AGENDA

City of Sedona
Planning and Zoning Commission Meeting

4:30 PM | **Tuesday, September 16, 2025**

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, September 16, 2025, 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 planning@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 2, 2025 (R)
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. Election of Planning and Zoning Commission Chair and Vice-Chair
6. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:
   a. Public Hearing/discussion/possible action regarding a request for approval of a Zone Change (ZC) from RMH (Single Family and Manufactured Home, 4 dwelling units per acre) to RM-3 (High-Density Multifamily, 20 dwelling units per acre) to allow for future development of the property with multifamily housing (no development proposed at this time) and approval of a Conditional Use Permit (CUP) to allow for use of the existing single-family house until a future development is approved. The subject properties are located at 50 Tranquil Avenue and 80 Rigby Road, north of the Windsong Mobile Home Park and west of the Safeway Shopping Center. APN: 408-24-087 & -089.

      Case Number: PZ24-00018 (ZC, CUP)

      Property Owner: Kim Soo Young & James Spindelman

      Applicant: Sefton Engineering (David Nicolella)
7. Discussion/possible action regarding amendments to the Planning and Zoning Commission Rules and Procedures
8. FUTURE MEETING DATES AND AGENDA ITEMS
   a. Tuesday, October 7, 2025
   b. Tuesday, October 21, 2025
9. EXECUTIVE SESSION

   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.

10. ADJOURNMENT

Physical Posting: September 11, 2025 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.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Sedona makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Sedona Planning and Zoning Commission meetings are recorded and may be viewed on the City of Sedona website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Agenda Item 6a:

Public Hearing/discussion/possible action regarding a request for approval of a Zone Change (ZC) from RMH (Single Family and Manufactured Home, 4 dwelling units per acre) to RM-3 (High-Density Multifamily, 20 dwelling units per acre) to allow for future development of the property with multifamily housing (no development proposed at this time) and approval of a Conditional Use Permit (CUP) to allow for use of the existing single-family house until a future development is approved. The subject properties are located at 50 Tranquil Avenue and 80 Rigby Road, north of the Windsong Mobile Home Park and west of the Safeway Shopping Center. APN: 408-24-087 & -089.

Case Number: PZ24-00018 (ZC, CUP)

Property Owner: Kim Soo Young & James Spindelman

Applicant: Sefton Engineering (David Nicolella)

Staff Report
PZ24-00018 (ZC, CUP)
Tranquil-Rigby-Madole Zone Change
Summary Sheet

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

Meeting Date:	**September 16, 2025**
Hearing Body:	**Planning and Zoning Commission**
Project Summary:	Zone Change (ZC) from RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily) to allow for future development of multifamily housing and a Conditional Use Permit (CUP) to allow for the continued occupancy of the existing single-family residence.
Staff Recommendation:	Recommendation of Denial of the Zone Change and Denial of the Conditional Use Permit
Location:	50 Tranquil Avenue and 80 Rigby Road (Behind Windsong Mobile Home Park)
Parcel Numbers:	408-24-087 & 408-24-089
Applicant/Owner:	James Spindelman and Soo Young Kim
Authorized Agent:	Sefton Engineering (David Nicolella)
Site Size:	± 9.47 acres
Sedona Community Plan Designation:	Multi Family High Density (MFHD)
Existing Zoning:	RMH (Single-Family and Manufactured Home)
Proposed Zoning:	RM-3 (High-Density Multifamily)
Current Land Use:	Single Family Residential

Surrounding Properties:

	Area Zoning	Area Land Uses
North	RS-10	Single-Family Residential/No Subdivision
East	PD, CO	Crimson View Subdivision, Safeway Shopping Center
South	RMH, CO	Vacant, Windsong Mobile Home Park
West	RS-10	Harmony Hills Subdivision

Report Prepared By: Cari Meyer, Planning Manager

Attachments:

1. Vicinity/Aerial Map 22
2. Project Application Materials 25
3. Review Agency Comments 99
4. Letter from Historic Preservation Commission 105
5. Public Comments 107

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PROJECT DESCRIPTION

This is a request for approval of a Zone Change (ZC) from RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily) to allow for future development of multifamily housing and a Conditional Use Permit (CUP) to allow for the continued occupancy of the existing single-family residence.

Development is permitted in accordance with the Land Development Code (LDC) requirements, including Article 2 (Zoning Districts), Article 3 (Use Regulations), and Article 5 (Development Standards). The properties are zoned RMH, which allows for single-family or manufactured home development at a density of 4 units per acre. The proposed RM-3 zone would allow for multifamily development at a density of 20 units per acre.

The properties are currently used as single-family residences. The proposal includes keeping one of the single-family residences (50 Tranquil) and demolishing the other (80 Rigby). As single-family residences are only permitted with a CUP in the RM-3 zone, if the zone change is approved, a CUP would be required to allow the existing residence to remain.

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The properties are located northwest of the intersection of W State Route 89A and Rodeo Road, west of the Safeway Shopping Center and north of the Windsong Mobile Home Park, in Yavapai County (See Attachment 1).
- The properties are accessed by Tranquil Avenue, Rigby Road, and Madole Road.
  - Tranquil Avenue connects to Andante Drive, which connects to W State Route 89A at a signalized intersection.
  - Rigby Road and Madole Road are private roads that connect to W State Route 89A at uncontrolled intersections.
- The properties slope down from north to south.
- There is a City of Sedona Floodplain (floodway, 100 year floodplain, and 500 year floodplain) on the southwestern corner of the property.
  - All three roads providing access to the property cross the floodway and floodplains.
- The area where the existing houses are located, along with driveways to the houses, have been previously graded. The rest of the site remains in its natural condition.
- The properties are not part of a recorded subdivision.

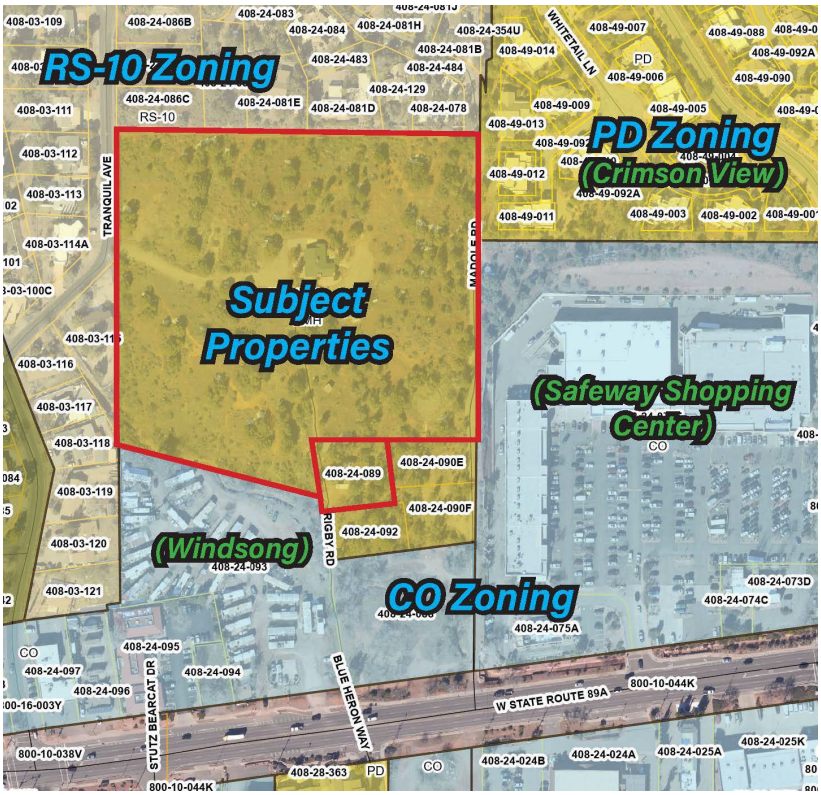
Community Plan and Zoning Designations

The properties are designated Multi-Family High Density (MFHD) in the Community Plan and zoned Single-Family and Manufactured Home (RMH). Surrounding zoning includes Commercial and Residential – see image on next page.

There is no adopted Community Focus Area (CFA) plan for this area. The properties are within the Proposed West Sedona Corridor CFA, Rodeo-Coffeepot/W 89A Area, which has been identified in the Community Plan as an area for which a CFA Plan could be adopted in the future (See Community Plan, page 47). The opportunities for this area identified by the Community Plan include the following:

- Identify transition areas appropriate for multi-family residential
- Establish parallel alternatives to W 89A for vehicles, bicycles, and pedestrians
- Improve walkability and bike-ability, including: Safer crossings of W 89A, Alternative routes parallel to W 89A, Extend sidewalks on both sides of the cross-streets

In addition to being within the West Sedona CFA, the MFHD designation (see Community Plan page 42) is intended to support the development of multiple dwelling units on a single property. Multi-family designations can serve as a transition or buffer between non-residential development and single-family residential development. Locations may be considered that have current or planned access to transit, shared use paths, or other amenities.



While the MFHD designation allows for consideration of densities greater than 12 units per acre, the Community Plan (page 42) states that densities greater than 12 units per acre are supported on a case-by-case basis, with consideration of strategies that address local housing needs, housing diversity, affordability, and availability.

Zone change applications that propose a density of more than 12 units per acre should be reviewed as to how local housing needs, as outlined by the Community Plan, are being addressed. When a development plan does not accompany the zoning application, commitments made by the property owner as to how a future development on the site will meet those needs may be included.

The proposed zoning is RM-3 (High-Density Multifamily). The purpose of the RM-3 zone is:

> *…intended to accommodate high-density multifamily residential uses, with limited single-family uses and duplexes. The RM-3 district may include limited community and educational uses and incidental or accessory uses. This district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.* LDC Section 2.10.A

Conditional Use Permit (CUP)

There is one existing house on each property. The proposal includes demolition of the house at 80 Rigby, but the property owner wishes to keep the house at 50 Tranquil until a development plan for the property is approved. LDC Section 3.2.E, Table 3.1 (Table of Allowed Uses) lists “Dwelling, Single-Family Detached” as a Conditionally Permitted Use in the RM-3 District. If the RM-3 zoning is approved, a CUP is required to allow the existing house to remain. No use specific standards apply to detached single-family dwellings in the RM-3 zoning district.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A copy of the Citizen Participation Report is included in the application packet (Attachment 2)
- 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 August 29, 2025.
- All notices contain contact information and a way to submit comments. Written comments received by Staff are included as Attachment 5 include the following:
  - Concern regarding traffic impacts and capacity of existing roads
  - Whether allowing 5 times current density is appropriate
  - Impacts of high-density residential adjacent to single-family residential
  - Support for low-cost and affordable housing projects

REVIEW 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 and are included as Attachment 3:

- City of Sedona Community Development Department, Planning
- City of Sedona Public Works Department

The applicant's current submittal is their response to those comments. While Staff does not believe that all comments have been addressed, the applicant has requested that the application move forward as-is without further modifications.

HISTORIC PRESERVATION COMMISSION

On July 21, 2025, the Historic Preservation Commission approved a letter to be sent to the Planning and Zoning Commission regarding this project. (Attachment 4) This letter acknowledges that the property owner does not wish to pursue Historic Landmark status for the building at 50 Tranquil, but expresses the Commission's hope that the building will be preserved.

DEVELOPMENT PROPOSAL

The applicant is applying for a Zone Change (ZC) from RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily) to allow for future development of multifamily housing and a Conditional Use Permit (CUP) to allow for the continued occupancy of the existing single-family residence.

A detailed description of the proposal is included in Attachment 2.

Phasing

The project is requesting a zone change only. No development or phasing plan is proposed.

Sedona Land Development Code (LDC)

LDC Article 2: Zoning Districts

- The properties meet minimum size and dimension requirement for the RM-3 zoning district.
- If the rezoning is approved, all future development will be required to comply with RM-3 requirements.

LDC 5.3: Grading and Drainage

- As no development is proposed at this time, grading or drainage plans have not been provided.
- City designated floodways and floodplains impact the southwestern corner of the property and all 3 access roads to the property.

LDC 5.4: Access, Connectivity, and Circulation

- Tranquil Avenue, Rigby Road, and Madole Road all provide access to the property.
  - Tranquil Avenue is a public road that connects to Andante Drive, which connects to W State Route 89A at a signalized intersection.
  - Rigby Road and Madole Road are private roads that connect to W State Route 89A at uncontrolled intersections.
- No sidewalks, shared use paths, or other connections are included in the current submittal.
  - The Letter of Intent states that a future developer will work with the City to determine a location for a shared use path.
  - The Letter of Intent acknowledges the LDC requirement to build 5-foot sidewalks along all streets.

LDC 5.5: Off-Street Parking and Loading

- No development is proposed at this time. If a development is proposed in the future, it will be reviewed for compliance with applicable parking requirements.

LDC 5.6: Landscaping, Buffering, and Screening

- No development is proposed at this time. If a development is proposed in the future, it will be reviewed for compliance with applicable landscaping requirements.

LDC 5.7: Site and Building Design

- No development is proposed at this time. If a development is proposed in the future, it will be reviewed for compliance with applicable site and building design requirements.

LDC 5.8: Outdoor Lighting

- An outdoor lighting plan has been submitted.
  - The existing lighting is nonconforming and would need to be brought into compliance if the rezoning is approved.
- The site does not exceed the maximum permissible lumens.

LDC 5.9: Public Art

- No public art is required for this project.

LDC Article 6: Signs

- No development is proposed at this time. If a development is proposed in the future, it will be reviewed for compliance with applicable sign requirements.

Wastewater

- The property is within the City's wastewater service area and future development would be required to connect.

REVIEW GUIDELINES, COMMENTARY, AND ANALYSIS

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

- **ZONE CHANGE (ZC):** Review of Proposal, Recommendation to City Council
- **CONDITIONAL USE PERMIT (CUP):** Review of Proposal, Final Action

DISCUSSION (ZONE CHANGE)

Community Plan Compliance

Zone change applications are evaluated for general consistency with city-wide policies of the Community Plan. Zone changes are not expected to implement every policy but should show consistency with the direction of the Community Plan. The following is Staff's evaluation of how the application does (or does not) address these policies.

Guiding Principles

Guiding Principles were included in the 2023 Community Plan and are intended to set the standard for our community interactions with each other, our surroundings, and with those who are guests of our community.

One of the guiding principles is in regard to housing (Community Plan, page iv). The following outcome statement is intended to reflect the following future condition:

> *Sedona has diverse housing options that are safe, secure, and affordable.*

This zone change would allow the property to be developed at a higher density than is currently allowed. However, the only commitment included in the application is that there will be a prohibition of short-term rental of the units for 30 years from the date the zoning is effective. As no development plan is proposed, the number of years that future units would be under this restriction is unknown. Further, the application makes no commitments for number of units, affordability, diversity of unit type, etc. While this application would increase the amount of land available for multifamily development, the impact that it would have on the overall housing stock in the City is unknown at this time.

Another guiding principle is related to Circulation (Community Plan, page v). The following outcome statement is intended to reflect the following future condition:

> *Build a complete and connected circulation network that is safe, convenient, and efficient for all users and all modes of travel.*

The properties are accessed by three different roads. Two (Rigby and Madole) are private and access W 89A at uncontrolled intersections while one (Tranquil) is public and connects to W 89A at a signalized intersection (Andante). All three roads cross a City-designated floodway and floodplain. The Letter of Intent states that a traffic impact analysis will not be done until a development is proposed and a future developer will make improvements to Rigby and Madole, if required, with no mention of Tranquil.

The GO! Sedona Pathways Plan shows a shared use path through this property. The Letter of Intent states a future developer will work with the City to determine the location of a shared use path, but makes no commitments regarding connection, width, design, or payment of the pathway.

Land Use (page 33-51)

Chapter 4 of the Community Plan is the Land Use Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 4.4: Support cluster development to direct development away from more environmentally sensitive portions of a site.

- *Staff Response: The site is impacted by City-designated floodways and floodplains. The application makes no commitment to clustering development away from these areas.*

- Policy 4.5: Allow densities greater than 12 dwelling units per acre through consideration of projects with strategies for achieving housing diversity, affordability, and availability to address housing needs in areas designated for Multifamily High Density, Commercial, and Mixed-use.
- Policy 4.10: For the term of this Plan, prioritize housing growth within City limits (as of 2023), focusing our efforts on affordability and diversity
  - *Staff Response to Policies 4.5. & 4.10: While the application would increase the amount of land available for high-density multifamily housing, the only commitment to housing availability is a prohibition on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or affordability, it is difficult to determine how a project on this property could address housing needs.*

Housing (page 53-59)
Chapter 5 of the Community Plan is the Housing Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 5.1: Expand Sedona's mix of housing types to meet the needs of a diverse and vibrant community.
  - *Staff Response: While the application would increase the amount of land available for high-density multifamily housing, the only commitment to housing availability is a prohibition on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or affordability, it is difficult to determine how a project on this property could address housing needs.*

Circulation (page 61-78)
Chapter 6 of the Community Plan is the Circulation Chapter. Policies from this chapter that could relate to this application include the following:

- Policy 6.1: Develop a multi-modal circulation network that provides for safe alternatives to get around town while improving traffic flow and reducing reliance on the automobile.
- Policy 6.2: Take a comprehensive, holistic approach to transportation and land use planning to improve resident's quality of life and the visitor experience.
- Policy 6.5: Design projects for people, ensuring the experience is safe, comfortable, interesting, and efficient.
- Policy 6.7: Create a network of pedestrian and bicycle infrastructure improvements and connections linking neighborhoods, activity centers, and popular destinations, and promote walkable, bike-able connections to transit stops.
- Policy 6.8: Plan future transportation improvements and land use development that supports walkable, mixed-use areas.
  - *Staff Response to Circulation Policies: The GO! Sedona Pathways Plan shows a shared use path through this property. While the application has acknowledged this and has stated that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.*

Environment and Sustainability (page 79-94)
Chapter 6 of the Community Plan is the Circulation Chapter. Many of the policies in this chapter speak to site and building design. Without a development plan to review and no commitments within the application regarding future development, consistency with this chapter cannot be evaluated.

Adopted Plans
Staff evaluated the zone change relative to other adopted plans, including the GO! Sedona Pathways Plan, the Transportation Master Plan, and the Climate Action Plan. This evaluation is summarized below

GO! Sedona Pathways Plan (GO! Plan)
The GO! Plan aims to connect community destinations with safe and convenient routes so residents can walk or ride from home to shopping centers and commercial areas. The GO! Plan shows a shared use path through this property, which would provide a pedestrian connection from the Harmony neighborhood (and the Andante Shared Use Path currently under construction) to the Safeway Shopping Center. While the application states that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.

Transportation Master Plan (TMP)
Strategies in the TMP that this application could address, but does not, include the following:

- Strategy 6: Neighborhood Vehicle Connections: Set of new neighborhood vehicular connections meant to accommodate local residents and keep short trips off SR 89A. Several possible street connections are identified. (Lack of street connectivity in West Sedona)
- Strategy 11: Bicycle and Pedestrian Improvements: Bicycle boulevard parallel both north and south of SR 89A using existing streets and some new connecting pathways (Lack of comfortable and safe bicycle and pedestrian choices throughout Sedona)

Climate Action Plan (CAP)
Many of the recommendations in the CAP apply to new development, which is not applicable to this application. While the application could include commitments as to how future development could meet the recommendations in the CAP, it does not.

Conclusion (Zone Change Evaluation)
The decision of whether to approve a particular zone change is a legislative policy action left to the judgment and discretion of the Planning and Zoning Commission and City Council. A variety of factors are considered when making these decisions, including how the proposal relates to the community's vision and overall consistency with the Sedona Community Plan and other applicable plans. The Planning and Zoning Commission is being asked to evaluate the proposal and forward a recommendation to the City Council.

While no project is expected to meet all of the recommendations and visions of the Community Plan and other adopted plans, zone change applications are expected to move the City closer to realizing this vision and projects should not detract from any of the visions. While the project as proposed is consistent with some of these recommendations, it falls short in other areas. The evaluation above outlines the project's consistency/non-consistency in detail. To summarize:

- Housing is one of the primary goals of the City and this application would increase land available for multifamily development.

No development plan has been proposed or reviewed, and the applicant has only committed to a restriction on short term rentals for 30 years from the date of zoning approval. With no development plan or other commitments related to diversity or affordability, it is difficult to determine how a project on this property could address housing needs.

- The GO! Sedona Pathways Plan shows a shared use path through this property. While the application acknowledges this and states that a future developer will work with the City to determine the best location for a SUP, no commitments regarding connectivity, width, design, or who will pay for the SUP have been included in the proposal.
- The properties are accessed by 3 different roads. Two (Rigby and Madole) are private and access W 89A at uncontrolled intersections while one (Tranquil) is public and connects to W 89A at a signalized intersection. All three roads cross the same City-designated floodplain and floodway. The Letter of Intent states that a traffic impact analysis will not be done until a development plan is proposed and states that a future developer will make improvements to Rigby and Madole, if required, with no mention of Tranquil. In addition, the LOI does not include a commitment that the cost of the improvements will be borne by the developer.

DISCUSSION (CONDITIONAL USE PERMIT)

A secondary application is included for a Conditional Use Permit (CUP) to allow for continued occupancy of the existing single-family house if the zone change is approved. The proposed RM-3 designation requires a CUP for a single-family detached house; no additional use specific standards apply to this use. No changes to the site are proposed in conjunction with the CUP request. The applicant has requested that the CUP remain in effect until building permits for development of the property are issued.

APPROVAL CRITERIA APPLICABLE TO ALL APPLICATIONS (ZC & CUP)

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.

A. Generally

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.

