	Area Zoning	*Area Land Uses*
North:	RS-18	Residential
East:	RS-18	Residential, Thunderbird Hills South Unit 2 Subdivision
South:	CF, NF	City Wastewater Facility, National Forest
West:	RS-35	Residential, Settlers Rest and Keller Tract Subdivisions

Report Prepared By: Cari Meyer, Planning Manager

Attachments: **Page**

1. Aerial View & Vicinity Map 15
2. Application Materials[1]
   a. Application and Letter of Intent 17
   b. Citizen Participation Report 31

[1] Due to file size constraints, the following are not included in the packet, but can be reviewed online at https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/the-refuge-at-sedona: Letter of Authorization, Letters of Serviceability, Warranty Deed, ALTA Survey, and Engineering Reports (Road and Grading Plans, Water Plans, Sewer Plans, Geotechnical Evaluation Report, Preliminary Drainage Evaluation, Water Distribution System Design Report, Sewer Collection System Design Report, and Traffic Analysis)

c. Preliminary Plat 60
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SUBDIVISION AND PLATTING PROCESS

Platting procedures for new subdivisions are laid out in Land Development Code (LDC) Section 8.5 (Subdivision Procedures). The first step in the platting process is the Preliminary Plat (LDC Section 8.5.A). The purpose of the preliminary plat is to "provide a mechanism for the City to review an overall plan for a proposed subdivision to ensure compliance with this Code and the adequate provision of facilities and services in the City." (LDC Section 8.5.A(1)). Submittal requirements and review procedures for the platting process are contained in LDC Section 8.5.A(3): Application Submittal and Review Procedure and Administrative Manual Sections 1.1: General Application Submittal Requirements and 1.3: Subdivision Requirements.

For subdivision of more than 10 units, prior to beginning the preliminary plat process, a conceptual plat is required (LDC Section 8.5.A(3)b.1). The conceptual plat review for this subdivision was submitted in 2020, with the Planning and Zoning Commission holding a Conceptual Review Public Hearing on January 5, 2021.

After the completion of conceptual review, the applicant submitted documents for Preliminary Plat review in March 2021. Since the initial submittal, the applicant has continued to work to address outstanding Staff and public comments, with resubmittals in July 2021, January 2022, and July 2022. The Preliminary Plat is now being brought to the Planning and Zoning Commission for consideration and a recommendation to City Council.

After the Planning and Zoning Commission makes a recommendation to Council, Staff will schedule a public hearing with City Council, at which time the Council will approve, approve with conditions, or deny the Preliminary Plat. If the Council approves the Preliminary Plat, the applicant will submit a revised preliminary plat (if necessary) for Staff review, followed by the Final Plat for City Council review. The Commission's involvement in the platting/subdivision process ends after a recommendation on the Preliminary Plat has been forwarded to City Council.

PROJECT DESCRIPTION

The applicant is seeking approval of a Subdivision application to allow for an 11-unit single-family subdivision on approximately 6.46 acres (approximately 1.7 units per acre).

Subdivision of this site is permitted in accordance with the Land Development Code (LDC) requirements, including Article 2 (Zoning Districts), and Article 7 (Subdivision).

The proposal does not include review or approval of any new houses. If the plat is approved, review of single-family houses would occur through the City's building permit review process.

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The project site is two parcels of approximately 6.46 acres total.
- The property is in Yavapai County.
- The property is vacant.
- The property is not part of a subdivision.

- There is one point of access to the site from Golden Eagle Drive. The access point is unimproved.
- There is a City designated floodplain through the southwest corner of the site.
- There is a social trail through the site from the access point at Golden Eagle Drive at the north to the National Forest land to the south (Homee Trail).
- The existing vegetation consists of a mixture of mature trees and shrubs.

Zoning and Community Plan Designations

The site is designated Single Family Low Density (0.5 to 2 units per acre) in the Community Plan, zoned RS-18 (Single Family Residential) and is currently vacant. City and County records do not show that the property has ever been developed. The purpose of the RS-18 zoning district is:

> *"…to accommodate and preserve lower-density to medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between low- and medium-density residential to higher-density residential zoning districts.* LDC Section 2.4.A

The RS-18 zoning district (LDC Section 2.4.A) contains the property development standards that are used in the review of the proposed subdivision. These standards include the following:

- Minimum lot area: 18,000 square feet
- Minimum lot width: 100 feet
- Density: Maximum of 2 unit per 1 acre

In addition, the property development standards include lot coverage, setbacks, building heights, etc., that will guide the development of the proposed lots. Future buildings will be subject to the standards in place at the time of building permit submittal.

Current Proposal

The applicant first contacted City Staff in 2020 to discuss the proposed subdivision. The following is a timeline of the project to this point:

- October 2020: Applicant submitted for Conceptual Plat Review
  - This submittal proposed a cluster subdivision
- January 5, 2021: Planning and Zoning Commission Public Meeting, Conceptual Review
- March 2021: Applicant submitted for Preliminary Plat Review
  - A cluster subdivision, in line with the conceptual plat, was proposed.
- July 2021: Applicant resubmitted Preliminary Plat application
  - The applicant opted to change from a cluster subdivision to a traditional subdivision in response to public input.
- January 2022: Applicant resubmitted Preliminary Plat application
- July 2022: Applicant resubmitted final Preliminary Plat documents
- October 18, 2022: Planning and Zoning Commission Public Hearing, Preliminary Plat
- Future Dates TBD: This project will require a public hearing with the City Council for the Preliminary Plat and approval by the City Council for the Final Plat. Those meeting dates have not been determined.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A summary of their efforts is included in Attachment 2.b.
- Project documents submitted by the applicant were placed on the Projects and Proposals page of the Community Development Department website.
- Property owners within 300 feet of the subject properties were notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on September 30, 2022.
- All notices contain contact information or a way to submit comments. Written comments received by Staff are included as Attachment 4.
    - Many of the comments received during the Conceptual Plat review and early in the Preliminary Plat review were in regards to the proposed cluster subdivision. That concept is no longer being proposed and the current proposal is for a traditional subdivision.

REVIEWING AGENCY COMMENTS AND CONCERNS

The application materials were routed to all internal and external reviewing agencies for comments. Comments were received from the following agencies:

- City of Sedona Community Development
- City of Sedona Public Works
- Sedona Fire District
- Arizona Department of Transportation (ADOT)

All comments have been addressed by the applicant through resubmittal of the project documents, are included as recommended conditions of approval, or are requirements for future stages of the project (Final Plat, Building Permits).

DEVELOPMENT PROPOSAL

The applicant is proposing a new 11 lot single-family subdivision on approximately 6.46 acres. For the subdivision to be constructed, the following must be approved:

1. Subdivision (SUB) application for the subdivision layout (lots and streets)

A detailed description of the proposal was submitted by the applicant and is included in Attachment 2.a. A summary is included below.

Phasing

- The subdivision streets and infrastructure are proposed to be developed in a single phase. Development of the proposed lots would occur through the City's single-family home review process, which is an administrative process, conducted by City staff, and does not require Planning and Zoning Commission review or public input.

Subdivision Layout

- The subdivision provides one access point at the north end of the subdivision.
- The proposed road is a 36 foot wide private right-of-way that goes through the middle of the subdivision, with lots on each side of the road. The first approximately 150 feet of the street from Golden Eagle Drive is restricted to 24.3 feet in width due to property constraints.
- Separate properties (Tract A, B, C, and D) are proposed for the right-of-way and open space.

Sedona Land Development Code (LDC)

A comprehensive evaluation for compliance with all applicable sections of the Land Development Code was conducted and is outlined in Attachment 3 (Subdivision Checklist).

LDC Article 2: Zoning Districts

- Lots range in size from 18,080 square feet to 31,424 square feet.
    - The minimum lot size in this zoning district is 18,000 square feet.
- The overall density of the subdivision is 1.7 units per acre.
    - The maximum density in this zoning district is 2 units per acre.
- All lots have a minimum width of 100 feet
- The proposal is in compliance with applicable standards for the RS-18 zoning district.
- Future construction will be reviewed for compliance with RS-18 setbacks, heights, and other development standards.

LDC 7.3.C: Subdivision Standards, Lot Planning

- The proposed subdivision meets the zoning requirements for maximum density, minimum lot size and width, and lot layout.
- The City's Engineering Staff has reviewed the conceptual grading and drainage plans and will review the final plans for compliance with applicable requirements.
- A City-designated floodway and floodplain impacts lots 6, 10, and 11. Compliance with floodplain requirement will be reviewed when building permit applications are submitted for the properties.
    - The floodway most significantly impacts Lot 11, which, at 31,424 square feet is the largest lot in the subdivision, allowing for space to accommodate both the floodplain and a building envelope.
- LDC Section 7.3.C(4)b requires that subdivisions provide two access points "unless it can be shown to the satisfaction of the City Engineer that legal, topographical, and/or engineering constraints preclude such access." The proposal is for a single access subdivision.
    - There are no other rights-of-way adjacent to the parcel, all surrounding properties to the north, west, and east, are privately owned and access through them is not feasible. To the south is a forest service land and a City-owned parcel with a wastewater lift station that is accessed by a private easement across a separate parcel. Access through one of these parcels would not connect to another right-of-way.
    - A second access point is not legally feasible, and staff is supportive of the single access point for this subdivision.

LDC 7.3.D: Subdivision Standards, Sensitive Lands

- The property is impacted by a floodway in the southwest corner of the site as well as steep topography.
- The applicant explored doing a cluster subdivision for this property, but that configuration was not supported by the neighbors and the applicant opted to propose a traditional subdivision.
- The floodway most significantly impacts Lot 11, which is the largest lot in the subdivision, allowing for space to accommodate both the floodplain and a building envelope.
- The applicant has proposed a 10 foot wide trail rather than sidewalks on either side of the road, as allowed for in this code section.

LDC 7.3.E: Subdivision Standards, Block Layout

- This section is not applicable to this application.

LDC 7.3.F: Subdivision Standards, Street Design

- The GO! Sedona Plan includes a trail connection through this property, which is included as part of the plat.
- The streets have been designed to meet the minimum requirements, with the exception of the first 150 feet of the proposed street.
    - This section of road is limited in width due to the limited width of the access to the lot. The applicant has requested an exception for this section of the road. The property is 24.3' wide and the adjacent neighbors have denied granting an easement to widen the road. This section of road is straight, so no visibility issues are anticipated, and the road widens to the minimum width once there is sufficient property owned by the applicant.
    - The applicant is requesting that the sidewalk requirement be waived for the first 150' of Refuge Way, as the property is not wide enough to accommodate a sidewalk along with the street. As the section of the street without a sidewalk is limited in length and is straight, with no curves/blind spots, Staff is supportive of this request.
    - The applicant is requesting that a 10' wide shared use path on one side of the street be permitted in lieu of 5 foot sidewalks on both sides of the street. This request is also supported by the Hillside Development Area allowance (LDC Section 7.3.D(3)), which allows sidewalks to be replaced by trails or pathways.
    - Staff is supportive of these requests.

LDC 7.3.G: Subdivision Standards, Street Naming and Traffic Control Signs

- The applicant has proposed "Refuge Way" as the name of the new street. Final approval of street names will be done by the Public Works Department.

LDC 7.3.H: Subdivision Standards, Easement Planning

- The road is within its own tract, not an easement, and has sufficient width for all associated improvements.
- The plat provides for public pedestrian access to the adjacent National Forest Land.
- All other required easements have been provided.

LDC 7.3.I: Subdivision Standards, Reservation of Land for Public Use

- The plat shows a conceptual location of the pedestrian easement to the Forest Service land. No other land is proposed to be reserved for public use.

LDC 7.3.J: Subdivision Standards, Alternatives to Subdivision Standards

- While the applicant originally considered a cluster subdivision, the neighbors objected, and a traditional subdivision is being proposed.

REVIEW, COMMENTARY, AND ANALYSIS

The following is requested from the Planning and Zoning Commission at this time:

- **SUBDIVISION:** Review of Preliminary Plat, recommendation to City Council

Discussion

Land Development Code Findings: All Development Applications

All development applications are reviewed under LDC Article 8 (Administration and Procedures).

LDC Section 8.3 contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. LDC Section 8.3.E(5) contains the approval criteria applicable to all development, subdivision, and rezoning applications. These criteria are as follows:

B. Generally

1. Unless otherwise specified in this Code, City review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
2. The application may also be subject to additional review criteria specific to the type of application, as set forth in section 8.4 through 8.8.
3. If there is a conflict between the general review criteria in this section and the specific review criteria in section 8.4 through 8.8, the applicable review criteria in sections 8.4 through 8.8 control.

C. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Evaluation: *There are no previous approval that the current proposal would need to be consistent with.*

D. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Evaluation: *The proposal is consistent with the Single Family Low Density (0.5-2 units per acre) designation in the Community Plan and is generally consistent with other policies in the Community Plan. The proposal is not in conflict with any policies in the Community Plan.*

E. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *Based on Staff's initial evaluation, the proposed subdivision complies with all applicable Land Development Code Requirements, with the following exceptions requested:*

- *LDC Section 7.3.C(4)b: Only one access point for the subdivision is proposed. As outlined above and in the Subdivision Checklist, a second access point is infeasible due to legal*

constraints (all surrounding properties are privately owned or Forest Service land and there are no potential connection points to other rights-of-way).

- *LDC Section 7.3.F(4): The applicant is requesting an exception to the street width requirements for the first 150 feet of the proposed Refuge Way due to the limited width of the lot in this area. No visibility issues are anticipated, and the road widens to the standard minimum width once the property is wide enough to accommodate it.*
- *LDC Section 7.3.F(4): The applicant is requesting to construct a 10-foot wide shared use path on one side of the street rather than 5-foot sidewalks on both sides of the street. This request is supported by the Hillside Development Area allowance (LDC Section 7.3.D(3)).*

As outlined in the Development Proposal section of this Staff Report and the Subdivision Checklist, Staff is supportive of these requested modifications.

F. Minimizes Impacts on Adjoining Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *The applicant has submitted a Citizen Participation Report (included with Attachment 2.b). All public comments received are included as Attachment 4.*

The applicant originally proposed a cluster concept for this subdivision. Based on the feedback from the neighboring property owners, the applicant abandoned that concept and is instead proposing a traditional subdivision.

G. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Evaluation: *There are no intergovernmental agreement applicable to this application.*

H. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *The floodway in the southwest corner of the site has been taken into consideration when designing the plat and the lot most impacted (Lot 11) is oversized to account for the area within the floodway.*

I. Minimizes Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Staff Evaluation: *The applicant has paid all applicable fees associated with this application and will pay all fees associated with permits required for the proposed work. No adverse fiscal impacts to the City are anticipated because of this application.*

J. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Evaluation: *All applicable review and utility agencies have reviewed the proposal. On initial evaluation, the proposal appears to be consistent with the requirements of each agency. As applicable, a final review will be conducted during the permit review process.*

K. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Evaluation: *The proposal will construct a new road and connect to existing road systems. The applicant submitted a Traffic Analysis which concluded that the new subdivision would not generate enough traffic to need a fully traffic impact study and traffic from the new subdivision will have a less than significant effect on the capacity of any critical intersections. No additional studies or changes to existing road systems are required. The Public Works Department, Police Department, and Fire District have reviewed the proposed subdivision layout and have not brought up any concerns.*

L. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Evaluation: *All applicable agencies have reviewed the proposal and have determined that adequate public services exist for the proposed use. The property owner will be required to build the infrastructure required to service the 11 new single-family lots. As part of the development of the project, a new shared use path will be constructed along the new road.*

M. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

Staff Evaluation: *The project is proposed to be developed in a single phase.*

Land Development Code Findings: Subdivision Procedures (Preliminary Plat)

LDC Section 8.5.A contains the procedures and rules for Preliminary Plat applications. This section does not have any additional approval criteria.

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
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Staff Recommendation

Based on compliance with ordinance requirements as conditioned, general consistency with the Land Development Code and the requirements for approval of a preliminary plat, Staff recommends approval of the proposed subdivision/preliminary plat request as set forth in case number PZ20-00007 (SUB), The Refuge Subdivision, subject to applicable ordinance requirements and the attached conditions of approval listed at the end of this staff report.

Sample Motions for Commission Use

(Please note that the below motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval

I move to recommend to the Sedona City Council approval of the proposed Preliminary Plat as set forth in case number PZ20-00007 (SUB), The Refuge Subdivision, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.5 and satisfaction of the Subdivision findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

Alternative Motion for Denial

I move to recommend denial of case number PZ20-00007 (SUB) based on the following findings: (Please specify findings)

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov

As recommended by Staff, October 18, 2022

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the Preliminary Plat signed and dated July 8, 2022, grading and drainage plans, letter of intent dated July 11, 2022, and all other supporting documents, as reviewed, modified and approved by the Planning and Zoning Commission and City Council.
2. Preliminary Plat approval shall expire 24 months from the date approved by the City Council, subject to the following:
   i) It shall be the responsibility of the applicant to monitor elapsed time. (LDC Section 8.5.A(3)h.3)
3. Prior to City Council consideration of the Final Plat, the applicant shall satisfy the following conditions:
   i) The Final Plat shall meet all requirements of Land Development Code (LDC) and the Design Review, Engineering, and Administrative Manual (Manual).
   ii) The Final Plat shall show a precise location and width for the pedestrian access, connecting Golden Eagle Drive to the Coconino National Forest Boundary, and appropriate dedication language.
   iii) Sewer line easements for all existing and new sewer lines shall be shown on the Final Plat.
   iv) Drainage easements shall be provided to the satisfaction of the City Engineer and shall meet the minimum dimensions of the LDC and Manual.
      (1) Provide a Level II drainage easement across the whole width of Carrol Canyon Wash floodway.
   v) Provide the appropriate dedication language on the Plat. The dedication language shall be capitalized.
   vi) Street, curb, and gutter design shall be in compliance with the requirements of the LDC.
   vii) The Final Plat shall designate the location of any proposed subdivision sign and/or cluster mailbox, if proposed.
   viii) The applicant shall submit a Final Grading and Drainage Report for review and approval by the City Engineer.
   ix) Provide a Sewer Design Report.
   x) All requirements from the Sedona Fire District shall be met.
4. Prior to recording the Final Plat, the following shall be filed with the City Clerk (LDC Section 8.5.B(3)d.2):
   i) A Certificate of Approval of improvement plans signed by the City Engineer;
   ii) A copy of the executed agreement between the City and the applicant;
   iii) The letter of agreement with serving utilities; and
   iv) Financial assurance, cash, or letter of credit in an amount specified by the City Engineer and in a form acceptable to the City Attorney pursuant to LDC Section 8.5.B(3)d.3.
5. Prior to issuance of a grading or building permit, the following documents and details shall be provided to the City for review and approval:

i) Improvement plans and sewer plans shall meet all requirements of the Public Works Department and the Wastewater Department.

ii) For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (Manual 3.1.H(6)i).

iii) Applicant shall provide a Neighbor Contact and Response Plan. The plan shall define site signage, which shall include a hotline number.

iv) Provide utility construction details on plans.

v) Provide cut and fill earthwork quantities (in cu. yds.) for the project. If applicable, the applicant shall provide bond assurance, which meets the requirements of the City of Sedona, Land Development Code requirements, prior to issuance of a building permit.

vi) A copy of the ADEQ "Approval to Construct" Water Facilities and Wastewater Facilities shall be provided prior to construction.

vii) Provide construction details for concrete structures (walls, curb, etc.). Designs shall be in accordance with the submitted Geotech Report.

viii) Provide a striping & signing plan for the subdivision.

ix) Manholes over 8' in depth (only SS MH3,5,6) shall have a cover of 30" for confined spaces safety. Please annotate the 30" ring & cover on the plans for these manholes. Please include in notes

x) For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per Manual 3.1.G(1).

xi) Assurance bonds are required for all subdivision construction projects.

xii) Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of Manual Chapter 3.1.

xiii) Provide the Final Drainage Report.

xiv) Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5).

xv) Determine the need for a 404 permit from the Army Corps of Engineers for work in watercourse areas prior to disturbance of those areas.

xvi) No dumping of excavated material is allowed within city limits without prior authorization from the City of Sedona Engineering Department (Manual Section 3.2.D(10)).

xvii) The site plan, grading plan and landscape plans shall be carefully coordinated and any discrepancies resolved to the satisfaction of the Director of Community Development.

6. Upon completion of the infrastructure for the project and prior to release of the required financial assurances, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and the City Council, and the following conditions have been met:

i) All on-site improvements shall substantially conform to the plans on which the grading permit was issued.

ii) Applicant shall provide copies of all required testing to the Engineering Department.

iii) All new and existing utility lines shall be provided through underground installation.

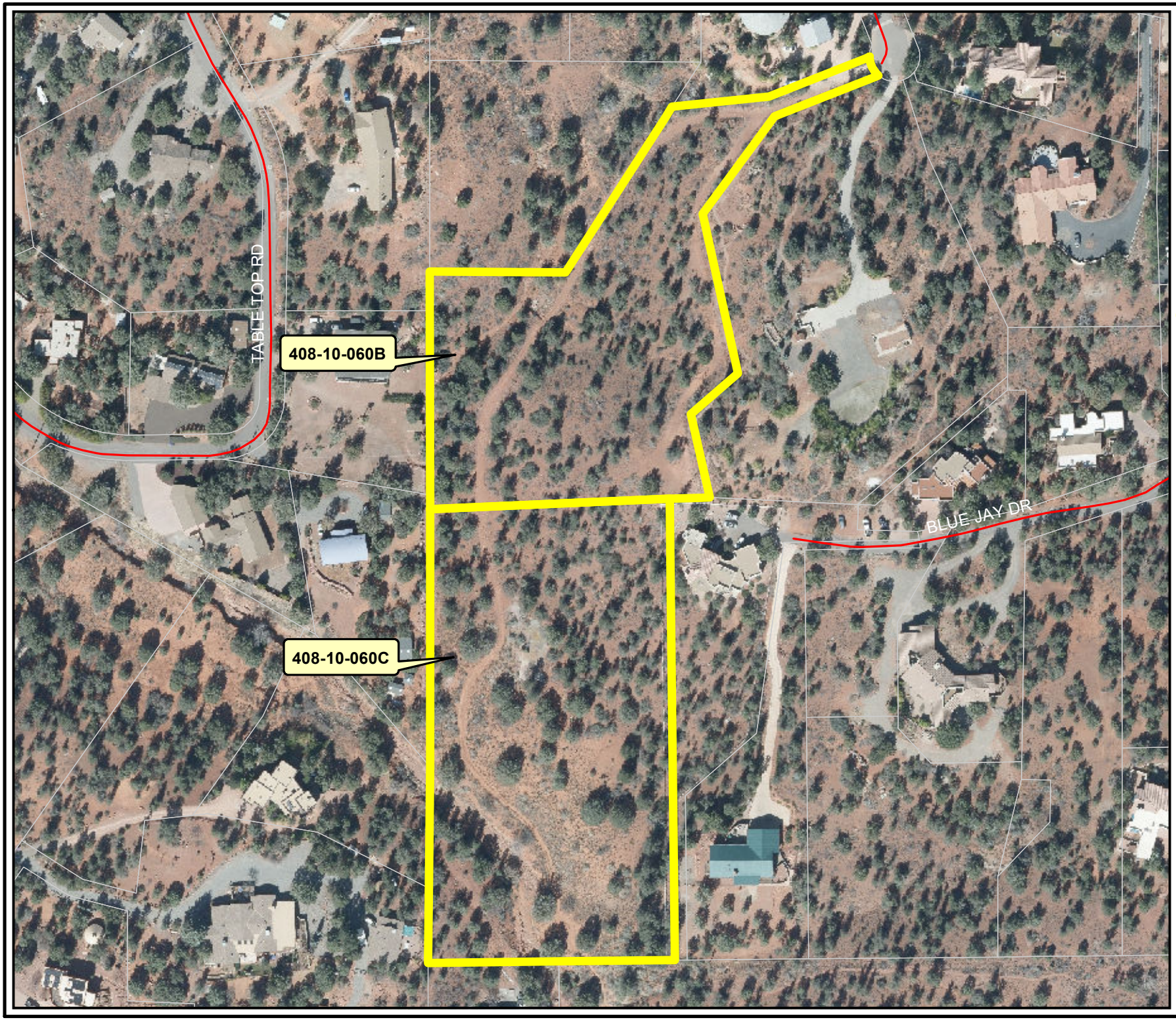
iv) All requirements of the Sedona Fire District shall have been satisfied.

v) As-builts shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.

vi) All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.

vii) Applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.

7. Within thirty days of approval of the Preliminary Plat, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Preliminary Plat approval.



Aerial View

Parcel
408-10-060B &
408-10-060C
The Refuge
at Sedona

Parcel
408-10-060B/C

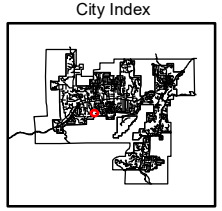
Parcel Boundary

Street Centerline

N

0 50 100 Feet

City Index



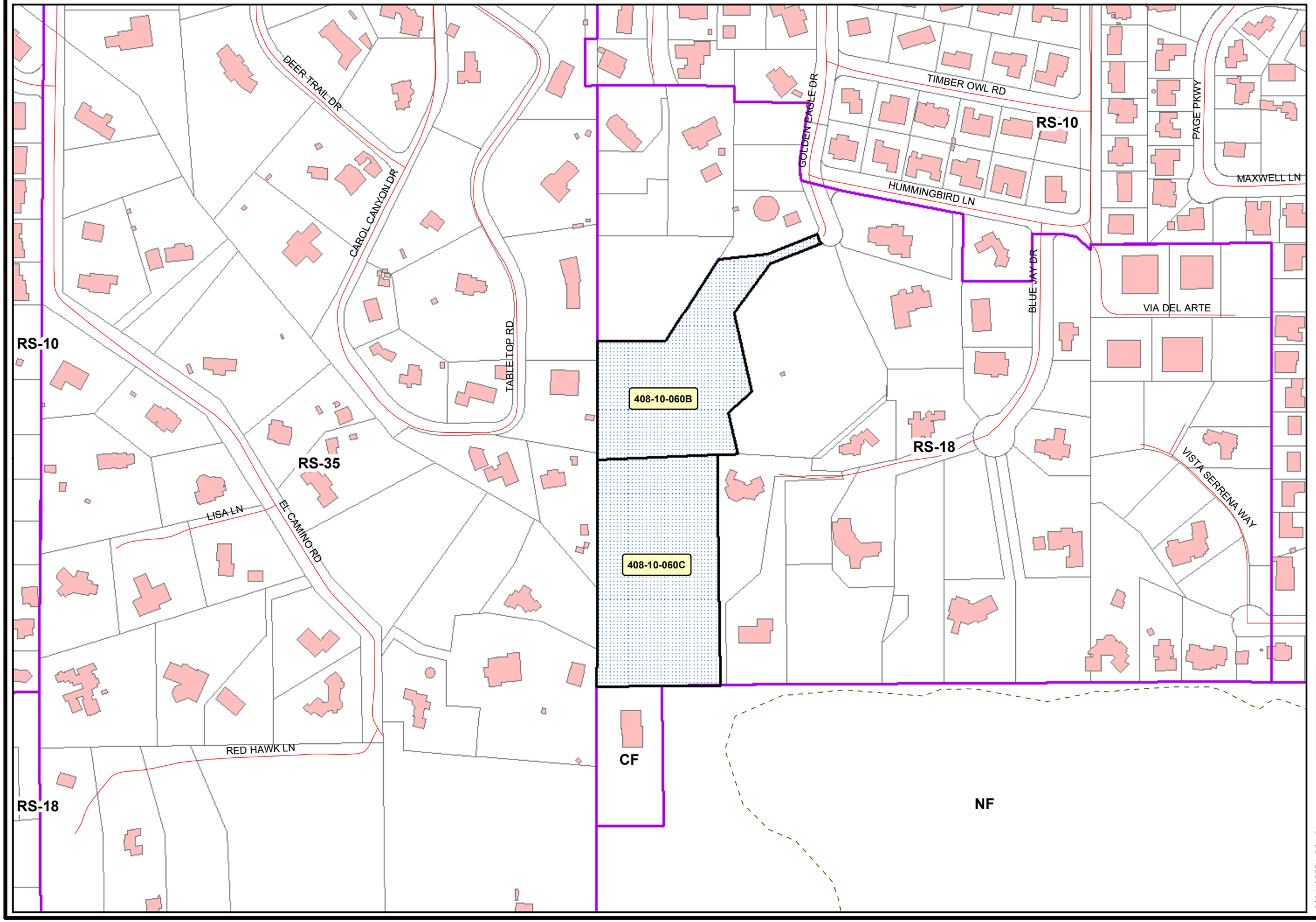
GIS, City of Sedona
10/14/2020
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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or rising from the information contained on this map.

Vicinity Map

Parcel
408-10-060B &
408-10-060C
The Refuge
at Sedona



Parcel
408-10-060B/C

Zoning Boundary

Building Footprint

Parcel Boundary

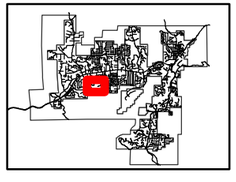
Trail

Street Centerline

N

0 70 140 Feet

City Index



GIS, City of Sedona
10/14/2020
g:/pubreq/projects/therefugeatsedona/mxds/408-10-060B_C_vicinity.mxd

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Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects

City Of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Application for (check all that apply):

❑ Conceptual Review ❑ Comprehensive Review ❑ Appeal ❑ Time Extension

❑ Community Plan Amendment ❑ Development Review ■ Subdivision
❑ Zone Change ❑ Conditional Use Permit ❑ Variance

Project Information	Project Name	The Refuge at Sedona		
	Project Address	165 Golden Eagle Drive, Sedona	Parcel No. (APN)	408-10-060B & 408-10-060C
	Primary Contact	Chris Tortorello	Primary Phone	(928) 300-7882
	Email	ctorel123@gmail.com	Alt. Phone	(928) 203-0365
	Address	P.O. Box 4449	City/State/ZIP	Sedona, Arizona 86340
Office Use Only	*Application No*		*Date Received*	
	Received by		*Fee Paid*	

Project Description	Preliminary Plat of 11 lot subdivision on parcels 408-10-060B & 408-10-060C

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.

Contact #1	Company	SEC, Inc.	Contact Name	Krishan Ginige
	Project Role	Land Planning/Engineering	Primary Phone	(928) 202-6310
	Email	kginige@sec-landmgt.com	Alt. Phone	(928) 634-5889
	Address	825 Cove Parkway	City/State/ZIP	Cottonwood, Arizona 86326
Contact #2	Company	SEC, Inc.	Contact Name	Melissa Detar
	Project Role	Admin Assistant	Primary Phone	(928) 340-4205
	Email	mdetar@sec-landmgt.com	Alt. Phone	
	Address	825 Cove Parkway	City/State/ZIP	Cottonwood, Arizona 86326
Contact #3	Company	Torel Building	Contact Name	Chris Tortorello
	Project Role	Developer	Primary Phone	(928) 300-7882
	Email	ctorel123@gmail.com	Alt. Phone	(928) 203-0365
	Address		City/State/ZIP	

City of Sedona
Department of Community Development
102 Roadrunner Drive
Sedona, Arizona 86336
July 11, 2022

Re: Letter of Intent for The Refuge at Sedona– Preliminary Plat Submittal

Project Team
Simno Holdings LLC– Developer
SEC, Inc. – Planning, Engineering and Surveying
Krishan Ginige (SEC, Inc.) – Authorized Agent (Applicant)

To whom it may concern:

Narrative & Letter of Intent
Simno Holdings LLC intends to develop vacant parcels 408-10-060B and 408-10-060C consisting of a rare 6.46 acres within the city of Sedona into an 11-lot subdivision named "The Refuge at Sedona." The Refuge is situated in the East half of the Northwest quarter of Section 14, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. Also, commonly described as found in the City of Sedona and situated at the southern end of Golden Eagle Drive. This development will be nestled between established residential homes and subdivisions with dramatic views of red sandstone cliffs.

The development's intent will be to give more residential housing opportunities that provide the essence of the Sedona experience. The Refuge will ensure harmony with the natural environment and provide pedestrian access to the National Forest promoting public health. The proposed development will consist of subdividing the property into 11 residential lots and 3 dedicated tracts for open space that will comfortably fit into the area in an orderly and harmonious design. With 49% of the City of Sedona comprised of National Forest and 31% Single Family Residential, designing 11 new residential lots to be platted in the city of Sedona has been challenging. In working with Southwestern Environmental Consultants we are excited to share with you our proposed preliminary plat.

The property is zoned Single-Family Residential (RS-18) and is surrounded on the North, East, and West sides by compatible residential RS-18 and RS-35 properties, as well as Coconino National Forest and City of Sedona-owned land at the southerly boundary. Refer to the Context Map for site orientation, information on adjoining properties, zoning information, land features, roads, trails, existing buildings, and similar information.

With both parcels zoned RS-18, the zoning is intended to accommodate low to medium-density single-family housing on a minimum lot size of 18,000 sq ft. The proposed development intends to provide a development that fits this exact zoning description. This allows for the best potential growth in currently established residential limits. This plan does not require a rezone to a higher density and is in keeping with the RS-18 zone.

The property Preliminary Plat proposes that the development will meet many standards in accordance with The Sedona Land Development Code and minimum subdivision standards for current zoning. Please refer site plan for site configuration, roads, pedestrian circulation details, existing site features, and geographical features such as Carroll Canyon wash.

Historic Structures

Near the center of the two parcels, concrete building pads can be found along with utility lines. Looking at the square nut hardware found protruding through the concrete, this structure may have been a residential structure built in the early to the mid-20th century. It will be responsibly demolished and moved prior to new home construction.



Access

Roads- The roadway (Refuge Way) will be a privately maintained road comprised of asphalt to geotechnical specifications with Maricopa thickened edge. Access to the proposed development is at the end of Golden Eagle Drive.

At the beginning of the proposed entrance, approximately 150 feet will consist of a 24.3-foot-wide right-of-way. This section of the road will consist of a road width of 18 feet and will include 2-foot shoulders.

Proceeding after the proposed entrance will be a 38-foot right-of-way, road width of 22', with no rolled curb or gutter and will accommodate a 10-foot pedestrian path along Refuge Way allowing access to the end of the cul-de-sac. (Please refer to the Site Plan for orientation and Road plans for details).

Drainage & Site

The topographic elevation changes from 4,355.63 at the North entrance to 4,294.53 at the Carroll Canyon Wash to the South of the property. The topographic configuration and the general flow pattern is from the Northeast to the Southwest direction. There is

an existing ditch along the West side of the property that is conveying the site sheet flows, as well as offsite drainage flows from the North and West. The ditch is flowing South towards Carroll Canyon Wash, which is at the South end of the development. The intent of this development is to provide uninterrupted conveyance to the existing West ditch.

Due to the proximity of Carroll Canyon Wash, it is assumed the time of concentration of the project is significantly small compared to the peak time of concentration of Carroll Canyon Wash. Therefore, no onsite detention/retention is proposed for the development. Refer to the preliminary drainage Memo for additional information. House development will follow the drainage mitigation and guidelines outlined by the City.

The sheet flow from the proposed house sites on the East will flow towards the main road. The drainage will be captured by a ditch that would run along the road. The ditch will be rip-rap protected. Refer to road plans for additional information.

Flood

Carroll Canyon Wash flows at the Southwest property corner. Based on the preliminary investigation and the available data the major flows are contained within the banks of the channel. No construction or modification within the active floodplain is anticipated for the road development, except for erosion protection. The impacts due to the sewer connection are minimal in nature. At the time of development of lot 11, engineered solutions are to be developed per State and City requirements.

Sensitive Land Review

Carroll Canyon wash is considered a sensitive land area of the project. The proposed subdivision infrastructure has very minimal impacts on the flow of the wash. A road drainage outlet/erosion protection, and sewer connections are the anticipated work impacting the wash. If lot 11 is developed, engineered solutions would need to be provided at the time of the lot development.

A significant area of the site is less than 15% slope with the remainder of the site extending up to 30% slope, and small areas exceeding 40%. Refer to the existing slope analysis exhibit. The site condition is common to the challenges faced in development in Sedona.

Utilities

Water- The project will be connected to Arizona Water Company public water system at Golden Eagle Drive. A mainline extension will be developed up to the cul-de-sac at the South end. Fire hydrants will be per ADEQ, Arizona Water Company, and Fire Department standards. The waterline will be submitted for ADEQ approval. Refer to preliminary water plans for additional details.

Sewer- A main sewer line will be located along the proposed road. All proposed residential units within the development will be connected to this main line. The mainline will be connected to the existing City sewer line, which is located at the southern boundary of the property. The project will coordinate with the City on the main tie-in location and requirements. Refer to preliminary sewer plans for additional details.

Electric/Telephone/Internet- Electric service will be provided through APS and the main distribution line will be located within the proposed road alignment. Telephone and internet services will follow a similar arrangement. Century Link will be the Telephone/internet provider and Patriot Disposal as the Solid Waste provider.

Landscape
There will be a gated entrance with a keypad set back from Golden Eagle Drive. There will be minimal landscaping at the entrance and the rest of the property, including open space, will maintain its natural scape.

Streetlighting
No street lighting is proposed for this development.

Emergency Services – The Sedona Police Department has provided a Letter of Service that is enclosed in this submittal. The letter states emergency services will service this address and the average response time would be approximately five minutes. Also, the President of the Subdivision's Homeowner's Association will keep emergency services informed of the access code for the private entrance gate.

Traffic
The applicant engaged in the services of Roundabouts & Traffic Engineering to provide a preliminary traffic analysis. It was found that the development's small size would not significantly impact the surrounding community. Please refer to Section 3 of this submittal for more detailed information from this report.

Requested Subdivision Ordinance Exceptions

LDC Section 7.3.F(2)B- We are requesting an exemption from the requirement to have a dedication for public right of way from Golden Eagle Drive into the subdivision. The access road within the Refuge will be for private residential use and contain a gate that only residents within the subdivision will have access to. Due to the fact, that the subdivision will only have this one access that dead ends, we see no reason to allow public vehicular traffic to travel within the subdivision. The developer is working to allow pedestrian foot traffic through to access Nation Forest Service land that is in accordance with the GO! Sedona Pathways plan.

LDC Section 7.3.F(4)A- We are requesting an exemption from the required 32-foot road width for the proposed entrance of approximately 150 feet. The developer has spoken personally to the adjacent property owners of APN's 408-10-061A and 408-10-096B requesting an easement on each property to further widen the access. Both adjacent property owners denied granting an easement to widen this development's primary access. The entrance will include a 24.3-foot-wide right-of-way, with proposed paved width of 18 feet and will include 2-foot shoulders. Proceeding after the proposed entrance will be a 38-foot right-of-way, with no rolled curb or gutter and will accommodate a 10-foot pedestrian path along Refuge Way allowing access to the

end of the cul-de-sac. (Please refer to the Site Plan). Private road operation and maintenance of the road will be the responsibility of the Owner/HOA.

LDC Section 7.3.F(5)- We are requesting that no sidewalks be required on either side of the roadway within the first 150 feet of road length where the existing right-of-way is limited to 24.3 feet. The remaining road length will have 10' wide multiuse path along Refuge Way allowing access to the end of the cul-de-sac. The roadway width is at its maximum width due to topography, engineering constraints, and other considerations not allowing for sidewalks on both sides of the roadway.

LDC Section 7.3 C(4)B- For subdivisions, at least two points of vehicular access into a proposed subdivision shall be provided, where feasible, unless it can be shown to the satisfaction of the City Engineer that legal, topographical, and/or engineering constraints preclude such access. For lot splits, shared common access shall be provided to the maximum extent practicable. The project is bounded by already developed lots and National Forest. There are no adjoining roads other than Golden Eagle Drive, which the project is connecting to (North). The practical connection for second access would have been to the South. However, Carroll Canyon Wash runs along the South boundary. Therefore, we request the requirement for a second access to be waived.

LDC Section 7.3 C(2)D- Flag lots and other irregularly shaped lots are discouraged in new and existing subdivisions. Not in compliance, the development is using the maximum amount of land available to create the highest density available to the current zoning district density standards. Also, the Carroll Canyon Wash has created difficulties in lot shape. Unfortunately, we are provided with four irregular-shaped lots.

LDC Section 7.3 D(1)B- The sensitive lands are protected through a cluster subdivision, pursuant to Section 7.3.J(2), *Cluster Subdivision*. Not in compliance, a cluster subdivision was previously proposed in March 2021 but received significant public pushback. A traditional subdivision is now being proposed due to public input, topography, setback standards, and engineering constraints.

Community of Sedona Goals The Refuge Will Meet

1. "*Grow only within currently established residential and commercial limits*" – Chapter 3 of the Sedona Community Plan. The Refuge will be developing the two vacant parcels to their max density in accordance with the currently assigned zoning.
2. "*Encourage diverse and affordable housing options*" - Chapter 3 of the Sedona Community Plan. By developing the two vacant parcels to the maximum available density per its zoning, the Refuge will be adding housing supply to a market with very high demand. The additional 11 residential lots could help ease the local housing price by creating more supply.
3. "*Ensure harmony between the build and natural environments*" - Chapter 3 of the Sedona Community Plan. The engineering and development will not affect the sensitive lands within the subdivision. Home construction will meet the City of

Sedona Site and Building Design standards to maintain the natural theme of the area.

4. "*Create mixed-use, walkable districts*." - Chapter 3 of the Sedona Community Plan. The developer plans to work with City Council in the implantation of the GO! Sedona Pathways Plan to allow for a pedestrian footpath to travel through the subdivision that will connect to the National Forest Service land south of the development. See the conceptual walking trail exhibit.
5. "*Create a more walkable and bikeable community*"- Chapter 4 of the Sedona Community Plan. The developer plans to work with City Council in the implantation of the GO! Sedona Pathways Plan to allow for a pedestrian footpath to travel through the subdivision that will connect to the National Forest Service land south of the development. See the conceptual walking trail exhibit.

Requested Land Development Code Meets & Exemptions

Sedona Land Development Code Article 7.3 Subdivision Standards Meets & Exemptions

7.3.B.

Minimum Standards

The standards in this article are minimum standards. The City may impose more restrictive standards when it finds that they are necessary to conform the design of a proposed subdivision to sound engineering or design standards or other standards in this Code, as well as the general vision and goals of the Sedona Community Plan.

7.3.C.

Lot Planning

The design and layout of lots shall be dependent upon topography, natural vegetation, soil conditions, drainage, street traffic, or other conditions. The following standards shall apply:

(1) *Number of Lots Created*

a. *Subdivision*

For a new subdivision, the number of lots created shall comply with the maximum density limits set forth for the applicable zoning district in Article 2: *Zoning Districts*. **In compliance**

b. *Lot Split*

For a lot split, the lots created shall comply with the maximum lot size limits set forth for the applicable zoning district in Article 2: *Zoning Districts*. **Not Applicable, we are not splitting lots we are developing a subdivision.**

(2) *Lot Size and Configuration*

a. Lot width, area, and building setbacks shall comply with the minimum requirements of this Code and shall be appropriate for the location and character of development proposed and for the type and extent of street and utility improvements being installed. Modifications may be granted pursuant to Section 8.8.B, *Minor Modification*. **In compliance**

b. Side lot lines shall be at right angles or radial to street lines, except where other terrain makes such design impractical. **In compliance**

c. Double frontage lots are discouraged in new subdivisions. **In compliance**

d. Flag lots and other irregularly shaped lots are discouraged in new and existing subdivisions. **Much consideration was taken when creating lots. Due to geographic constraints, we were not able to prevent irregular-shaped lots entirely.**

e. Corner lots may be required to be wider than interior lots to provide for setback requirements. **In compliance**

f. No lot shall be divided by a city, county, school district, or other taxing agency boundary. **Not Applicable, this subdivision is being created by a private developer.**

g. The construction envelope on a lot shall be determined by the setback requirements for the lot and the location of natural and/or topographic features such as drainage ways, rock outcrops, native vegetation, and trees. **In compliance**

(3) *Drainage*

Lots shall be designed and located to provide positive drainage away from all buildings, shall comply with the standards in Section 5.3, *Grading and Drainage*, and shall allow for the infiltration of storm water runoff to the maximum extent feasible. **In compliance**

(4) *Access*

a. Every residential lot shall abut a public or private street. Access to residential lots shall be from local streets except as specifically authorized by the Director and the City Engineer; and **In compliance**

b. For subdivisions, at least two points of vehicular access into a proposed subdivision shall be provided, where feasible, unless it can be shown to the satisfaction of the City Engineer that legal, topographical, and/or engineering constraints preclude such access. For lot splits, shared common access shall be provided to the maximum extent practicable. **Much consideration was taken when creating access. Due to geographic constraints, we were not able to provide secondary access.**

(5) ***Flag Lots***

a. Notwithstanding any other provision of this Code, if access is serving five lots or less (including the flag lot), the width of the flagpole portion of a flag-shaped lot shall be no less than: **Not Applicable, the development will have more than five lots.**

b. The length of the flag pole portion of the lot shall not exceed 300 feet and shall comply with all other standards and measurements of this Code and other regulating agencies. **In compliance**

c. Flag lots where the length of the flag pole portion exceeds 130 feet shall provide a permanent turnaround approved by the City Engineer and the Sedona Fire District. **In compliance**

(6) ***Modification of Construction Envelope*** **Not Applicable at this time. The developer has decided to provide vacant lots for future development.**

7.3.D.
Sensitive Lands

(1) ***Generally***

Development of lands that are subject to periodic inundation, subsidence of the earth's surface, high water table, or have difficult topography, unstable soils, or other natural or manmade hazards to life or property shall be avoided to the maximum extent practicable, unless it can be substantiated that:

a. The proposed lot configurations and sizes, grading and drainage techniques or other special development approaches are reasonable and necessary to

protect the public health, safety, or general welfare on any lands to be subdivided that are impacted by these characteristics. **In compliance**

b. The sensitive lands are protected through a cluster subdivision, pursuant to Section 7.3.J(2), *Cluster Subdivision*. **Pursuant to public feedback, topography, setbacks, and engineering constraints, the Refuge will not meet this requirement.**

c. The Council may approve subdivision of such land upon receipt of evidence from the City Engineer, the County Flood Control Districts, State and County Health Authorities, and other area Emergency Services Authorities that the construction of specific improvements can be expected to render the land suitable. Construction upon such land shall be prohibited until specified improvements have been planned and construction guaranteed. **In compliance**

(2) *Steep Slope and Ridgeline Development* **Not Applicable. The buildings will not be developed upon a ridgeline.**

(3) *Hillside Development Area* **Lots 3,4,7,8 & 11 of the proposed subdivision will have an average slope that exceeds 15%. Please refer to the Existing Hillside Slope Analysis exhibit for details.**

7.3.E.

Block Layout **Not Applicable, the land configuration will not allow for a residential block layout like described in the defined terms of the LDC.**

7.3.F.

Street Design

All public and private streets shall comply with the Engineering Standards Manual and the Sedona City Code, and shall comply with the following standards:

(1) *Conformance with Adopted Plans*

Whenever a tract to be subdivided is located within an area for which a CFA or Specific Area Plan has been approved by the City Council, the street arrangement shall conform substantially to this plan. **In compliance**

(2) *Coordination of Streets*

a. All new collector and local streets shall connect with surrounding streets at safe and convenient locations as required by the Director to allow convenient movement of traffic and reasonable access for emergency vehicles. **In compliance**

b. When connections to surrounding streets are proposed or required by the City, public right-of-way shall be dedicated and streets developed to existing paved rights-of-way. **Unable to provide public vehicular access because the subdivision is a dead-end road within in a private subdivision.**

c. Where there is no paved street between the subdivision and an existing paved street, an interim street, improved in accordance with local street standards, shall be constructed by the applicant for developments with densities in excess of one residential unit per two acres of land. **Not Applicable**

d. Whenever possible, proposed intersections along one side of a street shall coincide with existing or proposed intersections on the opposite side of such street. Where a centerline offset (jog) occurs at an intersection, the distance between centerlines of the intersecting streets shall be not less than required by the Engineering Standards Manual. **Not Applicable**

e. The street pattern shall not cause adjacent property to be landlocked nor prevent access to public land. **In compliance**

(3) ***Street Intersections***

a. Streets shall be arranged in relation to existing topography to produce streets of reasonable gradient to facilitate adequate drainage and to produce desirable lots of maximum utility. **In compliance**

b. Where a subdivision abuts or contains the right-of-way of a drainage way, a limited access highway or an irrigation ditch or abuts a commercial or industrial land use, the Director may require the location of a street approximately parallel to and on each side of this right-of-way at a distance suitable for appropriate use of the intervening land. This distance shall be determined with due regard for approach grades, drainage, bridges or future grade separations. **In compliance**

(4) ***Street Design Standards***

a. Streets shall be related appropriately to the expected use of the property. Minimum requirements for street right-of-way, pavement width, and other standards for public and private streets are set forth in the Engineering Standards Manual. **Much consideration was taken when creating access. Due to**

geographic constraints, we were not able to provide 32-foot-wide access for a portion of the roadway.

b. Other designs and materials may be required for the construction of streets, curbs, and sidewalks when, in the determination of the City Engineer, such methods would be more environmentally desirable or more in keeping with the design of the development or neighborhood. **In compliance**

c. Turnarounds shall be provided at the ends of cul-de-sacs and at elbows on one-way streets. Turnarounds shall meet the minimum requirements of the Sedona Fire District. **In compliance**

(5) ***Sidewalks***

Unless otherwise provided in this Code, sidewalks shall be provided by the developer and installed on both sides of all arterials, collector streets, and local streets (including loop lanes and cul-de-sacs), and within and along the frontage of all new development. Also see Section 5.4.H, *Pedestrian and Bicycle Circulation*. **In efforts to conserve more of the natural environment, topography, and engineering constraints sidewalks on both sides of the road is not achievable.**

7.3.G.
Street Naming and Traffic Control Signs

(1) ***Continuation of Existing Names***

The subdivider shall indicate the street name for public streets on the preliminary plat by projecting existing north-south and east-west street names that fall in alignment. Where no current streets are in alignment, the subdivider may propose a name subject to final approval by the City Engineer and City Council. **In compliance**

(2) ***Street Signage***

a. All streets in a subdivision shall be named and identified by signs installed at every street intersection. **In compliance**

b. These signs shall be standard street signs as indicated in the current edition of the Manual on Uniform Traffic Control Devices. **In compliance**

c. All traffic control signs, as well as street name signs, required in a subdivision shall be provided and installed by the City at the expense of the subdivider in

conformance with the current edition of the Manual on Uniform Traffic Control Devices and any relevant Arizona state supplements. **In compliance**

7.3.H.

Easement Planning

(1) Easements for utilities shall be provided as necessary to ensure the provision of services to each lot. The developer will provide to the Director written documentation of approval by the utilities with respect to easements. **In compliance**

(2) Areas dedicated for easements shall have sufficient width for roadway and other improvements, including roadway, drainage, utilities, pedestrian access with consideration of sidewalks, slope, landscaping, and consideration of bike lanes.

(3) Land within a public street or land within a utility easement for major power transmission (tower) lines or pipelines, or land within an access and/or ingress/egress easement, shall not be considered part of the minimum required lot area or lot width except where lots exceed one-half acre in area. This shall not be applicable to land involved in utility easements for distribution or service purposes. **In compliance**

(4) Drainage easements shall be provided to the satisfaction of the City Engineer and the County Flood Control District. Drainage easements shall be provided as required by the Engineering Standards Manual. Such easements shall not necessarily prohibit construction over drainage ways so long as required flows are maintained. **In compliance**

(5) Buildings above drainage easements shall be constructed such that the supporting foundation bridges the drainage easement and allows for removal and replacement of the drainage facility. **In compliance**

(6) Easements necessary to ensure nonmotorized access to adjacent public lands shall be provided to the satisfaction of the Director and the Forest Service. **In compliance**

(7) Trails and/or walkways may be required where essential for circulation or access to schools, playgrounds, shopping centers, transportation and other community facilities. Such trails and/or walkways may be used for utility purposes. [Ord. 2020-04 § 1, 9-8-20 (Res. 2020-16)]. **Not Applicable, this subdivision does not abut or provide a viable connection to schools, playgrounds, shopping centers, transportation and other community facilities.**

7.3.I.

Reservation of Land for Public Use

Land areas within a subdivision may be reserved for parks, trails, recreational facilities, and other public facilities including open space, drainage facilities, storm water facilities, and wastewater facilities; provided, that the reservations are in accordance with adopted specific plans and other goals, objectives and standards adopted by the City Council to ensure that City-identified amenities and community benefits are provided. **In compliance**

7.3.J.

Alternatives to Subdivision Standards **Not Applicable, the development will use a standard subdivision design.**

Project Review for LDC Section 8.3.E (5)

The proposed development is consistent with the LDC and other applicable regulations, with minimal impacts to surrounding properties, and in compliance with utility, improvement, road and traffic standards.

We request the approval of the preliminary Plat. Additional details and analysis would be developed at the time of final Plat and construction plans. Should you have any questions, or need any additional information, please contact me at (928) 634-5889 or kginige@sec-landmgt.com.

Sincerely,



G. Krishan Ginige PE, MS, CFM, President

SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

www.sec-landmgt.com
info@sec-landmgt.com

CORPORATE OFFICE:
20 STUTZ BEARCAT DRIVE # 6
SEDONA, ARIZONA 86336
(928) 282-7787

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889

ADDITIONAL LOCATIONS:
PRESCOTT, ARIZONA
COUNCIL, IDAHO

June 23, 2021

City of Sedona
Department of Community Development
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Citizen Review Process for The Refuge at Sedona

Project Team
Simno Holdings LLC– Developer
SEC, Inc. – Planning, Engineering and Surveying
Krishan Ginige (SEC, Inc.) – Authorized Agent (Applicant)

To whom it may concern:

Simno Holdings LLC has purchased parcels 408-10-060B & 408-10-060C consisting of 6.46 acres located within the City of Sedona and is situated at the end of Golden Eagle Drive. The proposed project will be a subdivision development consisting of eleven (11) residential lots.

Letters were circulated on January 22, 2021 to property owners within 300 feet of the project site and owner information was provided by the City. A citizen participation meeting was held on February 2, 2021 at 3pm onsite at 165 Golden Eagle Drive, Sedona. Please see the attached sign-in sheet as well City provided comments of the meeting.

Should you have any questions, or need any additional information, please contact Krishan Ginige at (928) 634-5889 or kginige@sec-landmgt.com.

Sincerely,

G. Krishan Ginige PE, MS, CFM

President

Hello, 1/22/21

My name is Chris Tortorello I am the President of "The Refuge" and Torel Homes. I have been building custom homes here in town for the past 24 years.

I would formally like to invite you to attend a neighborhood site meeting at the property (I am reaching out to you using mailing labels that were provided to me from the City of Sedona)

February 2nd at 3:00pm. ADDRESS: 165 GOLDEN EAGLE

In case you have not seen the "Letter of Intent" to develop the property, submitted to the City P & Z, I am including a copy.

While at the meeting feel free to take notes.
Also please were a mask or adhere to the 6' minimum social distancing while attending.

Best Regards,

Chris Tortorello,

President
"Torel Homes" and "The Refuge at Sedona"

REFUGE AT SEDONA

NEIGHBORHOOD SITE MEETING
TOREL HOMES/SOUTHWESTERN ENVIRONMENTAL CONSULTANTS, INC.
TUESDAY ~ FEBRUARY 2, 2021 ~ 3 P.M.

PLEASE SIGN IN

NAME	ADDRESS	E-MAIL
Dr. Rolf Elschner	125 Golden Eagle Dr.	
LINDSAY McCONNELL	250 TABLE TOP RD	
CINDY "	" " " "	
JON + Stefanie Spera	550 El CAmino Road	JONmspera@icloud.com
Rebecca Tonk	125 Golden Eagle Dr.	
Connie Barnhart	230 Table Top Rd	crb0514@gmail
KEITH BARNHART	"	KGBNPC@GMAIL.COM
Maryann Livingstone	195 CANYON VIEW DR.	Maryannsedona54@gmail.com
Carl Dalio	210 Table Top Rd	carldalioart@gmail.com
LINDA HENRY	210 TABLE TOP RD	"
Debra L Rinaldo	170 Table Top Rd.	LadyDebralynn@aol.com
Steven Rives	170 Table Top Rd	GREYWOLF20@CAMERON
Tammy Riordan	548 El Camino Rd.	tammarathoner@yahoo.com
Mark Riordan	548 El Camino Rd	riordan@rocketmail.com
DONNA WILSON	2710 PRAIRIE FALCON	blonddog64@GMAIL
Jon Kerchner	435 Carol Canyon	JonKerchner@gmail.com
Patti Lamb	2550 Timber Oak Rd	pattiWay55@gmail.com

PZ20-00007 (SUB)

Beau Leland <beauleland@yahoo.com>

Mon 12/21/2020 2:31 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Ms. Meyer,

Please do everything in your power to prevent Mr. Tortorello from building any more housing in the town of Sedona. The City Council has allowed overbuilding, which has led to an exponential growth in traffic and an increase in crime. We do not want this trend to continue! I believe that future building permits should be limited to one-acre lots or larger. Please stop turning our once peaceful town into an unwanted overcrowded city.

Thank you,
Beau Leland
210 W. Hummingbird Lane
Sedona, AZ 96336

The Refuge at Sedona conceptual plan review

akpbuff <akpbuff@aol.com>

Wed 12/23/2020 8:54 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

I am a homeowner on the corner of Golden Eagle and Hummingbird Lane. As such I use the access to the national forest on an almost daily basis to hike, mountain bike and to walk my dog. From my front porch I see multitudes of my neighbors doing the same thing.

I can see the plat includes what is shown as a pedestrian access trail through the property. I am relieved. I would add that this access trail should remain and become a requirement for this development AND that it be sufficient to allow multiple users including bikes and pet . If a sufficient trail is included i would not object personally to this development . However. At the same time my feeling is that larger lots, of .50 acres minimum and closer to .75 acres would be more consistent with the immediate neighbors. Thank you for the opportunity to comment.

Andrew Pierce
220 W Hummingbird Lane
Sedona, AZ 86336

Sent from my Verizon, Samsung Galaxy smartphone

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Wed 12/23/2020 11:58 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	12/23/2020 11:57 a.m.
Response #:	155
Submitter ID:	2209
IP address:	192.173.6.58
Time to complete:	16 min. , 17 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   I take exception to the statement in the LOI that "There are no anticipated traffic impacts." The only access point to the development is proposed at the end of the Golden Eagle Drive cul-de-sac. There are 3 residential driveways on the cul-de-sac so current traffic is very low. In addition, the surrounding neighborhood traffic is almost entirely residential traffic. To reach the proposed site, construction traffic will have to pass through at least 0.5 miles of neighborhood streets. The construction equipment needed for the site grading alone will significantly impact resident traffic in the area. In the interest of neighborhood safety, I request that a traffic impact study and traffic control plan be submitted prior to project approval.

   The development and construction will also significantly impact access to the Carroll Canyon trail network by residents. This access point is used almost entirely by City residents. Limiting access will drive more people to already overcrowded trailheads. Pedestrian access through the construction and development phases should be a priority to the City.