Staff Evaluation: *The project has been reviewed for compliance with all applicable criteria. Therefore, staff believes this criterion is met.*

B. 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 approvals that the current proposal would need to be consistent with. The application is in compliance with this criterion.*

C. 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: *As outlined in the evaluation of the zone change, this proposal is not consistent with, and does not conform to the Sedona Community Plan, the GO! Sedona Pathways Plan, the Transportation Master Plan, and the Climate Action Plan, as the application as currently submitted does not provide enough detail to allow staff to fully evaluate the proposal. While there may be areas where more detail can be provided, the applicant has requested that the application move forward to the Planning and Zoning Commission as-is.*

While housing is a goal of the City, there is not enough detail in the current proposal to determine how this zone change would address the City's housing needs for availability, affordability, and diversity.

The Transportation Master Plan and GO! Sedona Pathways Plan both show this property being used for key connections in the overall transportation and pathways network of the City. While the applicant has stated that a future developer will work with the City regarding these items, no firm commitments regarding design and financing of improvements are included in this proposal.

Due to the lack of detail and specificity in the current application, staff does not believe this criterion is met for the zone change application. If the Commission finds that the zone change application is consistent, the CUP application for continued use of the existing single family residence would also be consistent with adopted plans.

D. 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: *The properties meet the minimum requirements for the RM-3 zone. The existing lighting is non-conforming and would have to be brought into compliance if the zone change were approved. The other code requirements would be reviewed as a part of a future development review.*

The CUP has been submitted as a requirement for continued use of the existing single-family residence under the proposed RM-3 zoning. If the zone change is approved, the CUP is needed for the property to be in compliance with the LDC.

Staff believes that this criterion is met if conditions are in place to require the replacement of non-conforming lighting.

E. Minimizes Impacts on Surrounding 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 surrounding 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 completed a Citizen Participation Plan and submitted a Citizen Participation Report (CPR) (Attachment 2).*

The application has been posted on the City's website since submittal and Staff completed all required public noticing, including a published notice in the Red Rock News, mailings to property owners within 300 feet of the subject parcels, and posted signs on the property.

Written comments were received by Staff brought up the following:

- Concern regarding traffic impacts and capacity of existing roads
- Whether allowing 5 times current density is appropriate
- Impacts of high-density residential adjacent to single-family residential
- Support for low-cost and affordable housing projects

Staff Response: The applicant received many of the same comments during the public outreach. While the CPR includes responses, many of those responses do not match what has been submitted in the application/Letter of Intent, so it is unclear what is being committed to as part of the formal application.

The CPR states that they "have difficulty accepting the opposition to the zone change by owners who are out of the area and not themselves full-time residents… we find it difficult in principle to seek the approval of short term and long-term rental owners who own properties nearby." Due to this statement, staff has concerns whether the applicant made a good-faith effort to address concerns of the surrounding property owners, as required by this criterion.

Due to the lack of changes to the application as a result of the Citizen Participation Process, inconsistencies between the responses in the CPR and what is presented in the LOI, and statements in the CPR, Staff does not believe this criterion has been met.

F. 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 agreements that impact this project. This criterion does not apply to this request.*

G. 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: *A large portion of the site is in its natural state. This criterion is primarily reviewed when a development application is submitted, but the zone change application could limit development in sensitive areas (such as the floodway/floodplain). No such conditions are included. Therefore, staff does not believe this criterion is met for the zone change.*

As the CUP would authorize the continued use of the property as a single-family residence, no adverse environmental impacts are anticipated with the CUP application and the criterion would be considered met.

H. 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. Some of the issues (roadway improvements, shared use path) are left to the discretion of a future developer without a clear indication of who will pay for the improvements. Unless this is specifically addressed, there may be adverse fiscal impacts to the City when it comes to funding the improvements. Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.*

As the CUP would authorize the continued use of the property as a single-family residence, no adverse fiscal impacts are anticipated with the CUP application, and the criterion would be considered met.

I. 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 agencies have reviewed the proposal. The Sedona Fire District has raised concerns about emergency access to the site, as all 3 access roads cross the same floodway/floodplain. The LOI states that a future developer will make improvement to Madole Road, in accord with the result of the traffic study and requirements of the Fire Marshal. It is not clear if improvements to Rigby or Tranquil are included in this commitment.*

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

As the CUP would authorize the continued use of the property as a single-family residence, no changes to the utility, service, and improvements standards for the property are anticipated with the CUP application and the criterion would be considered met.

J. 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 would use existing road systems. Two of the three roads accessing the property are private and substandard. While increasing the permissible density from 4 units per acre to 20 units per acre for a ±9.5 acre parcel will likely require roadway and access improvements, the applicant has not provided an evaluation of existing roads or estimated what improvements may be needed, stating that will be the responsibility of a future developer. Improvements to private roads would likely require the approval and/or participation of other property owners, who, as of writing this report, have not indicated their support of the project.*

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

As the CUP would authorize the continued use of the property as a single-family residence, no impacts to the road systems are anticipated with the CUP application and the criterion would be considered met.

K. 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: *While increasing the permissible density from 4 units per acre to 20 units per acre for a ±9.5 acre parcel will likely impact public services, the applicant has not provided an evaluation of what those impacts will be or estimated what improvements may be needed, stating that will be the responsibility of a future developer.*

Due to the lack of clarity and specificity, staff does not believe this criterion is met for the zone change application.

As the CUP would authorize the continued use of the property as a single-family residence, no impacts to public services and facilities are anticipated with the CUP application and the criterion would be considered met.

L. 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 application does not propose new development, and a phasing plan is not required. Therefore, staff believes this criterion is met.*

Land Development Code Findings: Rezoning (Zoning Map Amendment)

LDC Section 8.6.A contains the procedures and rules for rezoning applications. This section does not have any additional approval criteria.

It is Staff's opinion that this request for a ZC does not meet the required findings. The proposed rezoning is not consistent with the Community Plan and other applicable plans (Criteria C), the applicant has not

made a good faith effort to address concerns of the adjoining property owners (Criteria E), and the application, as currently submitted, does not provide enough detail or specificity to allow Staff to make a determination as to whether the application minimizes adverse environmental impacts (Criteria G), minimizes, adverse fiscal impacts (Criteria H), complies with utility, service, and improvement standards (Criteria I), provides adequate road systems (Criteria J), or provides adequate public services and facilities (Criteria K).

Land Development Code Findings: Conditional Use Permit

LDC Section 8.4.B contains the procedures and rules for conditional use permit applications. This section does not have any additional approval criteria.

The single-family house is a permitted use in the current RMH zone, but a conditionally permitted use in the proposed RM-3 zone. As the CUP is only needed based on the zone change request, whether the CUP meets the findings outlined in the LDC is dependent on whether the zone change request does.

Staff Recommendation: Rezoning (Zoning Map Amendment)

Staff is recommending denial of the proposed Zone Change based on the following:

1. As outlined in the staff report and staff evaluation, the proposal is not in compliance with applicable goals and policies of the Community Plan.
2. As outlined in the staff report and staff evaluation, the proposal is not in compliance with applicable goals and policies of other adopted plans, including the Transportation Master Plan, the GO! Sedona Pathways Plan, and the Climate Action Plan.
3. The proposal does not comply with applicable review criteria as outlined in the Staff Report.

LDC Section 8.3.C(6) and ARS Section 9-462.11

This application is considered a residential rezoning. LDC Section 8.3.C(6) and ARS Section 9-462.11 set the required timeframes for processing residential rezonings. These sections require the City to approve or deny a residential rezoning application within 180 days of submittal of a complete application. A complete application was submitted for this project on June 25, 2025, so the application must be either approved or denied by December 22, 2025.

While in the past, City Staff had the ability to work with applicants to address inconsistencies in their application and get more specificity when needed, we no longer have this ability. Further, the applicant has requested that the application be moved forward as currently submitted.

Planning and Zoning Commission Options

The Planning and Zoning Commission may recommend denial of the application, as recommended by Staff.

A continuance to allow the applicant to address the outstanding issues is not an option, given the state-mandated timeframes outlined above.

If the Commission disagrees with Staff's findings and recommends approval of this application, Staff has included recommended conditions of approval that may address some of the outstanding issues outlined above. The Commission may modify these as they deem appropriate during the public hearing. These conditions are being proposed by Staff to address the deficiencies in the project noted above, do not reflect the applicant's current proposal, and, as of writing this staff report, have not been agreed to by the applicant. The applicant will have an opportunity to review the proposed conditions of approval prior to the meeting.

In addition to the recommended conditions below, the Commission may consider whether additional conditions regarding housing commitments, building or site design, citizen participation, or historic preservation may be appropriate to address additional areas where the project was found to not be in compliance with approval criteria.

Staff Recommendation: Conditional Use Permit

As Staff is recommending denial of the proposed Zone Change, Staff is also recommending denial of the proposed Conditional Use Permit, as it is not needed if the zoning does not change.

If the Commission finds that the Zone Change meets the required findings and recommends that City Council approve the zone change, approval of the accompanying Conditional Use Permit would be appropriate.

City of Sedona
Community Development Department
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STAFF RECOMMENDATION (ZONE CHANGE, CONDITIONAL USE PERMIT)

Based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as detailed in the attached Staff Report and accompanying exhibits, Staff recommends denial of the proposed Zone Change and Conditional Use Permit as set forth in case number PZ24-00018 (ZC, CUP), Tranquil-Rigby-Madole Zone Change.

Sample Motions for Commission Use

Please note that the following motions are offered as samples only and that the Commission may make other motions as appropriate. If the Commission disagrees with Staff's evaluation and recommendation, the Commission should provide clarification regarding how they believe the required findings are being met.

Recommended Motion for Denial (ZC):

I move to recommend to the Sedona City Council denial of the proposed zoning request as set forth in case number PZ24-00018 (ZC), Tranquil-Rigby-Madole Zone Change, based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development Code, and the requirements for approval, as specified in LDC Sections 8.3 and 8.6, and failure to satisfy the Zone Change findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission.

Alternative Motion for Approval (ZC)

I move to recommend to the Sedona City Council approval of case number PZ24-00018 (ZC), Tranquil-Rigby-Madole Zone Change, based on the following findings (please specify findings).

Recommended Motion for Denial (CUP)

I move for denial of case number PZ24-00018 (CUP), Tranquil-Rigby-Madole, based on lack of compliance with all ordinance requirements of LDC Sections 8.3 and 8.4 and failure to satisfy the Conditional Use Permit findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

Alternative Motion for Approval (CUP)

I move for approval of case number PZ24-00018 (CUP), Tranquil-Rigby-Madole, based on the following

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

Note: Staff is recommending denial of the application as submitted. If the Commission chooses to recommend that City Council approve the application, the following are provided as potential conditions of approval. The Commission may modify conditions as they deem appropriate during the public hearing.

Conditions of Approval: PZ24-00018 (ZC)

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
2. The applicant shall enter into a Development Agreement with the City of Sedona that covers, at a minimum, the following items:
   i) Availability of all future units on the properties for long term rental for a minimum of 30 years from the date of issuance of Certificate of Occupancy.
   ii) Commitment for the future development of the property to include a shared use path, subject to the following:
      (1) Path shall connect Tranquil Avenue to Madole Road
      (2) Easement for the path shall be a minimum of 15 feet wide
      (3) Path shall be a minimum of 10 feet wide
      (4) Path shall include landscaping in accordance with LDC requirements
      (5) Path shall provide amenities including lighting, signage, and a water bottle filling station, subject to LDC requirements and review and approval by the Community Development Director.
      (6) 100% of the cost of the shared use path and amenities shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.
   iii) Prior to the development of the property, the property owner shall prepare a traffic impact study. Traffic Impact Study shall be submitted to the City's Public Works Department for review, comment, and potential approval. Traffic Impact Study shall be approved by the City prior to beginning any development of the property.
      (1) Traffic Impact Study shall address emergency access needs as a result of the access roads to the site crossing City-designated floodplains and floodways.
      (2) The property owner shall make all improvements recommended and/or required by the Traffic Impact Study and the Sedona Fire Marshal to Madole Road, Rigby Road, and Tranquil Avenue.
      (3) 100% of the cost of the traffic improvements shall be borne by the property owner. The City will not provide financial contributions or Development Impact Fee credits for these improvements.
   iv) Commitment to locate development outside of the City designated floodways and floodplains.

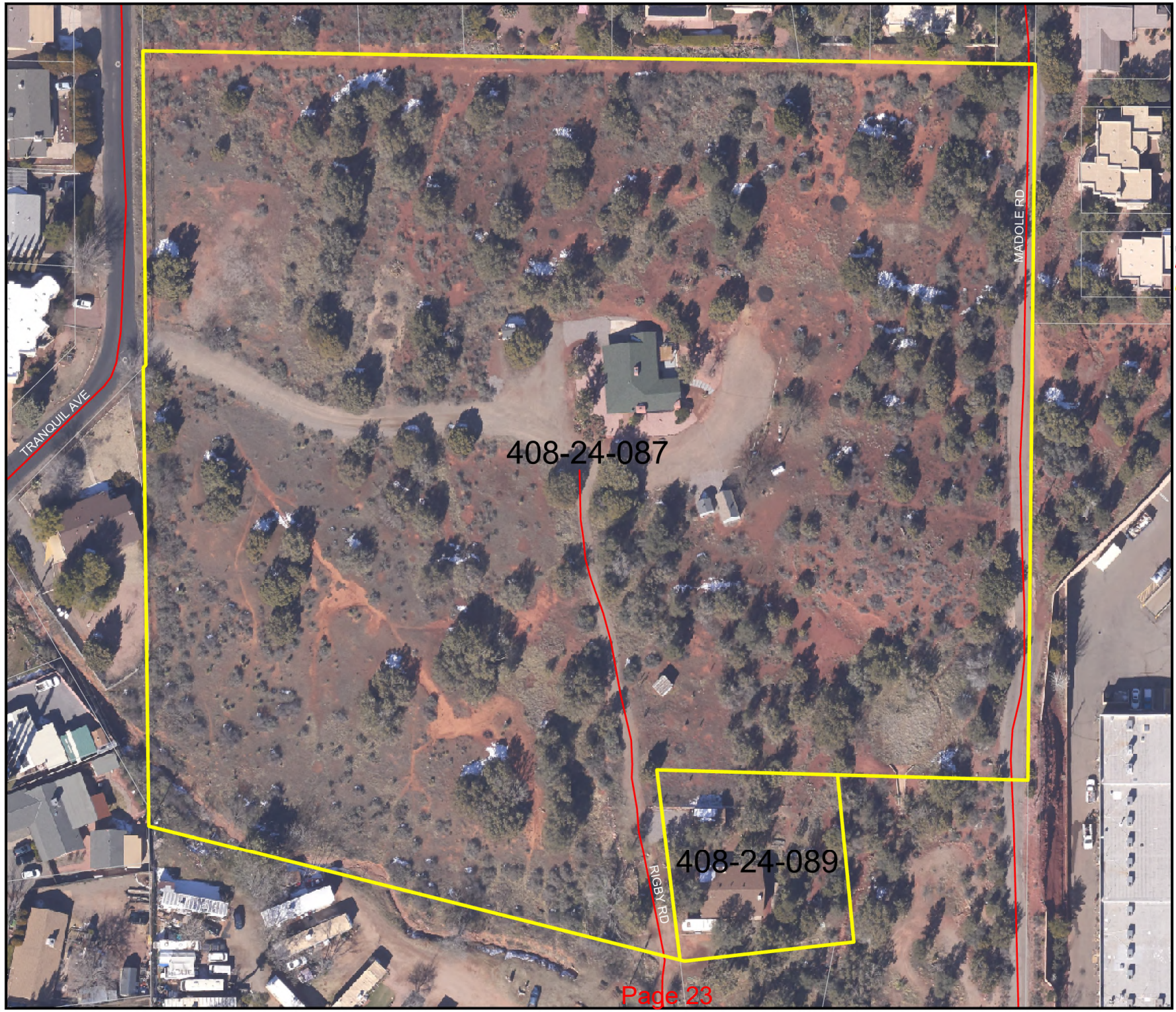
3. All existing structures on APN 408-24-089 (80 Rigby Road) shall be demolished within six (6) months of zone change approval. The property owner shall obtain a Demolition Permit from the Community Development Department and pass all required inspections within 6 months of approval.
4. All existing lighting shall be brought into compliance with the requirements of LDC Section 5.8 (Exterior Lighting) within six (6) months of zone change approval. The property owner shall submit an Exterior Lighting application for review and approval by the Community Development Department prior to changing any of the lighting fixtures. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required.
5. The zoning for the subject property shall be considered vested when the Development Agreement is approved, executed, and recorded. If a Development Agreement is not recorded, and other conditions are not satisfied, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 8.6.A(3)g.2 and applicable State statutes.
6. Within thirty days of approval of the zone change, 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 Zoning Change approval.

Conditions of Approval: PZ24-00018 (CUP)

1. If the City Council does not approve PZ24-00018 (ZC), this conditional use permit approval shall become null and void.
2. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all other supporting documents submitted, as reviewed, modified, and approved by the Planning and Zoning Commission and City Council.
3. The Conditional Use Permit shall automatically expire when building permits for a multifamily project are issued for the property.
4. Within thirty days of approval of the conditional use permit, 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 Zoning Change approval.

Attachment 1

Aerial View & Vicinity Map



Aerial View

Parcel
408-24-087 & 89
Rigby-Madole
Multifamily Zone
Change

Parcel Boundary
Street Centerline
408-24-087 & 89 Parcel

N

0 30 60 Feet

City Index

GIS - City of Sedona
1/13/2025
G:/pubreq/projects/Rigby_Madole
/408-24-087 & 89_aerial.aprx

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.

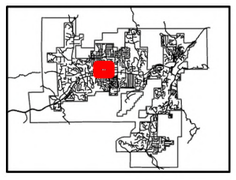
Vicinity Map

Parcel 408-24-069 Rigby-Madole Multifamily Zone Change

- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline
- 408-24-087 & 89 Parcel

0 55 110 Feet

City Index



GIS - City of Sedona
1/13/2025
G:/pubreq/projects/Rigby_Madole/408-24-069_vicinity.aprx

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Attachment 2

Application Materials

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
Glenn Smith, Project Manager
David Nicolella, Project Manager/Planner
Leonard Filner, Planner

Zone Change & Conditional Use Permit Application Packet

City of Sedona Zone Change & Conditional Use Permit Case Number: PZ24-00018(ZC,CUP).

Applicants: James Spindelman & Soo Young Kim. Tranquil-Rigby-Madole Multifamily Zone Change.

Authorized Agent: Luke A. Sefton, P.E., CFM – Sefton Engineering Consultants

Parcels: APN 408-24-087 (9.4 acres, 50 Tranquil Ave) & APN 408-24-089 (0.4 acres, 80 Rigby Road)

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Pages 3-6: Exterior Lighting Application for Existing Lights

Page 7: Letter of Authorization

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Page 16-17: City Attorney's Input on a Development Agreement

Page 18: Proposed Conditions of Approval from Property Owners Attorney

Pages 19-41: Letters of Serviceability from the Utility Companies

Pages 42-43: Flood Zone Letter

Pages 44-45: Traffic Generation Statement

Page 46: A Map Showing Parcel Sizes with Easement Area Removed

Page 47: ALTA/NSPS Land Title Survey

Page 48: Tree Location Survey

Page 49: Circulation Map

Page 50: Surrounding Zoning Map

Page 51: Development Within 500-Feet Map

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
Glenn Smith, Project Manager
David Nicolella, Project Manager/Planner
Leonard Filner, Planner

Page 52: Bike and Pedestrian Circulation Map

Page 53: Access Map

Page 54: Existing Traffic Lights Map

Page 55: 30-Foot Ingress Egress Easement Map

Page 56: Citizen Participation Plan

Page 57: Topography Map (1-Foot)

Pages 58-63: Historic Property Inventory Form

Page 64. Map Showing Existing Setback Locations

Pages 65-71: The City's Comprehensive Review Including the Applicants Responses

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 ❑ Minor Modification
■ Zone Change ❑ Conditional Use Permit ❑ Variance

Project Information	Project Name	James Spindelman and Soo Young Kim Zone Change		
	Project Address	50 Tranquil Ave and 80 Rigby Rd	Parcel No. (APN)	408-24-087 & 089
	Primary Contact	Sefton Engineering	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona AZ 86336
Office Use Only	*Application No*		*Date Received*	
	Received by		*Fee Paid*	

Project Description	Zone Change request from RMH: Single-Family and Manufactured Home to RM-3: High-Density Multifamily. No site plan or development at this time, just a zone change.

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	Sefton Engineering	Contact Name	David Nicolella
	Project Role	Coordinator	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona AZ 86336
Contact #2	Company		Contact Name	James Spindelman
	Project Role	Property Owner	Primary Phone	917-560-2662
	Email	jspindelman@gmail.com	Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336
Contact #3	Company		Contact Name	Soo Young Kim
	Project Role	Property Owner	Primary Phone	914-227-8383
	Email		Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336

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 ❑ Minor Modification
❑ Zone Change ■ Conditional Use Permit ❑ Variance

Project Information	Project Name	James Spindelman and Soo Young Kim CUP		
	Project Address	Spindelman and Soo Young Kim Zone Change	Parcel No. (APN)	408-24-087
	Primary Contact	Spindelman and Soo Young Kim Zone Change	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address	40 Stutz Bearcat Dr.	City/State/ZIP	Sedona AZ 86336
Office Use Only	*Application No*		*Date Received*	
	Received by		*Fee Paid*	

Project Description	Currently, the home owners are in the process of rezoning the land that there home sits on. If the rezoning is approved the new zoning designation will not allow home to remain occupied. In order for the rezoning to be approved and the home to occupied a CUP is required. The property owners are uncertain about the duration of their Conditional Use Permit (CUP) , as their relocation depends on both the approval of a zone change and the new landowner's building permit approval. Accordingly, they are requesting that the CUP remain in effect until the new landowner receives approval of a building permit.