3. **Your contact information**

Name:	Taylor Pierce
Mailing Address:	220 W Hummingbird Ln
E-mail:	tp.asu30@gmail.com

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

   (o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 12/28/2020 2:41 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	12/28/2020 2:41 p.m.
Response #:	156
Submitter ID:	2210
IP address:	162.18.172.11
Time to complete:	11 min. , 42 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge

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

   My vision after the creation of the Refuge project is 6 new resident households welcomed to our neighborhood, the Homee Trail access remaining a valued feature of our neighborhood, and neighborhood egress being improved via a connection to El Camino Rd.

   I recommend the lot size be limited to a minimum of 1 acre. The lot sizes in the proposed development are inconsistent with the current lot sizes in the neighborhood immediately surrounding the development. The average lot size of the 9 properties contiguous to the development is 1.42 acres. The currently proposed development average lot size is only .31 acres. I recommend the lot size be limited to a minimum of 1 acre.

   I recommend the Refuge have an HOA rule restricting short-term rentals to 6 months. I believe residents are stake-holders who share common values such as long-term harmonious relationships with neighbors and a concern for the environment. I believe nightly renters can have short-term motivations which can detract from the community of a neighborhood. I recommend the Refuge have HOA rules restricting short-term rentals to 6 months.

   I recommend the proposed new access road into the Refuge also connect to El Camino Rd. Our neighborhood currently suffers from difficult "left-turn" access to 89a from either Thunderbird Dr. or Stutz Bearcat Dr. A connection to El Camino Rd. would give us access to the traffic light at Arroyo Pinon Dr./Dry Creek Rd. Perhaps this new connection road can utilize the property 408-28-343 which is owned by the City of Sedona. It would be acceptable to limit this new road connection to egress-only (one way automobile traffic). I personally can envision using this proposed inter-neighborhood connection as a safe bike route to the Public Library and a nice car option when desiring route 89a westerly access on a busy weekend. I recommend the proposed new road into the Refuge also connect to El Camino Rd.

   The 3 suggestions enabling this vision are: the subdivided lot size be limited to a minimum of 1 acre, the new development has an HOA rule restricting rentals to 6 month minimum, and the proposed new road into the Refuge also connect to El Camino Rd. Thank you for considering this vision while planning the Refuge.

3. **Your contact information**

Name:	chris turner
Mailing Address:	111 BLUE JAY DR
E-mail:	cturner@illinoisalumni.org

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 1/3/2021 11:32 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/03/2021 11:31 a.m.
Response #:	157
Submitter ID:	2212
IP address:	184.53.16.159
Time to complete:	29 min. , 26 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   The homeowners of Thunderbird Hills South Unit 2 have a number of concerns regarding the project, Refuge at Sedona. We recognize the right of property owners to develop their land but would like to see it in keeping with the surrounding area.

   The number of dwelling units/acre for the development meet the existing RS-18 Zoning code; the density (size) of the lots is consistent with the Cluster Subdivision standard. The average size is approximately 0.31 acre. None of the lots is 0.5 acre or more. Four lots are 0.25 acre or less, leaving 8 lots under 0.5 acre. This density is significantly higher than the surrounding properties.

   The Setbacks depicted on the site plan do not meet RS-18 Code or even RS-10 code. Of particular concern to the homeowners of Thunderbird Hills South Unit 2 is the 10-foot setback along the eastern side of the property which abuts Thunderbird Hills South Unit 2 lots. The standard rear setback for RS-18 is 25 feet. The 10-foot setback proposed not only does not meet the RS-18 standard or the RS-10 standard. The remaining setbacks also do not meet the RS-18 standard. As far as we have been able to tell, the RS-18 setback standard would still apply to a Cluster Subdivision. The only individual lot standard (minimum) for a Cluster subdivision is a lot width of 25 Feet (Article 2.J.2.C of LDC); otherwise the Cluster standard refers to the basic RS-18 code.

   Are the proposed roadway and driveways sufficiently wide to accommodate the residential traffic as well as fire and other emergency vehicles?

   Are there any plans for a home-owners association with prohibition of short-term rentals? What other CC&Rs are proposed, if any? What are the proposed sizes of the homes? Will they be big houses on small lots? Will they be 1 or 2 stories.

   We applaud the retention of the Forest Service access and trail through the development. Will this be restricted to

pedestrians only or could it also be utilized by bicyclists or equestrians as both can currently use the existing trail? Will motorized bicycles be restricted? Who will be responsible for maintenance of the public walking trail? Will there be a fence or wall separating the residential lots from the public trail area?

Can we assume there will be fire hydrants closer than the Hummingbird/Golden Eagle intersection?

Will Electric, telephone and internet utilities be underground?

There is great concern regarding the increase in traffic on Golden Eagle and Thunderbird, especially as Thunderbird exits on to SR 89A. The exit from Thunderbird on to SR 89A South is hazardous. This hazard will increase with increased traffic. The closest traffic signal for left turns on to 89A South is at Shelby. Left turns at the Andante signal must be made through private property (Golden Goose Restaurant Parking Lot). Will there be improved safety signage at the intersections along Golden Eagle and Thunderbird?

Ellen White, Chairperson, Thunderbird Hills Unit South Building Committee
Barbara Braun-Adler
Myron Adler
Julie Kenyon
Kern Kenyon
Marion Levine-Van Rooy
Mel Levine
Marc Maddux

3. **Your contact information**

Name:	Barbara J. Braun-Adler
Mailing Address:	165 Blue Jay Drive, Sedona, AZ 86336
E-mail:	bbraun4@gmail.com

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

(o) Yes

Thank you,
City of Sedona

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January 5 meeting

Maryann Livingstone <maryann.lastingbeauty@gmail.com>

Sun 1/3/2021 2:52 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Cris Kallas <nancy.kallas@gmail.com>; kgbnpc@gmail.com <kgbnpc@gmail.com>; David Castellvi <gdavidc@gmail.com>; jonmspera@icloud.com <jonmspera@icloud.com>; sufalat@gmail.com <sufalat@gmail.com>; flagstaffrich@gmail.com <flagstaffrich@gmail.com>; Jim Devore <jimdevore@npgcable.com>; blonddog94@gmail.com <blonddog94@gmail.com>; bbraun4@gmail.com <bbraun4@gmail.com>

Concerning Sedona Refuge property proposal.

I am one of the hundreds of citizens concerned with the density of this project and the impact to our neighborhood and wildlife. I am also secretary of the Thunderbird Hills committee. I hold a deed, dated in 1965 that states the said property is in our subdivision and subject to our CCRs. I would be happy to provide a copy of this document if needed.
Please consider all our concerns.

Fwd: Comment on Refuge at Sedona

Marguerite Chaikin <pchaikin@icloud.com>
Mon 1/4/2021 9:02 AM
To: Cari Meyer <CMeyer@sedonaaz.gov>

Thank you for the opportunity to comment on the proposed subdivision, Refuge at Sedona. We live on Blue Jay Drive and have some concerns and suggestions..

1.**Neighborhood Traffic**: While the new subdivision is compliant with allowed density, it is not compatible with what exists on adjoining properties. The new density will increase neighborhood traffic and traffic attempting to enter 89A at Thunderbird where a left turn is almost impossible. We hope the Traffic Analysis Report will address this.

2. **Trail Parking**: As frequent users of the NFS trail system throughout Sedona, we are aware of the problems some residents experience due to parking for trail access on residential streets. This access on Golden Eagle needs to be evaluated. This is a short residential cal de sac. Please review the problem with Back O Beyond trail parking, which could very well happen in on Golden Eagle if the trail is on maps and apps.
Will parking be on the cal de sac at parcel C?

3. **Road quality**: The City has requested rolled curbs, and sidewalks to assure lasting road quality. With the narrowness of the entry it will be impossible for the city to adopt this road system in the future. Private roadways that are not maintained cause problems for the city and safety for residents. Consider the private portion of Shelby/Sunset which has not been maintained. If this is to be maintained by the HOA, then that arrangement needs to be finalized to assure maintenance and top quality construction needs to be front loaded. A sidewalk on one side of the road worlds well on Thunder Mt and can work here.

4. **Pathway use, Gates**: According to the existing plan this will be a gated community. Who will the pathway serve if this is a gated community? Will it be open to the public for bikes, horses and pedestrians? How does a gated subdivision serve the goals of community building in Sedona?
Will the developer consider not gating?

5. **Protection of Carol Canyon and Oak Creek water**: How will Carol Canyon and Oak Creek be protected from run off due to car washing, pesticide use and other harmful products that will be generated and passed into the ditch? The existing ditch is eroded enough to indicate periods of considerable flow. Sheet flow is one thing, street flow is another.
The run off from built environment (roofs, roads, driveways) will be increased over that of existing permeable landscape. Adding rip wrap to the existing drainage doesn't solve the problem, it will just speed the run off along, while not allowing for much filtration. The increased density and impermeable surface area should require a onsite retention area for run off, not just the existing ditch.

6: **HOA restrictions**: Will the Owner/HOA stipulate that there be no short term rentals, no car washing in the development? Short term rental restrictions will help the neighborhood manage the proposed growth. It is commendable that this is infill building in Sedona to provide needed housing. It will be destructive to add more short term rentals to our fragile community structure.

7. **Safe secondary street access**: Would the City consider a secondary route through city property at El Camino? The City could then provide for trail parking on the city lot.

Peggy Chaikin
115 Blue Jay Dr,
Sedona

Case PZ20-00007 (SUB)

Celeste Y <celeste.york@yahoo.com>

Mon 1/4/2021 11:41 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hi,

We live in Thunderbird Hills and will be affected by this proposed development.

Would you provide the following information about case number PZ20-00007 (SUB) and any additional case numbers related to it?

1) What type of housing is planned?
2) HOA or CCR's?
3) Gated or non-gated community?
4) Zoning. Will businesses be allowed?
5)Easements for locals to continue using existing trails?
6) Plans to protect wildlife?
7) Plans to address noise and heavy construction affecting the neighborhoods current infrastructure?
8)Will there be a public park?
9) What other properties has this developer built in Sedona.

I would like these topics to be addressed at the Public Hearing.

Thank you,
Celeste York
2700 Prairie Falcon Drive

Sent from my iPhone

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 1/4/2021 4:07 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/04/2021 4:07 p.m.
Response #:	160
Submitter ID:	2215
IP address:	24.156.93.18
Time to complete:	52 min. , 52 sec.

Survey Details

Page 1

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

1. **Project Name:**
   PZ20-00007 (SUB)

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

   I am the owner of 125 Golden Eagle Dr., which is one of the 2 lots at the entrance of the planned subdivision .
   Some of my concerns are specific to the lot:
   Will I have access to it from the newly created access road especially to the back of my property.
   That no tree from my property gets cut.
   The slope of the proposed drive way may lead to a 4 to 6 foot drop along the property line. How will the the drop off be handled ?

   The other concerns are probably valid for many of my neighbors.

   One questions is why were the lots "downgraded " to RS -18 by the city. Can the city do that without involving affected property owners?

   My main concerns is the intent to build a Cluster Subdivision with very small lot sizes and were some setbacks are only 10 feet. This makes some of the lots more like RS-10 lots.
   I am concerned that this will lead to a real degraded value of those properties(and ours) and my be used just for short term rental like Air B&B.
   This is a real problem starting in our neighborhood . For example 2 houses across the street sold recently in no time . Now they are used for Air B&B with sometimes 3 to4 parties staying there at the same time because they have enough bedrooms for that.

3. **Your contact information**

Name:	Rolf Elschner
Mailing Address:	125 Golden Eagle Dr.
E-mail:	aware@panara.net

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 1/4/2021 3:19 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/04/2021 3:19 p.m.
Response #:	159
Submitter ID:	2214
IP address:	2600:1011:b154:fca2:8db:1b6e:ed93:1e8f
Time to complete:	8 min. , 4 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Refuge/Chris Tortorello project

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

   My concerns are the increased house density & traffic, sewer capacity & water use.
   My idea is simply, fewer houses built on the 6.47 acres.

3. **Your contact information**

Name:	Donna Wilson
Mailing Address:	2710 Prairie Falcon Dr
E-mail:	blonddog94@gmail.com

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

   (o) Yes

Thank you,
City of Sedona

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PO Box 4393
Sedona, AZ 86340
January 4, 2021

Cari Meyer, Senior Planner
City of Sedona

sent via E-Mail on January 24, 2021
CMeyer@sedonaaz.gov

RE: The Refuge at Sedona
165 Golden Eagle Drive
408-10-060B and C

Dear Cari and members of the Sedona P&Z Commission,

I am the Broker of Verde Valley Properties, and have worked as a real estate Broker in the Sedona Verde Valley area since 1987. I currently reside at my home at 115 Blue Jay Drive, in the vicinity of the proposed subdivision.

Although I generally support in-fill development projects, I do have concerns about the access road to this proposed subdivision.

If these parcels were part of the Thunderbird Hills subdivision, they would be considered "flag lots", with a narrow driveway to provide access from a public street. Under these circumstances the width of this "flag pole" driveway access would be sufficient for a single-family residence.

If the City approved a three lot "lot split", perhaps this narrow access driveway would also be acceptable.

But to accept this narrow 24 foot-wide access road, without room for emergency pull offs, for a 12-lot subdivision would be a traffic and safety hazard to all future homeowners in the proposed subdivision and adjoining Thunderbird Hills properties.

The developers should acquire the additional land required to meet the minimum city standards for public easement and paved roadway width to allow for emergency access, emergency shoulder pull offs, and to ease the traffic congestion that will impact the quiet end of the road cul-de-sac of Golden Eagle Drive.

Thank you
Hank Chaikin, Broker
Verde Valley Properties

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Tue 1/5/2021 12:47 AM
To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 12:47 a.m.
Response #:	161
Submitter ID:	2216
IP address:	47.215.237.80
Time to complete:	26 min. , 41 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

I'm one of many concerned residents that live near the proposed development, " Refuge at Sedona", who has numerous concerns about this gated community being built. Building it will destroy a wide ravine & wild landscape where hikers, bikers, dog walkers, horse riders & wildlife use to access the National Forest. The new gated, cluster subdivision of small houses on small lots, will not represent or blend in to the rural lifestyle & unique homes built on large lots, that surrounding residents have lived in for decades.
A planned asphalt road & entrance gate will be disruptive, noisy & busy, as residents, or potential air b & b visitors, use it at all hours. This project will take away easy 24/7 access to the forest & force people to go through a gate onto a "pedestrian" path, through or next to house & whose description, doesn't address & if hours or restrictions will apply.
This is a very quiet, area where noises carry, so the lengthy construction of streets, utility lines, sewers, drainage ditches & finally, the homes, will be detrimental to the health, serenity & quality of life that adjacent residents have come to know & enjoy. Settlers Rest, where I live, backs up to this new site & my bedroom is directly opposite of the proposed entrance gate. I'm concerned about the view right into my bedroom from those pulling into the gate, which no other house will deal with, & wouldn't be an issue if the gate was on the Southern Side, where there's more space. I'm disabled & in bed most of the time, so I hope the personal, physical & emotional impact & these public comments are seriously taken into account. My neighborhood was built by my neighbor in the 50s, as a rural, wide spread subdivision of large houses on 1 acre + lots, with space for horses, wildlife access, away from busy uptown & grid neighborhoods to the north of 89A. Home buyers had to request easements, off main roads or neighbors, & kept many of them, natural, unlike the Refuge's planned paved road/entrance.
The new road will add more vehicles to Golden Eagle Drive, an area targeted by the city for a connector road to relieve congestion & take residents off of 89A. That project was tabled until homeowners agreed, & now, we're faced with a larger, more destructive project that refutes & contradicts the purpose for a connector road by doing the opposite, potentially causing more back ups, accidents & traffic jams leading to & exiting onto 89A.
It's another case of forcing residents to sacrifice their peace of mind, quiet, slow rural way of life & home values, for another disruptive & rushed project that will harm the many who've lived in & supported this community, to benefit

only the few, looking to profit by building an inclusive, planned community, & not a single family residence that blends in with, & adds value to the surrounding neighborhoods.
Receiving the letter about the proposal & meeting days before Christmas, didn't give sufficient time for residents, especially in quarantine or out of town, to review documents, compose letters, or make plans to attend the meeting, on a weekday, when many work. Due to Covid & poor health, I won't be attending, so as a 30 yr resident, I submit my request for more specific information, details, transparency, & an open dialogue that respects the opinions of the residents that this Refuge at Sedona will directly impact.

3. **Your contact information**

Name:	Debra L Rinaldo
Mailing Address:	170 Table Top Road
E-mail:	ladydebralynn@aol.com

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

(o) Yes

Thank you,
City of Sedona

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SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.

www.sec-landmgt.com
info@sec-landmgt.com

CORPORATE OFFICE:
20 STUTZ BEARCAT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787
Fax: 282-0731

BRANCH OFFICE:
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
Fax: 634-2222

CITIZEN PARTICIPATION REPORT

~ Refuge at Sedona ~

"Growth is inevitable… it's planning that makes the difference."

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December 17, 2021

City of Sedona
Department of Community Development
102 Roadrunner Drive
Sedona, Arizona 86336

Re: Citizen Review Process for The Refuge at Sedona

Project Team
Simno Holdings LLC– Developer
SEC, Inc. – Planning, Engineering and Surveying
Krishan Ginige (SEC, Inc.) – Authorized Agent (Applicant)

General Information- Simno Holdings LLC intend to develop parcels 408-10-060B & 408-10-060C consisting of 6.46 acres located within the City of Sedona and is situated at the end of Golden Eagle Drive. The proposed project will be a subdivision development consisting of eleven (11) residential lots.

Public outreach

- Letters were circulated on January 22, 2021 to property owners within 300 feet of the project site and owner information was provided by the City.
- A citizen participation meeting was held on February 2, 2021 at 3 pm onsite at 165 Golden Eagle Drive, Sedona. Please see the attached sign-in sheet.
- Public outreach through public communication (e-mails/letters) to the City staff & development team. Refer public comments attached.

Following is a summary of the public input and the action/clarification by the design team.

Public Comment/Input	**Review comment/Proposed Action**
Lot size	The original intent was to develop the project as a clustered site. This would have created more open space however would have reduced the size of some of the lots. After public comments the project was redesigned as a conventional subdivision which now meets the min requirement of 0.4 acres.
Flag Lots	The original intent was to develop the project as a clustered site. After public comments and reconfiguration of the site, flag lots are eliminated.

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Traffic	There were questions on the traffic impacts. A traffic impact analysis was conducted and deemed no adverse impact due to the development.
Operation and maintenance of the subdivision.	The sub-division would be a gated community with privately maintained roads. The developments will be based on agreed upon CC & R.
Building set back	The original intent was to develop the project as a clustered subdivision. Under the clustered design some setbacks were adjusted to meet the design intent. However, based on the new site plan, setbacks meet the standard subdivision requirements.
Public Trail	Under the clustered design concept, project included a public trail which would have connected from Golden Eagle Drive to the south of the property through the open areas. There were major concerns at the public meeting on the increase pedestrian and bike traffic. Additionally, there were concerns that dedicating a public trail will attract uses from all over the town including visitors and have challenges with unauthorized vehicle parking on Golden Eagle Drive. The original design was to use the natural trail in conjunction with sharing the road with striping, which was not supported by the City. Therefore, as part of the new configuration the public trail is no longer provided. However, 10' multiuse path is provided for the use of the residents.

The above chart summarize the public input and the action taken by the developer.

Should you have any questions, or need any additional information, please contact Krishan Ginige at (928) 634-5889 or kginige@sec-landmgt.com.

Sincerely,



G. Krishan Ginige PE, MS, CFM
President

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Attachments

- Public Outreach & Invitation to neighborhood meeting
- Public Outreach, Neighborhood meeting- Sign in Sheet
- Public Outreach, Neighborhood meeting- Photos
- Public Outreach, Neighborhood meeting- Sign in Sheet



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Public Outreach, Invitation to neighborhood meeting

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Public Outreach, Neighborhood meeting- Sign in Sheet

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Public Outreach, Neighborhood meeting- Photos

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Public Outreach, Public Comments

PRELIMINARY PLAT
THE REFUGE AT SEDONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, T.17N., R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)

DECLARATION AND DEDICATION:
KNOW ALL MEN BY THESE PRESENTS:

That Simno Holdings, LLC an Arizona Company, has subdivided a portion of Section 14, Township 17 North, Range 5 East, Gila and Salt River Meridian, Yavapai County, Arizona, under the name of "The Refuge at Sedona", as platted hereon. This plat is made and recorded in furtherance of, and in accordance with, the Declarations of Covenants, Conditions, and Restrictions of "The Refuge at Sedona" (the "Declaration").

Simno Holdings, LLC hereby publishes this plat, consisting of six sheets; hereby declares that this plat sets forth the location and gives the dimensions and measurements of all lots, tracts, streets, and easements and that each lot, tract, and street shall be known by the number, letter or name given each respectively on this plat; and, hereby further declares that all of the streets as shown on this plat are private access roads dedicated to The Refuge Subdivision Homeowners Association for the use and enjoyment of the owners of the lots in The Refuge at Sedona, and include easements for emergency vehicle access, security purposes, solid waste collection, and utilities specifically limited by the following paragraph.

Utility easements under the streets and as shown on this plat are hereby created for the use by any and all necessary public utility companies needed to support this subdivision for the installation, operation, and maintenance of utilities for the benefit of owners of lots or other property interests in The Refuge at Sedona in accordance with the Declaration; provided, however, that no utilities shall be installed without the prior written consent of Simno Holdings, LLC, its successors or assigns or the Refuge Subdivision Homeowners Association as provided in the Declaration. If it becomes necessary for any utility easement, including the streets, in conjunction with the operation, repair, or maintenance of the utility service, such utility company or provider shall promptly, and at its expense, restore the affected property to a condition substantially similar to the condition that existed immediately prior to the activity resulting in the disturbance of the affected property.

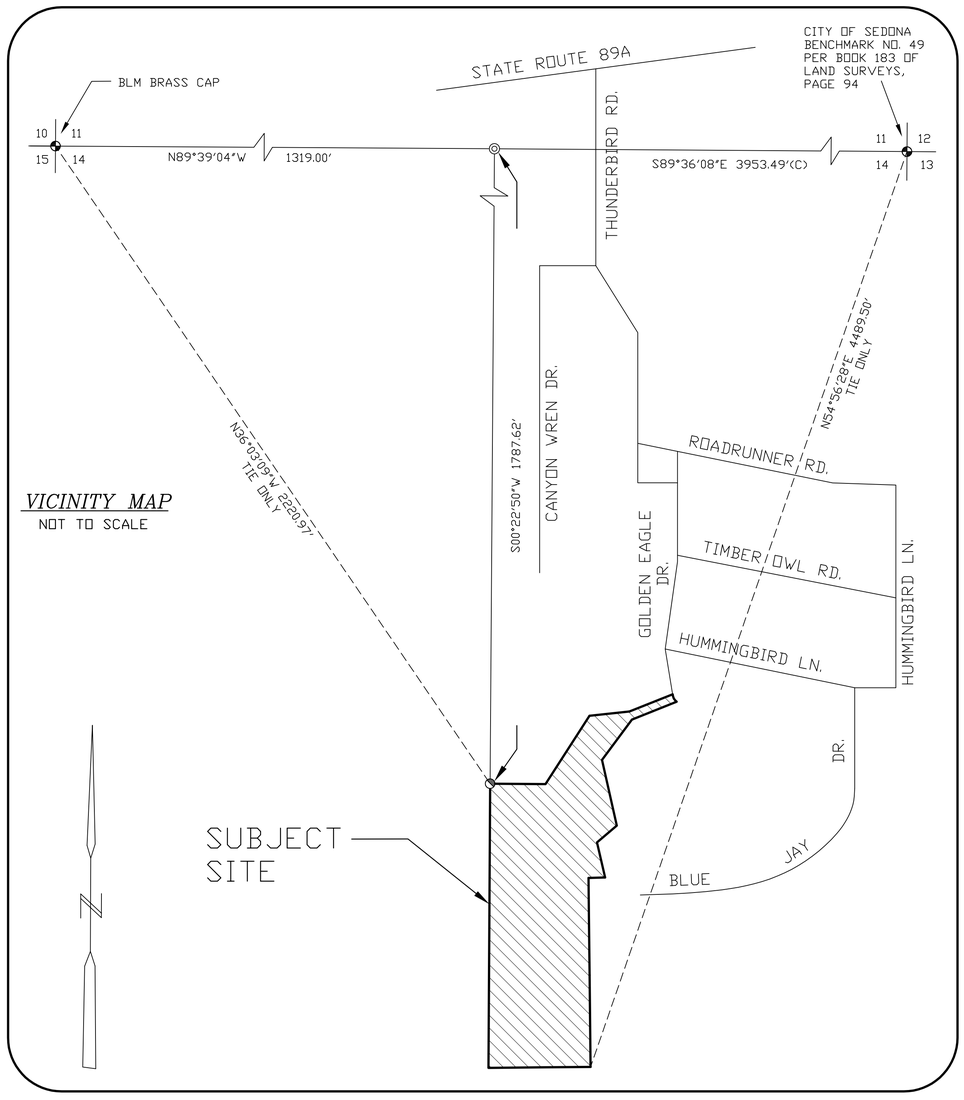
The slope easements, drainage easements, and other easements, if any, shown on this plat, or created by subsequent instruments duly recorded, are reserved to Simno Holdings, LLC, its successors, and assigns (including the Refuge Subdivision Homeowners Association) for the purposes shown.

The tracts shown on this plat shall not be construed to be dedicated for the use of the general public but are declared and dedicated to The Refuge Subdivision Homeowners Association to be for the uses set forth below and as set forth in the Declaration:

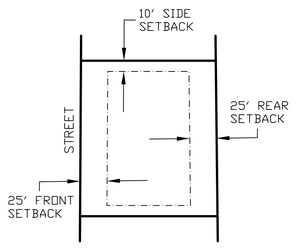
Tract A: Private Access Road, utility and drainage easements

Tracts B, C, & D: Open Space

Lots 1-11 of The Refuge at Sedona are intended for residential use that conforms with the current zoning of rs-18 single family residence.



VICINITY MAP
NOT TO SCALE



TYPICAL SETBACK LAYOUT
NOT TO SCALE

OWNER / DEVELOPER:
SIMNO HOLDINGS LLC
CHRIS TORTORELLO
P.O. BOX 4449
SEDONA, AZ 86340
(928) 300-7882

CIVIL ENGINEER / LAND SURVEYOR:
SEC, INC.
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326
(928) 634-5889
REGISTRATION NUMBERS: RLS 40829, P.E. 49109

ZONING:
CURRENT ZONING: RS-18

UTILITY PROVIDERS:

ELECTRICITY:	ARIZONA PUBLIC SERVICE
NATURAL GAS:	UNISOURCE ENERGY SERVICE
TELEPHONE:	CENTURY LINK
SOLID WASTE:	PATRIOT DISPOSAL
POLICE:	CITY OF SEDONA
EMERGENCY SERVICES:	CITY OF SEDONA
WATER:	ARIZONA WATER COMPANY
SEWER:	CITY OF SEDONA

PROJECT BENCMARK:
CITY OF SEDONA BENCHMARK NO. 13 PER BOOK 183 OF LAND SURVEYS, PAGES 94-95, LYING N02°19'W APPROXIMATELY 686' FROM THE NORTHERN MOST POINT OF THE SUBJECT SITE.

ELEVATION: 4370.37'
DATUM: NAVD88 (NGS GEOID MODEL "GEOID03")

TOPOGRAPHY:
SOURCE: SEC, INC.
DATE: SEPTEMBER 2020
CONTOUR INTERVAL: 1'

FLOOD ZONE DESIGNATION:
PER FIRM MAP NUMBER 04025C1435G, REVISED SEPTEMBER 3, 2010, THE SUBJECT AREA LIES WITHIN ZONE X (AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN). THE SUBJECT SITE IS IMPACTED BY LOCAL FLOODLINES AS DEPICTED HEREIN.

DRAINAGE NOTES:

A. NO PERSON SHALL DO ANY WORK IN OR OVER ANY DRAINAGE WAY OR FLOODPLAIN, NOR SHALL ANY PERSON DO ANY GRADING, FILLING, EXCAVATING, CUTTING, OR OTHER SITE EARTHWORK, WITHOUT FIRST OBTAINING THE PROPER PERMIT AND/OR AUTHORIZATION PURSUANT TO THE CITY OF SEDONA ENGINEERING MANUAL.

B. IN NO CASE SHALL ALTERATION OF ANY DRAINAGE WAY IDENTIFIED IN THE 1994 SCS FLOODPLAIN MANAGEMENT STUDY AS A PERMANENT OR INTERMITTENT WATERCOURSE BE PERMITTED, EXCEPT AS ALLOWED IN SECTION 5.3.B(2) OF THE CITY OF SEDONA ENGINEERING MANUAL (EXEMPTIONS).

C. SUBMITTALS FOR DEVELOPMENT OF INDIVIDUAL RESIDENTIAL LOTS WITHIN FLOOD-PRONE AREAS SHALL COMPLY WITH THE CITY OF SEDONA ENGINEERING MANUAL AND WITH THE REQUIREMENTS OF THE ARIZONA DEPARTMENT OF WATER RESOURCES STATE STANDARD 6-05 AND ASSOCIATED ATTACHMENTS, AS THEY CURRENTLY EXIST OR MAY BE AMENDED IN THE FUTURE.

CERTIFICATION

I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
40829
MARK J. FARR
07/08/22
Date Signed
ARIZONA, U.S.A.

MARK J. FARR
R.L.S. #40829

THE REFUGE

SEC Inc.
825 COVE PARKWAY, SUITE A
COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landmgt.com

PRELIMINARY PLAT
SECTION 14
T17N., R5E.

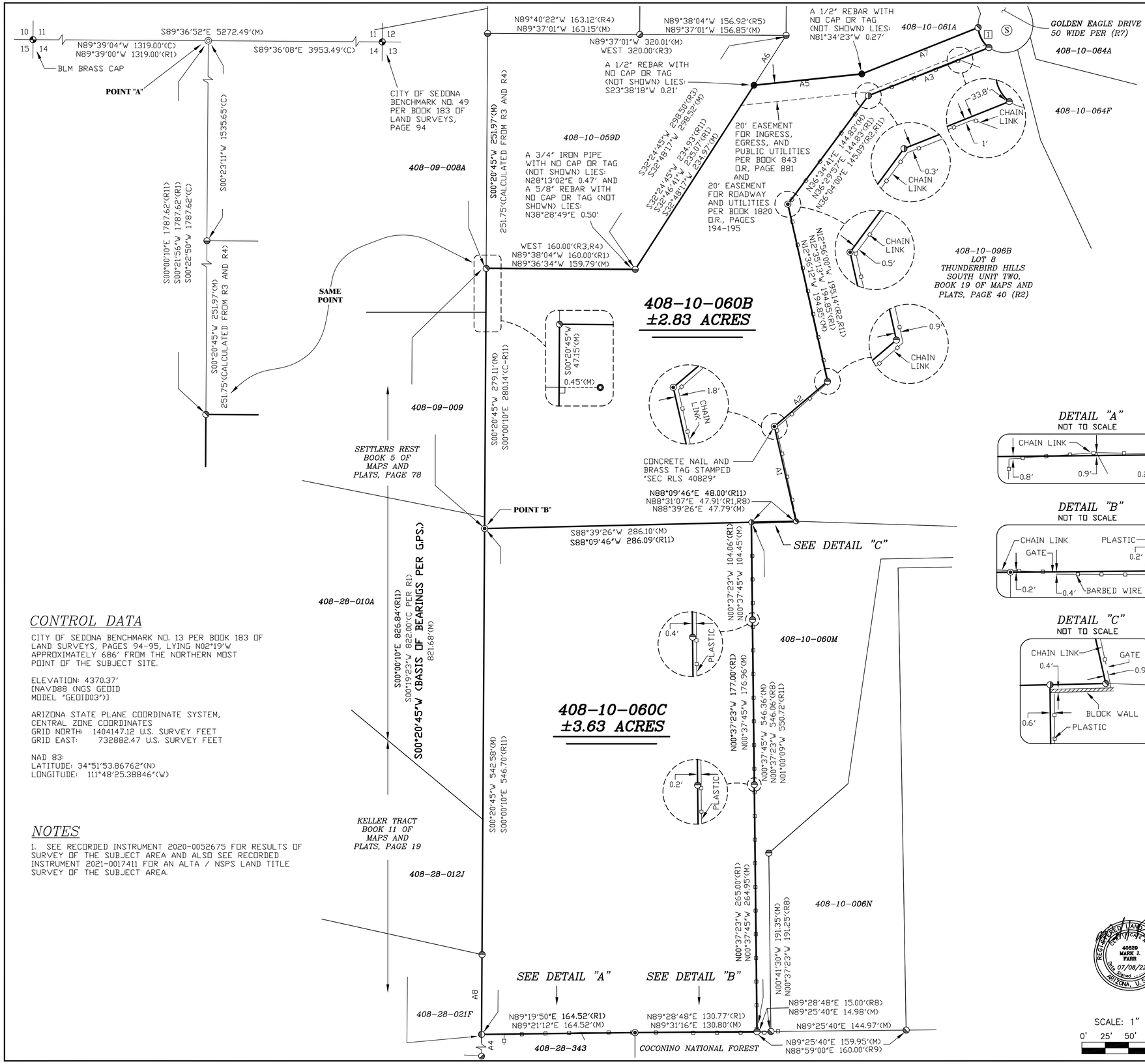
DATE 07/08/22	DRAWN B.L.S.	SHEET 1 OF 6
SCALE NONE	CHECKED M.J.F.	20-0809E The Refuge "Plat Preliminary.dwg"

DISCLAIMER: These plans/documents have been prepared using technical knowledge and skills that would be applied by other qualified registrants who practice the same profession in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plans/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plans/documents should understand that it is highly probable that errors and omissions will occur in any plan/document preparation process.

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PRELIMINARY PLAT
THE REFUGE AT SEDONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, T.17N., R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)



CONTROL DATA

CITY OF SEDONA BENCHMARK NO. 13 PER BOOK 183 OF LAND SURVEYS, PAGES 94-95, LYING N02°19'W APPROXIMATELY 686' FROM THE NORTHERN MOST POINT OF THE SUBJECT SITE.

ELEVATION: 4370.37'
(NAVD88 (NGS GEOID MODEL "GEOID03"))

ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE COORDINATES
GRID NORTH: 1404147.12 U.S. SURVEY FEET
GRID EAST: 732882.47 U.S. SURVEY FEET

NAD 83:
LATITUDE: 34°51'53.86762"(N)
LONGITUDE: 111°48'25.38846"(W)

NOTES

1. SEE RECORDED INSTRUMENT 2020-0052675 FOR RESULTS OF SURVEY OF THE SUBJECT AREA AND ALSO SEE RECORDED INSTRUMENT 2021-0017411 FOR AN ALTA / NSPS LAND TITLE SURVEY OF THE SUBJECT AREA.

DETAIL "A"
NOT TO SCALE

DETAIL "B"
NOT TO SCALE

DETAIL "C"
NOT TO SCALE

CURVE DATA

[1]
(M)
Delta = 47°57'01"
Radius = 30.00'
Length = 25.11'
Chd. Brg. = S28°13'37"E
Chd. Dist. = 24.38'
Tangent = 13.34'

(R1)
Delta = 48°37'34"
Radius = 30.00'
Length = 25.46'
Chd. Brg. = S26°28'30"E

LINE DATA

A1
N12°50'31"W 104.26'(M)
N13°08'00"W 104.42'(R2,R11)
N12°47'14"W 104.26'(R1)

A2
N49°42'39"E 74.69'(M)
N49°21'16"E 74.69'(R1)
N48°54'00"E 74.81'(R2,R11)

A3
N68°12'36"E 139.21'(M)
N68°28'57"E 138.55'(R1)
N68°00'00"E 138.73'(R2,R11)

A4
S00°01'48"W 191.64'(M)
S00°01'05"W 191.42'(R10)

A5
S84°00'08"W 116.28'(M)
S84°01'56"W 116.25'(R1,R6)
S83°40'00"W 116.36'(R11)

A6
S32°48'17"W 63.54'(M)
S32°46'41"W 63.43'(R6)

A7
S68°15'35"W 134.25'(M)
S68°21'56"W 134.34'(R1,R6)
S68°00'00"W 134.50'(R11)

A8
S00°20'45"W 85.56'(M)
S00°20'27"W 85.85'(R10)

POINT "A" TO POINT "B"
S00°22'33"W 2066.73'(C)
S00°00'10"E 2067.76'(R11)

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 3/8" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 1/2" REBAR AND BRASS TAG STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 3/4" IRON PIPE AND BRASS TAG STAMPED SEC INC RLS 40829"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LS 29263"
- INDICATES FOUND 1/2" REBAR WITH NO CAP OR TAG
- INDICATES FOUND 1/2" REBAR AND BRASS TAG STAMPED SEC INC RLS 40829"
- INDICATES FOUND 1/2" REBAR AND OBLITERATED PLASTIC CAP
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- INDICATES FOUND 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829" UNLESS OTHERWISE NOTED
- INDICATES SET 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829"
- INDICATES CALCULATED LOCATION, NOTHING FOUND OR SET
- (C) INDICATES CALCULATED DIMENSION
- (M) INDICATES MEASURED DIMENSIONS
- (O.R.) INDICATES OFFICIAL RECORDS
- (R1) INDICATES RECORD DIMENSIONS PER BOOK 2752 OF OFFICIAL RECORDS, PAGES 582-585
- (R2) INDICATES RECORD DIMENSIONS PER BOOK 19 OF MAPS AND PLATS, PAGE 40
- (R3) INDICATES RECORD DIMENSIONS PER BOOK 2637 OF OFFICIAL RECORDS, PAGES 309-311
- (R4) INDICATES RECORD DIMENSIONS PER BOOK 4428 OF OFFICIAL RECORDS, PAGE 830
- (R5) INDICATES RECORD DIMENSIONS PER BOOK 4135 OF OFFICIAL RECORDS, PAGE 675
- (R6) INDICATES RECORD DIMENSIONS PER BOOK 3598 OF OFFICIAL RECORDS, PAGE 535
- (R7) INDICATES RECORD DIMENSIONS PER BOOK 14 OF MAPS AND PLATS, PAGE 6
- (R8) INDICATES RECORD DIMENSIONS PER BOOK 4125 OF OFFICIAL RECORDS, PAGE 118
- (R9) INTENTIONALLY OMITTED
- (R10) INDICATES RECORD DIMENSIONS PER BOOK 4840 OF OFFICIAL RECORDS, PAGE 545
- (R11) INDICATES RECORD DIMENSIONS PER BOOK 1534 OF OFFICIAL RECORDS, PAGES 540-541
- INDICATES FENCE AS NOTED
- (S) INDICATES SEWER MANHOLE

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
40829
MARK J. FARR
07/08/22
Date Signed
ARIZONA, U.S.A.

SCALE: 1" = 50'
0' 25' 50' 100'

N

THE REFUGE

PRELIMINARY PLAT
SECTION 14
T17N., R5E.

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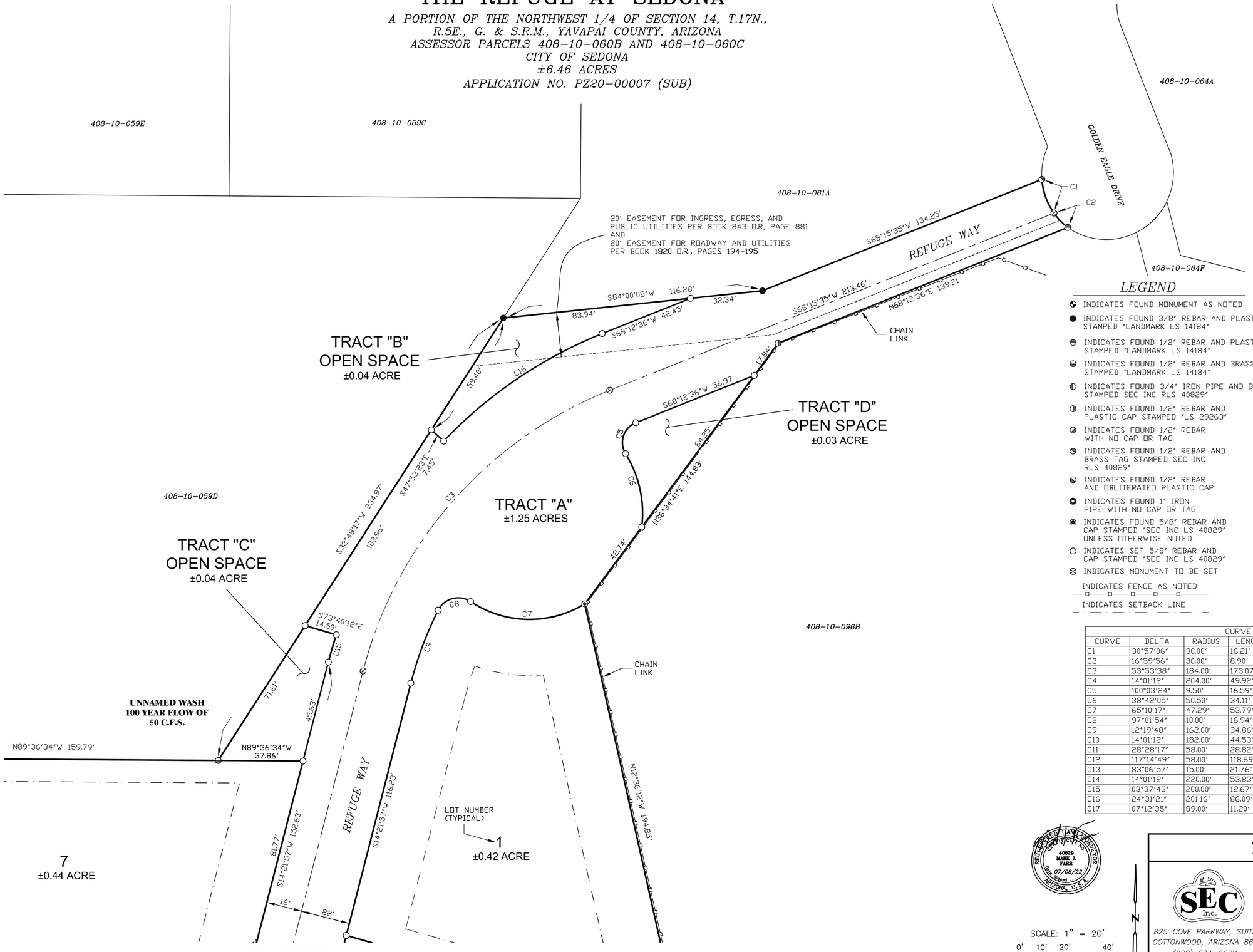
DATE	DRAWN	SHEET
07/08/22	B.L.S.	2 OF 6
SCALE	CHECKED	
1" = 50'	M.J.F.	20-0809E The Refuge "Plat Preliminary.dwg"

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ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)



SEE SHEET 4

LEGEND

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- INDICATES FOUND 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829" UNLESS OTHERWISE NOTED
- INDICATES SET 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829"
- INDICATES MONUMENT TO BE SET
- INDICATES FENCE AS NOTED
- INDICATES SETBACK LINE

SQUARE FOOTAGE TABLE	
LOT	SQ. FT.
1	±18,080
2	±19,308
3	±18,232
4	±18,343
5	±18,238
6	±18,388
7	±19,277
8	±18,096
9	±19,915
10	±22,850
11	±31,424
TRACT "A"	±54,565
TRACT "B"	±1,745
TRACT "C"	±1,553
TRACT "D"	±1,353

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD. DIR.	CHD. DIST.
C1	30°57'06"	30.00'	16.21'	8.31'	S19°43'39"E	16.01'
C2	16°59'56"	30.00'	8.90'	4.48'	S43°42'10"E	8.87'
C3	53°53'38"	184.00'	173.07'	93.54'	S41°18'46"W	166.76'
C4	14°01'12"	204.00'	49.92'	25.08'	S07°21'21"W	49.79'
C5	100°03'24"	9.50'	16.59'	11.33'	S18°10'54"W	14.56'
C6	38°42'05"	50.50'	34.11'	17.74'	N12°29'45"W	33.47'
C7	65°10'17"	47.29'	53.79'	30.23'	S88°51'30"E	50.94'
C8	97°01'54"	10.00'	16.94'	11.31'	S75°12'41"W	14.98'
C9	12°19'48"	162.00'	34.86'	17.50'	S20°31'51"W	34.79'
C10	14°01'12"	182.00'	44.53'	22.38'	S07°21'21"W	44.42'
C11	28°28'17"	58.00'	28.82'	14.71'	S40°48'40"E	28.53'
C12	117°14'49"	58.00'	118.69'	95.11'	S32°02'53"W	99.04'
C13	83°06'57"	15.00'	21.76'	13.30'	N49°06'49"E	19.90'
C14	14°01'12"	220.00'	53.83'	27.05'	S07°21'21"W	53.70'
C15	03°37'43"	200.00'	12.67'	6.34'	S16°10'49"W	12.66'
C16	24°31'21"	201.16'	86.09'	43.72'	S55°52'12"W	85.44'
C17	07°12'35"	89.00'	11.20'	5.61'	N03°57'03"E	11.19'

REGISTERED LAND SURVEYOR
40829
MARK J. FAIR
Date 07/08/22
Signed
ARIZONA, U.S.A.

SCALE: 1" = 20'
0' 10' 20' 40'

N

SEC Inc.
825 COVE PARKWAY, SUITE A
COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landmgt.com

THE REFUGE

PRELIMINARY PLAT
SECTION 14
T17N., R5E.

DATE	DRAWN	SHEET
07/08/22	B.L.S.	3 OF 6
SCALE 1" = 20'	CHECKED M.J.F.	20-0809E The Refuge "Plat Preliminary.dwg"

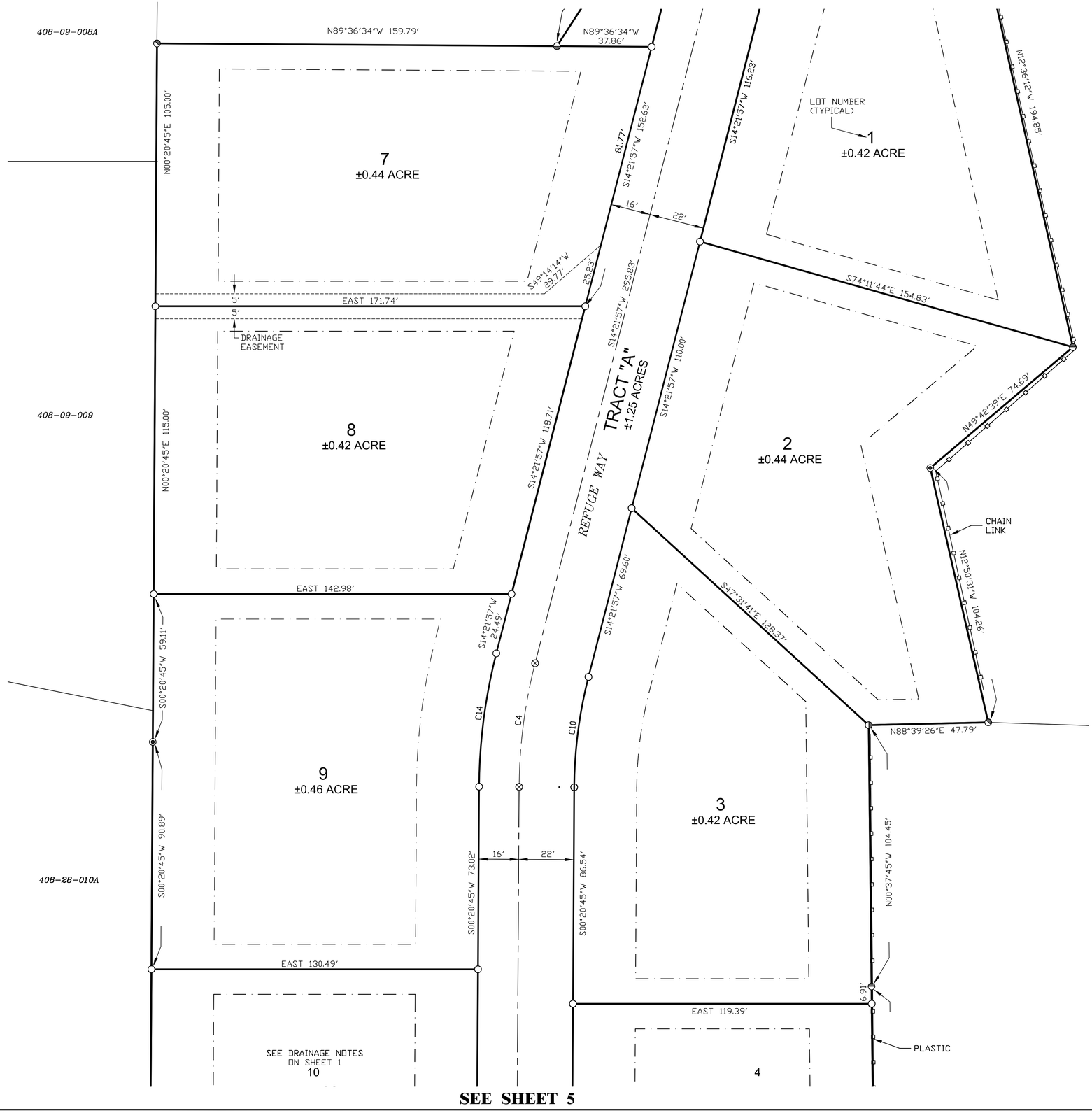
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SEE SHEET 3

PRELIMINARY PLAT
THE REFUGE AT SEDONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, T.17N., R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)



SEE SHEET 5

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 3/8" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 1/2" REBAR AND BRASS TAG STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 3/4" IRON PIPE AND BRASS TAG STAMPED SEC INC RLS 40829"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LS 29263"
- INDICATES FOUND 1/2" REBAR WITH NO CAP OR TAG
- INDICATES FOUND 1/2" REBAR AND BRASS TAG STAMPED SEC INC RLS 40829"
- INDICATES FOUND 1/2" REBAR AND OBLITERATED PLASTIC CAP
- INDICATES FOUND 1" IRON PIPE WITH NO CAP OR TAG
- INDICATES FOUND 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829" UNLESS OTHERWISE NOTED
- INDICATES SET 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829"
- INDICATES MONUMENT TO BE SET
- INDICATES FENCE AS NOTED
- INDICATES SETBACK LINE

SQUARE FOOTAGE TABLE	
LOT	SQ. FT.
1	±18,080
2	±19,308
3	±18,232
4	±18,343
5	±18,238
6	±18,388
7	±19,277
8	±18,096
9	±19,915
10	±22,850
11	±31,424
TRACT "A"	±54,565
TRACT "B"	±1,745
TRACT "C"	±1,553
TRACT "D"	±1,353

CURVE TABLE						
CURVE	DELTA	RADIUS	LENGTH	TANGENT	CHD. DIR.	CHD. DIST.
C1	30°57'06"	30.00'	16.21'	8.31'	S19°43'39"E	16.01'
C2	16°59'56"	30.00'	8.90'	4.48'	S43°42'10"E	8.87'
C3	53°53'38"	184.00'	173.07'	93.54'	S41°18'46"W	166.76'
C4	14°01'12"	204.00'	49.92'	25.08'	S07°21'21"W	49.79'
C5	100°03'24"	9.50'	16.59'	11.33'	S18°10'54"W	14.56'
C6	38°42'05"	50.50'	34.11'	17.74'	N12°29'45"W	33.47'
C7	65°10'17"	47.29'	53.79'	30.23'	S88°51'30"E	50.94'
C8	97°01'54"	10.00'	16.94'	11.31'	S75°12'41"W	14.98'
C9	12°19'48"	162.00'	34.86'	17.50'	S20°31'51"W	34.79'
C10	14°01'12"	182.00'	44.53'	22.38'	S07°21'21"W	44.42'
C11	28°28'17"	58.00'	28.82'	14.71'	S40°48'40"E	28.53'
C12	117°14'49"	58.00'	118.69'	95.11'	S32°02'53"W	99.04'
C13	83°06'57"	15.00'	21.76'	13.30'	N49°06'49"E	19.90'
C14	14°01'12"	220.00'	53.83'	27.05'	S07°21'21"W	53.70'
C15	03°37'43"	200.00'	12.67'	6.34'	S16°10'49"W	12.66'
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C17	07°12'35"	89.00'	11.20'	5.61'	N03°57'03"E	11.19'

REGISTERED LAND SURVEYOR
40829
MARK J. FAHR
07/08/22
SEC Inc.
ARIZONA, U.S.A.

SCALE: 1" = 20'
0' 10' 20' 40'

N

THE REFUGE

SEC Inc.
825 COVE PARKWAY, SUITE A
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PRELIMINARY PLAT
SECTION 14
T17N., R5E.

DATE	DRAWN	SHEET
07/08/22	B.L.S.	4 OF 6
SCALE	CHECKED	20-0809E The Refuge
1" = 20'	M.J.F.	"Plat Preliminary.dwg"

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PRELIMINARY PLAT
THE REFUGE AT SEDONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, T.17N., R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)

SEE SHEET 4

SEE DRAINAGE NOTES ON SHEET 1

10
±0.52 ACRE

S00°20'45"W 217.29'

S00°20'45"W 109.15'

S00°20'45"W 264.46'

REFUGE WAY

16'

22'

S00°20'45"W 152.00'

4
±0.42 ACRE

PLASTIC

408-10-060M

152.01'

N00°37'45"W 176.96'

C17

C13

C12

RADIUS = 58.00'

S89°39'15"E 32.00'

EAST 121.97'

18.05'

CARROL CANYON WASH 100 YEAR FLOW OF 1574 C.F.S.

S70°38'00"W 37.87'

5'

5'

L51

L=28.38'

S53°57'13"E 49.15'

SEWER EASEMENT

TRACT "A"
±1.25 ACRES

DRAINAGE AND MAINTENANCE EASEMENT

FLOOD LINES PROVIDED BY JE FULLER ON 11/03/21 BASED ON 1994 FLOOD STUDY, ALSO BEING A DRAINAGE EASEMENT FOR CARROL CANYON WASH

L50

EAST 62.78'

L62

111.65'

S12°09'38"W

5'

5'

SEWER EASEMENT

C11

N55°02'49"W 59.46'

S00°20'45"W 148.00'

5
±0.42 ACRE

129.96'

N00°37'45"W 264.95'

L61

L52

S00°20'45"W 67.79'

L53

10.00'

124.49'

EAST 134.49'

26.98'

EAST 28.00'

L60

S00°20'45"W 148.83'

408-28-012J

408-10-006N

EXISTING SEWER FORCEMAIN

FM FM FM FM FM FM FM FM FM FM FM FM FM FM FM FM FM FM FM FM FM FM

(LOT 11 TOTAL = 11)
±0.72 ACRE
SEE DRAINAGE NOTES ON SHEET 1

6
±0.42 ACRE
SEE DRAINAGE NOTES ON SHEET 1

L59

L54

S00°20'45"W 136.14'

134.99'

PLASTIC

S00°20'45"W 85.56'

408-28-021F

L58

109.16'

L55

L57

1' NON -ACCESS EASEMENT

30' SETBACK

S89°21'12"W 6.01'

L56

N89°21'12"E 158.51'

N89°31'16"E 130.80'

BARBED WIRE

408-28-343

CHAIN LINK

COCONINO NATIONAL FOREST

SCALE: 1" = 20'

0' 10' 20' 40'

N

LEGEND

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- INDICATES MONUMENT TO BE SET

INDICATES FENCE AS NOTED

INDICATES SETBACK LINE

SQUARE FOOTAGE TABLE	
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11	±31,424
TRACT "A"	±54,565
TRACT "B"	±1,745
TRACT "C"	±1,553
TRACT "D"	±1,353

CURVE TABLE						
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C17	07°12'35"	89.00'	11.20'	5.61'	N03°57'03"E	11.19'

LINE TABLE		
LINE	BEARING	LENGTH
L50	N00°20'45"E	28.87
L51	S88°32'15"E	56.51
L52	S00°20'45"W	30.63
L53	S36°46'36"E	46.39
L54	S00°20'45"W	81.61
L55	S11°59'56"E	28.09
L56	S89°21'53"W	13.77
L57	N23°11'27"W	39.61
L58	N03°59'19"E	19.50
L59	N25°52'04"E	34.56
L60	N36°07'45"W	57.77
L61	N51°14'34"W	109.60
L62	N38°54'04"W	39.22

REGISTERED LAND SURVEYOR
40829
MARK J. FARR
07/08/22
ARIZONA, U.S.A.

THE REFUGE

SEC Inc.
825 COVE PARKWAY, SUITE A
COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landmgt.com

PRELIMINARY PLAT
SECTION 14
T17N., R5E.

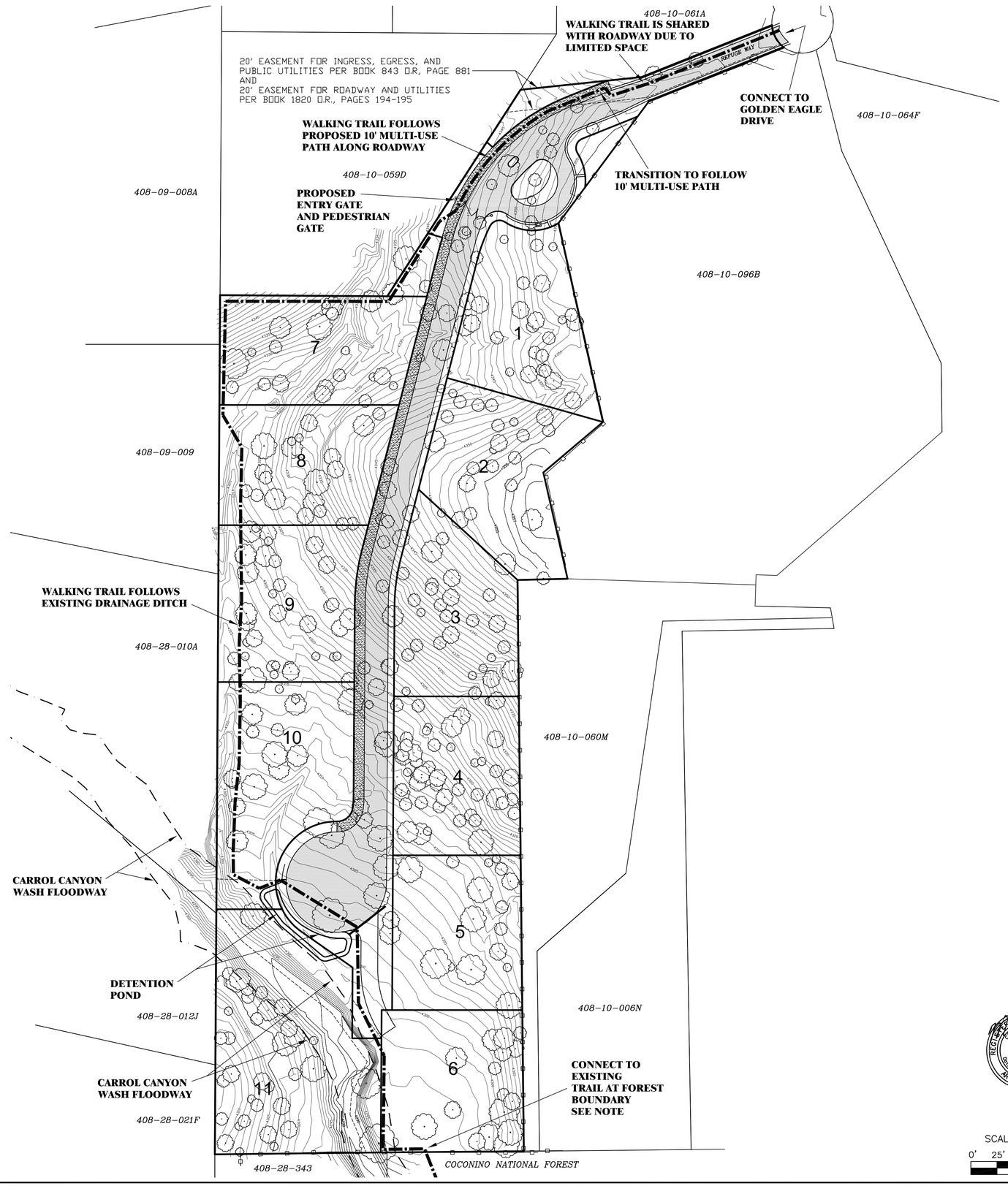
DATE	DRAWN	SHEET
07/08/22	B.L.S.	5 OF 6
SCALE	CHECKED	20-0809E
1" = 20'	M.J.F.	The Refuge "Plat Preliminary.dwg"

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EXHIBIT
CONCEPTUAL WALKING TRAIL
PRELIMINARY PLAT
THE REFUGE AT SEDONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, T.17N., R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)



NOTE REGARDING PUBLIC ACCESS TO FOREST LAND:
THE DEVELOPER WILL WORK WITH THE CITY TO PROVIDE PUBLIC ACCESS TO THE EXISTING WALKING TRAIL ON THE NATIONAL FOREST LAND AT THE SOUTH PROPERTY BOUNDARY. A CONCEPTUAL ROUTE IS PROVIDED AS A BASIS FOR DISCUSSIONS.