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	Sefton Engineering	Contact Name	David Nicolella
	Project Role	Coordinator	Primary Phone	928-202-3999
	Email	dn@sefengco.com	Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336
Contact #2	Company		Contact Name	James Spindelman
	Project Role	Property Owner	Primary Phone	917-560-2662
	Email	jspindelman@gmail.com	Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336
Contact #3	Company		Contact Name	Soo Young Kim
	Project Role	Property Owner	Primary Phone	914-227-8383
	Email		Alt. Phone	
	Address		City/State/ZIP	Sedona AZ 86336

Exterior Lighting Application
Commercial and Multi-Family
See LDC Section 5.8: Exterior Lighting

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

Applicant and Permit Information

Applicant Name:	James Spindelman and Soo Young Kim	Permit #:	
Phone:	917-560-2662	Date Rec'd:	
Email Address:	jspindelman@gmail.com	Initials:	
Action/Staff Initials:	☐ Approved ☐ Denied	Date:	

Site Identification

Property Address/Location:	50 Tranquil Ave Sedona 86336
Parcel Number	48-24-087
Business Name (If applicable):	

Lumen Information

Gross acres of entire site:	9.25	Acres for Public Right-of-Way:	
Net Acreage of Site:	8.9	x 70,000 = Total initial lumens permitted*	

**Total outdoor light output shall not exceed 70,000 initial lumens per net acre for all development except single-family residential uses. This cap is not intended to be achieved in all cases or as a design goal. Design goals should be the lowest level of lumens necessary to meet the lighting requirements of the site. Partially shielded light fixtures are limited to a maximum of 3,850 initial lumens per net acre and are counted towards the 70,000 initial lumens per net acre cap.*

Type of Shielding and Lumens Proposed (See Lumen Calculation Table – page 2)

Lumens: Fully Shielded Fixtures:	
Lumens: Partially Shielded Fixtures:	2 @ 2,700K at front door, and 2 @ 2,700K at the back door
Total Lumens Proposed:	

Applicant Signature

Signature:		Date:	

Exterior Lighting Application
Commercial and Multi-Family
See LDC Section 5.8: Exterior Lighting

Lighting Inventory and Lumen Calculation Table

- Include a Site Plan identifying all lighting fixtures, keyed to the inventory table.
- Include all new/proposed lighting and all existing lighting.
- Include any lighting proposed for external illumination of signs.
- Attach cut sheets or manufacturer's product description for all lights. If not available for existing fixtures, include photographs of the fixtures and any additional information to demonstrate compliance with code requirements.
- Attach additional sheets if necessary

Lighting Classes (See LDC Section 5.8.D(1) for a complete explanation):

- Class 1: High Activity Areas
- Class 2: Security and Public Safety
- Class 3: Decorative and Accent

Correlated Color Temperature(CCT)/Kelvin Rating: A maximum of 4,000K is permitted for all lighting; Class 2 Lighting is limited to a maximum of 2,700K

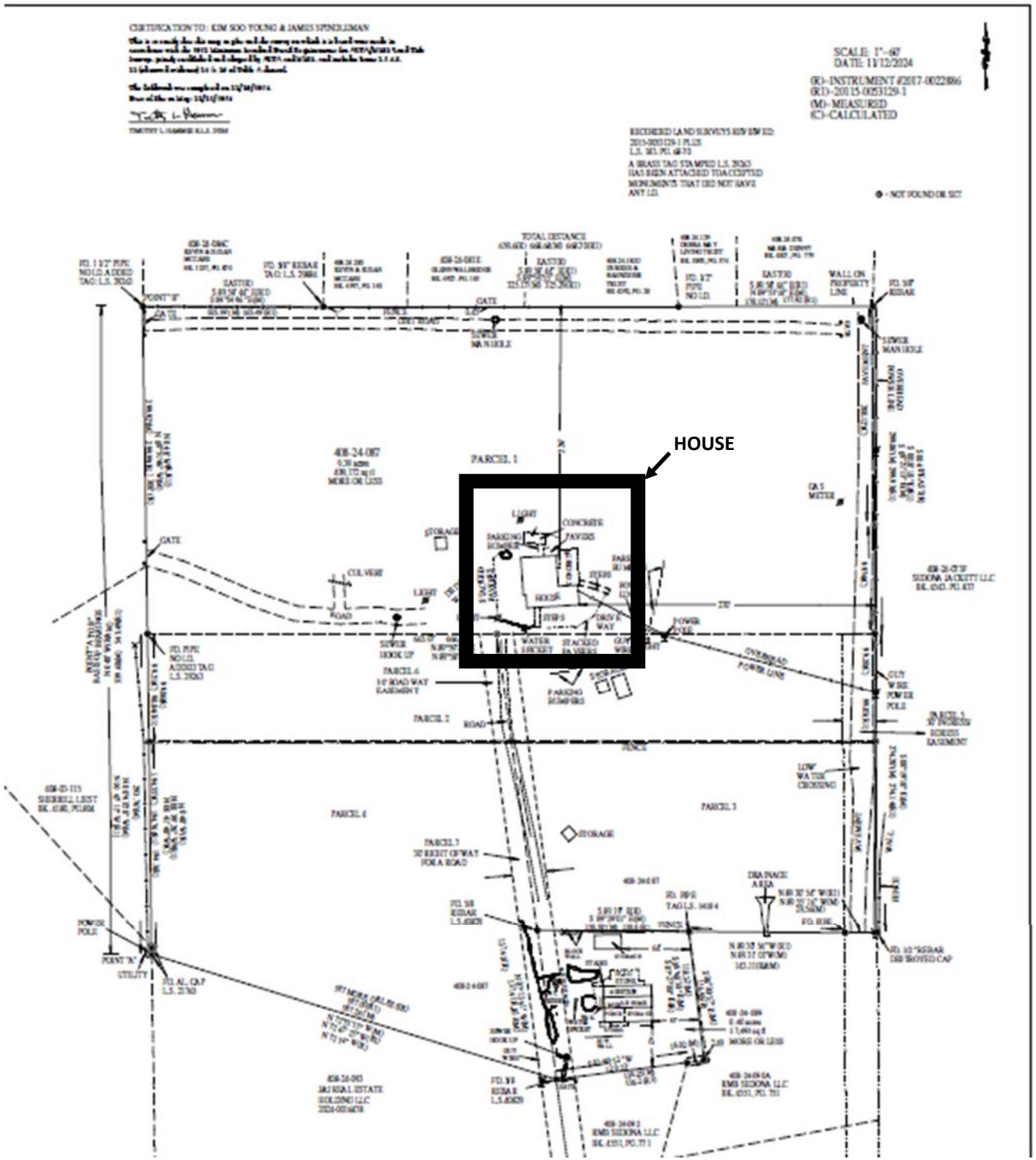
Shielding:

- F: Fully Shielded: Required for most lighting
- P: Partially Shielded: Limited to 3,850 lumens per acre
- U: Unshielded: Only permitted for existing, legal nonconforming lighting

Site Plan: ■ Attached ☐ Provided with plans (Sheet _____)

Plan Key (ID)*	New or Existing (N or E)	Lighting Class (1, 2, or 3)	CCT/Kelvin Rating	Shielding (F, P, or U)	Initial Lumens	No. of Units	Total Lumens
A	E	2	2700	P		2	5400
B	E	2	2700	P		2	5400
						Total Lumens Proposed:	

**Plan key identification in first column must correspond to labeling on site plan*



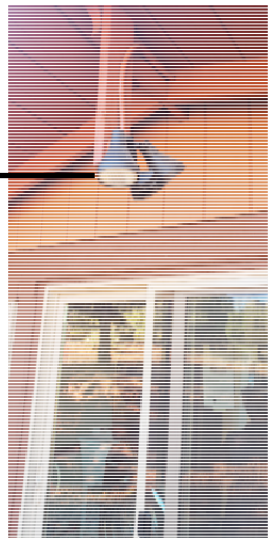
HOUSE

LOCATION

PARCEL NUMBER:

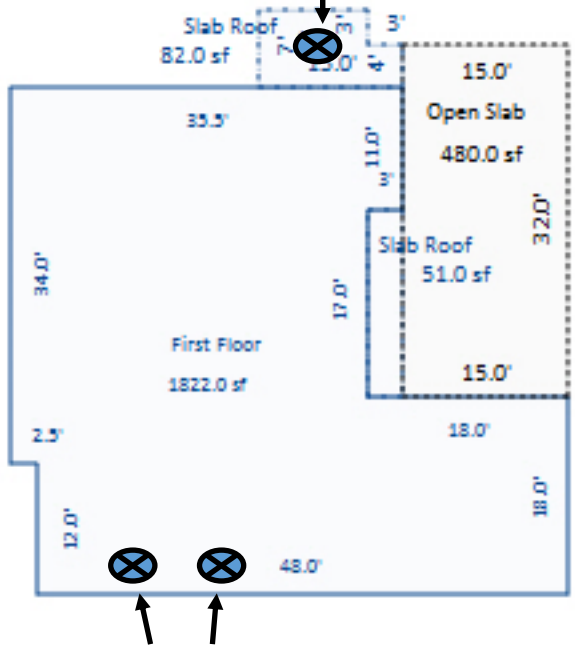
408-24-087

HOUSE



8' Average Wall height

Note storage



THESE EXISTINGLIGHTS ARE LOCATED UNDERNEATH THE PATIO ROOF.

Original Age 1948 1672 sf

Remodel est 1975

Addition est 2000 150 sf

E.A. 1958



Sketch by Apex Sketch

Sefton
Engineering Consultants
Your Ideas to Completion
Surveying • Engineering • Land Planning

Luke Sefton PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

February 10, 2025

James Spindelman and Soo Young Kim
50 Tranquil Ave
Sedona AZ 86336

Letter of Authorization Parcel No. (APN) 408-24-087 & 089

Granted by: James Spindelman and Soo Young Kim

James Spindelman and Soo Young Kim, owners of the subject properties, hereby gives authorization to Sefton Engineering Consultants, to act as agents in the effort of the submittal and approval of a Zone Change and Conditional Use Permit process.

Sincerely,

James Spindelman and Soo Young Kim
X _____
X _____

Project No.: 240802

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
In affiliation with:
Heritage Land Surveying & Mapping, Inc. with offices in Sedona, Camp Verde & Colorado

Luke Sefton, PE, CFM
Timothy Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

June 26, 2025 REVISED

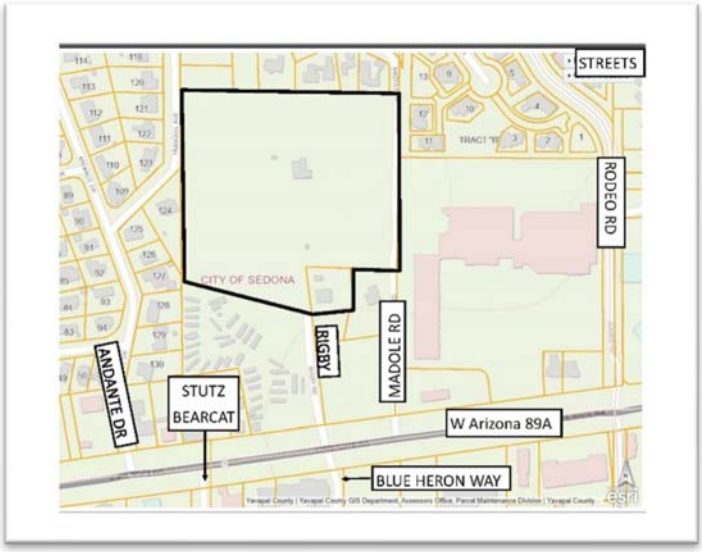
To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
Project: 240802

LETTER OF INTENT: The Spindelman & Soo Young Kim Zone Change Request for: APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road); and a request for a 2-year Conditional Use Permit for: APN 408-24-087, only (9.4-Acres, 50 Tranquil Ave). If the zone change is approved the property owners would like to continue to live in the existing Detached Single-Family Dwelling. The proposed RM-3 zoning requires a Conditional Use Permit (CUP) for the Detached Single-Family Dwelling. This zone change request includes CUP application to allow the property owners to continue to live in the existing Detached Single-Family Dwelling. The property owners are uncertain about the duration of their Conditional Use Permit (CUP) , as their relocation depends on both the approval of a zone change and the new landowner's building permit approval. Accordingly, they are requesting that the CUP remain in effect until the new landowner's building permit approval.

Purpose: The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multi-family**. At this time a site plan or development plan is not proposed**.** The purpose of this zone change is to create an additional 9.8-Acres of High-Density Multi-family zoning for future multi-family development. According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

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Location: The parcels are situated on the north side of west State Route 89A, approximately 700 feet west of Rodeo Road, within the City of Sedona.



Luke A. Sefton (Sefton Engineering Consultants) Authorized Agent for the Project: Mr. Sefton moved to Sedona in 1987, and for the past 20 years has been the Principal Engineer and President of Sefton Engineering Consultants, Inc., where he continues to be responsible for the day-to-day management of the team of engineers, surveyors, planners, and designers in a multitude of projects in Northern Arizona. Each one of these team members has many years of experience in Sedona and have a vested interest in the future of Sedona, as residents, friends, and neighbors.

Consistence with Sedona Community Plan, Existing Zoning, and Other Applicable Plans: The Sedona Community Plan, dated March 26, 2024, designates this 9.8-Acre area as "Multi-Family High Density (more than 12 DU/AC)", and the proposed zone change to: **RM-3: High-Density Multi-family,** conforms to the Sedona Community Plan designation.

The Sedona Community Plan emphasizes the need for multi-family development to address housing diversity and affordability, and supports the development of various housing types, including multi-family units, to meet the needs of the community. The plan also highlights the importance of creating a balanced mix of housing options to accommodate different income levels and lifestyles.

Currently, the existing zoning for this 9.8-Acres has a Zoning Designation of **RMH: Single-Family and Manufactured Home.** The owners are requesting the zone change to **RM-3: High-Density Multi-family** specifically to make the zoning consistent with the Sedona Community Plan. If this 9.8-Acres is successfully rezoned to **High-Density Multi-family** zoning then this land will be available for future multi-family development which will assist in addressing the current housing shortage in Sedona.

The future developer will be required to preserve the unique natural beauty and character, with key values focused on conservational stewardship, cultural custom, and quality of life. In addition, future development will expand infrastructure, maintain scenic viewsheds, encourage pedestrian oriented design, and follow the strategies within the Transportation Master Plan to improve traffic congestion and overall connectivity.

Multi-family development in Sedona can bring several potential benefits to the community:

1. Increased Housing Diversity: Multi-family developments can provide a variety of housing options, catering to different income levels and lifestyles. This can help create a more inclusive community.
2. Affordability: By increasing the supply of housing, multi-family developments can help reduce

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housing costs and make it more affordable for residents to live in Sedona.
3. Efficient Land Use: Multi-family developments can make better use of available land, and preserve open spaces.
4. Economic Growth: New housing developments can attract businesses and services, boosting the local economy and creating job opportunities.

GO! Sedona Pathways Plan (GO! Plan): Another consideration is the city's request for a shared use path commitment as a result of the zone change process. The owners are requesting the zone change to **RM-3: High-Density Multi-family,** specifically to make the zoning consistent with the Sedona Community Plan. At the time of the development process the developer will work with the City of Sedona to determine the location of a shared use path.

Site Overview: The site is currently divided into two parcels. The larger parcel APN: 408-24-087, gets its primary access from Tranquil Ave., and provides access to an existing single-family dwelling. According to Yavapai County records, it appears that the existing structure was constructed in 1948, and consists of approximately 1,822 square feet. This home is known as the Rigby house, and because of modifications to the front entry way the property can no longer qualify as a Historic Landmark. The second parcel, APN: 408-24-089, has a mobile home on it and an out building.

Existing Structures on the Properties: Currently, the property owners, James Spindelman & Soo Young Kim, live in their approximately 1,822 square foot single family residence, located on APN 408-24-087 (9.4-Acres, 50 Tranquil Ave), and they would like to continue to live in their home after the zone change is approved. In order to make this possible a conditional use permit would have to be approved to allow a detached single-family dwelling in the RM-3 High Density Multi-family zoning district. The property owners are uncertain about the duration of their Conditional Use Permit (CUP) , as their relocation depends on both the approval of a zone change and the new landowner's building permit approval. Also, the City would like the opportunity to document the house for historic purposes and to work with the property owners to ensure that anything historically significant will not be lost. The property owners have agreed to allow the City to document the house for historic purposes.

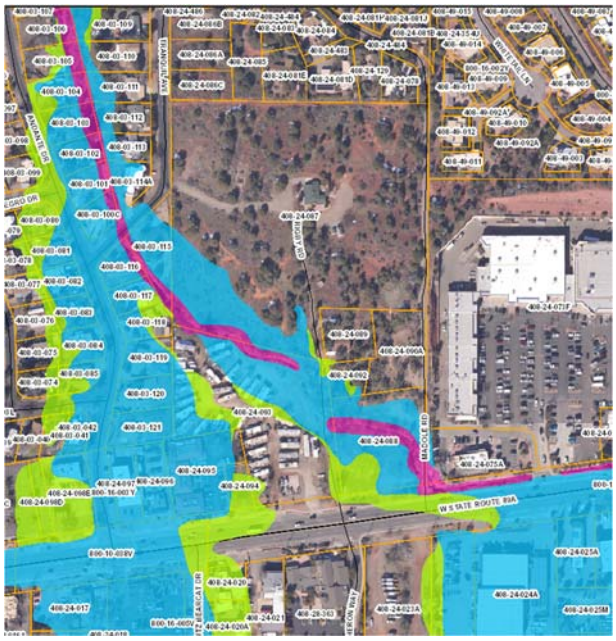
In addition, on parcel 408-24-089 089 (0.4-Acres, 80 Rigby Road) there is a storage building, and a shell of an uninhabitable, dilapidated 1967 Mobile Home. According to Planning staff, in order for that Mobile Home to remain on site after the approval of the zone change a conditional use permit would be required. Instead of applying for a conditional use permit the property owners have agreed to remove the dilapidated 1967 Mobile Home within 6-months after the zone change approval.

Deed Restrictions: Through the zone change process, the property owners are willing to place a deed restriction on their 9.8-Acre parcels, Assessor's Parcel Number: 408-24-087 and 408-24-089, to restrict short term rentals for a minimum of 90-days. This restriction will be in place for 30-years from the day that the new zoning designation takes effect.

LDC Section 2.24.D. Setbacks: A map has been included with this submittal showing which property lines are considered the front/rear/side setbacks for both properties.

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LDC Section 5.3. Grading and Drainage: Portions of the site are within City Designated 100-year and 500-year floodplains. The City reviews flood hazard areas when building improvements or development plans are submitted for permits. This ensures that proposed building improvements are safe from flooding and do not adversely impact neighboring properties.



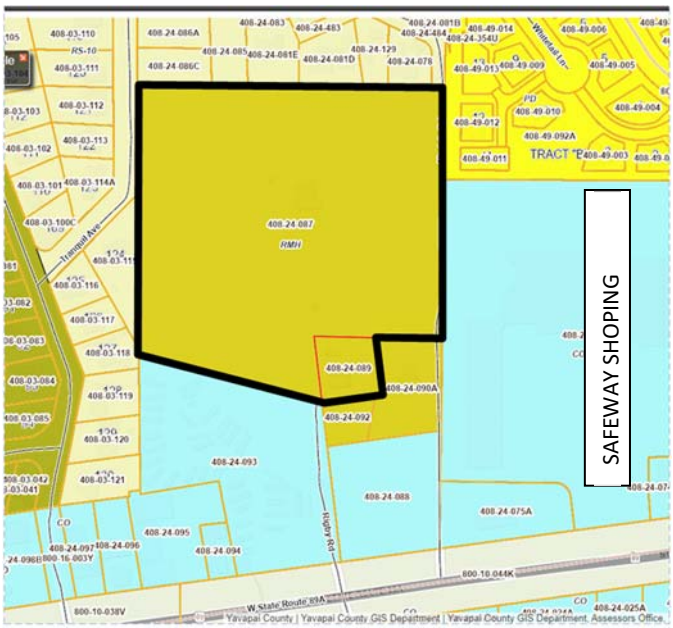
LDC Section 5.4. Access, Connectivity, and Circulation: The property owners are aware that for any future development the city's Land Development Code, and D.R.E.A.M., has the legal authority to require build 5-foot-wide sidewalk(s) along the frontages of all public and private roads, including Tranquil Avenue, Rigby Road, and Madole Road.

LCD Section 5.8. Exterior Lighting: An inventory of existing exterior lighting is provided with this submittal.

Future Development Concerns: The property owners are aware that for any future development the city's Land Development Code, and D.R.E.A.M., has the legal authority to require the following development standards:

- All access roads into the site will meet the Fire District standards.
- Water supply requirements for the units as well as for fire suppression systems will be met. Currently, there is an Arizona Water Company 4-inch water main with a fire hydrant adjacent to the site on Tranquil Avenue.
- Future road improvements will be made, if required, to Rigby Road and/or Madole Road intersections at West State Route 89A.

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Circulation: This 9.8-Acre area has three points of access. There are two points of access from West State Route 89A, Madole Road, and Rigby Road, both are 30-foot-wide roadway easements. The third access is from Tranquil Ave. This is a 50-foot-wide City of Sedona right of way, and provides direct access to the site, see Circulation Plan.

Topographic and Flood Zone Designation: This is a relatively flat terrain, covered with shrubs and native grass. The parcels are located in Zone X of the FEMA Flood Insurance Rate Map 04025C1435H, effective February 8, 2024. Also, these two parcels are located within the City of Sedona Floodplain Management, 2021/2022 Study. The southwest corners of these parcels are located within a 500-year floodplain per this study, and the southwest corner of Assessor's Parcel Number: 408-24-087 is within the City of Sedona's 100-year Flood Zone. Assessor's Parcel Number: 408-24-089, is not.

Letters of Serviceability: We received Will Serve Letters from the following utility providers:

- APS. In addition to a Will Serve Letter, APS provided the following information: ***APS has determined that upgrades to existing APS infrastructure will be required. APS is proposing to extend two additional overhead phases on the existing poles at least to the property line and further if needed. We would also need to install a switching cabinet and can serve single phase or three phase transformers from there (This comment is from APS employee Kellie McCune)***.

- ARIZONA WATER COMPANY: In addition to a Will Serve Letter, AZ Water provided the following information: ***Both parcels are currently served by AZ Water with a 1 1/4" diameter galvanized steel main. In addition, there is a 4-inch water main line with a fire hydrant right in front of the properties Tranquil Avenue frontage (This comment is from Casey Goff AZ Water's Water Distribution Superintendent).***

- CENTURYLINK
- CITY OF SEDONA WASTEWATER DEPARTMENT
  - Two City of Sedona sewer manholes are located on the site
- SEDONA FIRE DISTRICT
  - On March 4, 2025, Sefton Engineering met with Kirk with Sedona Fire. Kirk said, "As long as the site has two points of access and adequate fire flow he has no objection to a 196-unit apartment complex".

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- LUMEN
- UNISOURCE; and
- PATRIOT DISPOSAL

ARTICLE 7: SUBDIVISION: N/A

ARTICLE 8: ADMINISTRATION AND PROCEDURES

8.3.D Citizen Review Process:
The applicant's Citizen Participation Plan will be prepared in accordance with LDC Section 8.3.D., to ensure early and effective citizen participation, and to give citizens and property owners adequate opportunities to learn about the application. The target area shall include property owners with a 300-foot radius of the property, and other interested parties who may request to be notified. The plan is to let potentially affected citizens know of the request and provide an opportunity to express their support or concerns, and to complete a report outlining the results of the citizen review process. Also, this report will be based on guidance from City staff, and will include a notification letter mailed out to the neighbors informing them of this zone change request. The mailing will facilitate ongoing communication between the applicant, interested citizens, and property owners.

8.3.E.(5).c. Consistency with Sedona Community Plan and Other Applicable Plans:
The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multi-family.** If the zone change is approved, then the properties zoning will be brought into consistency with the Sedona Community Plan. In addition, this zone change will create an additional 9.8-Acres of High-Density Multifamily zoning for future multi-family development. According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

8.3.E.(5).d. Compliance with Sedona's Land Development Code (LDC) and Other Applicable Plans:
This Letter of Intent, and all the other submitted documentation, confirms that the proposed Zone Change will be in compliance with applicable section (s) *of the Sedona Land Development Code.*

8.3.E.(5).e. Minimize Impact on Surrounding Property Owners: The proposed zone change will seamlessly fit into the area in an orderly and harmonious design promoting public health, safety, and welfare of the surrounding residential area.

8.3.E.(5).f. Consistent with Intergovernmental Agreements: The proposed zone change shall be consistent with any adopted intergovernmental agreements and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into the Sedona Land Development Code.

8.3.E.(5).g. Minimize Adverse Environmental Impacts: The property has direct access to all public infrastructure which will minimizing adverse environmental impacts to watercourses and drainage ways.

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8.3.E.(5).h. Minimizes Adverse Fiscal Impacts: Not Applicable at this time.

8.3.E.(5).i. Compliance with Utility, Service, and Improvement Standards: The property has received confirmation from the utility providers that the easements provided are adequately designed to meet their needs.

8.3.E.(5).j. Provides Adequate Road Systems and Traffic Mitigation: The land has direct access to the surrounding street system and currently has good ingress and egress availability.

8.3.E.(5).k. Provides Adequate Public Services and Facilities: Not applicable at this time.

8.3.E.(5).l. Rational Phasing Plan: NA

8.6.A.2.e. Conditional Rezoning Approval: At this time a site plan and a development proposal is not being presented. The goal of the zone change is to bring the properties zoning into compliance with the City of Sedona's Community Plan. This will ensure compatibility with adjacent land uses, public policy, and adopted plans.

8.8.D. Affordable Housing Alternative Standards Request: NA. If the zone change is approved future developers will have the option to use this section of the Land Development Code in order to encourage and expedite affordable housing recommendations of the Sedona Community Plan and the City's adopted Development Incentives and Guidelines for Affordable Housing (DIGAH). In addition, According to the Housing Needs Assessment & Five-Year Housing Action Plan, dated November 2020, there is a current housing shortage in Sedona. The James Spindelman & Soo Young Kim Zone Change Request will eventually help to address the housing need by creating an additional 9.8-Acres of High-Density Multi-family zoning.

Conclusion:

This Letter of Intent, along with all other submitted documentation, confirms that the proposed zone change will comply with the Sedona Community Plan and all applicable sections of the Sedona Land Development Code as follows:

- Section 8.3.E(5), Approval Criteria:
- The zone change complies with the City's Community Plan's land use designation.
- The zone change is compliant with the Sedona Land Development Code and other applicable regulations.
- The zone change will be developed in a manner that:
  - Has minimal impacts on surrounding property owners.
  - Minimizes adverse environmental impacts.
  - Minimizes adverse fiscal impacts.
  - Provides an adequate road system.
  - Provides adequate public services and facilities.

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- This request has been reviewed through the pre-application meeting process in accordance with Section 8.3.B of the Sedona Land Development Code.
- The land for this zone change will be harmonious with the surrounding area.
- The location of this zone change has access to safe ingress and egress for vehicle, bicycle, and pedestrian traffic.
- The area of this zone change is adjacent to public infrastructure, including adequate water supply, sewage disposal, electric service, storm drainage, and other utilities.
- All future public infrastructure will be constructed in accordance with the Engineering Standards Manual.
- This zone change will comply with all ordinances and regulations of the city and the Arizona Revised Statutes

Thank You !

James Spindelman and Soo Young Kim

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
Offices in Sedona, Camp Verde & Colorado

David Nicolella

From: Kurt Christianson <KChristianson@sedonaaz.gov>
Sent: Monday, May 19, 2025 10:48 AM
To: Darius Mahmoudi
Cc: Cari Meyer
Subject: RE: Spindelman and Soo Young Kim Zone Change

Hi Darius,
I think drafting a development agreement at this stage is premature. You might recall that last year for Goodrow, also represented by your firm, City Council declined entering into a development agreement until the project had gone through the entire planning and zoning process and they had received input from P&Z commission and until it was closer to construction. I think what is appropriate at this stage is you could propose a development agreement and list some of its provisions like no STRs, no condominium conversion, memorialize the fire access, as part of the conditions of approval (no need to draft the actual DA, yet). After P&Z Commission provides input and if it approves of the rezone, we could draft a development agreement then consistent with P&Z's direction to bring to Council.

Alternatively, if you want to draft a proposed development agreement now, I'm happy to review it.

Thanks,
Kurt

Kurt W. Christianson
City Attorney
City of Sedona

102 Roadrunner Drive
Sedona, AZ 86336
(928) 204-7200

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From: Darius Mahmoudi <Dmahmoudi@awdlaw.com>
Sent: Thursday, May 15, 2025 10:35 AM
To: Kurt Christianson <KChristianson@sedonaaz.gov>
Cc: Cari Meyer <CMeyer@sedonaaz.gov>
Subject: RE: Spindelman and Soo Young Kim Zone Change

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Good morning,

I just wanted to follow up on this matter to request the City's proposed terms for its requested Development Agreement with regard to this zone change application. My understanding is that the City wishes to memorialize

certain terms including those discussed in my message below. Can one of you please let me know what the City's specific requests are? I am happy to review a draft prepared by the City or to provide our own, but want to make sure we are addressing the proper items in this agreement.

Thanks,

Darius Mahmoudi | Aspey, Watkins & Diesel PLLC
123 N San Francisco St, Suite 300, Flagstaff, AZ 86001
120 Soldiers Pass Rd, Sedona, AZ 86336
(928) 774-1478 | awdlaw.com

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From: Darius Mahmoudi
Sent: Friday, April 25, 2025 8:41 AM
To: Kurt Christianson <KChristianson@sedonaaz.gov>
Subject: Spindelman and Soo Young Kim Zone Change

Good morning, Kurt:

My office has been retained by Mr. Spindelman and Ms. Kim to assist with this zone change application. It is my understanding that the City is requesting a Development Agreement as condition of approval. I was wondering how you would like to approach preparing this agreement. I am aware of some of the proposed terms regarding STRs and fire access, but I'm not sure of the details or if that's the full scope of the request. Can you please advise how you wish to proceed, and if the City intends to offer a proposed draft?

Thanks,

Darius Mahmoudi | Aspey, Watkins & Diesel PLLC
123 N San Francisco St, Suite 300, Flagstaff, AZ 86001
120 Soldiers Pass Rd, Sedona, AZ 86336
(928) 774-1478 | awdlaw.com

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June 19, 2025

Via Email (cmeyer@sedonaaz.gov)

Cari Meyer, Planning Manager
City of Sedona – Community Development Department

RE: **Proposed Conditions of Approval for Rezoning Parcels 408-24-087 & 408-24-089**

Dear Cari:

This Proposed Agreement memorializes agreed upon terms for the purpose of rezoning Yavapai County Parcel Numbers 408-24-087 & 408-24-089 ("Subject Property"), by and between the City of Sedona ("City") and James Spindelman and Soo Young Kim, a married couple ("Property Owner").

Recitals

A. Property Owner owns certain real property located at 50 Tranquil Avenue, Sedona, AZ, Yavapai County Parcel Numbers 408-24-087 & 408-24-089 ("Subject Property").
B. Property Owner intends to rezone the Property from the current RMH (Single-Family and Manufactured Home) to RM-3 (High-Density Multifamily) supported in furtherance of the -goals of the Sedona Community Plan, including allowing densities greater than 12 dwelling units per acre (Land Use Policy 4.5).
C. City desires that Property Owner construct the Project in order for the City to obtain public benefits which include stimulating overall economic development in the City and helping to ameliorate the City's affordable housing needs.
D. City desires that all of the future units be deed restricted against short-term rentals for 30 years.
E. City desires that the Subject Property meet applicable requirements for fire and emergency access.
F. City desires that the Subject Property include a shared use pathway.

Proposed Terms of Agreement

1. The Subject Property shall not be used for short-term rentals (rental terms of less than ninety (90) days for a period of thirty (30) years beginning upon receipt of all Certificates of Occupancy for the Subject Property.
2. Property Owner will stipulate to a traffic study at the time of development review.
3. Prior to development, Property Owner will stipulate to improvements to Madole Road, in accord with the results of the traffic study and requirements of the Fire Marshall.
4. The development of the Subject Property will incorporate a shared use pathway.
5. Property Owner & City will enter into a Development Agreement in accord with these terms before development commences.

Sincerely,

ASPEY, WATKINS & DIESEL PLLC

Darius H. Mahmoudi

4360 E Coury Dr.
Cottonwood, AZ 86326

To: Sefton Engineering Consultants

8/28/24

Regarding: 408-24-087

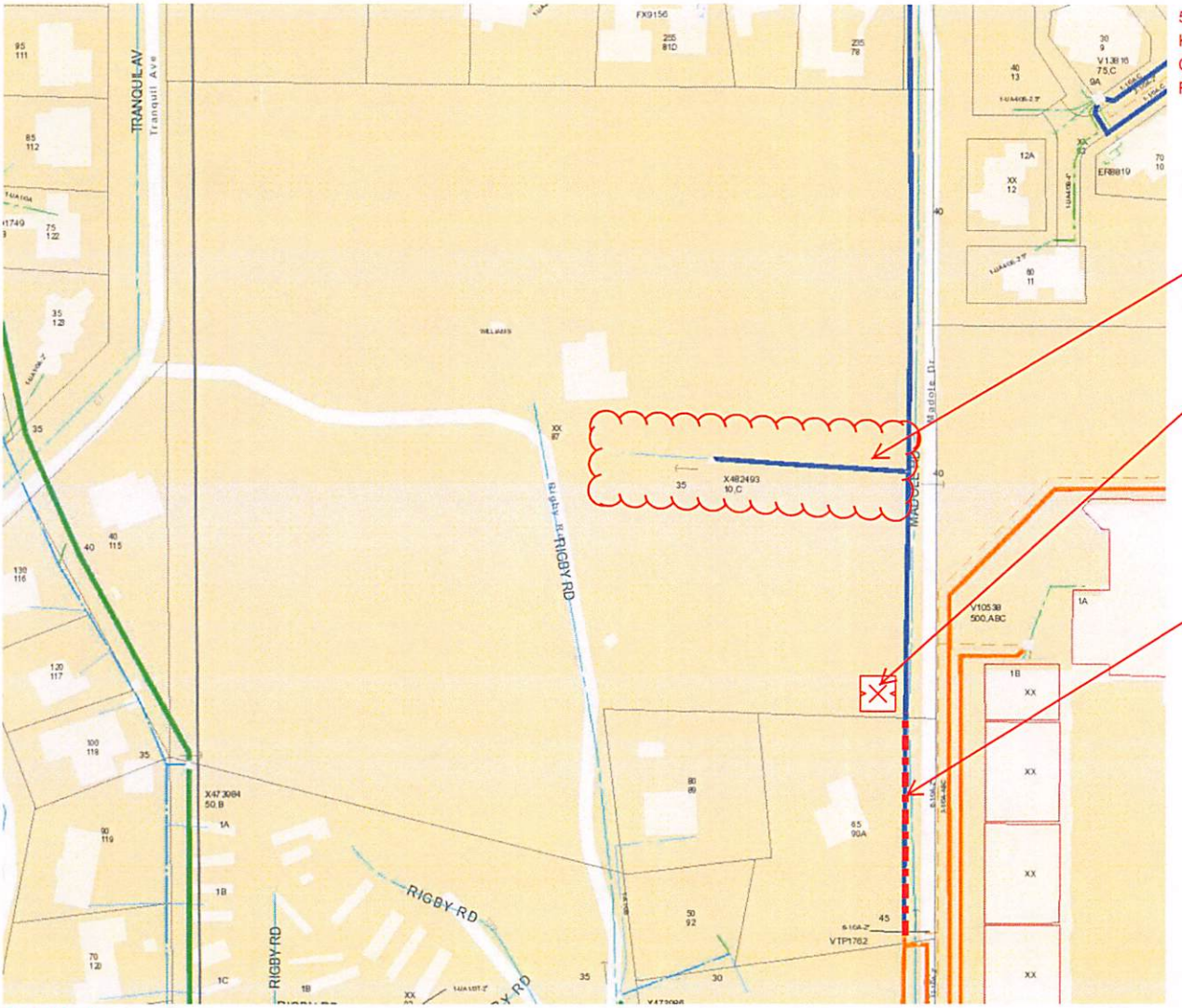
The above referenced project is located in Arizona Public Service Company's electric service area. The Company extends its lines in accordance with the "Conditions Governing Extensions of Electric Distribution Lines and Services," Schedule 3, and the "Terms and Conditions for the Sale of Electric Service,"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

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

Sincerely,

Chris W.
Verde Control Desk
928-963-6361
Verdecontroldesk@apsc.com

Our Purpose: As Arizona stewards, we do what is right for the people and prosperity of our state.
Our Vision: Create a sustainable energy future for Arizona.
Our Mission: Serve our customers with clean, reliable and affordable energy.



50 TRANQUIL AVE, SEDONA
KM - 3/5/2025
CONCEPTUAL NOT APPROVED FOR CONSTRUCTION

PROPOSED:
EXTEND TWO MORE OVERHEAD PHASES FROM VTP1762 TO PROPERTY LINE, FURTHER IF NEEDED
DIP DOWN TO NEW THREE PHASE SWITCHING CABINET
SERVE SINGLE PHASE OR THREE PHASE TRANSFORMERS

EQUIPMENT CLEARANCE REQUIREMENTS

THIS DOCUMENT CONTAINS THE MINIMUM ELECTRICAL CLEARANCE REQUIREMENTS FOR APS PADMOUNTED TRANSFORMERS, SWITCHING CABINETS, AND CAPACITOR BANKS. DETAILS FOR EACH PIECE OF EQUIPMENT ARE SHOWN IN THE SUBSEQUENT SECTIONS ALONG WITH DETAILED CONSTRUCTION STANDARDS.

FROM A DESIGN STANDPOINT, THE FOLLOWING ITEMS SHALL BE ADHERED TO:

1. THE CLEARANCES DOCUMENTED IN THIS SECTION ARE REQUIRED TO SAFELY OPERATE AND MAINTAIN THE EQUIPMENT AND SHALL BE ACCESSIBLE AT ALL TIMES.

2. THESE ELECTRICAL CLEARANCES, WHEN USED IN CONJUNCTION WITH ACCESS REQUIREMENTS (ESRM SECTION 1400.0), PROVIDE ADEQUATE SPACE FOR APS VEHICLES AND PERSONNEL TO ACCESS, MAINTAIN AND OPERATE THE EQUIPMENT.

3. LAND USE AND OWNERSHIP CHANGES OVER TIME. EQUIPMENT CLEARANCES MAY BE ON PUE, RIGHT OF WAY, OR CUSTOMER PROPERTY.

4. CLEARANCE AREAS SHALL NOT BE ON THIRD PARTY PRIVATE PROPERTY WITHOUT A DEDICATED EASEMENT IN PLACE.

5. CLEARANCE AREAS SHALL NOT OVERLAP WITH AREAS OF RESTRICTED USE BY OTHER JURISDICTIONS (I.E. FIRE LANES).

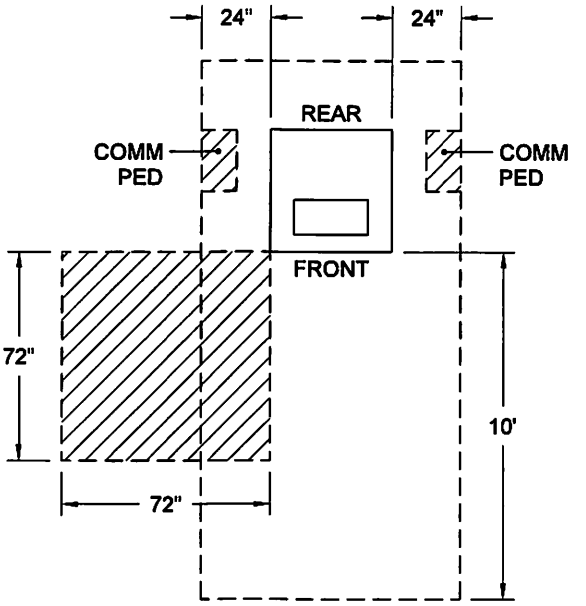
6. CLEARANCE AREAS SHALL NOT OVERLAP WITH DRIVABLE SURFACES OR AREAS ACCESSIBLE TO VEHICLES.
   EXCEPTIONS:
   a. PARKING LOTS MAY SHARE THE CLEARANCE AREA PROVIDED THERE IS NO OVERLAP WITH DEDICATED PARKING SPACES, ENTRIES, OR EXITS.
   b. SINGLE PHASE TRANSFORMERS IN RESIDENTIAL APPLICATIONS WHERE VEHICLE SPEEDS ARE LIMITED TO 25MPH.

7. CLEARANCE AREAS SHALL BE SMOOTH AND FREE OF OBSTRUCTIONS SUCH AS PLANTS AND CACTUS; AND TRIPPING HAZARDS SUCH AS CURBS AND RIVER ROCK.

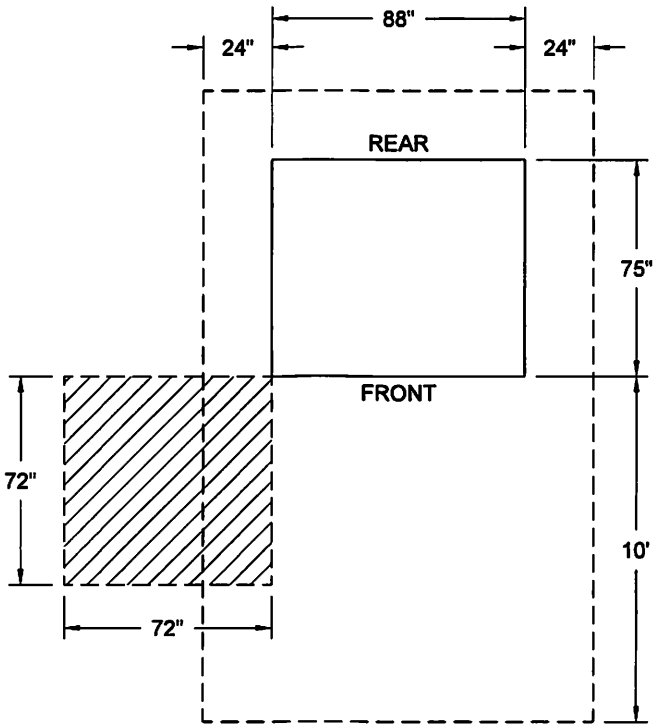
WORK WITH YOUR APS REPRESENTATIVE TO IDENTIFY SAFE LOCATIONS FOR EQUIPMENT. ALL EQUIPMENT AND FACILITY LOCATIONS SHALL BE APPROVED AND DESIGNED BY APS.