REGISTERED LAND SURVEYOR
40829
MARK J. FARR
07/08/22
Date Signed
ARIZONA, U.S.A.

SCALE: 1" = 50'
0' 25' 50' 100'

N

THE REFUGE

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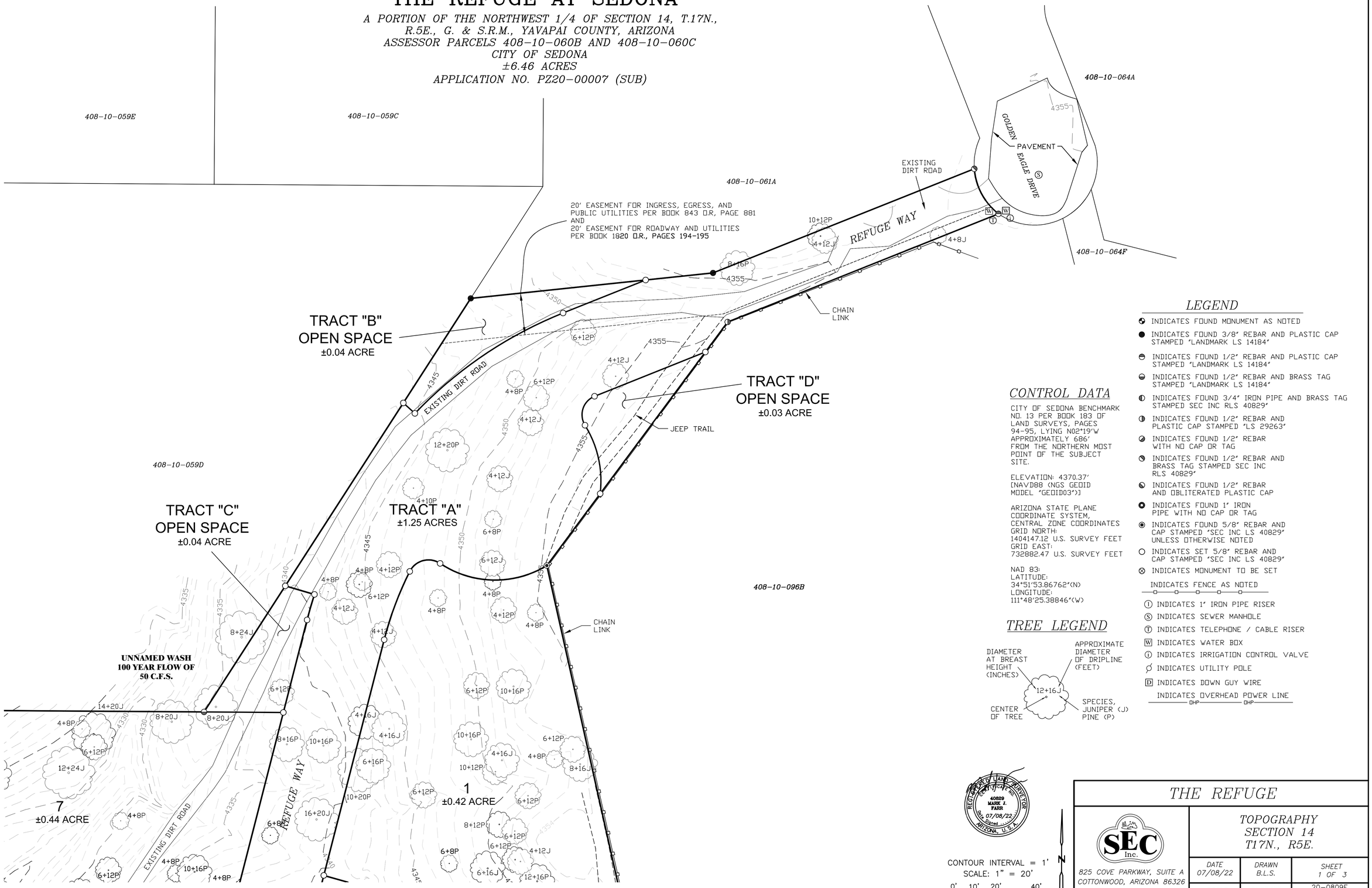
DATE	DRAWN	SHEET
07/08/22	B.L.S.	6 OF 6
SCALE	CHECKED	20-0809E The Refuge "Plat Preliminary.dwg"
1" = 50'	M.J.F.	

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PRELIMINARY PLAT TOPOGRAPHY
THE REFUGE AT SEDONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, T.17N., R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)



SEE SHEET 2

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 3/8" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
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- INDICATES SET 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829"
- INDICATES MONUMENT TO BE SET
- INDICATES FENCE AS NOTED
- (I) INDICATES 1" IRON PIPE RISER
- (S) INDICATES SEWER MANHOLE
- (T) INDICATES TELEPHONE / CABLE RISER
- [W] INDICATES WATER BOX
- (i) INDICATES IRRIGATION CONTROL VALVE
- INDICATES UTILITY POLE
- [D] INDICATES DOWN GUY WIRE
- INDICATES OVERHEAD POWER LINE (OHP)

CONTROL DATA

CITY OF SEDONA BENCHMARK NO. 13 PER BOOK 183 OF LAND SURVEYS, PAGES 94-95, LYING N02°19'W APPROXIMATELY 686' FROM THE NORTHERN MOST POINT OF THE SUBJECT SITE.

ELEVATION: 4370.37' (NAVD88 (NGS GEOID MODEL "GEOID03"))

ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE COORDINATES
GRID NORTH: 1404147.12 U.S. SURVEY FEET
GRID EAST: 732882.47 U.S. SURVEY FEET

NAD 83:
LATITUDE: 34°51'53.86762"(N)
LONGITUDE: 111°48'25.38846"(W)

TREE LEGEND

REGISTERED LAND SURVEYOR
40829
MARK J. FAHS
07/08/22
Date Signed
ARIZONA, U.S.A.

CONTOUR INTERVAL = 1'
SCALE: 1" = 20'
0' 10' 20' 40'

N

THE REFUGE

SEC Inc.
825 COVE PARKWAY, SUITE A
COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landmgt.com

TOPOGRAPHY
SECTION 14
T17N., R5E.

DATE	DRAWN	SHEET
07/08/22	B.L.S.	1 OF 3
SCALE	CHECKED	
1" = 20'	M.J.F.	20-0809E The Refuge "PlatPrelimTopo.dwg"

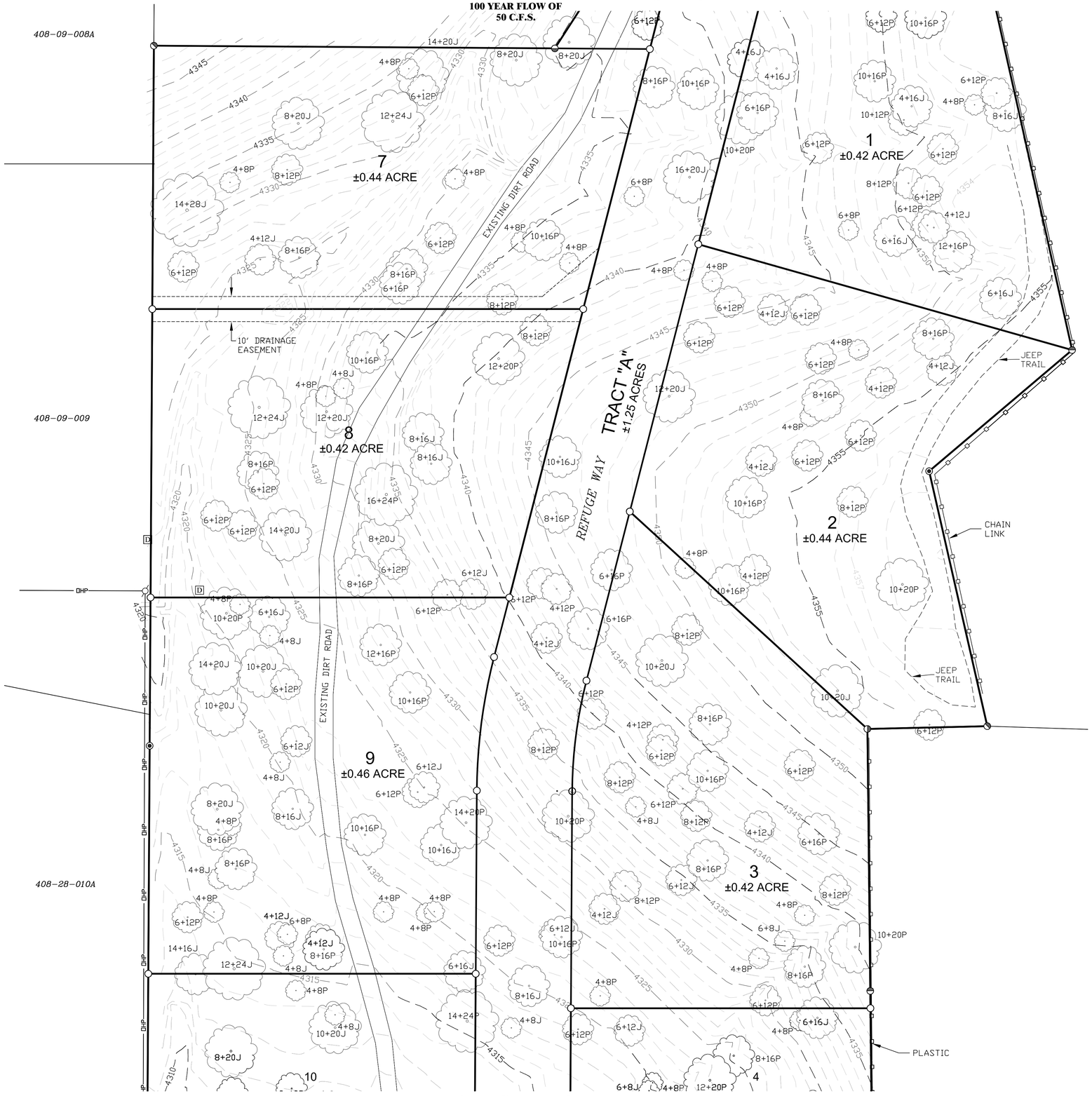
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ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)

SEE SHEET 1



SEE SHEET 3

CONTROL DATA

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ELEVATION: 4370.37' (NAVD88 (NGS GEOID MODEL 'GEOID03'))

ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE COORDINATES
GRID NORTH: 1404147.12 U.S. SURVEY FEET
GRID EAST: 732882.47 U.S. SURVEY FEET

NAD 83:
LATITUDE: 34°51'53.86762"(N)
LONGITUDE: 111°48'25.38846"(W)

LEGEND

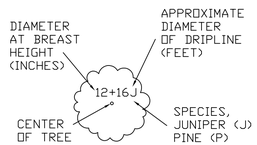
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- [D] INDICATES DOWN GUY WIRE

INDICATES OVERHEAD POWER LINE

TREE LEGEND





CONTOUR INTERVAL = 1'
SCALE: 1" = 20'
0' 10' 20' 40'

N

THE REFUGE

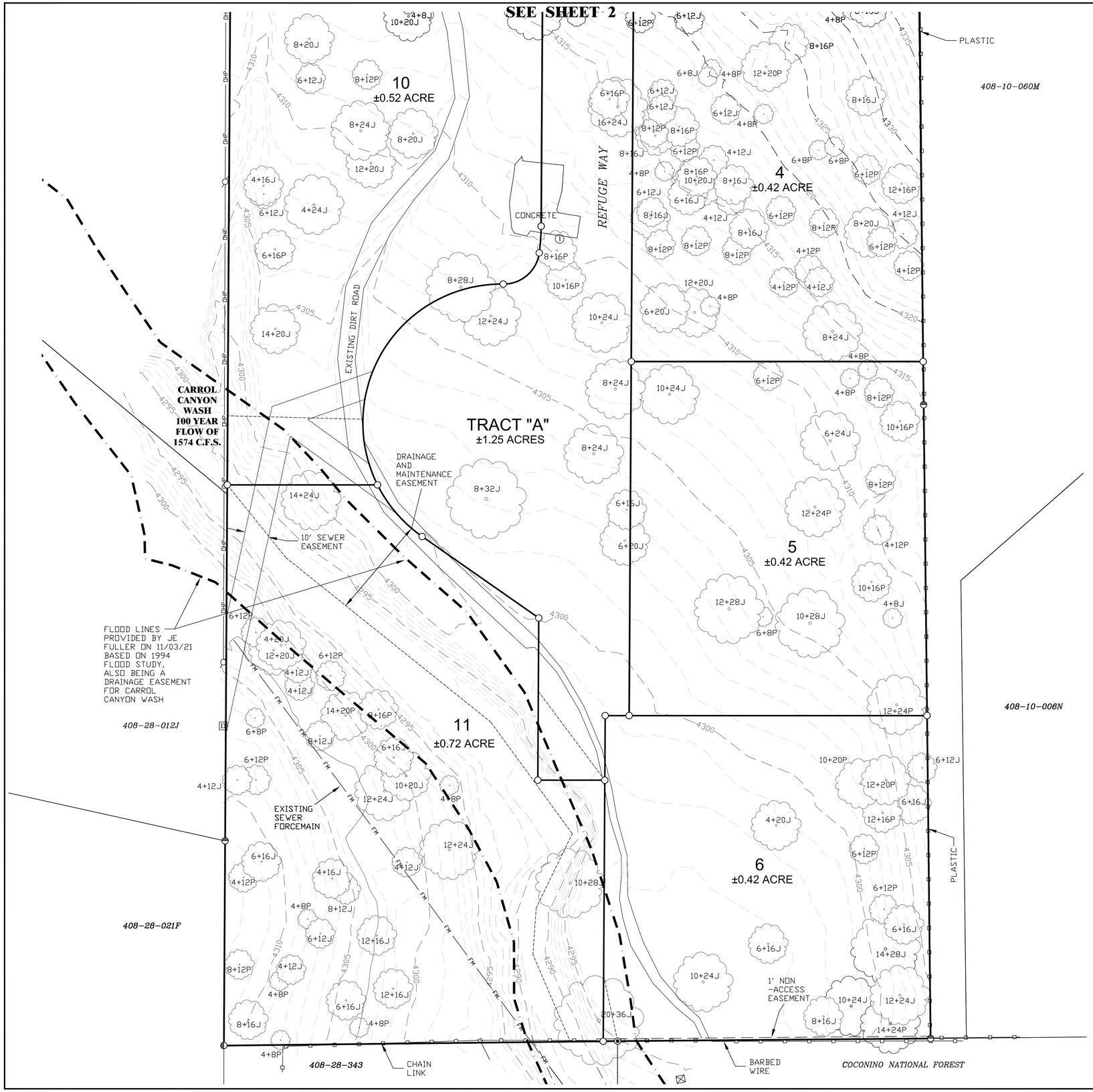
SEC Inc.
825 COVE PARKWAY, SUITE A
COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landmgt.com

TOPOGRAPHY
SECTION 14
T17N., R5E.

DATE	DRAWN	SHEET
07/08/22	B.L.S.	2 OF 3
SCALE	CHECKED	
1" = 20'	M.J.F.	20-0809E The Refuge "PlatPrelimTopo.dwg"

DISCLAIMER: These plans/documents have been prepared using technical knowledge and skills that would be applied by other qualified registrants who practice the same profession in the same area and at the same time. Efforts have been made to be as accurate as possible. However, plans/documents could contain unintentional technical inaccuracies, typographical errors or omissions. Users of these plans/documents should understand that it is highly probable that errors and omissions will occur in any plan/document preparation process.

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PRELIMINARY PLAT TOPOGRAPHY
THE REFUGE AT SEDONA

A PORTION OF THE NORTHWEST 1/4 OF SECTION 14, T.17N., R.5E., G. & S.R.M., YAVAPAI COUNTY, ARIZONA
ASSESSOR PARCELS 408-10-060B AND 408-10-060C
CITY OF SEDONA
±6.46 ACRES
APPLICATION NO. PZ20-00007 (SUB)

CONTROL DATA

CITY OF SEDONA BENCHMARK NO. 13 PER BOOK 183 OF LAND SURVEYS, PAGES 94-95, LYING N02°19'W APPROXIMATELY 686' FROM THE NORTHERN MOST POINT OF THE SUBJECT SITE.

ELEVATION: 4370.37' (NAVD88 (NGS GEOID MODEL "GEOID03"))

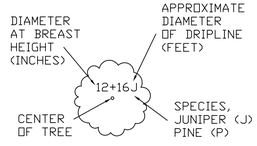
ARIZONA STATE PLANE COORDINATE SYSTEM, CENTRAL ZONE COORDINATES
GRID NORTH: 1404147.12 U.S. SURVEY FEET
GRID EAST: 732882.47 U.S. SURVEY FEET

NAD 83:
LATITUDE: 34°51'53.86762"(N)
LONGITUDE: 111°48'25.38846"(W)

LEGEND

- INDICATES FOUND MONUMENT AS NOTED
- INDICATES FOUND 3/8" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 1/2" REBAR AND BRASS TAG STAMPED "LANDMARK LS 14184"
- INDICATES FOUND 3/4" IRON PIPE AND BRASS TAG STAMPED SEC INC RLS 40829"
- INDICATES FOUND 1/2" REBAR AND PLASTIC CAP STAMPED "LS 29263"
- INDICATES FOUND 1/2" REBAR WITH NO CAP OR TAG
- INDICATES FOUND 1/2" REBAR AND BRASS TAG STAMPED SEC INC RLS 40829"
- INDICATES FOUND 1/2" REBAR AND OBLITERATED PLASTIC CAP
- INDICATES FOUND 1" IRON PIPE WITH NO CAP OR TAG
- INDICATES FOUND 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829" UNLESS OTHERWISE NOTED
- INDICATES SET 5/8" REBAR AND CAP STAMPED "SEC INC LS 40829"
- INDICATES MONUMENT TO BE SET
- INDICATES FENCE AS NOTED
- (I) INDICATES 1" IRON PIPE RISER
- (S) INDICATES SEWER MANHOLE
- (T) INDICATES TELEPHONE / CABLE RISER
- [W] INDICATES WATER BOX
- (I) INDICATES IRRIGATION CONTROL VALVE
- INDICATES UTILITY POLE
- [D] INDICATES DOWN GUY WIRE
- INDICATES OVERHEAD POWER LINE

TREE LEGEND



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
40829
MARK J. FARR
07/08/22
Signed
ARIZONA, U.S.A.

CONTOUR INTERVAL = 1'
SCALE: 1" = 20'
0' 10' 20' 40'

N

THE REFUGE

SEC Inc.
825 COVE PARKWAY, SUITE A
COTTONWOOD, ARIZONA 86326
(928) 634-5889
www.sec-landmgt.com

PRELIMINARY PLAT
SECTION 14
T17N., R5E.

DATE	DRAWN	SHEET
07/08/22	B.L.S.	3 OF 3
SCALE	CHECKED	20-0809E
1" = 20'	M.J.F.	The Refuge "PlatPrelimTopo.dwg"

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CARROLL CANYON FLOODWAY PER 1994 FLOOD STUDY

SURVEY CONTROL PT
N: 1402924.07
E: 732381.09
5/5" REBAR MARKED RLS 40829

PROPOSED 10' SEWER EASEMENT

EXISTING SEWER MANHOLE

EXISTING SEWER FORECEMAIN

CONCEPTUAL WALKING TRAIL FOR PUBLIC ACCESS TO FOREST LAND. SEE NOTE.

10' DRAINAGE EASEMENT

SURVEY CONTROL PT
N: 1403203.17
E: 732382.78
1/2" REBAR MARKED RLS 40829

PROPOSED SEWER

DETENTION POND

CONCEPTUAL WALKING TRAIL FOR PUBLIC ACCESS TO FOREST LAND. SEE NOTE.

ALL OF PROPOSED ROADWAY TO BE INGRESS, EGRESS, DRAINAGE AND PUBLIC UTILITIES EASEMENT

ENTRANCE GATE & PEDESTRIAN GATE APPROX. LOCATION

EROSION PROTECTION

FIRE HYDRANT

PROPOSED SEWER MAIN

PROPOSED WATER MAIN

MULTI-USE PATH

DRAIN PIPES

EXISTING SEWER MANHOLE

TRACT "A"

TRACT "C" OPEN SPACE

ENTRANCE GATE KEYCODE ISLAND

EROSION PROTECTION EASEMENT

EXISTING WALKING TRAIL. APPROX. LOCATION. SEE NOTE.

FIRE HYDRANT

TRACT "B" OPEN SPACE

CATCH BASIN

20' INGRESS/EGRESS AND UTILS EASEMENT ACCESS RD BY ADJACENT PROPERTY OWNER

MAIL BOXES (TENTATIVE LOCATION)

END SHARED PEDESTRIAN & VEHICLE ACCESS BEGIN MULTI-USE PATH

ENTRANCE GATE TURNAROUND

FIRE HYDRANT

PROPOSED WATER MAIN

TRACT "D" OPEN SPACE

SHARED PEDESTRIAN & VEHICLE ACCESS DUE TO LIMITED SPACE. TO BE IDENTIFIED WITH SIGNS

EXISTING WATER METERS & TELEPHONE SERVICES

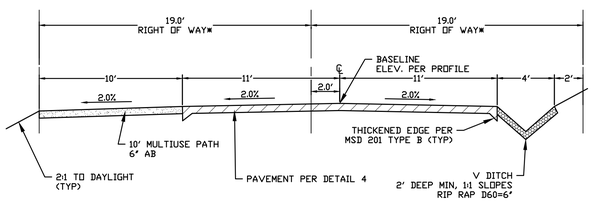
EXISTING WATER MAIN LOCATION ASSUMED

EXISTING SEWER MAIN

SETBACKS (TYP) SEE PLAT

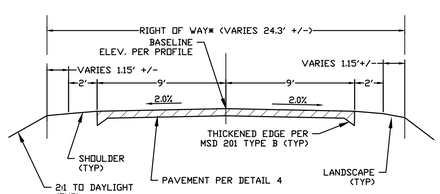
408-28-021F
408-28-012J
408-28-010A
408-09-009
408-09-008A
408-09-008
408-28-343
408-10-059H
408-10-059E
408-10-059D
408-10-059C
408-10-006N
408-10-060M
408-10-061A
408-10-061D
408-10-060B
408-10-064F
408-10-064A

GOLDEN EAGLE DR



*RIGHT OF WAY IS FOR PRIVATE ROADS AND UTILITIES

1 TYPICAL ROAD SECTION
NO SCALE



*RIGHT OF WAY IS FOR PRIVATE ROADS AND UTILITIES

2 TYPICAL ROAD SECTION
ENTRANCE
NO SCALE

SQUARE FOOTAGE TABLE	
LOT	SQ. FT.
1	±18,080
2	±19,308
3	±18,232
4	±18,343
5	±18,238
6	±18,388
7	±19,277
8	±18,096
9	±19,915
10	±22,850
11	±31,424
TRACT 'A'	±54,565
TRACT 'B'	±1,745
TRACT 'C'	±1,553
TRACT 'D'	±1,353

PUBLIC ACCESS TO FOREST LAND
THE DEVELOPER WILL WORK WITH THE CITY TO PROVIDE PUBLIC ACCESS TO THE EXISTING WALKING TRAIL ON THE NATIONAL FOREST LAND AT THE SOUTH PROPERTY BOUNDARY. A CONCEPTUAL ROUTE IS PROVIDED AS A BASIS FOR DISCUSSIONS.

NORTH

0 20 40 80
SCALE: 1"=40'

EXHIBIT. NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

"THE REFUGE"
APN 408-10-060B, 060C, YAVAPAI COUNTY, AZ

SEC Inc.
825 COVE PKWY
COTTONWOOD, AZ 86326
(928) 282-7787

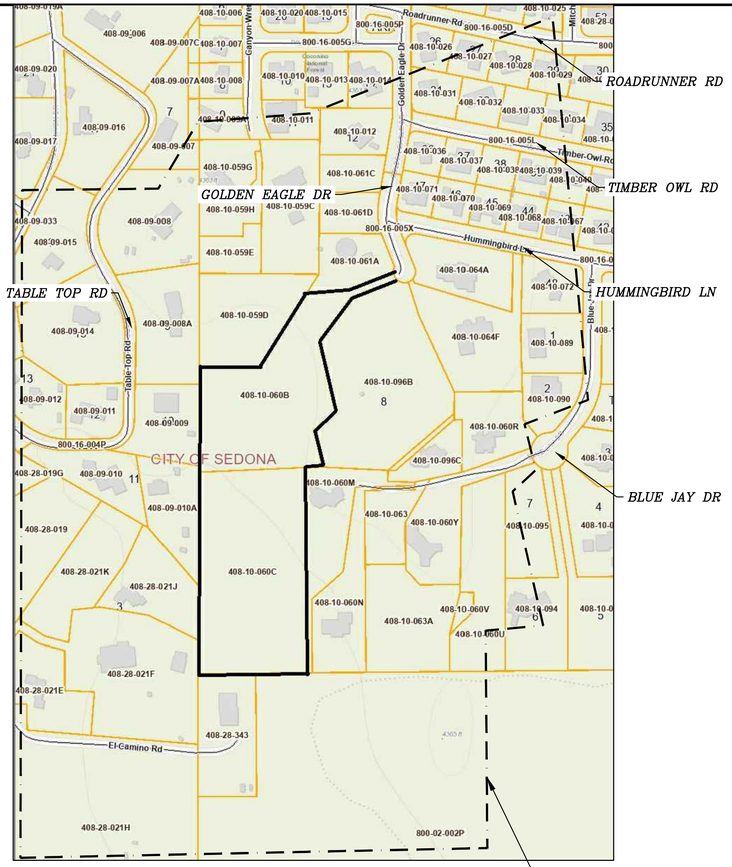
SITE PLAN

DATE	DRAWN	SHEET
7/11/22	NMW	1 OF 1
SCALE	CHECKED	PROJECT NO.
AS SHOWN	KG	20-0809E

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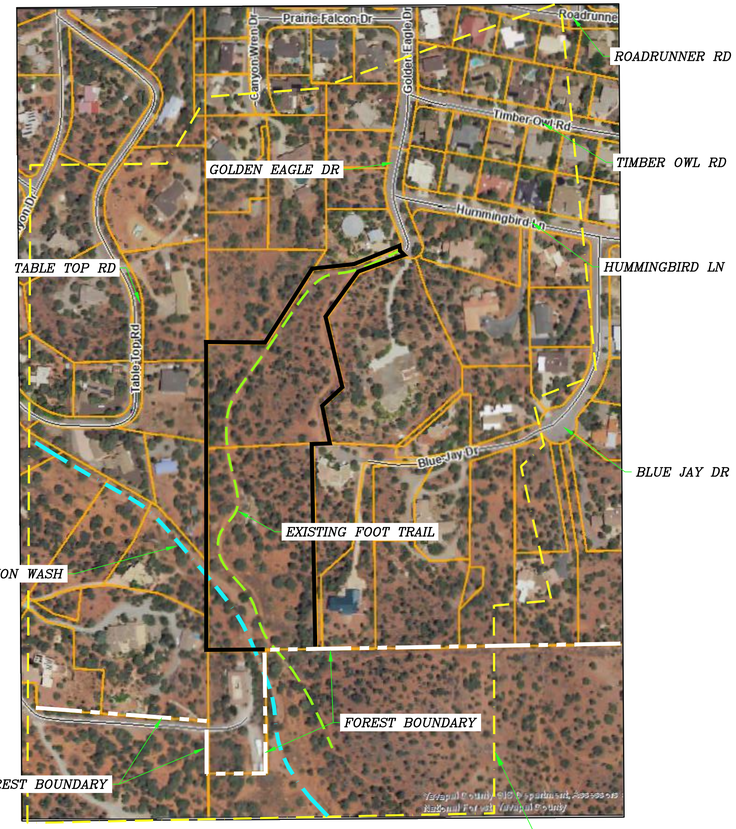
ADJACENT PROPERTY OWNERS–500' BUFFER

Parcel	Owner	Address	City	State	Zip
408-09-007	CUNNINGHAM ANNE R	PO BOX 514	SEDONA	AZ	863390514
408-09-008	PIZZOLATO JANIS E	120 TABLE TOP RD	SEDONA	AZ	863365109
408-09-008A	RINALDO DEBRA L	170 TABLE TOP RD	SEDONA	AZ	863365109
408-09-009	HENRY LINDA	210 TABLE TOP RD	SEDONA	AZ	863365145
408-09-010	MCCONNELL LINDSAY A & CYNTHIA J RS	250 TABLE TOP RD	SEDONA	AZ	863365145
408-09-010A	BARNHART FAMILY TRUST	230 TABLE TOP RD	SEDONA	AZ	863365145
408-09-011	KERCHNER JONATHON B &	300 N PAYNE PL	SEDONA	AZ	863364543
408-09-012	YOST MICHAEL	6542 OAKHURST CIR	HUNTINGTON BEACH	CA	926486636
408-09-013	FRIEDER LIVING TRUST	370 CAROL CANYON DR	SEDONA	AZ	863365166
408-09-014	DICKISON FAMILY LIVING TRUST	165 TABLE TOP RD	SEDONA	AZ	863365140
408-09-015	REILLY MICHAEL J &	125 TABLE TOP RD	SEDONA	AZ	863365140
408-10-009A	GAMMON DAVID A & SUSAN RS	121 DOLLY ST	PUNTA GORDA	FL	339505461
408-10-011	DEVORE JAMES F &	220 CANYON WREN DR	SEDONA	AZ	863365135
408-10-012	OLIVER RICHARD C & JANE A RS	3519 N MONTE VISTA DR	FLAGSTAFF	AZ	860041772
408-10-013	YORK GREG & CELESTE M RS	2700 PRAIRIE FALCON DR	SEDONA	AZ	863365107
408-10-014	WORDEN FAMILY TRUST	2726 E AMBERWOOD DR	PHOENIX	AZ	850489302
408-10-031	FLOYD SUSANNE K	351 5TH AVE # 3	SAN FRANCISCO	CA	941182344
408-10-032	SPLAN DAVID E	2600 TIMBER OWL RD	SEDONA	AZ	863365266
408-10-033	SCHULTZ BARBARA A (BD)	2590 TIMBER OWL RD	SEDONA	AZ	863365211
408-10-036	BREWER JACK & GINA RS (BD)	PO BOX 3704	SEDONA	AZ	863403704
408-10-037	ARANCIBIA SUZANNE UI &	633 VIA LINDA	NEWBURY PARK	CA	913206781
408-10-038	HICKS ARTHUR N II &	PO BOX 2243	SEDONA	AZ	863392243
408-10-039	HARRIS DEDE M LIVING TRUST	2595 TIMBER OWL RD	SEDONA	AZ	863365210
408-10-040	ARNER R THOMAS & SANDRA D JT	2575 TIMBER OWL RD	SEDONA	AZ	863365210
408-10-059C	FRANK JUDY E &	225 CANYON WREN DR	SEDONA	AZ	863365135
408-10-059D	MORGON THOMAS L	5540 BALDWIN AVE	TEMPLE CITY	CA	917802627
408-10-059E	DEBORD CURTIS L & MARY JT	12301 INTERSTATE 80 E	SPARKS	NV	894346668
408-10-059G	BORGOGNI RIMA MARIA(BD)	15480 LAGUNA CANYON RD SUITE 100	IRVINE	CA	926182114
408-10-059H	MCCREA MICHAEL	72915 AMBER ST	PALM DESERT	CA	922605947
408-10-060B	SIMNO HOLDINGS LLC	PO BOX 4449	SEDONA	AZ	863404449
408-10-060C	SIMNO HOLDINGS LLC	PO BOX 4449	SEDONA	AZ	863404449
408-10-060M	HOODA FAMILY REVOCABLE TRUST	388 FELIPE CMN	FREMONT	CA	945396327
408-10-060N	AUSTIN ESTHER J	123 BLUE JAY DR	SEDONA	AZ	863365217
408-10-060R	TURNER CHRISTOPHER J & KATHRIN RS	111 BLUE JAY DR	SEDONA	AZ	863365217
408-10-060U	WILD RIVER PROFIT SHARING PLAN	PO BOX 4393	SEDONA	AZ	863404393
408-10-060Y	CHAIKIN HENRY R & MARGUERITE S RS	PO BOX 4393	SEDONA	AZ	863404393
408-10-061A	MILLER MELODY ESTATE OF &	PO BOX 1477	SEDONA	AZ	863391477
408-10-061C	CID1 LP	6200 E CANYON RIM RD STE 201	ANAHEIM	CA	928074315
408-10-061D	MILLER MELODY &	PO BOX 1477	SEDONA	AZ	863391477
408-10-063	CHAIKIN HENRY R & MARGUERITE S RS	PO BOX 4393	SEDONA	AZ	863404393
408-10-063A	CHAIKIN HENRY R & MARGUERITE S RS	PO BOX 4393	SEDONA	AZ	863404393
408-10-064A	MADHAVAN RAJAN &	1376 HALIBUT ST	FOSTER CITY	CA	944041950
408-10-064F	BENNETT ELAN AKA	175 W HUMMINGBIRD LN	SEDONA	AZ	863365208
408-10-066	WOISETSCHLAERGER JOHN	901 CHANCERY LN	CARY	IL	600133231
408-10-067	KOPIETZ DEANNE M BYPASS TRUST	PO BOX 4241	SEDONA	AZ	863404241
408-10-068	CARPENTER LIVING TRUST	170 W HUMMINGBIRD LN	SEDONA	AZ	863365209
408-10-069	GROSE TIM M &	190 W HUMMINGBIRD LN	SEDONA	AZ	863365209
408-10-070	LELAND BRAMWELL PERRY & NOBLE ANN RS	1008 CAMELOT CIR	FORT COLLINS	CO	805252806
408-10-071	PIERCE ANDREW K & JENNIE D &	830 SPARTA DR	LAFAYETTE	CO	800261125
408-10-072	RAUCH KARI	989 S MAIN ST STE A-109	COTTONWOOD	AZ	863264601
408-10-089	STANG TROY V	13913 E YUCCA ST	SCOTTSDALE	AZ	852594639
408-10-090	WHITE JOHN H & ELLEN CO-TRUSTEES	PO BOX 3864	SEDONA	AZ	863403864
408-10-095	ADLER LIVING TRUST	165 BLUE JAY DR	SEDONA	AZ	863365217
408-10-096B	MADDUX REAL ESTATE LLC	5 LISA LN	SEDONA	AZ	863365123
408-10-096C	TURNER CHRISTOPHER J & KATHRIN RS	111 BLUE JAY DR	SEDONA	AZ	863365217
408-28-019	HULSEBUS W & M TRUST	PO BOX 304	SEDONA	AZ	863390304
408-28-019G	KAGAWA-FUJII REVOCABLE TRUST	500 FOOTHILLS SOUTH DR	SEDONA	AZ	863365024
408-28-021F	SPERA TRUST	550 EL CAMINO RD	SEDONA	AZ	863365127
408-28-021J	RIORDAN MARK R & TAMARA J JT	548 EL CAMINO RD	SEDONA	AZ	863365127
408-28-021K	HULSEBUS W & M TRUST	PO BOX 304	SEDONA	AZ	863390304



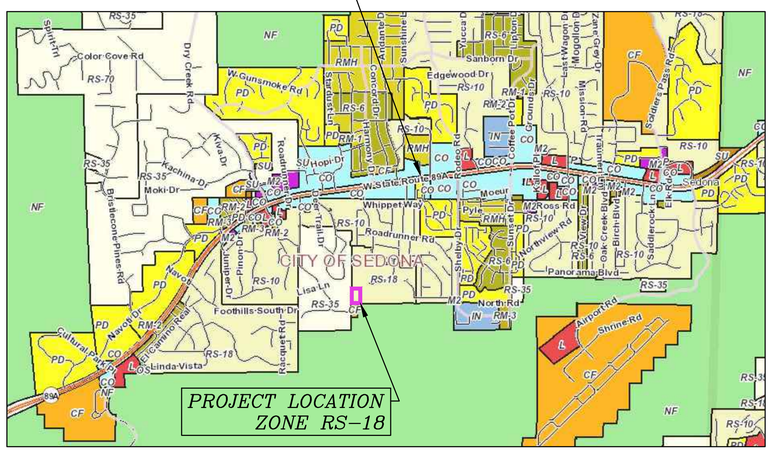
CONTEXT MAP

SCALE: 1"=200'



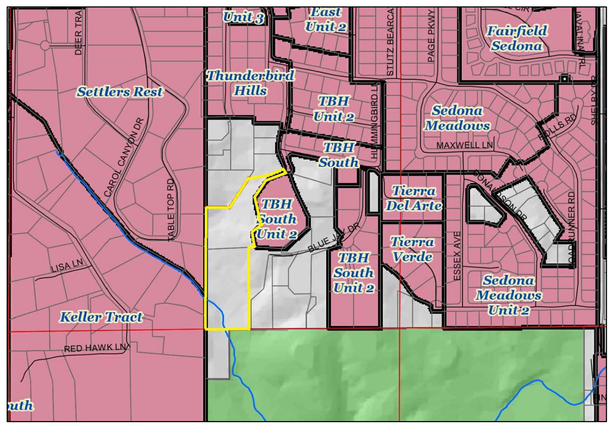
CONTEXT MAP

SCALE: 1"=200'



LOCATION & ZONING MAP

NO SCALE



ADJACENT SUBDIVISIONS

NO SCALE

STREETS		
NAME	CLASS	RIGHT OF WAY
TABLE TOP RD	LOCAL	30
GOLDEN EAGLE DR	LOCAL	50
HUMMINGBIRD LN	LOCAL	50
BLUE JAY DR	LOCAL	50
TIMBER OWL RD	LOCAL	50
ROADRUNNER RD	LOCAL	50

EXHIBIT. NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

THE REFUGE AT SEDONA

PRELIMINARY PLAT EXHIBITS

CONTEXT MAP
LOCATION & ZONING MAP
SUBDIVISION MAP

SEC Inc.
20 STUTZ BEARCAT DR. #6
SEDONA, AZ 86336
(928) 282-7787

DATE	DRAWN	SHEET
7/11/22	NMW	1 OF 1
SCALE	CHECKED	PROJECT NO.
AS SHOWN	KG	20-0809E

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S:\LAND PROJECTS 2004 ENGINEERING\20-0809E SIMNO\C3D\PRELIMINARY PLAT\CONTEXT MAP.DWG

408-28-021H

408-28-021F

408-28-021J

408-09-010A

408-09-009

408-09-008

408-28-343

408-10-059E

408-10-059D

408-10-059C

COCONINO NATIONAL FOREST

408-10-006N

408-10-060M

TRACT "A"

TRACT "A"

TRACT "C"
OPEN SPACE

TRACT "B"
OPEN SPACE

TRACT "D"
OPEN SPACE

408-10-096B
LOT 8
THUNDERBIRD HILLS
SOUTH UNIT TWO,
BOOK 19 OF MAPS AND
PLATS, PAGE 40 (R2)

408-10-061A

GOLDEN EAGLE DRIVE
50' WIDE PER (R7)

Slopes Table					
Number	Minimum Slope	Maximum Slope	Color	AREA-3D	AREA-2D
1	0.01%	10.00%		2.41 AC	2.41 AC
2	10.01%	20.00%		2.62 AC	2.59 AC
3	20.01%	30.00%		1.17 AC	1.13 AC
4	30.01%	40.00%		0.30 AC	0.28 AC
5	40.01%	1000.00%		0.32 AC	0.28 AC

2' CONTOURS
ELEVATIONS RELATIVE TO NAVD88

NORTH

0 20' 40' 80'

SCALE: 1"=40'

EXHIBIT. NOT FOR CONSTRUCTION. FOR AGENCY REVIEW ONLY

THE REFUGE
PRELIMINARY PLAT EXHIBITS

EXISTING
HILLSIDE SLOPE
ANALYSIS

SEC Inc.
20 STUZ BEARCAT DR #6
SEDONA, AZ 86336
(928) 282-7787

DATE	DRAWN	SHEET
7/11/22	NMW	1 OF 1
SCALE	CHECKED	PROJECT NO.
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S:\LAND PROJECTS 2004 ENGINEERING\20-0809E SIMNO\C3D\PRELIMINARY PLAT\HILLSIDE SLOPE ANALYSIS.DWG

Subdivision Checklist

Land Development Code Article 7

PZ20-00007 (SUB) The Refuge at Sedona

City Of Sedona Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 · www.sedonaaz.gov/cd

Article 7 of the Sedona Land Development Code contains principles and standards applicable to the subdivision of properties. This Article sets the minimum criteria for review and approval of all new subdivisions by the City's Community Development Department, Planning & Zoning Commission, and City Council. Applicants of proposed subdivisions must demonstrate compliance with these standards.

Review Date: October 18, 2022

Reviewer: Cari Meyer, Planning Manager

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable

7.3 Subdivision Standards

7.3.C: Lot Planning

Evaluation:

(1) Number of Lots Created, Subdivision: The property is zoned RS-18, which permits a maximum of 2 units per acre. The property is 6.46 acres and there are 11 lots in the proposed subdivision, a density of 1.7 units per acre.

(2) Lot Size and Configuration
   a. All lots are a minimum of 100 feet in width and have a minimum of 18,000 square feet. Building setbacks are shown on the plat and will be reviewed when building permit applications are submitted for the lot. No exceptions are being requested.
   b. All side lot lines are at approximately 90 degrees to the street except for where the lot lines are adjusted to follow contour lines.
   c. No double frontage lots are proposed.
   d. No flag lots are proposed and all irregular lot lines are existing property lines, not new lot lines.
   e. No corner lots are proposed.
   f. No lots are divided by a city, county, school district, or other taxing agency boundary.
   g. A City-designated floodplain impacts lots 6, 10, and 11. Compliance with floodplain requirement will be reviewed when building permit applications are submitted for the properties.

(3) A preliminary grading and drainage plan was provided with the application and reviewed and approved by the City's Public Works Department. A Final grading and drainage plan will be required to be submitted with the building permit application for the infrastructure.

(4) Access
   a. All lots are accessed off of the proposed Refuge Way, a private street, which connects to Golden Eagle Way, a public street.
   b. The subdivision provides one point of access (Golden Eagle Way). A second access point is infeasible, as there are no other adjacent rights-of-way, all surrounding properties are either privately owned or the Forest Service. One adjacent property is owned but the City, but is the location of a wastewater lift station and is accessed via a private easement across a separate parcel. A second access point is infeasible.

(5) No flag lots are proposed.

(6) No construction envelopes are being modified with this application.

Compliance: ☐ *Yes* ☒ *Partial* ☐ *No* ☐ *Not Applicable*

- The proposed subdivision is compliant with this section of the code with the exception of 4.b, which requires two access points where feasible. The applicant has stated that a second access point is infeasible due to legal constraints. Staff is supportive of the single access point for this subdivision.

7.3.D: Sensitive Lands

Evaluation:

(1) The proposed subdivision includes land with steep topography and a floodway in the southwest corner of the site. The applicant explored to possibility of doing a cluster subdivision. However, that plan was met with opposition from the neighboring property owners, so they opted to do a traditional subdivision. Lot 11, which is most impacted by the floodway, is the largest lot on the site, which will allow for a building envelope that is not impacted by the flood way. How access to this site is provided across the floodway will be reviewed when the lot is developed, and is not a part of this subdivision. The applicant has provided a geotechnical/soils report. This report contains recommendations and design considerations for future structures in this subdivision.

(2) The lot generally slopes from east to west and does not contain any true ridgelines. The streets and lots lines are appropriately located based on the site's topography.

(3) The site is considered a Hillside Development Area, as slopes exceed 15%. The plat proposes a 10 foot wide trail rather than sidewalks on each side of the road. The street is a minimum of 16 feet in width.

Compliance: ☒ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*

7.3.E: Block Layout

Evaluation: The subdivision does not propose any blocks.

Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*

7.3.F: Street Design

Evaluation:

(1) There are no CFA or Specific Area plans approved for this property. The GO! Plan includes a trail connection through this property, which the applicant has included as part of the plat.

(2) The proposed Refuge Way connects to Golden Eagle Way. No other public or private streets are adjacent to the property.

(3) The proposed Refuge Way connects to Golden Eagle Way. No other intersections are adjacent to the property.

(4) The streets have been designed to the minimum standards of the Engineering Manual, with the exception of the first 150 feet of Refuge Way. This section of road is limited in width due to the limited width of the access to the lot. The applicant has requested an exception for this section of the road. The property is currently 24.3' wide and the adjacent neighbors have denied granting an easement to widen the road. This section of road is straight, so no visibility issues are anticipated and the road widens to the minimum width once there is sufficient property owned by the applicant. Staff is supportive of this request.

(5) The applicant is requesting that the sidewalk requirement be waived for the first 150' of Refuge Way, as the property is not wide enough to accommodate a sidewalk along with the street. As the section of the street without a sidewalk is limited in length and is straight, with no curves/blind spots, Staff is supportive of this request. They are also requesting that a 10' wide shared use path on one side of the street be permitted in lieu of 5 foot sidewalks on both sides of the street. This request is also supported by the Hillside Development Area allowance (LDC Section 7.3.D(3)), which allows sidewalks to be replaced by trails or pathways. Staff is supportive of this request.

		Compliance: ☐ *Yes* ☒ *Partial* ☐ *No* ☐ *Not Applicable* • As outlined above, the applicant is requesting exceptions to the street width and sidewalk requirements. Due to the constraints of the property, including the property width off of Golden Eagle Drive, and the topography, Staff is supportive of these requests.
	7.3.G: Street Naming and Traffic Control Signs	
		Evaluation: The applicant has proposed "Refuge Way" as the name of the new street. Final approval of street names will be done by the Public Works Department.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	7.3.H: Easement Planning	
		Evaluation: The road is within its own tract, not an easement, and has sufficient width for all associated improvements. The plat provides for public pedestrian access to the adjacent National Forest Land. All other required easements have been provided.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	7.3.I: Reservation of Land for Public Use	
		Evaluation: The plat shows a conceptual location of the pedestrian easement to the Forest Service land. No other land is proposed to be reserved for public use.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☐ *Not Applicable*
	7.3.J: Alternatives to Subdivision Standards	
		Evaluation: While the applicant originally considered a cluster subdivision, the neighbors objected and a traditional subdivision is being proposed.
		Compliance: ☐ *Yes* ☐ *Partial* ☐ *No* ☒ *Not Applicable*
Other Considerations:		

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Fri 4/2/2021 4:08 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/02/2021 4:08 p.m.
Response #:	192
Submitter ID:	2577
IP address:	47.215.239.102
Time to complete:	15 min. , 59 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   My property abuts this proposed development. The current housing in this area is not nearly as dense as this proposal. Not only that, but the developer wants to pack the homes in....eventually get a road to connect to Canyon Wren. there is NO ROOM for a 2 lane road. It is and always has been just single path that is used for hiking. I propose that the housing be cut down to 5 to 6 homes. Even that, given the land, is too many. I understand that land will be developed, but I believe that the massive influx of dense housing into an Sedona, which already has a stressed fragile ecosystem is not prudent. I hope you will see that the path for this and several of the other plans on the table are just too much for the Sedona infrastructure to handle. We cannot handle the tourists and the Air B and Bs and now to get all this housing is suicide. This fabulous small town is becoming nothing more than an free-for all open air hotel that is continuously trampled by people who have no respect for the land or the community. The Planning and Zoning Committee has to consider not just the investors, but the permanent RESIDENTS of Sedona when planning for the future.

3. **Your contact information**

Name:	Patty Topel
Mailing Address:	225 Canyon Wren Drive
E-mail:	artist@ptopel.com

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

   (o) Yes

Fwd: Concerns Regarding the Proposed 'Refuge at Sedona'

Karen Osburn <KOsburn@sedonaaz.gov>

Wed 4/14/2021 6:13 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

FYI

From: Carl Dalio <carldalioart@gmail.com>
Sent: Wednesday, April 14, 2021 12:22:35 AM
To: Karen Osburn <KOsburn@sedonaaz.gov>
Subject: Concerns Regarding the Proposed 'Refuge at Sedona'

April 12, 2021

Karen Osborn, Sedona City Manager
102 Roadrunner Drive (Building 106)
Sedona, AZ 86336

Dear City Manager Karen Osburn:

My name is Carl Dalio. My wife (Linda Henry) and I reside at 210 Table Top Road in Sedona. Our property is adjacent to and west of the 12 unit cluster project (Refuge at Sedona) proposed by developer Chris Tortorello.

We appreciate your recent, constructive feedback regarding some of our concerns about setbacks and the proposed trail being too close to the west boundary of the proposed development property.

We have enjoyed the quiet beauty of the surrounding, natural landscape and low density neighborhood, including views of the untouched land parcels to our immediate east and southeast as well as serene views of Cathedral rock.

That said, we have recognized that the parcels to our east property line might be developed at some point. But never did we think that anyone would build more than 3 to 4 homes on that narrow, landlocked hillside. Now we are confronted with a 12 unit 'cluster' housing plan that not only impacts that beauty and peacefulness, but threatens to cause a major interruption to the low density area that we and our neighbors have expected and planned on continuing. Obviously, we are opposed to the development as presented.

The very fabric of our neighborhood and the community as a whole, is imperiled by this proposed, high density plan. As presented, It would be a physical and visual intrusion that will spoil the natural environment and the existing quiet of the neighborhoods to the east, north and west. We are already negatively affected by short term rentals (Airbnb, etc.) directly across our street to the west. We have no assurance that short term rentals will not occur with this proposal or any other version of it in the future.

The developer of this proposed, high density project is requesting modifications to subdivision standards that should not be granted: LDC Section 7.3.C(5) 'flagpole' portions smaller than allowed and LDC Section 7.3.F(5) 'removal of sidewalk requirement on both sides of the street'. This sidewalk modification is supposedly justified by including a 'pedestrian pathway' 'in' the arroyo along the west side of the property. That brings up the issue of the so-called 'Homee Trail'. The forest service had a trail that existed south of and outside of the property for this development with no public means of access except through Carol Canyon Wash or from loop trails in the national forest itself. People began walking across 'private property' to access this trail. The developer is not obliged to provide this trail, but is doing so to squeeze 12 building sites into a compact area. The arroyo area is not a buildable location anyway, and as proposed, the so-called 'pedestrian path' would put public traffic very close to our property line and that of my neighbor to the south. Since someone or group pushed the idea of the Homee Trail connection to the national forest, it now shows up on a Google map, further bringing foot and bike traffic from outside our neighborhoods. This puts our properties at risk.

Of course, other issues arise in view of this high density proposal. Drainage is a major one. With that much pavement and rooftop presence, rain flow from the hillside will move east and southeast, toward our home and into the arroyo and eventually into Carol Canyon Wash. In a downpour, the proposed roadway will become a river as it moves down from the entry at Golden Eagle Drive. Emergency vehicle access, water usage, power, gas, sewer and any other utilities are also important issues that impact the neighborhood and the city of Sedona.

In The City of Sedona's Land Development Code Article 7 it states: 'protect the natural environment and scenic beauty of Sedona by promoting the use of good design, landscape architecture, and civil engineering to preserve and enhance natural topographic features, watercourses, drainage ways, floodplains, slopes, ridge lines, rock outcrops, native vegetation, and trees and to control erosion and minimize runoff'. This proposed development does little to address these important standards. It will not save much of the natural topographic features, trees or vegetation and will cause safety issues with erosion and runoff. Replacement of trees and vegetation should be a requirement already in place by the City of Sedona standards.

To sum up, this high density proposal is not in keeping with the density of the surrounding neighborhood. And in this case, cluster housing will produce a wall of housing that will create a physical and visual scourge with noise and traffic that will impact our quiet neighborhood. In its present form, it does not, in any way, represent a transition zone. It is a high density encroachment. Why force this many units into a narrow hillside that really doesn't advance the reasons why people have moved here: to experience the beauty, healing and solace of nature and to get away from cities, people, density, traffic and noise.

Thank you,

Carl Dalio and Linda Henry
carldalioart@gmail.com

Re: Proposed Refuge at Sedona Neighborhood Concerns (Graphics)

Karen Osburn <KOsburn@sedonaaz.gov>

Wed 4/14/2021 2:01 PM

To: Carl Dalio <carldalioart@gmail.com>
Cc: Cari Meyer <CMeyer@sedonaaz.gov>

Thanks Carl, I will pass this along to our Planning Manager as well, but whether what you show below is the configuration that is ultimately pursued, or the clustered version, the 12 units are how many units are permitted by right given the RS-18 zoning of the property. Other properties to the east also have RS-18 zoning so they could develop at the same density as is shown below. The City did not establish that zoning or density, it has been in place since before the City's incorporation. I understand how the neighbors would have the perception that this should not be permitted given the larger surrounding lots, but the long-established density for this 6-acre site is 2 units/acre, or 12 units total. Whether they cluster or don't cluster, it will still be 12 homes. Thanks again, Karen

---

From: Carl Dalio <carldalioart@gmail.com>
Sent: Wednesday, April 14, 2021 12:27 PM
To: Karen Osburn <KOsburn@sedonaaz.gov>
Subject: Proposed Refuge at Sedona Neighborhood Concerns (Graphics)

April 12, 2021

Karen Osborn, Sedona City Manager
102 Roadrunner Drive (Building 106)
Sedona, AZ 86336

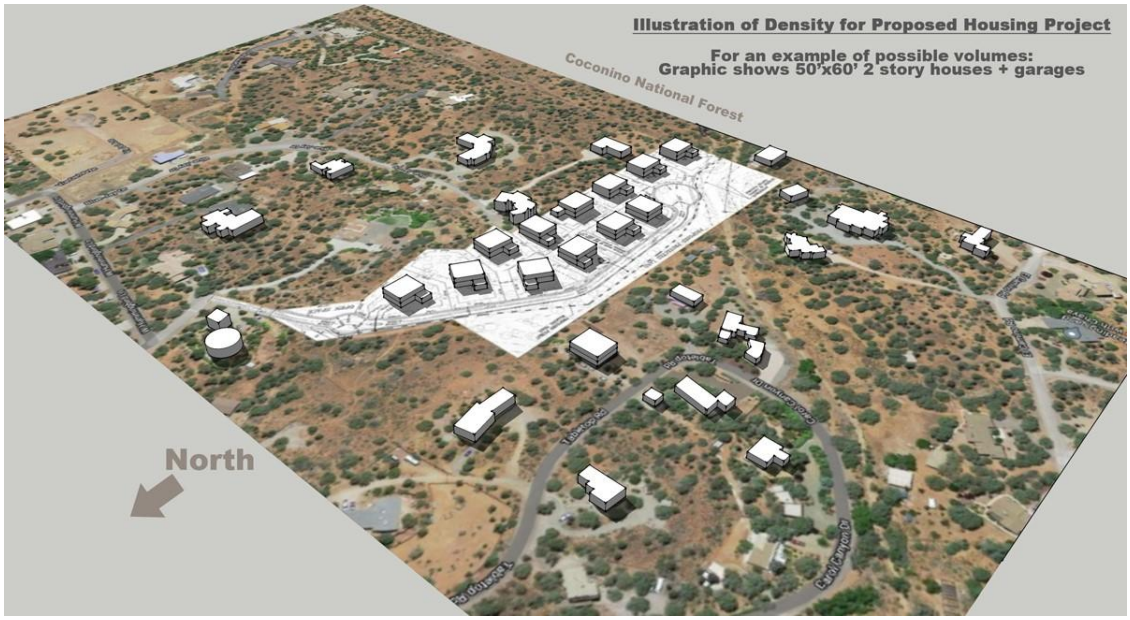
Dear City Manager Karen Osburn:

As a followup to my previous letter, here are some graphics I created using the proposed Refuge at Sedona plot plan initially submitted by Mr.Tortorello. These graphics further illustrate the unacceptable density that this subdivision would present to our surrounding, low density neighborhood. As the diagrams show, this is not a ‘transition zone’, but merely a condensed intrusion.

Sincerely,

Carl Dalio
carldalioart@gmail.com




Illustration of Density for Proposed Housing Project
For an example of possible volumes:
Graphic shows 50'x60' 2 story houses + garages
Coconino National Forest
North

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 5/30/2021 4:07 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	05/30/2021 4:07 a.m.
Response #:	242
Submitter ID:	2884
IP address:	47.215.237.80
Time to complete:	1 min. , 1 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   To whom it may concern,
   Because of my disability, history of bronchitis, & my heart, I must leave my home of 40 years because of the construction of the cluster subdivision & gated community known as the Refuge at Sedona. At a meeting with concerned homeowners, Chris Tortotello said it would take 2 1/2 years to build. Having lived here for decades, I know that the slightest noises & voices carry across the open space between my bedroom & the proposed building site off Golden Eagle Drive. I cannot live with that constant chaos & loud noises on a daily basis while I lay in my bed.

   Due to my daily pain, lack of family, having to turn out a long term tenant, downsize furniture & items from the years spent in this home, as well as my late parents belongings. I need to clean, rent or sell my home, & as you can imagine, I'm obviously very stressed & concerned about the timeline.

   I feel pressured to accomplish all I need to before the constant week day 8-5, noise from rock hammering, drilling, digging, & beeping trucks begin. I need to protect my house from the onslaught of blowing
   pollen, dust, dirt, & the invasion of insects, rodents, & reptiles running away from the disruption of their long standing safe, undisturbed dens, homes & habitats.