TRANSFORMER CLEARANCES

1 PHASE TRANSFORMER CLEARANCE DETAIL

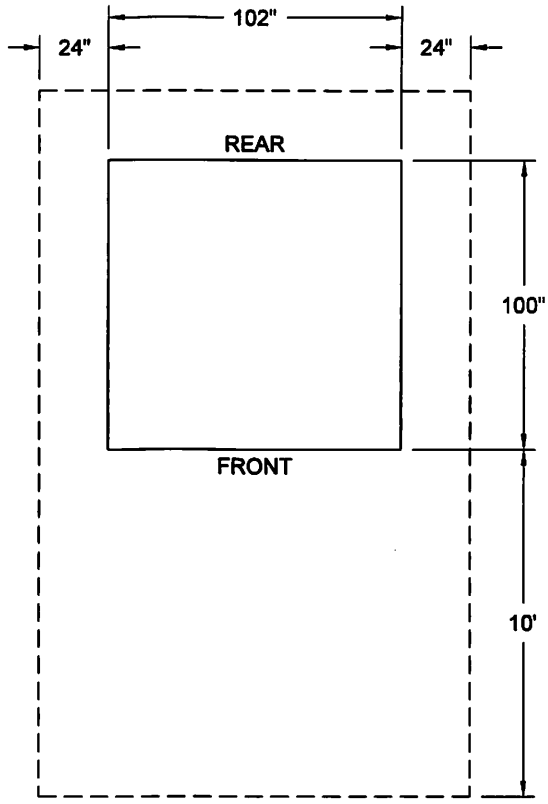


112.5-750kVA 3 PHASE TRANSFORMER CLEARANCE DETAIL



TRANSFORMER CLEARANCES

1000-2500kVA 3 PHASE TRANSFORMER CLEARANCE DETAIL



TRANSFORMER CLEARANCE REQUIREMENTS

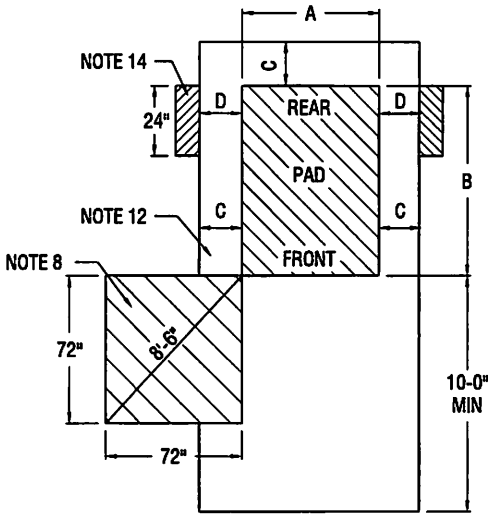


FIGURE 1 - CLEARANCE DIMENSIONS

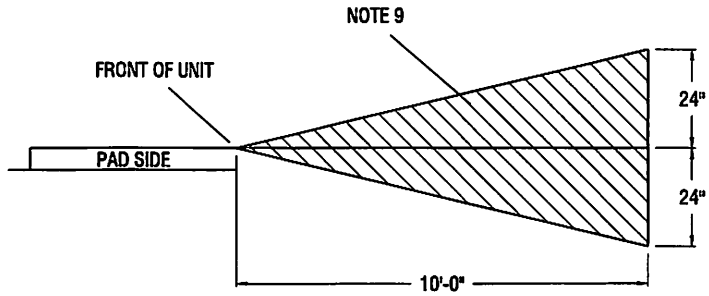


FIGURE 2 - SLOPE CRITERIA

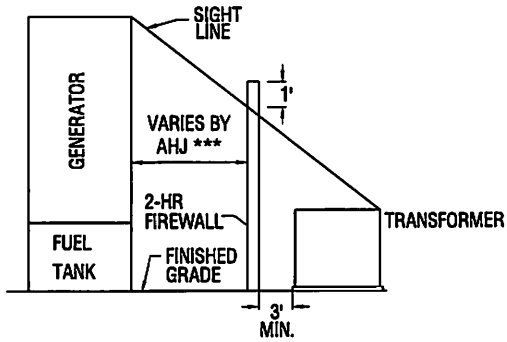


FIGURE 3 - FIRE WALL HEIGHT

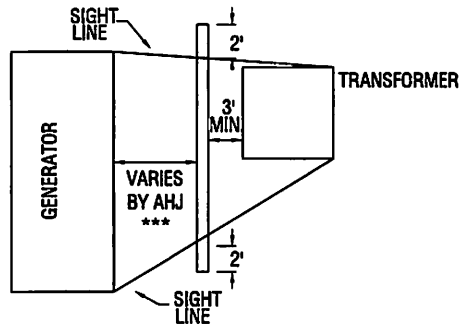


FIGURE 4 - FIRE WALL LENGTH

*** AHJ - AUTHORITIES HAVING JURISDICTION

CONSTRUCTION STANDARD	PAD USAGE	PAD DIMENSION		MINIMUM CLEARANCES		
				TO BUILDINGS	TO FENCES	TO COMM. PED
		A	B	C	C	D
7620 7621	1Ø DUMMY CABINET	42"	42"	24" VARIES BY AHJ ***	12"	12"
7620	1Ø LOW PROFILE TRANSFORMER 25-75KVA	42"	42"			
7628	1Ø LOW PROFILE TRANSFORMER 100-167KVA	42"	48"			
7630	1Ø BOX PAD INSTALLATION	57"	57"			
7640-1 7648-53	3Ø TWO TRANSFORMER BANK	90"	48"			24"
7661-7	3Ø 75-750KVA TRANSFORMER	88"	75"			
	3Ø 1000-2500KVA TRANSFORMER	102"	100"			

NOTES:

1. THE FINAL GRADE AT THE PAD POSITION SHALL BE COMPACTED AND LEVELED TO ENSURE A MAXIMUM 2-DEGREE TILT OF THE PAD, FOR EXAMPLE, A 42-INCH SQUARE PAD SHALL BE LEVEL WITHIN 1-1/2 INCHES FROM SIDE-TO-SIDE AND FRONT-TO-BACK.

2. THE FINAL GRADE WITHIN THE 10-FOOT OPERATING AREA SHALL BE SMOOTH AND STABLE ENOUGH TO PROVIDE A SUITABLE WALKING AND WORKING SURFACE. TRIPPING HAZARDS SUCH AS CURBS OR RIVER ROCK ARE NOT ACCEPTABLE IN THIS LOCATION.

3. WHEN AN ENCLOSURE IS INSTALLED NEAR A SIDEWALK OR CURB, SET THE BOTTOM OF THE PAD AT THE SAME GRADE AS THE TOP OF THE SIDEWALK OR CURB FOR BETTER APPEARANCE AND DRAINAGE. FRONT OF PAD SHOULD BE 12" TO 18" MINIMUM FROM BACK OF SIDEWALK.

4. SLOPE CRITERIA AS SHOWN GIVES RECOMMENDED NORMAL FRONTAL SLOPE LIMITS. CONSIDERATION FOR EXCEPTIONS BY TURNING TRANSFORMERS AWAY FROM FACING THE STREET AND/OR EXCEEDING THESE SLOPE LIMITS REQUIRES SPECIAL DIVISION ENGINEERING AND OPERATIONS APPROVAL, PRIOR TO CONSTRUCTION.

5. ALL DIMENSIONS ARE MEASURED FROM THE EQUIPMENT PAD EDGE.

6. A MINIMUM 30-FOOT VERTICAL CLEARANCE IS REQUIRED FROM FINISHED GRADE IN APS EQUIPMENT AREAS TO ABOVE SURROUNDING UNOBSTRUCTED STAGING AREAS. THE 30-FOOT VERTICAL CLEARANCE SHALL ALSO APPLY TO CUSTOMER'S OVERHEAD STRUCTURES ABOVE BURIED APS ELECTRICAL FACILITIES/RIGHT-OF-WAY. REMOVABLE OVERHEAD STRUCTURES SUCH AS SHADE CANOPIES ARE EXEMPTED.

7. SIDE-BY-SIDE TRANSFORMERS REQUIRE A MINIMUM 24-INCH HORIZONTAL CLEARANCE. DUPLEX TRANSFORMERS SET ON A SINGLE PAD ARE AN EXCEPTION.

8. A MINIMUM 72-INCH X 72-INCH CLEAR WORKING SPACE SHALL BE PROVIDED FOR HOTSTICK TOOL OPERATION - SEE FIGURE 1. THIS WORKING SPACE IS REQUIRED FOR 750 KVA TRANSFORMERS AND SMALLER. TRANSFORMERS 1000 KVA AND LARGER DO NOT REQUIRE THIS WORKING SPACE. PREFERABLY, STREETLIGHT POLES SHOULD BE INSTALLED OUTSIDE OF THIS WORKING SPACE, BUT IF FIELD CONDITIONS PRECLUDE THIS, THEN STREET LIGHT POLES MAY BE INSTALLED IN THIS SPACE.

9. AN ELEVATION CHANGE WITHIN THE 10-FOOT FRONTAL OPERATING AREA SHALL NOT EXCEED 24-INCHES IN ANY DIRECTION. GRADE PROFILE CHANGES MUST REMAIN WITHIN THE SHADED AREA SHOWN. SEE FIGURE 2.

10. A MINIMUM 36-INCHES HORIZONTAL PAD CLEARANCE IS REQUIRED FROM GAS REGULATORS, GAS METERS AND ELECTRIC METERS.

11. A MINIMUM 60-INCHES HORIZONTAL PAD CLEARANCE IS REQUIRED FROM FIRE HYDRANTS EXCEPTION THE CITY OF PHOENIX REQUIRES A 72-INCH CLEARANCE.

12. A MINIMUM 60-INCH WIDE, OPEN AND CONTINUOUSLY UNOBSTRUCTED ACCESS AND EXIT PATH SHALL BE PROVIDED TO AND FROM ALL OPERATING AREAS OF ANY UNIT(S) TO FACILITATE EASE OF ENTRY AND DEPARTURE.

13. A MINIMUM 20-FOOT SEPARATION/CLEARANCE IS REQUIRED BETWEEN APS ELECTRICAL FACILITIES IN OUTDOOR LOCATIONS WHERE FIRE OR EXPLOSION HAZARDS MAY EXIST.

    THE 20-FOOT SEPARATION/CLEARANCE ALSO APPLIES BETWEEN APS PAD MOUNTED EQUIPMENT AND CUSTOMER'S INSTALLED GENERATORS UTILIZING ANY OF THE FOLLOWING FUELS:

    GASOLINE
    DIESEL FUEL
    COMPRESSED NATURAL GAS (CNG)
    LIQUEFIED NATURAL GAS (LNG)
    LIQUEFIED PETROLEUM GAS (LPG)
    HYDROGEN IN A GASEOUS FORM (GH2)
    HYDROGEN IN A LIQUID FORM (LH2)

    IF THE MINIMUM 20-FOOT SEPARATION CAN NOT BE MAINTAINED, A FIRE BARRIER / FIRE WALL SHALL BE INSTALLED BETWEEN THE EQUIPMENT AND THE GENERATOR.

    THE FIRE BARRIER / FIRE WALL SHALL HAVE A MINIMUM 2-HOUR FIRE RATING. THE FIRE WALL HEIGHT SHALL EXTEND AT LEAST 1-FOOT ABOVE THE LINE OF SIGHT BETWEEN ANY POINT ON THE TOP OF THE EQUIPMENT AND ANY POINT ON THE TOP OF THE GENERATOR. THE FIRE WALL SHALL ALSO EXTEND AT LEAST 2-FEET HORIZONTALLY BEYOND THE LINE OF SIGHT BETWEEN ANY POINT OF THE EQUIPMENT AND ANY POINT OF THE GENERATOR. A MINIMUM OF 3-FEET SEPARATION SHALL BE MAINTAINED BETWEEN THE FIRE WALL AND SIDE OF APS PAD MOUNTED EQUIPMENT EXCEPT FROM THE SIDE OF AN AUTOMATIC TRANSFER SWITCH CONTAINING THE CONTROL BOX WHERE A 6-FOOT SEPARATION SHALL BE MAINTAINED. SEE FIGURES 3 AND 4 FOR ILLUSTRATION.

    WHERE THE DEGREE OF HAZARD IS UNKNOWN, CONTACT RISK MANAGEMENT / PUBLIC SAFETY FOR PROPER CLASSIFICATION OF THE HAZARDOUS LOCATIONS.

14. A COMMUNICATIONS PEDESTAL MAY ONLY BE PLACED WITHIN THE REAR 24-INCHES OF THE TRANSFORMER PAD AS SHOWN. THE DETAIL ADDRESSES RESIDENTIAL USE ONLY.

15. TRANSFORMER DOORS SHALL BE ORIENTED SO AS NOT TO OPEN TOWARDS THE STREET.
    EXCEPTION:
    SINGLE-PHASE TRANSFORMERS MAY BE FACED TOWARDS THE STREET PROVIDED THEY ARE SET BACK FROM THE ROADWAY TO MEET THE CLEARANCE REQUIREMENTS OF THIS STANDARD.

16. A MINIMUM OF 2-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EDGE OF THE TREE ROOT BALL AND THE EDGE OF THE DUCT BANK WHEN TREES ARE PLANTED NEAR APS UNDERGROUND FACILITIES.

17. THE CLEARANCE AREA FOR ANY EQUIPMENT SHALL NOT OVERLAP WITH AREAS OF RESTRICTED USE BY OTHER JURISDICTIONS (I.E. FIRE LANES).

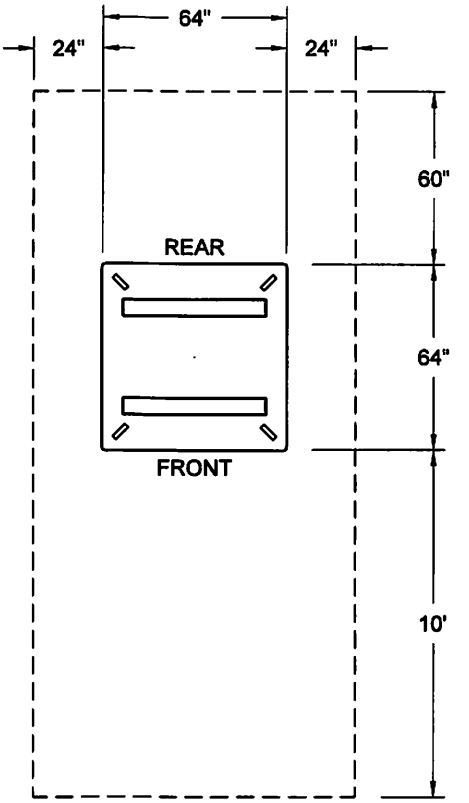
18. THE CLEARANCE AREA SHALL NOT BE A DRIVABLE AREA THAT IS ACCESSIBLE TO VEHICULAR TRAFFIC.
    EXCEPTIONS:
    A) PARKING LOTS MAY SHARE THE CLEARANCE AREA PROVIDED THERE IS NO OVERLAP WITH DEDICATED PARKING SPACES, ENTRIES, OR EXITS.
    B) SINGLE PHASE TRANSFORMERS IN RESIDENTIAL APPLICATIONS WHERE VEHICLE SPEEDS ARE LIMITED TO 25MPH.

REFERENCES:

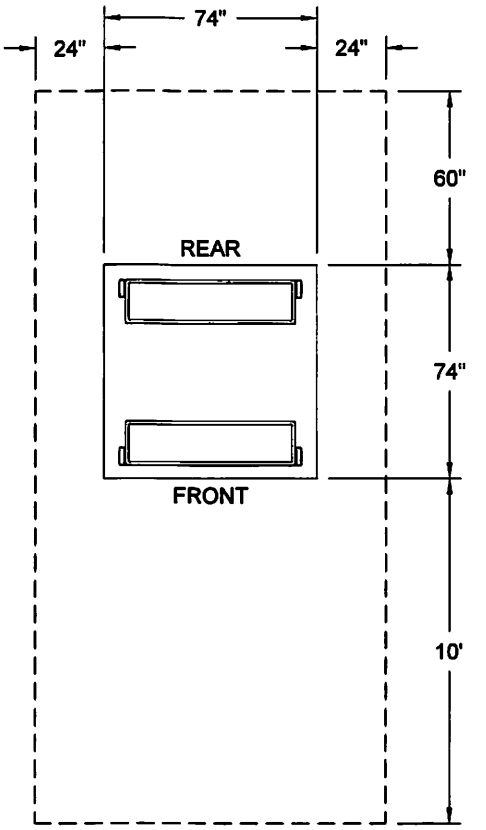
1. NESC 2007, RULE 127.

CAPACITOR BANK CLEARANCES

12kV CAPACITOR BANK CLEARANCE DETAIL

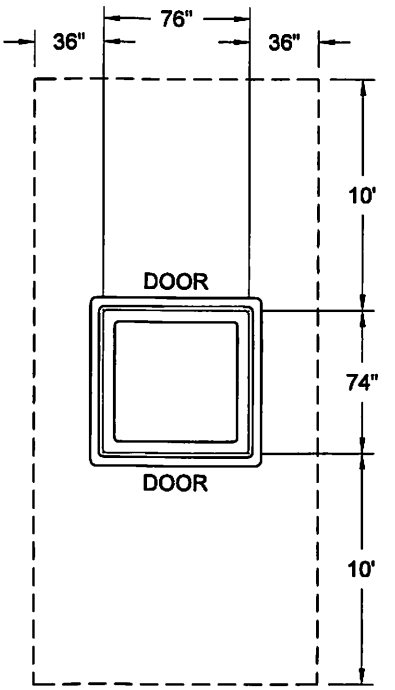


21kV CAPACITOR BANK CLEARANCE DETAIL

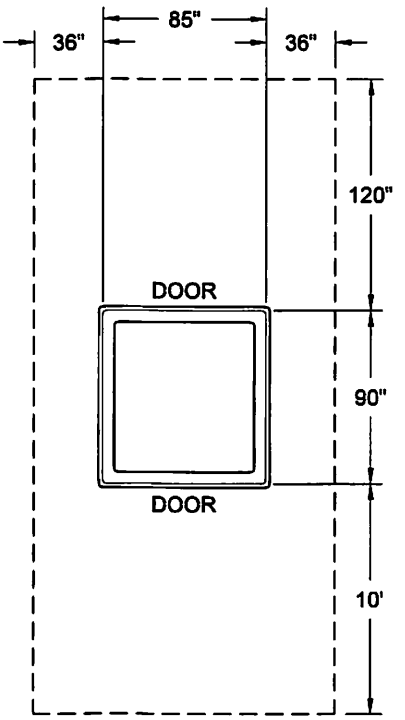


SWITCHING CABINET CLEARANCES

12kV SWITCHING CABINET CLEARANCE DETAIL



21kV SWITCHING CABINET CLEARANCE DETAIL



CABINET CLEARANCE REQUIREMENTS

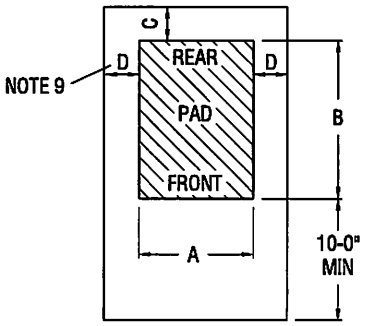


FIGURE 1 - CLEARANCE DIMENSIONS

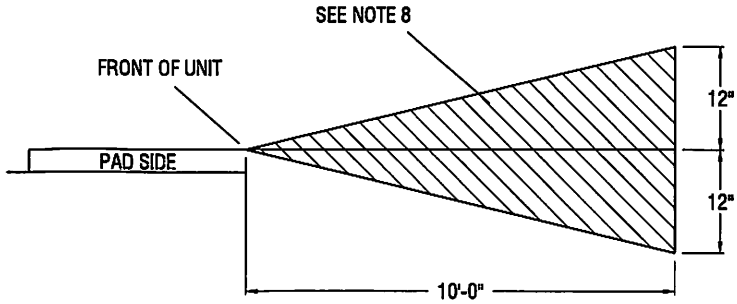


FIGURE - 2 SLOPE CRITERIA

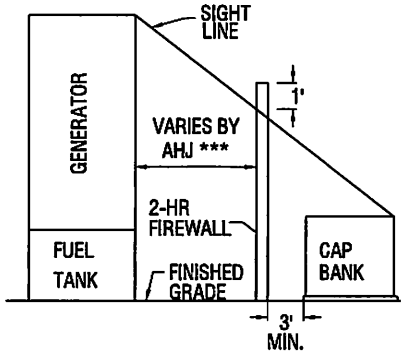


FIGURE 3 - FIRE WALL HEIGHT

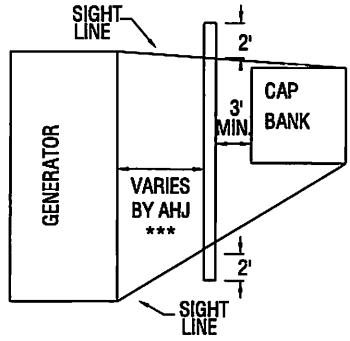


FIGURE 4 - FIRE WALL LENGTH

*** AHJ - AUTHORITIES HAVING JURISDICTION

CONSTRUCTION STANDARD	PAD USAGE	PAD DIMENSION		MINIMUM CLEARANCES TO BUILDINGS		MINIMUM CLEARANCES TO FENCES	
		A	B	C	D*	C	D
1386	CAPACITOR BANK 12 KV	64"	64"	60"	24"	60"	24"
1388	CAPACITOR BANK 21 KV	74"	74"				
8315	PMH-9 AUTOMATIC TRANSFER SWITCH 12KV	69"	63"	120"	36"**	120"	36"**
8330	560 A RECLOSER 12KV	76"	74"	24"	24"	24"	24"
8390	600 AMP METAL ENCLOSED SWITCHGEAR	VAR	56"	0"^	24"	0"^	24"
8391	1200 AMP METAL ENCLOSED SWITCHGEAR	VAR	56"	0"^	24"	0"^	24"
8400	200A C-I DISTRIBUTION CENTER	64"	64"	120"	24"	120"	24"
8410	3Ø 200A JUNCTION CABINET	78"	22"	24"	36"	24"	36"
8420	1Ø 4 WAY JUNCTION CABINET	42"	42"	24"	24"	12"	12"
8422	1Ø 6 WAY JUNCTION CABINET	48"	19"				
8430	FUSED SECTIONALIZING ENCLOSURE	42"	42"	120"	24"	120"	24"
8450	600A C-I DISTRIBUTION CENTER	74"	74"	120"	36"**	120"	36"
8475	600A C-I DISTRIBUTION CENTER 12KV	76"	74"				
8477	600A C-I DISTRIBUTION CENTER 21KV	85"	90"				
8500	600A P-I DISTRIBUTION CENTER	76"	74"	120"	24"	120"	24"
8502	600A P-I DISTRIBUTION CENTER SLIMLINE	141"	38"	24"	24"	24"	24"
8508	1Ø OR 3Ø TERMINATION CABINET	42"	42"	24"	24"	12"	12"
8510	600A TERMINATION CABINET	47"	32"	120"	24"	120"	24"

* A MINIMUM 24-INCH SEPARATION IS ALSO REQUIRED BETWEEN THE SIDES OF A CABINET AND WATER METER BOXES, COMMUNICATION PEDESTALS AND STREET LIGHT POLES.