   I realize its difficult to pinpoint an exact date, but surely, the city must have a general guess as to when the bulldozers will appear in my backyard. With the plans & variances granted for this cluster subdivision being rushed through from the initial letter of intent in Oct, I'd assume Mr. Tortotello would break ground as soon as possible since Covid restrictions are lifting. I'm sure the city planning & zoning have some vague knowledge regarding the timing of this project..

   I've asked P & Z, the representative from the environmental group overseeing this project, & Scott Jablow for any estimation of a start time. I've even written in the comment section on the city website under the Refuge at Sedona letter of intent & plans, but have heard nothing back.

I'd hope that someone with authority & knowledge could advise me of an approximate date, so I can safely plan my departure from my home.
Can someone please look into this, and help by giving me a time frame? Will it be days, weeks or months? My future & health depends on an organized, calm departure, not a sudden, shocking surprise one morning when I wake to the sounds of trucks out back.
Thank you for reading this for any insight & information you can give me to assist me in this sad, unplanned & sudden change in my life.
Sincerely,
Debra Rinaldo
170 Table Top Road
928 554 4200
Ladydebralynn@aol.com

3. Your contact information

Name:	Debra L Rinaldo
Mailing Address:	170 Table Top Rd
E-mail:	ladydebralynn@aol.com

4.

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

(○) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 5/30/2021 4:12 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	05/30/2021 4:12 a.m.
Response #:	243
Submitter ID:	2885
IP address:	47.215.237.80
Time to complete:	1 min. , 23 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   I have breathing problems, migraines with noise sensitivity, & the construction will take about 2 1/2 yrs. this isn't a city or state road, or sub division off a major street, but adjacent to personal yards. That's a long time build, much longer than if an individual, as we assumed it would be, bought the property to build a single family residence. Only a wild lot lies between the proposed construction zone & my bedroom which I live in the majority of time. The digging, drilling, rock hammering & general noise, along with dust & dirt blowing on a daily basis would serious compromise my physical & mental health. I moved here to Settlers Rest to be away from most building uptown or off major roads, assuming this area in back would be sold as acre + lots, in a spread out timeframe, not all.at once. There hasn't been a major build here for decades & those who live here can hear people talking across the land where construction will occur, however this noise will carry. My tenant along with other residents, & businesses, conduct tours, healings, & quiet meditations which will be negatively impacted by this noise on business days. Their professional & financial status in the community isn't being respected as this pet project is approved & variances granted for this one individual. This project truly is the epitome of benefiting the few at the sake of the majority, the opposite of what it should be. Please consider that there are more long term residents against this project, than the 12 people who will buy here & benefit from it.

3. **Your contact information**

Name:	Debra L Rinaldo
Mailing Address:	170 Table Top Rd
E-mail:	ladydebralynn@aol.com

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

   (o) Yes

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 5/30/2021 4:14 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	05/30/2021 4:14 a.m.
Response #:	244
Submitter ID:	2886
IP address:	47.215.237.80
Time to complete:	0 min. , 30 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   Do you or any of the council members have a say in approving new building projects like hotels, or the cluster subdivision, called the Refuge at Sedona, or is that solely the responsibility & decision of the P & Z? Will the city continue to approve projects that drive long term homeowners & workers away from out community, to provide retreats for the rich, who won't be working & only add to the traffic problems by putting more vehicles on the roads that are already problematic? What about the safety of exits if a fire hits, like in Paradise CA? Why add more people from hotels at the end of uptown, or on 89A, when its already a dangerous traffic jam & nightmare for those who live & work here?
   One example is the new cluster subdivision proposed for construction of the Refuge, is opposed by all of the surrounding, negatively impacted, residents & homeowners, who have serious complaints & valid concerns about the destruction of natural land, wildlife, property value & quality of life. We feel that we, the residents', voices are being ignored & we outnumber the 12 wealthy people who will buy the proposed $1m homes in this unprecedented, gated community being built in a wild, open rural area. Other projects like the auto camp or hotels in VOC, have had more exposure, thus, more community input & that public outcry resulted in intrusive, out of place projects being withdrawn or denied. Without legal representation, do residents & homeowners seriously have a voice that's heard by the city, or are we just collateral damage to the wealthy investor who builds just because he can afford to, with no concern, accountability or responsibility to the land or people who've lived here for decades?
   Do you & other council members have any power or input into these matters of continued building & is there any sympathetic official that we residents can appeal to & share our struggles & real problems with? Thank you for any light you can shed on this stressful, emotional issue facing myself & my neighbors. Ours is just a small symptom of the greater problem with over building in Sedona, while existing problems get worse, & bandaid solutions are implemented, while the source of the problem goes unaddressed & curtailed.

3. **Your contact information**

Name:	Debra L Rinaldo
Mailing Address:	170 Table Top Rd

E-mail: ladydebralynn@aol.com

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

   (o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Thu 6/3/2021 9:00 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	06/03/2021 9:00 p.m.
Response #:	248
Submitter ID:	2905
IP address:	2601:285:403:41b0:5059:12d6:bb8:b3ad
Time to complete:	8 min. , 35 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   As a resident of Sedona for the past 8 years, I am applaud that such a plan is even considered as this is a very irresponsible project. Within the last 8 years, I have seen so much destruction of wildlife, trees, and the beauty that we as permanent residents and homeowners have built our lives on. With this builders plans not matching the natural environment, the destruction of wildlife, trees, and people's lives for a small amount of homes, I ask that you reject this project and stand up to the big businesses and developers who don't care about the beauty of this special place and are only concerned with making money at the cost of the community. In the last 8 years, it has been devastating to see the area dissipated by greed, over building, and the destruction of the very beauty that we all came here for. I ask that you stand up for Sedona, and reject this project.

3. **Your contact information**

Name:	Stephanie Garcia
Mailing Address:	75 Morningside Dr
E-mail:	sbgart@gmail.com

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

   (o) Yes

Thank you,
City of Sedona

maryannsedona54@gmail.com

City of Sedona <NoReply@sedonaaz.gov>

Wed 3/16/2022 8:32 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Message submitted from the <City of Sedona> website.

Site Visitor Name: Maryann Livingstone
Site Visitor Email: maryannsedona54@gmail.com

I would like to know if there will be any community forums to discuss the new modifications to the project,The Refuge as previous community comments & meeting were over a year ago. Some new residents have moved in and have no knowledge of the project. We specifically want to know when the start date is for breaking ground. Also, is the timeframe of the entire project still approximately 2 1/2 years, as Mr.. Tortorello told the homeowners. Is that standard timing?
This construction will cause noise, dirt, disruption to the quiet & quality of life of we long term residents. We feel it only fair to be aware of the building, so we can decide on what to do with our residence, & living arrangements. We specifically bought here for the serenity, wildlife viewing & lack of traffic or city noise, thinking that at the most, 2 single residential, homes would be built, not an entire, gated, city like compound. I bought my home in 1994 assuming that after decades of having a rural atmosphere, we wouldn't be subjected to the inconvenience & stress of a subdivision being built. Please consider the homeowners' concerns as you did with the neighbors near Jordan Lofts on Jordan Road, which was even a more suitable, flat & noise prone area to build on.. This area is more wild & the terrain more difficult to build homes on, than uptown would have been. Caroll Canyon wash is designated a sensitive area, but that status is being dismissed, despite having a sewer spillage into it last year. In addition, no flood studies were done on the northern section of the project, or during a year with no drought, which would affect the flooding as several of us homeowners have experienced through the decades.
Thank you for your consideration.

Email contact from City of Sedona

City of Sedona <NoReply@sedonaaz.gov>
Thu 4/7/2022 2:03 AM
To: Katherine Herbert <KHerbert@sedonaaz.gov>

Message submitted from the <City of Sedona> website.

Site Visitor Name: Steve Rives
Site Visitor Email: greyujm12@gmail.com

I rent a room in a house on Table Top Rd, which is adjacent to a home being built by Mr. Tortorello, the man proposing building the Refuge at Sedona. I've lived in this rural neighborhood since 2007, where I started my job at Safeway, & it's been a quiet, stress free place to live until now.
The construction has ruined every day I had off. I went to the city to complain & the clerk told me to call Mr. Tortorello, which I did.
This area has specific, unique acoustic effects that magnifies every sound which makes this fast build disruptive.
The Refuge plans to build 12 homes, ditches, sewers, power lines, a paved road lasting 2 1/2 years. That long term noise, dirt, & dust, will prevent back yard relaxation, the reason I moved here for.
It's unfair to me & others who rent farther away from uptown & the highway, to listen to that. I want my days off to be quiet & restful, since I don't have weekends off.
My landlord has health issues & will have to leave her home of 40 yrs & I, & her other tenant, will lose our rentals. I can't stay & Safeway will lose a 15 yr worker.
The city's losing workers like me, who serve residents & tourists daily. Are 12 new millionaires worth losing more residents & hard workers?

Ladydebralynn@aol.com

City of Sedona <NoReply@sedonaaz.gov>

Thu 4/7/2022 11:09 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Message submitted from the <City of Sedona> website.

Site Visitor Name: Debbie L RinaldoD
Site Visitor Email: Ladydebralynn@aol.com

Refuge at Sedona. I understand this area was zoned for a subdivision yrs ago. but when I bought my home in 1991, lots out back were owned. Because there'd been no building since the 80s & other homes were on large lots, we homeowners were shocked to learn a gated sub division would be built. Is zoning safe for 2022?
Fire evacuation was a reason for the SIM #6 plan of connector roads, & a fear of people being trapped concerned the city enough to suggest imminent domain to my & my neighbor's land to build one across the Refuge land.
In a fire, Refuge residents would exit a narrow road through a gate, & turn left to 89A. Why isn't this a concern now & why would the city approve an exemption from a 2nd exit? We deserve to know more about this & more at a community meeting, since the last one was a yr.
This 2+ yr build is forcing me to move from my home of 40 yrs as the noise & dust will affect my breathing, coughing, BP, heart, quality & length of my life. I've no options to ignore or escape it. I'll displace 2 of my working tenants. Are 12 millionaires worth another loss?
I bought in 1991 to find peace from the constant pain of my disability. I never thought I'd have to relocate to escape a new subdivision, suited to flatter prepped areas in town.
Please consider the rights of the many, to the profit of a few, & don't approve.

PZ20-00007 (SUB)

Beau Leland <beauleland@yahoo.com>

Mon 12/21/2020 2:31 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Ms. Meyer,

Please do everything in your power to prevent Mr. Tortorello from building any more housing in the town of Sedona. The City Council has allowed overbuilding, which has led to an exponential growth in traffic and an increase in crime. We do not want this trend to continue! I believe that future building permits should be limited to one-acre lots or larger. Please stop turning our once peaceful town into an unwanted overcrowded city.

Thank you,
Beau Leland
210 W. Hummingbird Lane
Sedona, AZ 96336

The Refuge at Sedona conceptual plan review

akpbuff <akpbuff@aol.com>

Wed 12/23/2020 8:54 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

I am a homeowner on the corner of Golden Eagle and Hummingbird Lane. As such I use the access to the national forest on an almost daily basis to hike, mountain bike and to walk my dog. From my front porch I see multitudes of my neighbors doing the same thing.

I can see the plat includes what is shown as a pedestrian access trail through the property. I am relieved. I would add that this access trail should remain and become a requirement for this development AND that it be sufficient to allow multiple users including bikes and pet . If a sufficient trail is included i would not object personally to this development . However. At the same time my feeling is that larger lots, of .50 acres minimum and closer to .75 acres would be more consistent with the immediate neighbors. Thank you for the opportunity to comment.

Andrew Pierce
220 W Hummingbird Lane
Sedona, AZ 86336

Sent from my Verizon, Samsung Galaxy smartphone

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Wed 12/23/2020 11:58 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	12/23/2020 11:57 a.m.
Response #:	155
Submitter ID:	2209
IP address:	192.173.6.58
Time to complete:	16 min. , 17 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   I take exception to the statement in the LOI that "There are no anticipated traffic impacts." The only access point to the development is proposed at the end of the Golden Eagle Drive cul-de-sac. There are 3 residential driveways on the cul-de-sac so current traffic is very low. In addition, the surrounding neighborhood traffic is almost entirely residential traffic. To reach the proposed site, construction traffic will have to pass through at least 0.5 miles of neighborhood streets. The construction equipment needed for the site grading alone will significantly impact resident traffic in the area. In the interest of neighborhood safety, I request that a traffic impact study and traffic control plan be submitted prior to project approval.

   The development and construction will also significantly impact access to the Carroll Canyon trail network by residents. This access point is used almost entirely by City residents. Limiting access will drive more people to already overcrowded trailheads. Pedestrian access through the construction and development phases should be a priority to the City.

3. **Your contact information**

Name:	Taylor Pierce
Mailing Address:	220 W Hummingbird Ln
E-mail:	tp.asu30@gmail.com

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

   (o) Yes

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 12/28/2020 2:41 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	12/28/2020 2:41 p.m.
Response #:	156
Submitter ID:	2210
IP address:	162.18.172.11
Time to complete:	11 min. , 42 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge

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

   My vision after the creation of the Refuge project is 6 new resident households welcomed to our neighborhood, the Homee Trail access remaining a valued feature of our neighborhood, and neighborhood egress being improved via a connection to El Camino Rd.

   I recommend the lot size be limited to a minimum of 1 acre. The lot sizes in the proposed development are inconsistent with the current lot sizes in the neighborhood immediately surrounding the development. The average lot size of the 9 properties contiguous to the development is 1.42 acres. The currently proposed development average lot size is only .31 acres. I recommend the lot size be limited to a minimum of 1 acre.

   I recommend the Refuge have an HOA rule restricting short-term rentals to 6 months. I believe residents are stake-holders who share common values such as long-term harmonious relationships with neighbors and a concern for the environment. I believe nightly renters can have short-term motivations which can detract from the community of a neighborhood. I recommend the Refuge have HOA rules restricting short-term rentals to 6 months.

   I recommend the proposed new access road into the Refuge also connect to El Camino Rd. Our neighborhood currently suffers from difficult “left-turn” access to 89a from either Thunderbird Dr. or Stutz Bearcat Dr. A connection to El Camino Rd. would give us access to the traffic light at Arroyo Pinon Dr./Dry Creek Rd. Perhaps this new connection road can utilize the property 408-28-343 which is owned by the City of Sedona. It would be acceptable to limit this new road connection to egress-only (one way automobile traffic). I personally can envision using this proposed inter-neighborhood connection as a safe bike route to the Public Library and a nice car option when desiring route 89a westerly access on a busy weekend. I recommend the proposed new road into the Refuge also connect to El Camino Rd.

   The 3 suggestions enabling this vision are: the subdivided lot size be limited to a minimum of 1 acre, the new development has an HOA rule restricting rentals to 6 month minimum, and the proposed new road into the Refuge also connect to El Camino Rd. Thank you for considering this vision while planning the Refuge.

3. Your contact information

Name:	chris turner
Mailing Address:	111 BLUE JAY DR
E-mail:	cturner@illinoisalumni.org

4.

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 1/3/2021 11:32 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>;Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/03/2021 11:31 a.m.
Response #:	157
Submitter ID:	2212
IP address:	184.53.16.159
Time to complete:	29 min. , 26 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   The homeowners of Thunderbird Hills South Unit 2 have a number of concerns regarding the project, Refuge at Sedona. We recognize the right of property owners to develop their land but would like to see it in keeping with the surrounding area.

   The number of dwelling units/acre for the development meet the existing RS-18 Zoning code; the density (size) of the lots is consistent with the Cluster Subdivision standard. The average size is approximately 0.31 acre. None of the lots is 0.5 acre or more. Four lots are 0.25 acre or less, leaving 8 lots under 0.5 acre. This density is significantly higher than the surrounding properties.

   The Setbacks depicted on the site plan do not meet RS-18 Code or even RS-10 code. Of particular concern to the homeowners of Thunderbird Hills South Unit 2 is the 10-foot setback along the eastern side of the property which abuts Thunderbird Hills South Unit 2 lots. The standard rear setback for RS-18 is 25 feet. The 10-foot setback proposed not only does not meet the RS-18 standard or the RS-10 standard. The remaining setbacks also do not meet the RS-18 standard. As far as we have been able to tell, the RS-18 setback standard would still apply to a Cluster Subdivision. The only individual lot standard (minimum) for a Cluster subdivision is a lot width of 25 Feet (Article 2.J.2.C of LDC); otherwise the Cluster standard refers to the basic RS-18 code.

   Are the proposed roadway and driveways sufficiently wide to accommodate the residential traffic as well as fire and other emergency vehicles?

   Are there any plans for a home-owners association with prohibition of short-term rentals? What other CC&Rs are proposed, if any? What are the proposed sizes of the homes? Will they be big houses on small lots? Will they be 1 or 2 stories.

   We applaud the retention of the Forest Service access and trail through the development. Will this be restricted to

pedestrians only or could it also be utilized by bicyclists or equestrians as both can currently use the existing trail? Will motorized bicycles be restricted? Who will be responsible for maintenance of the public walking trail? Will there be a fence or wall separating the residential lots from the public trail area?

Can we assume there will be fire hydrants closer than the Hummingbird/Golden Eagle intersection?

Will Electric, telephone and internet utilities be underground?

There is great concern regarding the increase in traffic on Golden Eagle and Thunderbird, especially as Thunderbird exits on to SR 89A. The exit from Thunderbird on to SR 89A South is hazardous. This hazard will increase with increased traffic. The closest traffic signal for left turns on to 89A South is at Shelby. Left turns at the Andante signal must be made through private property (Golden Goose Restaurant Parking Lot). Will there be improved safety signage at the intersections along Golden Eagle and Thunderbird?

Ellen White, Chairperson, Thunderbird Hills Unit South Building Committee
Barbara Braun-Adler
Myron Adler
Julie Kenyon
Kern Kenyon
Marion Levine-Van Rooy
Mel Levine
Marc Maddux

3. **Your contact information**

Name:	Barbara J. Braun-Adler
Mailing Address:	165 Blue Jay Drive, Sedona, AZ 86336
E-mail:	bbraun4@gmail.com

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

(o) Yes

Thank you,
City of Sedona

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January 5 meeting

Maryann Livingstone <maryann.lastingbeauty@gmail.com>

Sun 1/3/2021 2:52 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Cris Kallas <nancy.kallas@gmail.com>; kgbnpc@gmail.com <kgbnpc@gmail.com>; David Castellvi <gdavidc@gmail.com>; jonmspera@icloud.com <jonmspera@icloud.com>; sufalat@gmail.com <sufalat@gmail.com>; flagstaffrich@gmail.com <flagstaffrich@gmail.com>; Jim Devore <jimdevore@npgcable.com>; blonddog94@gmail.com <blonddog94@gmail.com>; bbraun4@gmail.com <bbraun4@gmail.com>

Concerning Sedona Refuge property proposal.

I am one of the hundreds of citizens concerned with the density of this project and the impact to our neighborhood and wildlife. I am also secretary of the Thunderbird Hills committee. I hold a deed, dated in 1965 that states the said property is in our subdivision and subject to our CCRs. I would be happy to provide a copy of this document if needed.
Please consider all our concerns.

Fwd: Comment on Refuge at Sedona

Marguerite Chaikin <pchaikin@icloud.com>

Mon 1/4/2021 9:02 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Thank you for the opportunity to comment on the proposed subdivision, Refuge at Sedona. We live on Blue Jay Drive and have some concerns and suggestions..

1.**Neighborhood Traffic**: While the new subdivision is compliant with allowed density, it is not compatible with what exists on adjoining properties. The new density will increase neighborhood traffic and traffic attempting to enter 89A at Thunderbird where a left turn is almost impossible. We hope the Traffic Analysis Report will address this.

2. **Trail Parking**: As frequent users of the NFS trail system throughout Sedona, we are aware of the problems some residents experience due to parking for trail access on residential streets. This access on Golden Eagle needs to be evaluated. This is a short residential cal de sac. Please review the problem with Back O Beyond trail parking, which could very well happen in on Golden Eagle if the trail is on maps and apps.
Will parking be on the cal de sac at parcel C?

3. **Road quality**: The City has requested rolled curbs, and sidewalks to assure lasting road quality. With the narrowness of the entry it will be impossible for the city to adopt this road system in the future. Private roadways that are not maintained cause problems for the city and safety for residents. Consider the private portion of Shelby/Sunset which has not been maintained. If this is to be maintained by the HOA, then that arrangement needs to be finalized to assure maintenance and top quality construction needs to be front loaded. A sidewalk on one side of the road worlds well on Thunder Mt and can work here.

4. **Pathway use, Gates**: According to the existing plan this will be a gated community. Who will the pathway serve if this is a gated community? Will it be open to the public for bikes, horses and pedestrians? How does a gated subdivision serve the goals of community building in Sedona?
Will the developer consider not gating?

5. **Protection of Carol Canyon and Oak Creek water**: How will Carol Canyon and Oak Creek be protected from run off due to car washing, pesticide use and other harmful products that will be generated and passed into the ditch? The existing ditch is eroded enough to indicate periods of considerable flow. Sheet flow is one thing, street flow is another.
The run off from built environment (roofs, roads, driveways) will be increased over that of existing permeable landscape. Adding rip wrap to the existing drainage doesn't solve the problem, it will just speed the run off along, while not allowing for much filtration. The increased density and impermeable surface area should require a onsite retention area for run off, not just the existing ditch.

6: **HOA restrictions**: Will the Owner/HOA stipulate that there be no short term rentals, no car washing in the development? Short term rental restrictions will help the neighborhood manage the proposed growth. It is commendable that this is infill building in Sedona to provide needed housing. It will be destructive to add more short term rentals to our fragile community structure.

7. **Safe secondary street access**: Would the City consider a secondary route through city property at El Camino? The City could then provide for trail parking on the city lot.

Peggy Chaikin
115 Blue Jay Dr,
Sedona

Case PZ20-00007 (SUB)

Celeste Y <celeste.york@yahoo.com>

Mon 1/4/2021 11:41 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hi,

We live in Thunderbird Hills and will be affected by this proposed development.

Would you provide the following information about case number PZ20-00007 (SUB) and any additional case numbers related to it?

1) What type of housing is planned?
2) HOA or CCR's?
3) Gated or non-gated community?
4) Zoning. Will businesses be allowed?
5)Easements for locals to continue using existing trails?
6) Plans to protect wildlife?
7) Plans to address noise and heavy construction affecting the neighborhoods current infrastructure?
8)Will there be a public park?
9) What other properties has this developer built in Sedona.

I would like these topics to be addressed at the Public Hearing.

Thank you,
Celeste York
2700 Prairie Falcon Drive

Sent from my iPhone

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 1/4/2021 4:07 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/04/2021 4:07 p.m.
Response #:	160
Submitter ID:	2215
IP address:	24.156.93.18
Time to complete:	52 min. , 52 sec.

Survey Details

Page 1

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

1. **Project Name:**
   PZ20-00007 (SUB)

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

   I am the owner of 125 Golden Eagle Dr., which is one of the 2 lots at the entrance of the planned subdivision .
   Some of my concerns are specific to the lot:
   Will I have access to it from the newly created access road especially to the back of my property.
   That no tree from my property gets cut.
   The slope of the proposed drive way may lead to a 4 to 6 foot drop along the property line. How will the the drop off be handled ?

   The other concerns are probably valid for many of my neighbors.

   One questions is why were the lots “downgraded “ to RS -18 by the city. Can the city do that without involving affected property owners?

   My main concerns is the intent to build a Cluster Subdivision with very small lot sizes and were some setbacks are only 10 feet. This makes some of the lots more like RS-10 lots.
   I am concerned that this will lead to a real degraded value of those properties(and ours) and my be used just for short term rental like Air B&B.
   This is a real problem starting in our neighborhood . For example 2 houses across the street sold recently in no time . Now they are used for Air B&B with sometimes 3 to4 parties staying there at the same time because they have enough bedrooms for that.

3. **Your contact information**

Name:	Rolf Elschner
Mailing Address:	125 Golden Eagle Dr.
E-mail:	aware@panara.net

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 1/4/2021 3:19 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/04/2021 3:19 p.m.
Response #:	159
Submitter ID:	2214
IP address:	2600:1011:b154:fca2:8db:1b6e:ed93:1e8f
Time to complete:	8 min. , 4 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Refuge/Chris Tortorello project

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

   My concerns are the increased house density & traffic, sewer capacity & water use.
   My idea is simply, fewer houses built on the 6.47 acres.

3. **Your contact information**

Name:	Donna Wilson
Mailing Address:	2710 Prairie Falcon Dr
E-mail:	blonddog94@gmail.com

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

   (o) Yes

Thank you,
City of Sedona

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PO Box 4393
Sedona, AZ 86340
January 4, 2021

Cari Meyer, Senior Planner
City of Sedona

sent via E-Mail on January 24, 2021
CMeyer@sedonaaz.gov

RE: The Refuge at Sedona
165 Golden Eagle Drive
408-10-060B and C

Dear Cari and members of the Sedona P&Z Commission,

I am the Broker of Verde Valley Properties, and have worked as a real estate Broker in the Sedona Verde Valley area since 1987. I currently reside at my home at 115 Blue Jay Drive, in the vicinity of the proposed subdivision.

Although I generally support in-fill development projects, I do have concerns about the access road to this proposed subdivision.

If these parcels were part of the Thunderbird Hills subdivision, they would be considered "flag lots", with a narrow driveway to provide access from a public street. Under these circumstances the width of this "flag pole" driveway access would be sufficient for a single-family residence.

If the City approved a three lot "lot split", perhaps this narrow access driveway would also be acceptable.

But to accept this narrow 24 foot-wide access road, without room for emergency pull offs, for a 12-lot subdivision would be a traffic and safety hazard to all future homeowners in the proposed subdivision and adjoining Thunderbird Hills properties.

The developers should acquire the additional land required to meet the minimum city standards for public easement and paved roadway width to allow for emergency access, emergency shoulder pull offs, and to ease the traffic congestion that will impact the quiet end of the road cul-de-sac of Golden Eagle Drive.

Thank you
Hank Chaikin, Broker
Verde Valley Properties

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 12:47 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 12:47 a.m.
Response #:	161
Submitter ID:	2216
IP address:	47.215.237.80
Time to complete:	26 min. , 41 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

I'm one of many concerned residents that live near the proposed development, " Refuge at Sedona", who has numerous concerns about this gated community being built. Building it will destroy a wide ravine & wild landscape where hikers, bikers, dog walkers, horse riders & wildlife use to access the National Forest. The new gated, cluster subdivision of small houses on small lots, will not represent or blend in to the rural lifestyle & unique homes built on large lots, that surrounding residents have lived in for decades.
A planned asphalt road & entrance gate will be disruptive, noisy & busy, as residents, or potential air b & b visitors, use it at all hours. This project will take away easy 24/7 access to the forest & force people to go through a gate onto a "pedestrian" path, through or next to house & whose description, doesn't address & if hours or restrictions will apply.
This is a very quiet, area where noises carry, so the lengthy construction of streets, utility lines, sewers, drainage ditches & finally, the homes, will be detrimental to the health, serenity & quality of life that adjacent residents have come to know & enjoy. Settlers Rest, where I live, backs up to this new site & my bedroom is directly opposite of the proposed entrance gate. I'm concerned about the view right into my bedroom from those pulling into the gate, which no other house will deal with, & wouldn't be an issue if the gate was on the Southern Side, where there's more space. I'm disabled & in bed most of the time, so I hope the personal, physical & emotional impact & these public comments are seriously taken into account. My neighborhood was built by my neighbor in the 50s, as a rural, wide spread subdivision of large houses on 1 acre + lots, with space for horses, wildlife access, away from busy uptown & grid neighborhoods to the north of 89A. Home buyers had to request easements, off main roads or neighbors, & kept many of them, natural, unlike the Refuge's planned paved road/entrance.
The new road will add more vehicles to Golden Eagle Drive, an area targeted by the city for a connector road to relieve congestion & take residents off of 89A. That project was tabled until homeowners agreed, & now, we're faced with a larger, more destructive project that refutes & contradicts the purpose for a connector road by doing the opposite, potentially causing more back ups, accidents & traffic jams leading to & exiting onto 89A.
It's another case of forcing residents to sacrifice their peace of mind, quiet, slow rural way of life & home values, for another disruptive & rushed project that will harm the many who've lived in & supported this community, to benefit

only the few, looking to profit by building an inclusive, planned community, & not a single family residence that blends in with, & adds value to the surrounding neighborhoods.
Receiving the letter about the proposal & meeting days before Christmas, didn't give sufficient time for residents, especially in quarantine or out of town, to review documents, compose letters, or make plans to attend the meeting, on a weekday, when many work. Due to Covid & poor health, I won't be attending, so as a 30 yr resident, I submit my request for more specific information, details, transparency, & an open dialogue that respects the opinions of the residents that this Refuge at Sedona will directly impact.

3. Your contact information

Name: Debra L Rinaldo
Mailing Address: 170 Table Top Road
E-mail: ladydebralynn@aol.com

4.

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 8:44 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 8:43 a.m.
Response #:	162
Submitter ID:	2217
IP address:	47.215.229.115
Time to complete:	2 min. , 35 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   Please consider continued trail access in that area. It is important to residents that live in that area.