** A MINIMUM 72-INCH SEPARATION IS REQUIRED FROM SIDE OF THE AUTOMATIC TRANSFER SWITCH CONTAINING THE CONTROL BOX.

^ NO CLEARANCE IS REQUIRED FOR THE BACKSIDE OF METAL ENCLOSED SWITCHGEAR. IF EGRESS IS NEEDED, 24" MAY BE USED FOR THESE DIMENSIONS.

NOTES:

1. FINAL GRADE AT THE PAD POSITION SHALL BE COMPACT AND LEVEL TO ENSURE A MAXIMUM 2-DEGREE TILT OF THE PAD. FOR EXAMPLE, A 48-INCH SQUARE PAD SHALL BE LEVEL WITHIN 1-3/4 INCHES FROM SIDE-TO-SIDE AND FRONT-TO-BACK.

2. THE FINAL GRADE WITHIN THE 10-FOOT OPERATING AREA SHALL BE SMOOTH AND STABLE ENOUGH TO PROVIDE A SUITABLE WALKING AND WORKING SURFACE. TRIPPING HAZARDS SUCH AS CURBS OR RIVER ROCK ARE NOT ACCEPTABLE IN THIS LOCATION.

3. WHEN AN ENCLOSURE IS INSTALLED NEAR A SIDEWALK OR CURB, SET THE BOTTOM OF THE PAD AT THE SAME GRADE AS THE TOP OF THE SIDEWALK OR CURB FOR BETTER APPEARANCE AND DRAINAGE. FRONT OF PAD SHOULD BE 12" TO 18" MINIMUM FROM BACK OF SIDEWALK.

4. SLOPE CRITERIA AS SHOWN GIVES RECOMMENDED NORMAL FRONTAL SLOPE LIMITS. CONSIDERATION FOR EXCEPTIONS BY TURNING CABINETS AWAY FROM FACING THE STREET AND/OR EXCEEDING THESE SLOPE LIMITS REQUIRES SPECIAL DIVISION ENGINEERING AND OPERATIONS APPROVAL, PRIOR TO CONSTRUCTION.

5. ALL DIMENSIONS ARE MEASURED FROM THE EQUIPMENT PAD EDGE.

6. A MINIMUM 30-FOOT VERTICAL CLEARANCE IS REQUIRED FROM FINISHED GRADE IN APS EQUIPMENT AREAS TO ABOVE SURROUNDING UNOBSTRUCTED STAGING AREAS. THE 30-FOOT VERTICAL CLEARANCE SHALL ALSO APPLY TO CUSTOMER'S OVERHEAD STRUCTURES ABOVE BURIED APS ELECTRICAL FACILITIES / RIGHT-OF-WAY. REMOVABLE OVERHEAD STRUCTURES SUCH AS SHADE CANOPIES ARE EXEMPTED.

7. SIDE-BY-SIDE EQUIPMENT REQUIRES A MINIMUM 24-INCH HORIZONTAL CLEARANCE. EXCEPTION: 3 FEET IS REQUIRED FROM CIRCUIT-ISOLATED ENCLOSURES.

8. AN ELEVATION CHANGE WITHIN THE 10-FOOT FRONTAL OPERATING AREA SHALL NOT EXCEED 12-INCHES IN ANY DIRECTION. GRADE PROFILE CHANGES MUST REMAIN WITHIN THE SHADED AREA SHOWN. SEE FIGURE 2.

9. MINIMUM 60-INCH WIDE, OPEN AND CONTINUOUSLY UNOBSTRUCTED ACCESS AND EXIT PATH SHALL BE PROVIDED TO AND FROM ALL OPERATING AREAS OF ANY UNIT(S) TO FACILITATE EASE OF ENTRY AND DEPARTURE.

10. MINIMUM 36-INCH HORIZONTAL PAD CLEARANCE IS REQUIRED FROM GAS REGULATORS, GAS METERS AND ELECTRIC METERS.

11. MINIMUM 60-INCH HORIZONTAL PAD CLEARANCE IS REQUIRED FROM FIRE HYDRANTS EXCEPTION: THE CITY OF PHOENIX REQUIRES A 72-INCH CLEARANCE.

12. ALL PAD-MOUNTED EQUIPMENT OF GREATER HEIGHT THAN 36-INCHES SHALL BE LOCATED A SUFFICIENT DISTANCE FROM ROADWAY INTERSECTIONS AND/OR DRIVEWAY ENTRANCES TO AVOID CREATING A VISUAL OBSTRUCTION TO TRAFFIC.

13. A MINIMUM 20-FOOT SEPARATION / CLEARANCE IS REQUIRED BETWEEN APS ELECTRICAL FACILITIES IN OUTDOOR LOCATIONS WHERE FIRE OR EXPLOSION HAZARDS MAY EXIST.

    THE ABOVE SEPARATIONS ALSO APPLY BETWEEN APS PAD MOUNTED EQUIPMENT AND CUSTOMER'S INSTALLED GENERATORS UTILIZING ANY OF THE FOLLOWING FUELS:

    GASOLINE
    DIESEL FUEL
    COMPRESSED NATURAL GAS (CNG)
    LIQUEFIED NATURAL GAS (LNG)
    LIQUEFIED PETROLEUM GAS (LPG)
    HYDROGEN IN A GASEOUS FORM (GH2)
    HYDROGEN IN A LIQUID FORM (LH2)

    IF THE MINIMUM 20-FOOT SEPARATION CAN NOT BE MAINTAINED, A FIRE BARRIER / FIRE WALL SHALL BE INSTALLED BETWEEN THE EQUIPMENT AND THE GENERATOR.

    THE FIRE BARRIER / FIRE WALL SHALL HAVE A MINIMUM 2-HOUR FIRE RATING. THE FIRE WALL HEIGHT SHALL EXTEND AT LEAST 1-FOOT ABOVE THE LINE OF SIGHT BETWEEN ANY POINT ON THE TOP OF THE EQUIPMENT AND ANY POINT ON THE TOP OF THE GENERATOR. THE FIRE WALL SHALL ALSO EXTEND AT LEAST 2-FEET HORIZONTALLY BEYOND THE LINE OF SIGHT BETWEEN ANY POINT OF THE EQUIPMENT AND ANY POINT OF THE GENERATOR. A MINIMUM OF 3-FEET SEPARATION SHALL BE MAINTAINED BETWEEN THE FIRE WALL AND SIDE OF APS PAD MOUNTED EQUIPMENT EXCEPT FROM THE SIDE OF AN AUTOMATIC TRANSFER SWITCH CONTAINING THE CONTROL BOX WHERE A 6-FOOT SEPARATION SHALL BE MAINTAINED. SEE FIGURES 3 AND 4 FOR ILLUSTRATION.

    WHERE THE DEGREE OF HAZARD IS UNKNOWN, CONTACT RISK MANAGEMENT / PUBLIC SAFETY FOR PROPER CLASSIFICATION OF THE HAZARDOUS LOCATIONS.

14. ENCLOSURES SHALL BE ORIENTED SO THAT THE DOORS DO NOT OPEN TOWARDS THE STREET.

15. A MINIMUM OF 2-FOOT CLEARANCE SHALL BE MAINTAINED BETWEEN THE EDGE OF THE TREE ROOT BALL AND THE EDGE OF THE DUCT BANK WHEN TREES ARE PLANTED NEAR APS UNDERGROUND FACILITIES.

16. THE CLEARANCE AREA FOR ANY EQUIPMENT SHALL NOT OVERLAP WITH AREAS OF RESTRICTED USE BY OTHER JURISDICTIONS (I.E. FIRE LANES).

17. THE CLEARANCE AREA SHALL NOT BE A DRIVABLE AREA THAT IS ACCESSIBLE TO VEHICULAR TRAFFIC.
    EXCEPTION:
    A) PARKING LOTS MAY SHARE THE CLEARANCE AREA, PROVIDED THERE IS NO OVERLAP WITH DEDICATED PARKING SPACES, ENTRIES, OR EXITS.

REFERENCES:

1. NESC 2007, RULE 127.

ARIZONA WATER COMPANY

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

September 4, 2024

David Nicolella
50 Tranquil Ave
Sedona, AZ 86336

Re: Domestic Water Service to APN 408-24-087

Dear Mr. Nicolella:

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

The design of the water distribution system must comply with the Company's standard specifications that are on file at the Yavapai County Development Services. Both preliminary and final water system designs must be approved by the Company.

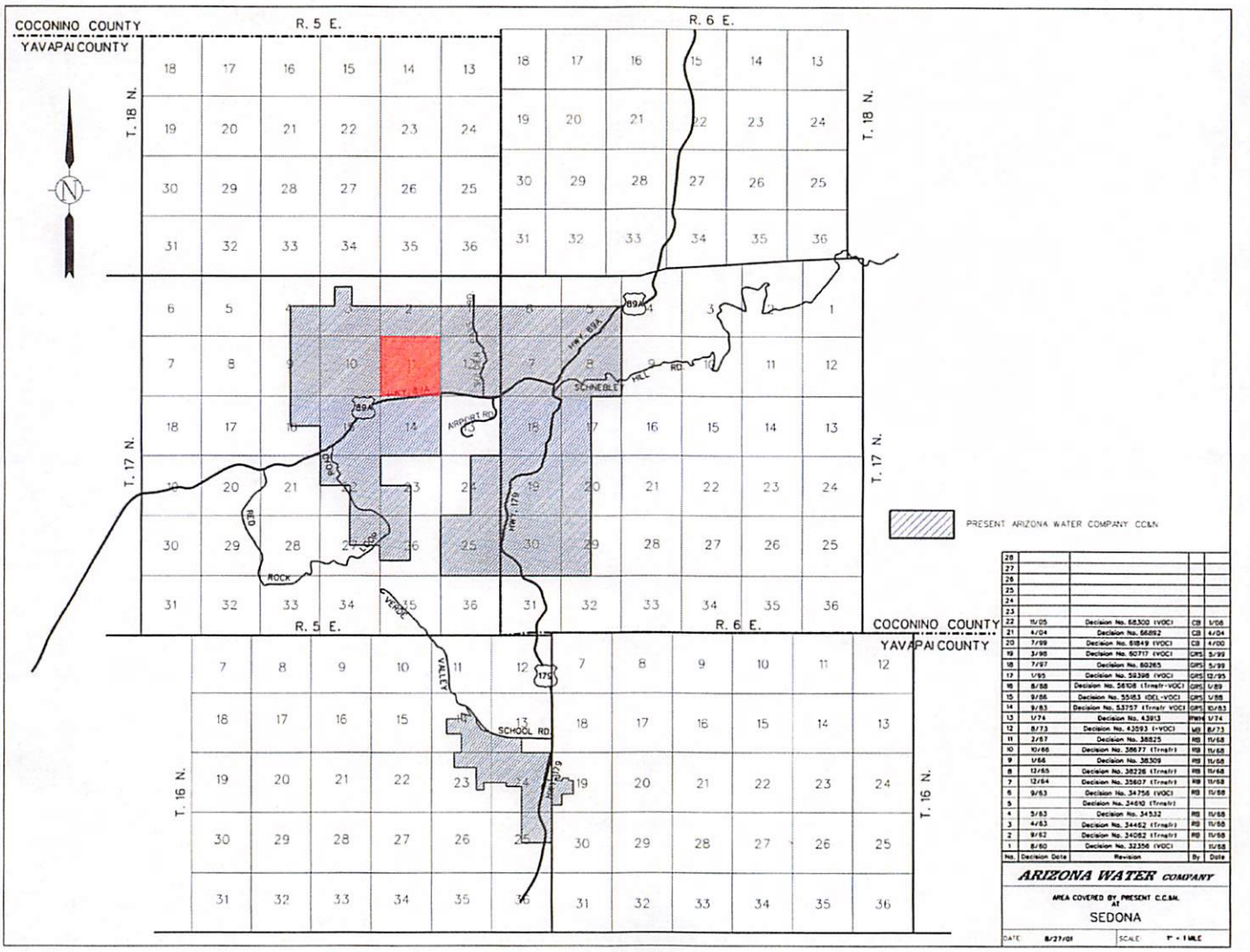
It will also be the responsibility of the developer to comply with all of the requirements of regulatory agencies having jurisdiction over Arizona subdivisions and of Arizona statutes applicable to subdivided or unsubdivided land, including, but not limited to, requirements relating to a Certificate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

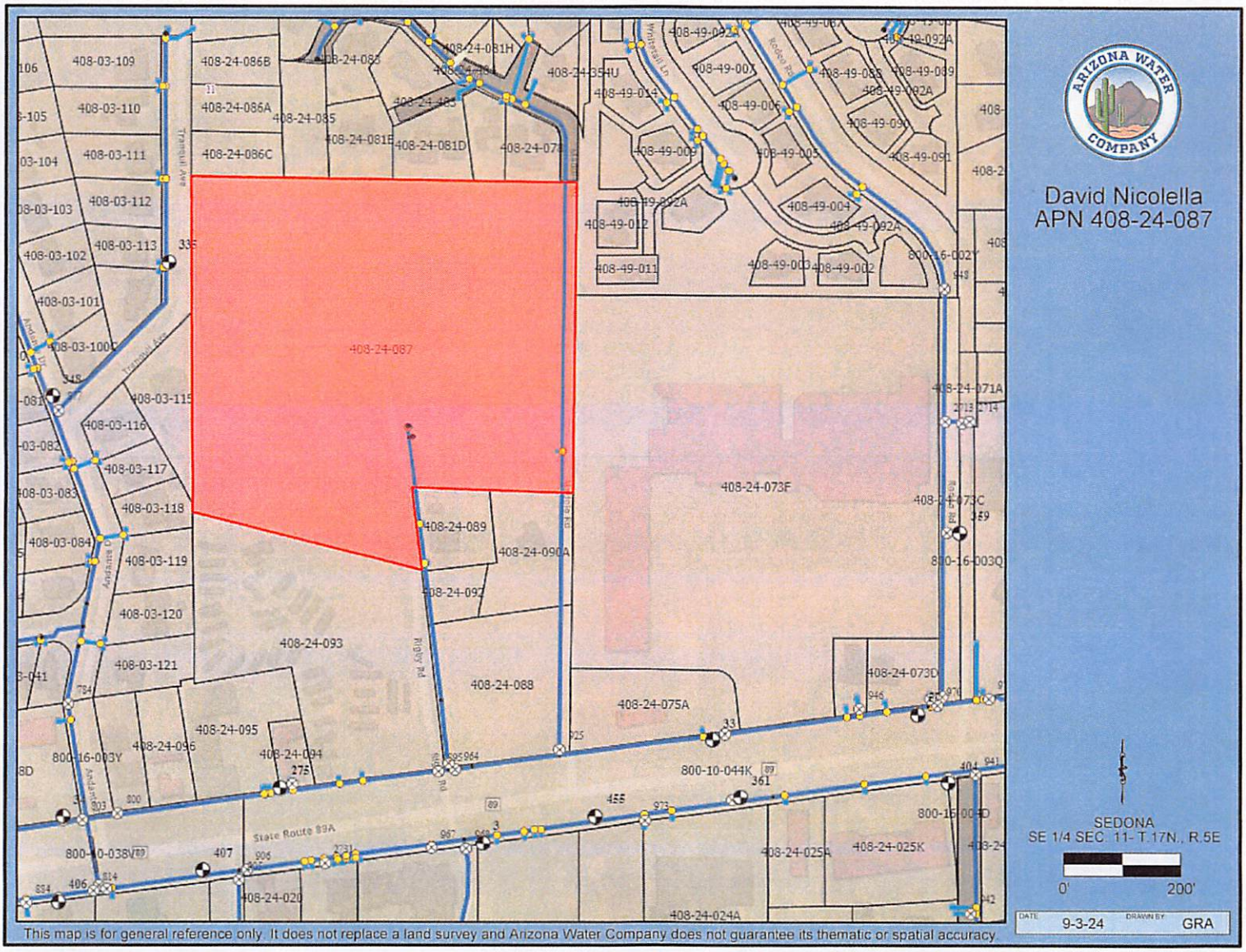
Please notify the Company if you will be proceeding with development of the property so the Company can prepare the necessary Agreement.

Very truly yours,

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

gra


COCONINO COUNTY
YAVAPAI COUNTY
R. 5 E.
R. 6 E.
T. 18 N.
T. 17 N.
T. 16 N.
PRESENT ARIZONA WATER COMPANY CC&N
ARIZONA WATER COMPANY
AREA COVERED BY PRESENT C.C.&N.
SEDONA
DATE 8/27/01
SCALE 1" = 1 MILE


ARIZONA WATER COMPANY
David Nicolella
APN 408-24-087
408-24-087
408-24-073F
408-24-089
408-24-090A
408-24-092
408-24-093
408-24-088
408-24-075A
408-24-095
408-24-096
408-24-094
408-24-020
408-24-024A
408-24-025A
408-24-025K
408-24-073D
408-24-071A
408-03-109
408-03-110
408-03-111
408-03-112
408-03-113
408-03-102
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408-03-119
408-03-120
408-03-121
408-24-086B
408-24-086A
408-24-086C
408-24-085
408-24-081E
408-24-081D
408-24-081H
408-24-354U
408-49-014
408-49-006
408-49-003
408-49-005
408-49-004
408-49-012
408-49-011
408-49-001
408-49-002
800-16-002Y
800-16-003Q
800-16-003Y
800-10-044K
800-16-004D
800-40-038V
Tranquil Ave
Andante Dr
Andante Ct
Andante Rd
Ridge Rd
Whitetail Ln
Roden Rd
State Route 89A
SEDONA
SE 1/4 SEC. 11- T.17N., R.5E
0'
200'
DATE
9-3-24
DRAWN BY
GRA
This map is for general reference only. It does not replace a land survey and Arizona Water Company does not guarantee its thematic or spatial accuracy

Luisa Partida

Subject:	**FW: Will Serve Letter - Information RequestAWC-24-20770146 - David Nicolella / James Spindelman**
Attachments:	**EASEMENTS.pdf; Property Deed.pdf; RECORD OF SURVEY.pdf; Snip parcel.PNG**

From: Arizona Water Co. <noreply@azwater.com>
Sent: Wednesday, August 28, 2024 9:30 AM
To: Development Services <devservices@azwater.com>
Subject: Will Serve Letter - Information RequestAWC-24-20770146 - David Nicolella / James Spindelman

Request Date: 08-28-2024

Requestor Name/Mailing Address *(if different from property address)*
Name: David Nicolella
Confirmation #
AWC-24-20770146

Email: dn@sefengco.com
Phone: 9282023999
Mailing Address:
40 Stutz Bearcat Dr
Sedona, AZ
86336

Applicant/Owner - Mailing Address *(if different from property address)*
Name: James Spindelman
Email: jspindelman@gmail.com
Phone: 917-560-2662
Mailing Address:
50 Tranquil Ave
Sedona, AZ
86336

Address of property to be served
Major Cross Streets:
W State Route 89A & Rodeo Road.
50 Tranquil Ave
Sedona, AZ

86336
County of Service: Yavapai
Parcel Number: 408-24-087

Will this property be split into 2 or more parcels?
No

Attached Document(s):
EASEMENTS.pdf
Property Deed.pdf
RECORD OF SURVEY.pdf
Snip parcel.PNG
Signature and Acknowledgement of Disclaimer
Things You Need To Know:

- For all inquiries, please email developmentservices@azwater.com , include your contact information, property information, and the reason for your inquiry.
- **Map Disclaimer:** The section maps are for general reference only. It does not replace a land survey and Arizona Water Company does not guarantee its thematic or spatial accuracy.

I have read and understand the above

Signature: David Nicolella
Signature Confirmed: David Nicolella
Date: 08-28-2024

CenturyLink™

CenturyLink Engineering
500 S Calvary Way
Cottonwood, AZ 86326

August 28, 2024

David Nicolella
Sefton Engineering
40 Stutz Bear Dr, Sedona
928.202.3999

RE: Zone Change
Between Tranquil Ave and Madole Rd
Sedona, AZ

David,

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

In response to your "Service Availability" request for the above mentioned property, this letter is to acknowledge, the property is within the CenturyLink serving territory.

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

Sincerely,

Armen McNerlin
Lumen/CenturyLink Engineer
500 S Calvary Way
Cottonwood, AZ 86326
cell 928.821.4609

Mail:
102 Roadrunner Dr.
Sedona, AZ 86336
Site:
7500 W. SR 89A
Sedona, AZ 86336
(928) 204-2234
sedonaaz.gov
FAX (928) 204-7137

Wastewater Department

August 29, 2024

David Nicolella, Planner
Sefton Engineering Consultants
40 Stutz Bearcat Dr.
Sedona, AZ 86336

SUBJECT: WILL SERVE SEWER – 50 Tranquil Ave.
APN 408-24-087

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

Parcel 408-24-087 has sewer availability, due to sewer being available adjacent to the point of access to the property, as defined in City Code section 13.15. Currently, that parcel is being billed the sewer standby fee. However, depending on the scope and impact of the development proposal, adequate capacity may not be available. Available sewer capacity is on a first come-first served basis, and there are no guarantees of sewer capacity for this property until a development proposal is approved.

There is an existing service lateral near the driveway to the property and the property is currently connected. The service may be required to be upsized, depending on the scope and impact of the development proposal.

In conclusion, sewer service is available for 50 Tranquil Ave. (APN 408-24-087) and, if adequate capacity is available at the time of development approval, sewer will be served by the city of Sedona. If you have any questions or concerns, please contact me at (928) 203-5069.

Sincerely,

Roxanne Holland, PE
Director of Wastewater

RH:ms
cc: Kurtis Harris, Director of Public Works/City Engineer (e-copy)
Hanako Ueda, Assistant Engineer (e-copy)
Sal Valenzuela, Chief Public Works Inspector (e-copy)
Wastewater Billing (e-copy)
Streets file: Tranquil Ave.

LUMEN

Lumen/CenturyLink Engineering
5025 N Black Canyon Hwy
Phoenix, AZ 85015
bics@centurylink.com

September 3, 2024
David Nicolella
Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

RE: **North side of the W State Route 89A & west of Rodeo Road Sedona AZ.**

Mr. Nicolella,
The above-mentioned project is in a Parcels 408-24-087 of land located at North side of the W State Route 89A & west of Rodeo Road Sedona AZ.

In response to your "Service Availability" request for the above-the at North side of the W State Route 89A & west of Rodeo Road Sedona AZ.

This letter is to acknowledge that this subject property is within the Lumen/CenturyLink serving territory.

The tariff Rates and Regulations prescribed for service for this area are on file with your State Utilities Commission.

Sincerely,

Kathy Hadrich

Kathy Hadrich
Sr. Manager Local Network Implementation
Phoenix, AZ 85015
602-325-0687
Kathrine.hadrich@lumen.com

521 S 14th Street
Cottonwood, AZ 86326

UniSourceEnergy SERVICES
uesaz.com

GAS AVAILABILITY LETTER
WILL SERVE

August 28, 2024

David Nicolella
Project Manager and Land Planner
Sefton Engineering Consultants
40 Stutz Bearcat Dr.
Sedona, AZ 86336

Re: **Yavapai County APN 408-24-087 shown as 50 Tranquil Ave, Sedona AZ 86336**

Per your request regarding the availability of natural gas to **Yavapai County APN 408-24-087 shown as 50 Tranquil Ave, Sedona AZ 86336**, we have the following information:

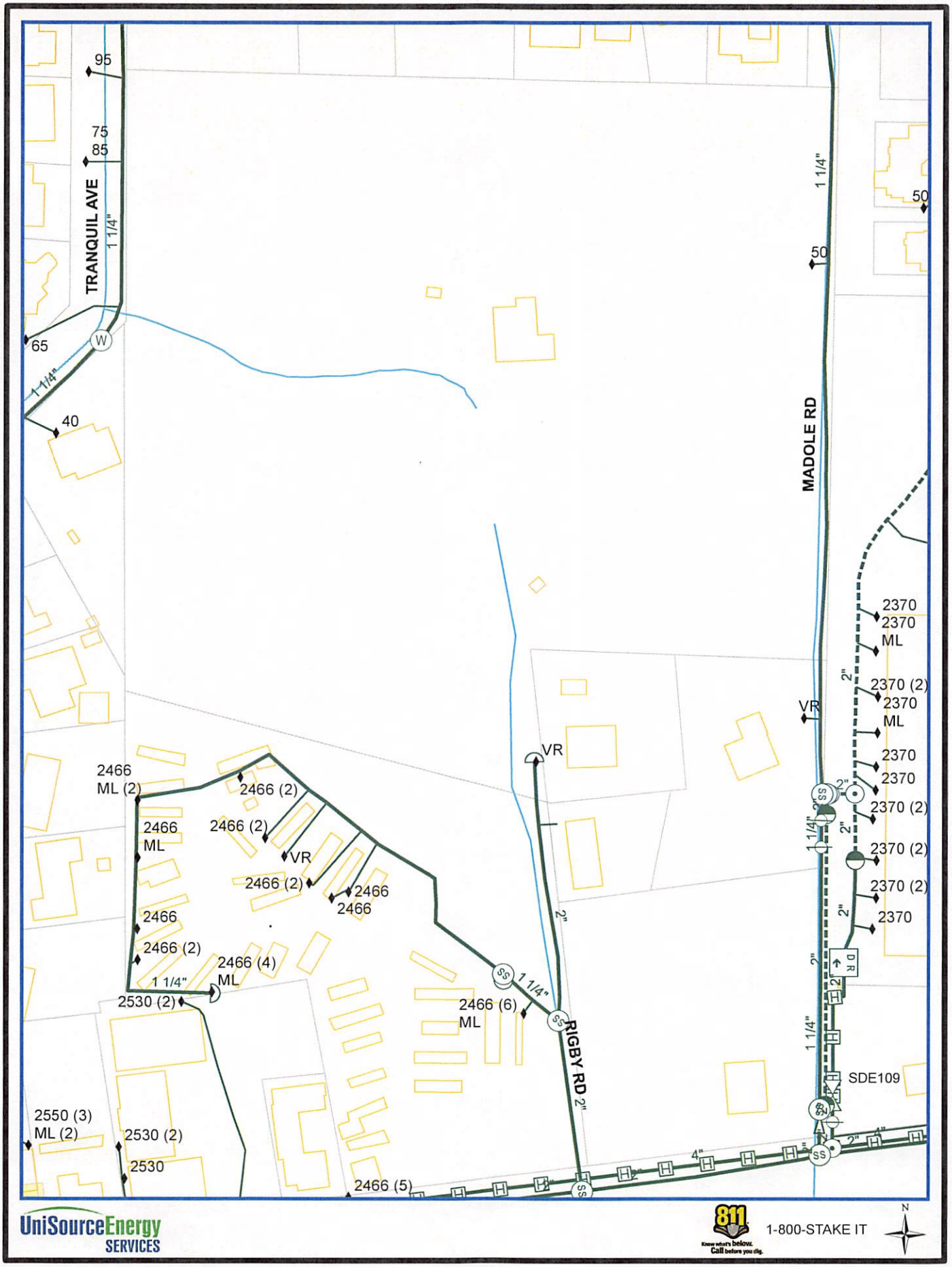
Natural Gas is available to this lot and there is active service line to this lot. Installation costs will be the full responsibility of the requesting party and will be determined using UniSource Energy Services' Rules of Service. Along with installation costs, UniSource Rules of Service states that if at any time the company believes that existing customers would have impaired service, it is the responsibility of the requesting individual to pay for any upgrades to the system to reliably serve all customers. Once a UniSource Gas Application with a total BTU load for this property has been received, the UniSource engineering department will review the requested BTU load and the requesting party will be notified if any upgrades to the system will be necessary and will be provided a cost estimate for the upgrade upon request.

UniSource Rules of Service are on file with the Arizona Corporation commission. The Rules of Service are also available on our web site at www.uesaz.com.

Please **call 811** (Arizona Blue Stake) to have all underground facilities marked prior to any excavation.

Thank you,

Edie Anderson
Gas Construction Planner
EAnderson@UESAZ.com
VerdeConst@UESAZ.com
p 928.203.1214
c 928.300.8953
521 S 14th St.
Cottonwood, AZ 86326


TRANQUIL AVE
MADOLE RD
RIGBY RD
95
75
85
65
40
50
50
1 1/4"
2"
4"
W
VR
SS
SDE109
2466 (2)
2466 ML (2)
2466 ML
2466 (4) ML
2466 (6) ML
2530 (2)
2550 (3) ML (2)
2530
2466 (5)
2370
2370 ML
2370 (2)
UniSourceEnergy SERVICES
811
1-800-STAKE IT
N

Sefton Engineering Consultants
Your Ideas to Completion
Surveying • Engineering • Land Planning

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

August 27, 2024

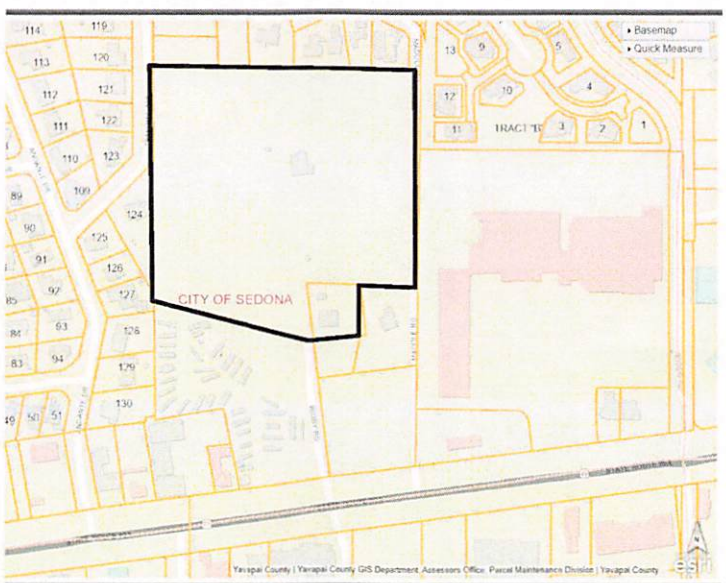
Dear Unisource,

Sefton Engineering Consultants is planning to submit a zone change application to the City of Sedona for Assessor's Parcel Number: **408-24-087 & 089.** This 9.4-Acre parcel is currently zoned for **Single-Family and Manufactured Home (RMH).** The property owners will request to rezone the property to **High-Density Multifamily (RM-3).** If the City of Sedona grants the approval of the zone change application the property could, in the future, develop into a 198-unit apartment complex.

As you are aware, a Letter of Serviceability is required from (Utility Provider). At your earliest convenience, will you please provide a Letter of Serviceability confirming that the above referenced project is in (Utility Provider) service area. Also, if possible, can you provide general information on how far away (Utility Provider) service is from the property?

The above referenced parcel number is located on the north side of the W State Route 89A, approximately 700 feet west of Rodeo Road, within the City of Sedona.

Thank you in advance for your assistance.



Thank You !

40 Stutz Bearcat Dr., Sedona, Arizona 86336 ~Phone: (928) 202-3999
Email: info@sefengco.com ~ www.SeftonEngineeringCompany.com
In affiliation with:
Heritage Land Surveying & Mapping, Inc. with office in Sedona, Camp Verde & Colorado

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

Sincerely,
David Nicolella
Project Manager and Land Planner

Sefton Engineering Consultants
40 Stutz Bearcat Drive
Sedona, AZ 86336

Office: (928) 202-3999, ext. #4
Email: DN@sefengco.com, *Web:* http://www.SeftonEngineeringConsultants.com

Project No.: 240802

Luke Sefton, PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

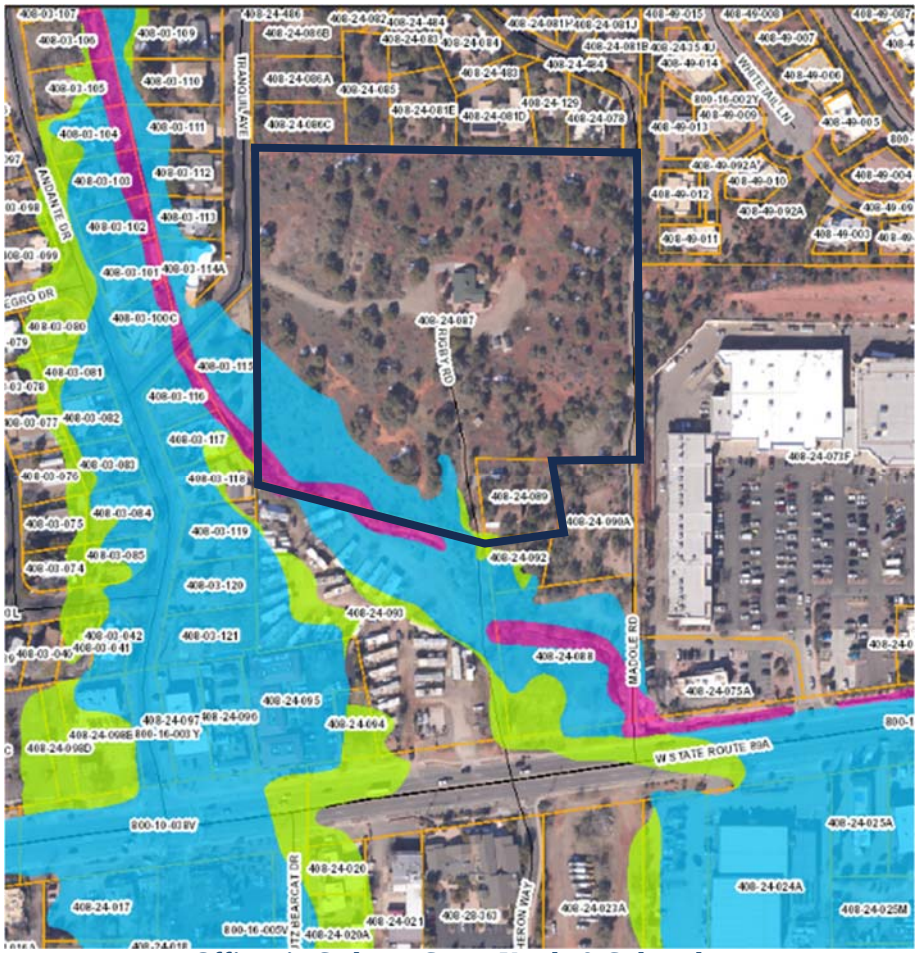
September 10, 2024

To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336

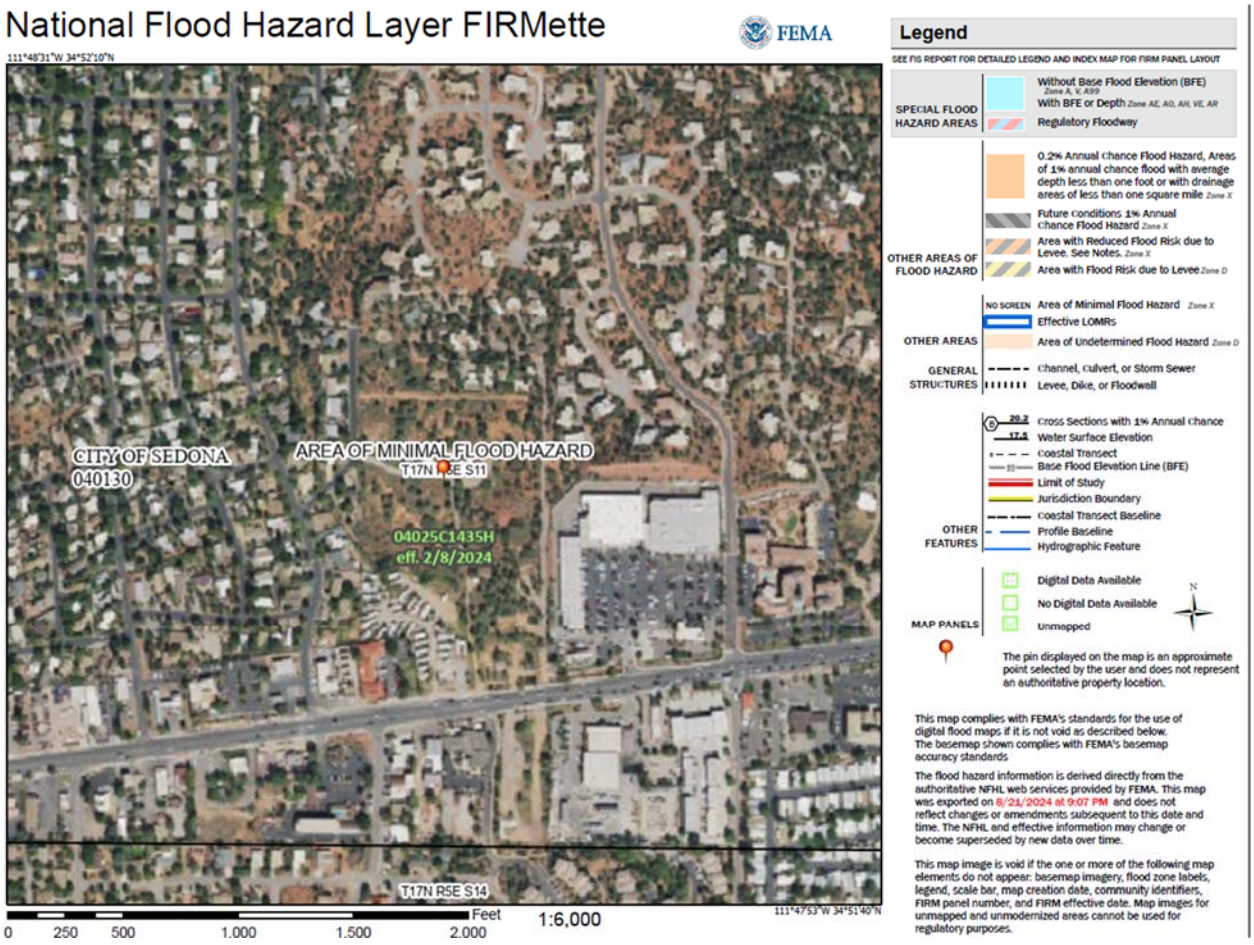
Regarding: **Spindelman & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).**

Floodplain Information:

The southwest corner of this 9.8-Acre area, Assessor's Parcel Number: 408-24-087 and 0089, are within the City of Sedona's 100-year Flood Zone. In addition, these parcels are not with a FEMA floodplain area, see map on page 2.



Luke Sefton, PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner



Thank You !

Sincerely,

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

Project No.: 240802

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

September 10, 2024

Community Development Department
Attn: Cari Meyer, Planning Manager
102 Roadrunner Drive, Bldg. 104
Sedona, Arizona 86336

RE: Spindelman & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).

Traffic Generation Statement

This letter outlines our findings regarding the trip generation of the proposed development located at 50 Tranquil Avenue and 80 Rigby Road within the City of Sedona, Yavapai County, Arizona. The site will consist of 196 apartment units. The property is located east of Tranquil Avenue and west of Madole Road and is currently partially developed. One access from Tranquil Avenue will be provided.

The purpose of this analysis is to identify the proposed project trip generation and determine whether the project would require a more detailed traffic analysis. Typically, a more detailed traffic analysis should be prepared for developments that would generate more than 100 vehicle trips within the peak hour. A detailed traffic analysis can be waived by the local official where impacts are deemed negligible.

The Institute of Transportation Engineers (ITE) Trip Generation Rates 9th Edition was used to obtain the trip generation rates for the proposed development based on a total of 200 apartment dwelling units. These estimations were calculated for the Average Weekday, AM Peak Hour and PM Peak Hour using land use Low Rise Apartment (ITE Code 221). The results of the calculations are shown below:

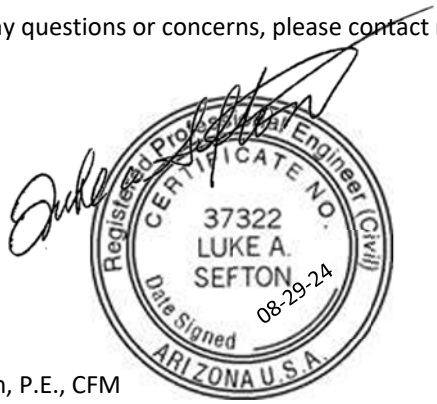
TRIP GENERATION **ITE CODE 221** **Low Rise Apartment** 196 Units	
AVERAGE WEEKDAY	
Average Rate = 6.59 trips per unit T = (6.59) x (196) Trips = 1292 **Trips**	
AM PEAK HOUR	
Average Rate = 0.46 trips per unit T = (0.46) x (196) Trips = 90 **Trips**	
21% Entering 19 Trips	79% Exiting 71 Trips
PM PEAK HOUR	
Average Rate = 0.58 trips per unit T = (0.58) x (196) Trips = 114 **Trips**	
65% Entering 74 Trips	35% Exiting 40 Trips

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

Based on the trip generation calculations, the proposed development is anticipated to generate more than 100 trip during the PM peak hour, therefore a comprehensive Traffic Impact Analysis is warranted. The proposed development is expected to generate 1,292 daily trips, of which 90 trips would occur in the AM Peak Hour and 114 trips would occur in the PM Peak Hour.

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

Sincerely,



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

AREA OF EASEMENTS OVER PARCELS
APN 408-24-087 & 408-24-089

PORTIONS OF THE SE 1/4, OF OF SECTION 11,
17N, R 5E, G.&S.R.&M., YAVAPAI COUNTY, ARIZONA
APN 408-24-087
EXHIBIT A
2015-0053355 WD

Parcel 1:

A tract of land in the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the South 300 feet of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No. 1, which point is identical to the Southwest corner of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11 and which point lies North 0 degrees 48 minutes West, 1303.5 feet from the South quarter corner of said Section 11;

Thence North 0 degrees 48 minutes West, 300 feet to Corner No. 2
Thence East 659.6 feet to Corner No. 3;
Thence South 0 degrees, 48 minutes East, 300 feet to Corner No. 4
Thence West 659.6 feet to the PLACE OF BEGINNING.

Parcel 2:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11 , Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the North 99.06 feet of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No.1, which point is identical to the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11 and which point lies North 0 degrees, 48 minutes West. 1303.5 feet from the South quarter corner of said Section 11;

Thence East 659.6 feet to Corner No. 2;
Thence South 0 degrees, 48 minutes East, 99.06 feet to Corner No. 3;
Thence West 659.6 feet to Corner No.4;
Thence North 0 degrees, 48 minutes West, 99.06 feet to the PLACE OF BEGINNING.

Parcel 3:

A Tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner, which is 474.4 feet, North 7 degrees 30 minutes West of a point on the North right of way line of Highway 89A, as said right of way existed on August 16, 1951, that lies North 0 degrees, 48 minutes West 503.4 feet;

Thence North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11;

Thence North 7 degrees, 30 minutes West, 175 feet to the Northwest corner, which is a point on the South line of the Douglas Rigby Tract;

Thence East along said Rigby Tract, 336 feet more or less to the Northeast corner, which is a point on the East line of said West half of the Southwest quarter of the Southeast quarter of Section 11;

Thence South 0 degrees, 30 minutes East along said East line of said West half of the Southwest quarter of the Southeast quarter, 175 feet to the Southeast corner;

Thence is a straight line to the Southwest corner, which is the PLACE OF BEGINNING;

Parcel 4:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at Corner No. 1, which is a point on the West line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11 and which point lies South 0 degrees, 48 minutes East 99 feet from the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11;

Thence East 330 feet to Corner No. 2, which is on the center line of the roadway;
Thence South 7 degrees, 30 minutes East 315 feet to Corner No. 3;
Thence North 72 degrees, 14 minutes West, 387 feet, more or less, to intersect the West line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, to Corner No.4;

Thence North 0 degrees, 48 minutes, West, 194.3 feet to the PLACE OF BEGINNING.