3. **Your contact information**

Name:	Richard Spinelli
Mailing Address:	2065 Whippet Way
E-mail:	richspinelli14@gmail.com

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

   (o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 11:46 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 11:46 a.m.
Response #:	163
Submitter ID:	2218
IP address:	47.215.241.10
Time to complete:	13 min. , 0 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona, Jan. 5 Conceptual Plat review

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

   We purchased our home 7 years ago in the Settler's Rest RS-35 zoned neighborhood located close to the proposed Chris Tortorello/Refuge Plat. We chose this location for its larger lots, low traffic, hiking trail to the forest, and peace and quiet.
   The proposed Tortorello subdivision site is in the RS-18 district and that zoning is intended to accommodate and preserve lower to medium-density single-family residential uses. Density in this district is limited to two dwelling units per acre. The site is comprised of a total of 6.47 acres.
   Because the owner must protect open space, which comprises 1.5 acres of the site that cannot be used, the owner/applicant of this subdivision has submitted a cluster application, which includes 12 lots sizes considerably under 1/2 acre, several under 1/4 acre, the road and walking trail included, all put on just under 5 acres.
   If in fact a cluster subdivision is allowed for this property and therefore the lot sizes are allowed to be smaller, resulting in the ability to put more houses in an area than the zoning allows, it is important to then take into consideration if this cluster subdivision's density as proposed is a proper fit for the area.
   The cluster density as proposed:
   1. does not concur with the lot sizes encircling it; it is so close together that there is little sense of open or unoccupied space compared to surrounding R-18 lots.
   2. will result in the concentrated use of new utilities and water, along with excess vehicular traffic and noise; an adverse effect on the natural environment and life quality of the surrounding neighborhood.

   We are just upstream from the Tortorello site and very close to the Carrol Canyon arroyo. Although some preliminary investigation has been done with the project's engineer, the concentration of so many houses in this plan will certainly have an effect on rain water flow into the arroyo, and we are deeply concerned of additional water flow and its backup effect immediately upstream at our property where the arroyo banks are low, unlike the much higher banks along the Tortorello site. Will the engineers take flow containment measures and create long-term erosion control as deemed necessary?

The busy and often noisy Air B&B's have been a challenge to the quiet area of this neighborhood. We are concerned of the intention of this cluster subdivision as far as short term rentals and the traffic and noise they create. Considering the quiet and non-busy content of the surrounding homes, short term rentals would not be a good fit into this neighborhood. Can HOA by-laws to control this type of activity be put into place?

3. Your contact information

Name:	Lindsay and Cynthia McConnell
Mailing Address:	250 Table Top Rd., Sedona AZ 86336
E-mail:	plymouthnut@yahoo.com

4.

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 12:16 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>;Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 12:16 p.m.
Response #:	164
Submitter ID:	2219
IP address:	24.156.95.22
Time to complete:	9 min. , 4 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona - PZ20-00007 (SUB)

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

   Statement –
   Keith & Connie Barnhart own 324.6 feet of adjacent property to Mr. Tortorello's proposed project and are open to development of the parcels in question (408-10-060B & 408-10-060C) if the development aligns itself with the surrounding neighborhood via density and conforms to City of Sedona's stated sustainability goals. We are concerned with the possibility that in 2017/2018 a zoning change occurred on these parcels from RS-35 to RS-18 and, if so, intend to investigate how this change occurred. Also, given the possibility that one of the two parcels are subject to the Thunderbirds Hill Subdivision ("THS") CCRs, we believe that no more work should be completed on this project by the City until clarity surrounding, if it in-fact occurred, the circumstances of the 2017/2018 zoning change and/or whether one of the parcels is subject to THS CCRs verification is provided to our satisfaction. Assuming we are satisfied with the explanations or come to the realization that we have to live with the current zoning designation, our stance is that none of Mr. Tortorello's requested waivers of restrictions associated with zoning should be provided by the City given the project, as proposed, does NOT fit in with the City's 2020 Sustainability Goals nor the with surrounding neighborhood. At a minimum, we believe the intent of the proposed project in the building of 12 units is, at a minimum, more than double what the City should approve.

   Questions -
   • Can the City verify whether zoning was changed by the City for the parcels in question sometime in 2017/2018? If so, what led to the zoning change with the parcels in question from being designated RS-35 (maximum density of 1 unit per acre) to RS-18 (maximum density of 2 units per acre)?
   • Apparently, there is a deed dated in 1965 that states the western parcel (408-10-060B) in the project is in the Thunderbird Hills subdivision and subject to its CCRs. Can the City verify whether this parcel proposed to be developed by Mr. Tortorello is considered an integral part of the Thunderbird Hills subdivision and subject to its CCR's?
   • Can the City verify whether Mr. Tortorello will manage/pay for the construction of his proposed project, under a specific timeframe, or once utilities/roads/driveways are installed, does Mr. Tortorello plan to sell the lots to 3rd party owners/developers with unknow construction timeframes?

• How does the City see garbage from the new residences being picked up? For example, will garbage trucks be driving into the project or will individual units/owners take their garbage cans up to the interconnection of Golden Eagle Dr. and the project entrance?
• How does the City balance the needs/desires of tax paying city residents and the City's need to increase billing determinants for tax purposes?
• Why was the City's notice of this project limited to a 300-foot radius of the project and not to all the owners of property located in the Keller Tract, Settlers Rest and Thunderbird Hills subdivisions?
• Why has the City crafted such a holiday-centric and aggressive meeting schedule on this project?
• How many Chris Tortorello development/subdivision project(s) has the City worked? Have there been any issues with said development/subdivision project(s)?
• How does Chris Tortorello's proposed project align with the City's stated 2020 Municipal Sustainability Plan with specific emphasis on traffic, light pollution, zero waste, noise, water smart and carbon neutral goals?
• Under what circumstances would the City waive any restrictions with any subdivision zoning requirement like "road entrance width" and building pad "setback" requirements?
• How does the City define "Adverse Impacts" on surrounding properties? Would the definition include decreased property value, due to an approval by the City for a Cluster Subdivision ("CS"), of the surrounding RS-35 parcels/homes?
• Given the advent of Airbnb and VRBO, can the City provide an opinion whether Mr. Tortorello's project will be purchased by individuals interested in actually living in these new homes or by individuals and/or investment groups with no intent to live in the new units but plan to have a property management company drive value/revenue via nightly rentals with transient individuals renting them?
• Can the City insist that any approval of any newly created subdivision come with HOA by-laws banning nightly rentals (something like the Village of Oak Creek)?
• From our reading of the packet the City sounds ready to approve the concept of allowing a CS to be developed on the properties. Does the City believe that proposed CS does NOT violate two of the following guidelines on page 10 of the City's information packet:
E. Minimizes Impacts on Adjoining Property Owners?
G. Minimizes Adverse Environmental Impacts?
• Given that five of the lots are near or less than .25 acre, does the City agree that Mr. Tortorello's proposed development, including all the proposed setbacks, are more in line with RS-10 zoning?
• The City's information packet states that Mr. Tortorell plans to build 1.85 homes per acre. Does the City agree that this is somewhat misleading as it is an average to the total size of the two parcels, not the buildable land?
• Mr. Tortorello's request to build a CS is asked in exchange for setting aside 1.5 acres of open space and maintain some version of the Homee Trail. This brings up a few questions:
Is there a formula on how the City determines how much smaller the lots can be in a CS in comparison to a normal subdivision zoning requirement? If so, what is the formula?
Is the formula based on the amount of open space exchanged?
Whose problem is it that a good portion of the land is unbuildable (for example: the wash), and that Mr. Tortorello needs to use land for a private drive?
Also, many parcels in the city are along the side of an established road. Therefore, just because Mr. Tortorello wants/needs to use land for a private drive, does he have the right to build a denser subdivision?
• Is the City contemplating having an engineered arroyo contouring and flow containment measures, as may be prudently be deemed necessary by licensed engineers for long-term erosion control, ditch/public trail integrity and the primary functioning of this native land and features?

3. Your contact information

Name:	Keith & Connie Barnhart
Mailing Address:	230 Table Top Road, Sedona, AZ 86336
E-mail:	kgbnpc@gmail.cpm

4.

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

(○) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 1:00 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 1:00 p.m.
Response #:	165
Submitter ID:	2220
IP address:	47.215.239.175
Time to complete:	13 min. , 55 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Refuge at Sedona

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

I am very concerned about Chris Tortorello's proposed cluster subdivision on the 6.47 acre parcel which shares a boundary with our property in the Keller Tract. These concerns are shared by other neighbors in the Keller Tract, Settlers Rest and Thunderbird Hills, which all surround the proposed subdivision. We are not opposed to developing the land, but the development as proposed by Chris Tortorello is too many homes on too little land, which is not consistent with our surrounding neighborhoods. To describe this cluster subdivision as "low density" belies our common sense that this is not low density in this landscape.

Also, the arroyo and floodplain will be affected, no doubt beyond the Tortorello subdivision itself. The project's letter of intent states that the developer does not plan to modify the arroyo; nor does he anticipate any need to modify the floodplain. This seems unduly optimistic, given the sudden change in water flow with 12 new home sites and the roadway. Also, as citizens, we've observed long-term remediation projects in other areas of Sedona due to flooding. We, the neighbors of Chris Tortorello's project, need a greater upfront commitment to prevent destruction, rather than call for remediation later on.

In sum, we are amenable to fewer homes on the site, with less destruction of the natural landscape and its mature trees and less risk to the arroyo and floodplain. Our preferences are based in the key reasons we live in Sedona: the natural beauty of the landscape and our community of neighbors.

Beyond the question of how this cluster subdivision fits with our existing neighborhoods, we are also questioning how it aligns with the City of Sedona's sustainability values and goals. We understand from a business perspective why a developer would like to fit more houses on his parcel rather than fewer. However, it is the City's responsibility to ensure that it preserves what makes Sedona a uniquely attractive and livable city for its citizens. We current residents have already experienced the City's over-commitment to the tourism and hospitality industries with the increased traffic and our neighborhoods turning into de facto hotel compounds.

We need the City to step up to the challenge of preserving our neighborhoods for residents. Accordingly, we propose that Chris Tortorello's project be reduced to half or fewer the number of home sites in his initial proposal. If this reduced number doesn't "pencil out" for his business purposes, the City should wait to develop this land with a developer who is more sensitive to the balance of values needed to preserve the Sedona we have today into the future.

3. Your contact information

Name:	Stefanie Spera
Mailing Address:	550 El Camino Road
E-mail:	stefaniespera@icloud.com

4.

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

(o) Yes

Thank you,
City of Sedona

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The Refuge at Sedona

chris kallas <ckallasart@gmail.com>

Tue 1/5/2021 1:10 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

1 attachments (1 MB)

Parcel-Map-Refuge.jpg;

I'm a concerned neighbor to the proposed project and it is my feeling that the city should not allow the development as proposed.

A Cluster Subdivision is not appropriate at this site as it does not fit with the local housing density (RS-18, RS-35), nor how it transitions between the two zones or into the adjoining National Forest. Therefore, I believe it violates two of the following guidelines on page 10 from the meeting packet.

E. Minimizes Impacts on Adjoining Property Owners
G. Minimizes Adverse Environmental Impacts

Density. Five of the lots are near or less than .25 acre. These plus all of the setbacks are more in line with RS-10 zoning. The buildable land in relation with the neighboring homes would normally dictate that four to six homes be built. The layout of the Cluster Subdivision requires building a private road and avoiding a wash, so stating that they are building 1.85 homes per acre is misleading as it's the average lot size to the total size of the two parcels, not the buildable land.

To illustrate my point, I've attached a plat showing the proposed layout and how it relates to the surrounding area. While the building envelopes are not the final shapes of the proposed homes, it gives a rough idea of how their density and small setbacks are in conflict with the existing homes.

To quote the developer from his website:

"*The landscape, in fact, is the starting point for all Torell-built homes. The lots natural features, and its place in the larger landscape, are some of the guiding principles in every homes design. It would be a disservice to the land, and the home, to do it any other way, Chris says. He combines these principles with the ideas and lifestyle requirements of the owners to create a home that's in harmony with it's environment and its inhabitants*".

Lastly, if twelve homes are allowed, I'm concerned regarding the amount of new traffic it will create coming in and out of Thunderbird Drive and believe the environmental report's claim "There are no anticipated traffic impacts" not to be plausible. I'm also concerned with the increase in light and noise that they will create.

Chris Kallas
120 Canyon Wren Dr.
Sedona, AZ 86336

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 2:18 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 2:17 p.m.
Response #:	167
Submitter ID:	2222
IP address:	47.215.229.163
Time to complete:	14 min. , 9 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   I am concerned about the density of homes to be built in this area. The use of water and the loss of wild habitat and old trees forever changes the feel of the area we live in.
   I would like to see more creative thinking go into the making it half the size with homes that blend into the landscape, not just scraped landscape with
   tract homes.
   Sedona should not look like every other tourist town.
   thank you for your time

3. **Your contact information**

Name:	Ann carpenter
Mailing Address:	170 W Hummingbird Ln
E-mail:	galen@galencarpenter.com

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

   (o) Yes

Thank you,
City of Sedona

New subdivision case #p220-00007

Jennifer Shores <jennifershores9@gmail.com>

Wed 1/6/2021 3:34 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

I'm writing to express my concern over this new subdivision that is being proposed at the end of golden eagle drive in the refuge of sedona land.
You could say that I am a renter, but my family owns this house here at 175 Canyon Wren since 1972 when my grandfather built this house.
I have children that are young in age and I already have issues with some of my neighbors driving to fast in this block even on a dead end street! If you add 12 new homes that is a lot of cars to an already hard to get in an out of block. An average home has 2 cars that's 24 cars driving to fast, trying to get out onto the main street with no easy way to do it.
I have watched homes be placed all over behind me, in the nooks and crannies, stuffed everywhere. I was once able to walk out my back door and get lost, now I'm in someone's yard. We don't need a new subdivision stuffed into a space where there isn't room. We don't need all those cars trying to get out onto the main road. Not only will it make the streets more unsafe for my kids, it will make it more unsafe for the many many neighbors that walk at night.
It will displace animals more then they are already. It will take away and make it more difficult for us to enjoy our trails and our lands.
In short, we just don't need more homes being stuffed into areas they don't belong.

Please help me keep my block safer for my children. I plan on letting them grow up here and i want to keep it safe.
Thanks

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 2:48 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>;Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 2:48 p.m.
Response #:	168
Submitter ID:	2223
IP address:	47.215.239.175
Time to complete:	45 min. , 28 sec.

Survey Details

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

1. **Project Name:**
   The Refuge at Sedona

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

   The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

   City of Sedona 2020 Goals: Sustainability

   Is the City of Sedona paying attention to Sustainability?

   My comments regarding this proposed Development are meant to urge those employed as Planning and Zoning professionals for the City of Sedona to take a deep breath and a step back from the nitty-gritty details involving setbacks, easements, flow sheets, and other important details of this proposed plan and to examine whether or not this team is truly PLANNING as well as ZONING in accordance with the stated mission of the City of Sedona's government. Of course, these two functions should complement each other. But, are they, in fact, complementing each other?

   PLANNING FOR THE FUTURE

   The City of Sedona's present and future Land Development approvals MUST concern itself with, among other realities, the following:

   • Remaining Sewer Capacity
   • Availability of Water Resources

   I am certain that staff are fully aware of both of these realities as they have been cited in the 2013 Sedona Community Plan. The data contained in the Verde Watershed Report and Remaining Sewer Capacity report AND the exponential land development the City of Sedona has approved during the last sixty (60) months begs the question as to how much more land development can be undertaken before Sustainability is reduced to mere lip service?

Approved Land Development Projects in the last 60 months!
1. Pinon Lofts [45 one- and two-bedroom apartments]
2. Courtyard by Marriott [~4.31 acres; ___ rooms] Received zone change for more density!
3. Residence Inn by Marriott [~4.00 acres. ; 211 rooms] Received zone change for more density!
4. Foothills South [excavation and infrastructure complete; total new homes ___?]
5. Miramonte Homes @ Park Place [Dense zero lot line development; total new units ____]
6. The Ambiente Hotel [3 acres; 40 cube-shaped guest quarters underway] Sustainability?

How can the City's Goal of Sustainability realistically be achieved if our paid professionals do not advocate and ZONE for less density, less asphalt, less concrete, fewer projects that materially and permanently alter the natural and UNIQUE landscape that is Sedona? If P&Z doesn't do this, who will?

In sum, The Refuge at Sedona, as it is currently proposed is just too much stuff on too little land. It's incongruous with what already exists. Common sense would say: Reduce the size to respect and preserve more of the unique beauty of this site.

Clearly, debates over the 'right level' of development have been going on for centuries. The question for Sedona and its citizens is: "are we paying attention to reality and are we willing to make decisions TODAY that will ensure that our TOMORROWS are not full of coulda, shoulda, wouldas?"

Some 52 years ago Joni Mitchell sang a tune ("They Paved Paradise and Put in a Parking Lot.") that some of you may remember. The lyrics are appropriate for us today as we consider Chris Tortorello's proposal.

For greater impact, I suggest you hum along as you read.

They paved paradise and put up a parking lot
With a pink hotel, a boutique, and a swingin' hot spot [hotel (3), apartment complex, animal hospital, luxury gated community, yet another dense infill housing development incongruent with existing neighborhood development . . . .]

Don't it always seem to go
That you don't know what you got 'til it's gone
They paved paradise and put up a parking lot

They took all the trees, and put 'em in a tree museum
And they charged the people a dollar and a half to see them
No, no, no
Don't it always seem to go
That you don't know what you got 'til it's gone
They paved paradise, and put up a parking lot

. . . Please
Don't it always seem to go
That you don't know what you got 'til it's gone
They paved paradise and put up a parking lot
Hey now, they paved paradise to put up a [hotel (3), apartment complex, animal hospital, luxury gated community, yet another dense infill housing development incongruent with existing neighborhood development . . . .]
Why not?

. . . I don't wanna give it
Why you wanna give it
Why you wanna giving it all away
Hey, hey, hey
Now you wanna give it
I should wanna give it
Cos you giving it all away
Hey, hey, givin it all,
Givin it all... away

Joni Mitchell sings: "Hey, hey, STOP givin it all, STOP Givin it all... away." I'm with Joni! Thank you.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

3. **Your contact information**

Name:	jon Spera
Mailing Address:	550 El Camino Road
E-mail:	jonmspera@icloud.com

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

   Not answered

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 4:06 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>;Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 4:06 p.m.
Response #:	169
Submitter ID:	2224
IP address:	47.215.236.123
Time to complete:	2 min. , 29 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Refuge at Sedona

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

   Good afternoon, Council members, commissioners and staff.

   My name is Carl Dalio. My wife (Linda Henry) and I reside at 210 Table Top Road in Sedona. Our property is adjacent to and west of the 12 unit cluster project (Refuge at Sedona) proposed by developer Chris Tortorello.

   We have enjoyed the quiet beauty of the surrounding, natural landscape and low density neighborhood, including views of the untouched land parcels to our immediate east and southeast as well as serene views of Cathedral rock.

   That said, we have recognized that the parcels to our east property line might be developed at some point. But never did we think that anyone would build more than 3 to 4 homes on that narrow, landlocked hillside. Now we are confronted with a 12 unit 'cluster' housing plan that not only impacts that beauty and peacefulness, but threatens to cause a major interruption to the low density area that we and our neighbors have expected and planned on continuing. Obviously, we are opposed to the development as presented.

   The very fabric of our neighborhood and the community as a whole, is imperiled by this proposed, high density plan. As presented, It would be a physical and visual intrusion that will spoil the natural environment and the existing quiet of the neighborhoods to the east, north and west. We are already negatively affected by short term rentals (Airbnb, etc.) directly across our street to the west. We have no assurance that short term rentals will not occur with this proposal or any other version of it in the future.

   The developer of this proposed, high density project is requesting modifications to subdivision standards that should not be granted: LDC Section 7.3.C(5) 'flagpole' portions smaller than allowed and LDC Section 7.3.F(5) 'removal of sidewalk requirement on both sides of the street'. This sidewalk modification is supposedly justified by including a 'pedestrian pathway' 'in' the arroyo along the east side of the property. That brings up the issue of the so called Homee Trail. The forest service had a trail that existed south of and outside of the property for this development with no public

means of access except through Carol Canyon Wash or from loop trails in the national forest itself. People began walking across ‘private property’ to access this trail. The developer is not obliged to provide this trail, but is doing so to squeeze 12 building sites into a compact area. The arroyo area is not a a buildable location anyway, and as proposed, the so-called ‘pedestrian path’ would put public traffic very close to our property line and that of my neighbor to the south. Since someone or group pushed the idea of the Homee Trail connection to the national forest, it now shows up on a Google map, further bringing foot and bike traffic from outside our neighborhoods. This puts our properties at risk.

Of course, other issues arise in view of this high density proposal. Drainage is a major one. With that much pavement and rooftop presence, rain flow from the hillside will move east and southeast, toward our home and into the arroyo and eventually into Carol Canyon Wash. In a downpour, the proposed roadway will become a river as it moves down from the entry at Golden Eagle Drive. Emergency vehicle access, water usage, power, gas, sewer and any other utilities are also important issues that impact the neighborhood and the city of Sedona.

In The City of Sedona’s Land Development Code Article 7 it states: ‘protect the natural environment and scenic beauty of Sedona by promoting the use of good design, landscape architecture, and civil engineering to preserve and enhance natural topographic features, watercourses, drainage ways, flood planes, slopes, ridge lines, rock outcrops, native vegetation, and trees and to control erosion and minimize runoff’. This proposed development does little to address these important standards. It will not save much of the natural topographic features, trees or vegetation and will cause safety issues with erosion and runoff.

To sum up, this high density proposal is not in keeping with the density of the surrounding neighborhood. And in this case, cluster housing will produce a wall of housing that will create a physical and visual scourge with noise and traffic that will impact our quiet neighborhood. Why force this many units into a narrow hillside that really doesn’t advance the reasons people have moved here: to experience the beauty, healing and solace of nature and to get away from cities, people, density, traffic and noise.

3. Your contact information

Name:	Carl Dalio and Linda Henry
Mailing Address:	210 Table Top Road, Sedona, AZ 86336
E-mail:	carldalioart@gmail.com

4.

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

(○) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 1/5/2021 4:06 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>;Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/05/2021 4:06 p.m.
Response #:	170
Submitter ID:	2225
IP address:	47.215.237.80
Time to complete:	17 min. , 42 sec.

Survey Details

Page 1

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

1. **Project Name:**
   The Refuge at Sedona

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

   To whom it may concern,
   I live near the proposed community & am very concerned about the impact of the density of the homes, especially with the possibility of them being used as short term rentals, & with no mention if the Refuge will have an HOA to prevent that. This will add more vehicles to a crowded neighborhood street, which already has an issue when exiting onto 89A. More cars could cause back ups & the time to turn left onto 89A, is already long & dangerous. I've lived here for 12 years & am working as an essential worker serving the community. I love the people here, the scenery, & my personal time spent relaxing on the patio, in the quiet, listening to the wind, watching birds & wildlife that live in this area by the ravine. This space has been a personal "refuge" from the stress of work & there's hardly any traffic noise or houses close by, which is the reason I chose to live here as a long term tenant & not in a crowded, suburban neighborhood in the more developed & busy areas of Sedona.

   Building a gated, planned community off Thunderbird will impact the peaceful atmosphere that I & other residents live here for. Cars driving in & out of the gate, will interrupt sleeping at night & routines since there's no idea how many people will use it at all hours. I & other neighbors never suspected 6 acres would be bought by one investor to build a resort type, crowded tract of homes. Building this "Refuge" in the middle of a quiet rural center of widely spaced homes, will produce long days of intensely loud, dirty & disruptive construction, much more than if single family homes were built on larger individual lots, spread out over time, & not built all at once. Since there's no existing, utility lines, sewers or access in & out, construction will take longer. I question why the entrance is planned on the Northern side, where it's close to homes. Sitting, eating & relaxing outside will become impossible & that's an important part of living here that I've enjoyed & been willing to pay rent for. It'll disrupt the routines of many who work daily, who aren't being paid to stay home from Covid restrictions or afforded the luxury of retirement. I never thought this atmosphere would be taken away & ruined by building such a large, destructive eye sore on that land . A property owner has the right to build, but I & others assumed it would be a house for a family, like all the surrounding homes are, not an inclusive gated subdivision. I'd expect to see this type of gated homes to be built in town, closer to existing roads & on cleared flat land.

Why do current, long term residents & tenants have to be subjected to the negative effects of a new, non conforming "Refuge at Sedona" neighborhood in a open space people have used for decades to reach the National Forest. I hope there'll be more time given to review this project & meetings for answers to homeowners & tenants concerns.

3. Your contact information

Name: steve rives
Mailing Address: 170 Table Top Road
E-mail: greyujm12@gmail.com

4.

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

(o) Yes

Thank you,
City of Sedona

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Case PZ20-00007 (SUB)

Greg York <greg@yorkworks.com>

Thu 1/7/2021 2:44 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

I participated remotely in the 1/5/21 Community Development Conceptual Plan review of PZ20-00007 for 165 Golden Eagle Drive on parcel 408-10-060B & C.

Thank you to everyone who hosted the forum for the community.

The conceptual review provided a good overview of the process and the intentions for the property for those of us who were new to this development. Again, thank you for a job well done.

My name is Greg York and I live at 2700 Prairie Falcon Drive and have questions to add to the review process. Most of my issues are related to traffic and pedestrian safety, and national forest access for neighbors and wildlife.

Concerns:
1. I am concerned about traffic speed and quantity and size on Thunderbird Drive.

The speed and quantity of traffic on Thunderbird has increased with additional properties and construction. Thunderbird Drive has a blind curve and rise. The increase in on-street parking by recent rental/conference activity on 120 Thunderbird Drive combined with the speed, quantity and size of vehicles on Thunderbird Drive poses a hazard to drivers and pedestrians. As more properties are built, and as construction occurs, traffic will increase. Traffic quantity, traffic type and traffic speed, as well as pedestrian safety should be a concern.

Can the city consider pedestrian walkways to match the increasing speed and quantity and size of traffic? Or consider a means of slowing traffic?

The transition from Thunderbird to Roadrunner has become something of a local raceway, making transition from the stop at Golden Eagle left onto Roadrunner tricky. Increased traffic caused by construction and additional homes will exacerbate that problem.

Would you please clarify your intent for the traffic exchange from Thunderbird to Golden Eagle?

Thunderbird Drive access to 89A has been noted as a problem by several parties. Additional traffic will make this more of a problem. It is common to wait 2 to 4 minutes for a break in traffic for a left turn from Thunderbird onto 89a.

Would you please clarify your intent for the Thunderbird Drive access to 89A?

2. Access to the National Forest.

Contrary to portrayal by one of the commissioners, many of us in the surrounding neighborhood use the Homee trail several times a week if not daily, and in the heat of summer we use that access point near dusk and dawn. We do so on bikes, with dogs, alone or in small groups. Many of us chose our

properties partially because of National Forest access. Gated communities often end up with ill-mannered, exclusionist, protective sorts who attempt to constrain communal paths.

I would like assurance of unrestricted path and national forest access.

We do not experience much visitor vehicle traffic or parking in my years here, but there is consequential bicycle traffic through to the National Forest from local hotels/BNB/rentals. While not Cathedral or Bell Rock, Old Post and Carroll Canyon are well used trails.

Note: The off-road vehicle rental on the opposite side of 89A uses Thunderbird Drive as a staging area for vehicle pickup and delivery by semi-tractor trailer. You should find at least one police report on this from August-ish 2020. Further, both the offroad rental and the oil and lube commercial businesses use the neighborhood to test vehicles.

3. Wildlife corridor.

That development area is a wildlife corridor. Even though I am a hundred meters or more from the development area, I routinely have deer, coyote, roving large packs of javelina, skunk, raccoons and bobcat in my and adjacent properties. It is a rare night without wildlife visit and I can provide video evidence if that is of interest or value. That area is an active wildlife area. I enjoy this and would prefer Wildlife continue to have a corridor to the neighborhood.

Can the city assure the wildlife corridor is sustained?

4. As noted, the planned development access point is a very tight bottleneck for traffic. For 12 single family homes with 2 or more cars per 750K home suggests that access point and the surrounding neighborhood may incur increases of traffic of up to 24 to 32 vehicles. This seems to present additional safety and noise issues.

Will the City require or provide a Traffic model for review?

5. Several commissioner/developer interactions were insufficiently clear to me.

Mr. Tortorello was asked if the property would have rentals. He responded there would be no 'nightly' rentals? What of weekly rentals? What of monthly rentals?

Can you please request clarity on the intended property use?

Mr. Tortorello was asked if his intent was to build himself, build at once, build over time, etc. He did not answer the question as it was asked, and the commissioner did not follow-up. Will this be a decade long project of infrastructure and housing construction? Or is this a two year project? And how does that timeline factor into the traffic models and infrastructure remodeling timelines?

Can you clarify the duration and impact of the project on the community and traffic patterns?

Thank you.

Again, the conceptual review was well done.

Cheers,
Greg York
2700 Prairie Falcon Drive
Sedona, 86336

greg@yorkworks.com

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Fri 1/8/2021 9:14 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	01/08/2021 9:14 a.m.
Response #:	171
Submitter ID:	2231
IP address:	47.215.235.80
Time to complete:	17 min. , 19 sec.

Survey Details

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

1. **Project Name:**
   The Refuge at Sedona

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

   My property has access on Golden Eagle culdesac.
   This development will so negatively impact this small space to access proposed development. We also have a deep swell just before proposed entrance and this will get destroyed with this much traffic in and out!! This is on top of existing home and if they had another entrance to their development it would not be a problem. I have never seen a development on a culdesac.
   People pay extra for this property to stay away from traffic.
   I can provide pictures of Hummingbird with cars parked all over due to Airbnb which is why I have moved my entrance to my other existing drive off Golden Eagle only to be faced with all this after I widened my driveway.
   In the past the city would only allow four houses to be built on this property which is all the impact that should be allowed using this easement!!
   Please do the right thing and do not allow this development to go through as planned.
   Thank You

3. **Your contact information**

Name:	Elon Bennett
Mailing Address:	175 W Hummingbird Lane
E-mail:	elanbennett@hotmail.com

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

   (o) Yes