Parcel 5:

A roadway easement for ingress and egress over and across a strip of land 30 feet in width along and adjacent to the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter, and the North half of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, beginning at a point on the North line of the right of way of State Highway 79 (now Alternate 89), at a point that lies North 47 degrees, 46 minutes, 16 seconds East, 881.31 feet from the South quarter corner of said Section 11, and running North 0 degrees, 48 minutes West 707.6 feet to the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11;

Parcel 6:

A roadway easement 30 feet in width, along a center line beginning at a point on the North right of way line of State 79 (now Alternate 89), that lies North 0 degrees 48 minutes West, 503.4 feet and thence North 82 degrees, 19 minutes East 417 feet from the South quarter corner of said Section 11, and running;

Thence North 7 degrees, 41 minutes West, 749 feet to a point on the North line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, at a point 320 feet East of the Northwest quarter of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

Parcel 7:

An easement for a right of way for a roadway 30 feet in width, being 15 feet on the right and 15 feet on the left of a center line Beginning at corner No 2 as set forth in Parcel 4 above and running thence South 7 degrees, 30 minutes East, 649 feet, more or less to the North right of way line of Highway 89A, at a point that lies North 0 degrees, 48 minutes West, 503.4 feet and North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11.

EXHIBIT A
2017-0022886 CD

A tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at a point on the North right-of-way line of Highway 89A, that lies North 00° 48’ West, 503.4 feet; and North 32° 19’ East, 417 feet from the South quarter corner of said Section 11;

Thence North 7° 32’ West (recorded North 7° 30’ West) 337.0 feet to the Point of Beginning;
Thence North 7° 52’ West (recorded North 7° 30’ West) 137.4 feet to the Northwest corner of this tract;
Thence South 89° 19’ East, 138.6 feet to an iron pin in the Northeast corner of this tract;
Thence South 70° 27’ East, 118.5 feet to the Southeast corner of this tract;
Thence South 82° 50’ West, 136.2 feet to the Southwest corner of this tract and the Point of Beginning.

THIS MAP IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 13th DAY OF MARCH, 2025.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS LISTED IN 2015-0053356 JD ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC. TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THEREFORE, A TITLE SEARCH WOULD BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND ENCUMBRANCES, IF ANY, MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

SURVEYOR'S NOTES:
1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. THE INTENT OF THIS SURVEY IS TO PROVIDE AREA FOR EASEMENTS FOR THE REFERENCED PROPERTY.

3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDTIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

American Land Title Association® (ALTA®) Minimum Standard Detail Requirements
National Society of Professional Surveyors (NSPS) For ALTA/NSPS Land Title Surveys

TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. _____ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SEE MAP.
2. _____ Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. SEE MAP.
4. _____ Gross land area (and other areas if specified by the client). SEE MAP.
8. _____ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE MAP.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: OBSERVED EVIDENCE: SEE MAP
14. _____ As specified by the client, distance to the nearest intersecting street. SEE MAP.
16. _____ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NO EVIDENCE.

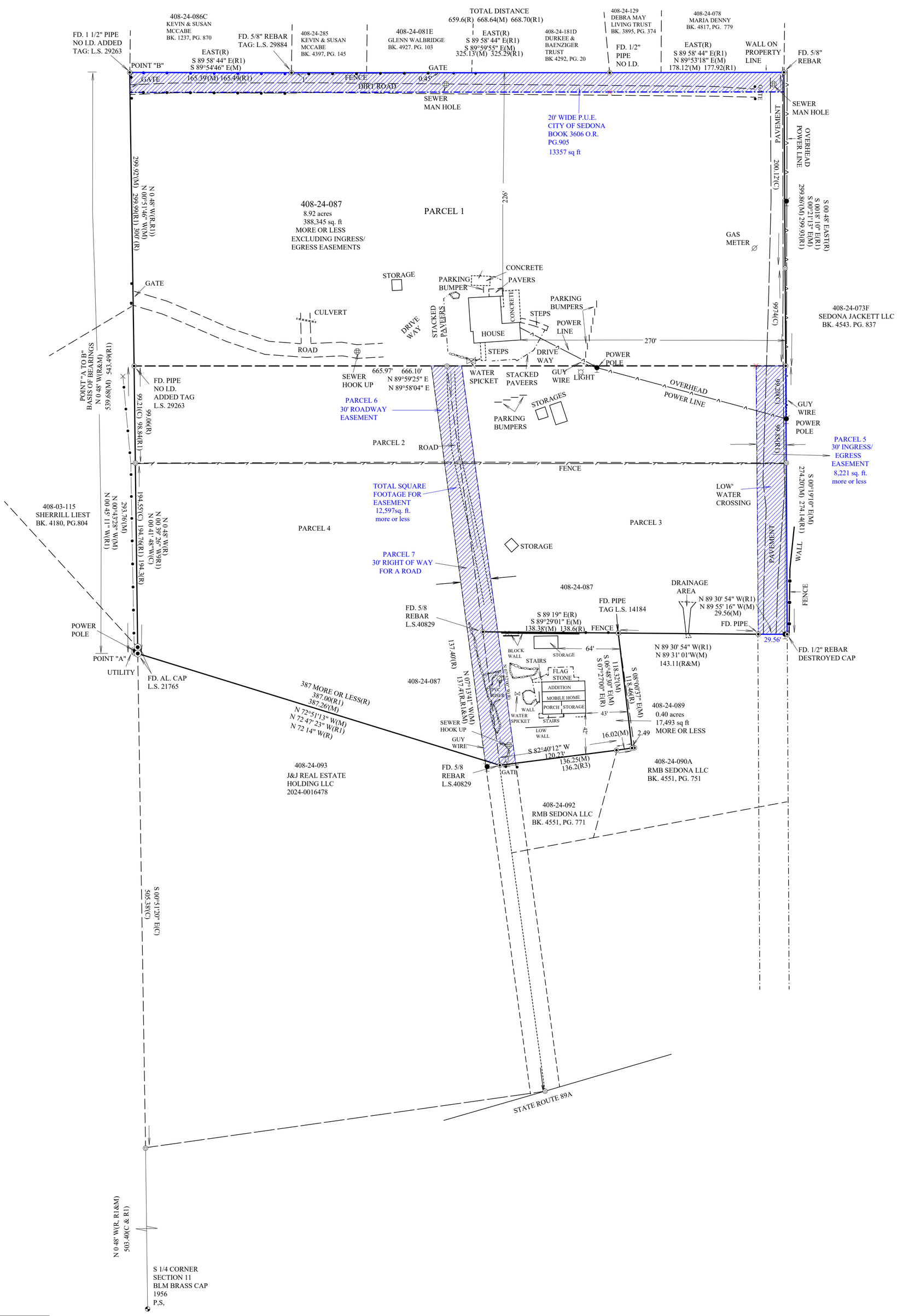
SCALE: 1"=60'
DATE: 03/13/2025

(R)=INSTRUMENT #2017-0022886
(R1)=20115-0053129-1
(M)=MEASURED
(C)=CALCULATED

RECORDED LAND SURVEYS REVIEWED:
2015-0053129-1 PLUS
L.S. 183. PG. 68-70

A BRASS TAG STAMPED L.S. 29263 HAS BEEN ATTACHED TO ACCEPTED MONUMENTS THAT DID NOT HAVE ANY I.D.

◎ = NOT FOUND OR SET



REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29263
TIMOTHY L. HAMMES
Date Signed.....
ARIZONA U.S.A.

03/13/2025

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282- 5686 (928) 567-2833

ALTA/NSPS LAND TITLE SURVEY

PORTIONS OF THE SE 1/4, OF OF SECTION 11,
17N, R 5E, G.&S.R.&M., YAVAPAI COUNTY, ARIZONA

APN 408-24-087
EXHIBIT A
2015-0053355 WD

Parcel 1:

A tract of land in the Southwest quarter of the Northwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the South 300 feet of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No. 1, which point is identical to the Southwest corner of said Southwest quarter of the Northwest quarter of the Southeast quarter of said Section 11 and which point lies North 0 degrees 48 minutes West, 1303.5 feet from the South quarter corner of said Section 11;

Thence North 0 degrees 48 minutes West, 300 feet to Corner No. 2
Thence East 659.6 feet to Corner No. 3;
Thence South 0 degrees, 48 minutes East, 300 feet to Corner No. 4
Thence West 659.6 feet to the PLACE OF BEGINNING.

Parcel 2:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11 , Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the North 99.06 feet of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No.1, which point is identical to the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11 and which point lies North 0 degrees, 48 minutes West. 1303.5 feet from the South quarter corner of said Section 11;

Thence East 659.6 feet to Corner No. 2;
Thence South 0 degrees, 48 minutes East, 99.06 feet to Corner No. 3;
Thence West 659.6 feet to Corner No.4;
Thence North 0 degrees, 48 minutes West, 99.06 feet to the PLACE OF BEGINNING.

Parcel 3:

A Tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner, which is 474.4 feet, North 7 degrees 30 minutes West of a point on the North right of way line of Highway 89A, as said right of way existed on August 16, 1951, that lies North 0 degrees, 48 minutes West 503.4 feet;

Thence North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11;

Thence North 7 degrees, 30 minutes West, 175 feet to the Northwest corner, which is a point on the South line of the Douglas Rigby Tract;

Thence East along said Rigby Tract, 336 feet more or less to the Northeast corner, which is a point on the East line of said West half of the Southwest quarter of the Southeast quarter of Section 11;

Thence South 0 degrees, 30 minutes East along said East line of said West half of the Southwest quarter of the Southeast quarter, 175 feet to the Southeast corner;

Thence is a straight line to the Southwest corner, which is the PLACE OF BEGINNING;

Parcel 4:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at Corner No. 1, which is a point on the West line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11 and which point lies South 0 degrees, 48 minutes East 99 feet from the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11;

Thence East 330 feet to Corner No. 2, which is on the center line of the roadway;
Thence South 7 degrees, 30 minutes East 315 feet to Corner No. 3;
Thence North 72 degrees, 14 minutes West, 387 feet, more or less, to intersect the West line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, to Corner No.4;

Thence North 0 degrees, 48 minutes, West, 194.3 feet to the PLACE OF BEGINNING.

Parcel 5:

A roadway easement for ingress and egress over and across a strip of land 30 feet in width along and adjacent to the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter, and the North half of the Southwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, beginning at a point on the North line of the right of way of State Highway 79 (now Alternate 89), at a point that lies North 47 degrees, 46 minutes, 16 seconds East, 881.31 feet from the South quarter corner of said Section 11, and running North 0 degrees, 48 minutes West 707.6 feet to the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11;

Parcel 6:

A roadway easement 30 feet in width, along a center line beginning at a point on the North right of way line of State 79 (now Alternate 89), that lies North 0 degrees 48 minutes West, 503.4 feet and thence North 82 degrees, 19 minutes East 417 feet from the South quarter corner of said Section 11, and running;

Thence North 7 degrees, 41 minutes West, 749 feet to a point on the North line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, at a point 320 feet East of the Northwest quarter of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

Parcel 7:

An easement for a right of way for a roadway 30 feet in width, being 15 feet on the right and 15 feet on the left of a center line Beginning at corner No 2 as set forth in Parcel 4 above and running thence South 7 degrees, 30 minutes East, 649 feet, more or less to the North right of way line of Highway 89A, at a point that lies North 0 degrees, 48 minutes West, 503.4 feet and North 82 degrees 19 minutes East, 417 feet from the South quarter corner of said Section 11.

EXHIBIT A
2017-0022886 CD

A tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, township 17 North, Range 5 East, of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at a point on the North right-of-way line of Highway 89A, that lies North 00° 48' West, 503.4 feet; and North 32° 19' East, 417 feet from the South quarter corner of said Section 11;

Thence North 7° 32' West (recorded North 7° 30' West) 337.0 feet to the Point of Beginning;
Thence North 7° 52' West (recorded North 7° 30' West) 137.4 feet to the Northwest corner of this tract;
Thence South 89° 19' East, 138.6 feet to an iron pin in the Northeast corner of this tract;
Thence South 70° 27' East, 118.5 feet to the Southeast corner of this tract;
Thence South 82° 50' West, 136.2 feet to the Southwest corner of this tract and the Point of Beginning.

THIS MAP IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 12th DAY OF NOVEMBER, 2024.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS LISTED IN 2015-0053356 JD ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC. TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THEREFORE, A TITLE SEARCH WOULD BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND ENCUMBRANCES, IF ANY, MAY AFFECT THE SUBJECT PROPERTY. THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

SURVEYOR'S NOTES:
1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. THE INTENT OF THIS SURVEY IS TO SHOW AN ALTA/NSPS LAND TITLE SURVEY FOR THE REFERENCED PROPERTY.

3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDTIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

CERTIFICATION TO : KIM SOO YOUNG & JAMES SPINDLEMAN

This is to certify that this map or plat and the survey on which it is based were made in accordance with the 2021 Minimum Standard Detail Requirements for ALTA/NSPS Land Title Surveys, jointly established and adopted by ALTA and NSPS, and includes Items 1,2,4,8, 11 (observed evidence) 14 & 16 of Table A thereof.

The fieldwork was completed on 11/10/2024.
Date of Plat or Map: 11/12/2024

TIMOTHY L. HAMMES R.L.S. 29263

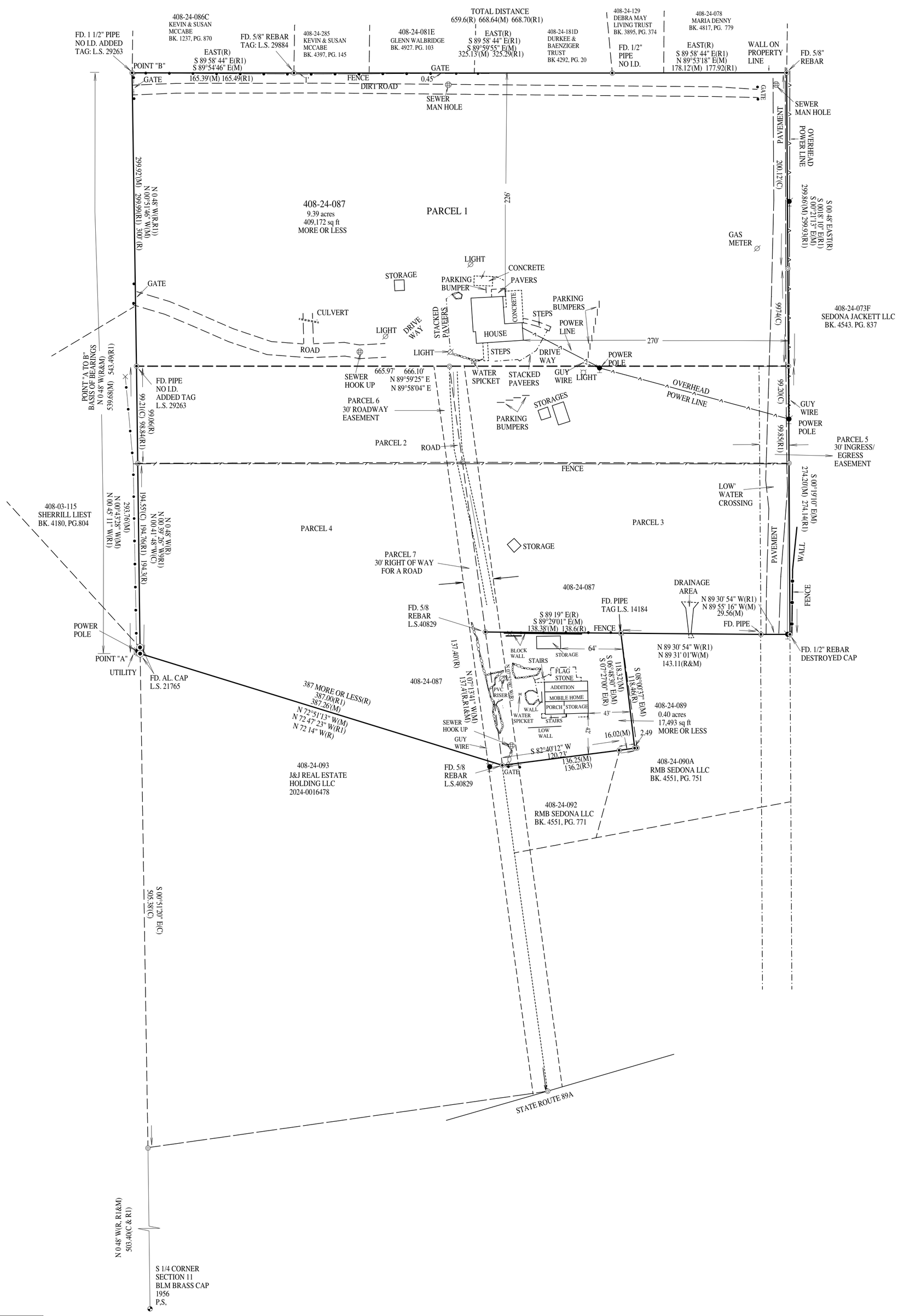
SCALE: 1"=60'
DATE: 11/12/2024

(R)=INSTRUMENT #2017-0022886
(R1)=20115-0053129-1
(M)=MEASURED
(C)=CALCULATED

RECORDED LAND SURVEYS REVIEWED:
2015-0053129-1 PLUS
L.S. 183. PG. 68-70

A BRASS TAG STAMPED L.S. 29263 HAS BEEN ATTACHED TO ACCEPTED MONUMENTS THAT DID NOT HAVE ANY I.D.

◎ = NOT FOUND OR SET



American Land Title Association® (ALTA®)	Minimum Standard Detail Requirements
National Society of Professional Surveyors (NSPS)	For ALTA/NSPS Land Title Surveys

TABLE A
OPTIONAL SURVEY RESPONSIBILITIES AND SPECIFICATIONS

1. _____ Monuments placed (or a reference monument or witness to the corner) at all major corners of the boundary of the surveyed property, unless already marked or referenced by existing monuments or witnesses in close proximity to the corner. SEE MAP.
2. _____ Address(es) of the surveyed property if disclosed in documents provided to or obtained by the surveyor, or observed while conducting the fieldwork. SEE MAP.
4. _____ Gross land area (and other areas if specified by the client). SEE MAP.
8. _____ Substantial features observed in the process of conducting the fieldwork (in addition to the improvements and features required pursuant to Section 5 above) (e.g., parking lots, billboards, signs, swimming pools, landscaped areas, substantial areas of refuse). SEE MAP.
11. Evidence of underground utilities existing on or serving the surveyed property (in addition to the observed evidence of utilities required pursuant to Section 5.E.iv.) as determined by: OBSERVED EVIDENCE: SEE MAP
14. _____ As specified by the client, distance to the nearest intersecting street. SEE MAP.
16. _____ Evidence of recent earth moving work, building construction, or building additions observed in the process of conducting the fieldwork. NO EVIDENCE.

REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29263
TIMOTHY L. HAMMES
Date Signed.....
ARIZONA U.S.A.

11/12/2024

HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282- 5686 (928) 567-2833

TREE LOCATION SURVEY
APN 408-24-087 & 408-24-089

PORTIONS OF THE SE 1/4, OF SECTION 11,
17N, R 5E, G.&S.R.&M., YAVAPAI COUNTY, ARIZONA

SCALE: 1"=60'
DATE: 05/21/2025

(R)=INSTRUMENT #2017-0022886
(R1)=20115-0053129-1
(M)=MEASURED
(C)=CALCULATED

RECORDED LAND SURVEYS REVIEWED:
2015-0053129-1 PLUS
L.S. 183. PG. 68-70

THIS PLAT IS SUBJECT TO ALL CONDITIONS, RESERVATIONS, AND OTHER ITEMS OF PUBLIC RECORD ON THIS 21st DAY OF MAY, 2025.

THIS PLAT DOES NOT PURPORT TO VERIFY THE OWNERSHIP OF ANY PROPERTY SHOWN OR INVOLVED IN THIS SURVEY. ANY EASEMENTS OR OTHER INCUMBRANCES SHOULD BE DETERMINED BY A TITLE SEARCH.

THIS SURVEY MAP AND THE FIELD SURVEY ON WHICH IT IS BASED WERE CONDUCTED DURING THE MONTH OF APRIL, 2025, AND IS TRUE AND ACCURATE TO THE BEST OF MY KNOWLEDGE AND BELIEF.

LIMITATION OF LIABILITY:
THE SURVEYOR'S CERTIFICATION IS SUBJECT TO A LIMITATION OF LIABILITY. THE GENERAL PUBLIC AND CLIENT ARE ON NOTICE THAT THIS SURVEY IS SUBJECT TO A LIMITATION OF LIABILITY NOT TO EXCEED THE PRICE OF THE CONTRACT BETWEEN HAMMES SURVEYING LLC AND SAID CLIENT.

SCOPE OF SERVICES

THE SERVICE PROVIDED IN THIS BOUNDARY SURVEY INCLUDES THE FOLLOWING:
1. LOCATING EXISTING TREES WITH A TRUNK DIAMTER OF FOUR INCHES OR GREATER AT CHEST HEIGHT.

ACCEPTANCE OF THIS PLAT SIGNIFIES THE ACCEPTANCE OF THESE SERVICES.

THIS MAP WAS PREPARED FOR A SPECIFIC PURPOSE PURSUANT TO AN AGREEMENT WITH THE CLIENT. ONLY THOSE EASEMENTS SUPPLIED BY CLIENT ARE INDICATED ON THIS PLAT. NO ATTEMPT WAS MADE BY THIS SURVEYOR OR HAMMES SURVEYING LLC. TO DETERMINE IF ANY ADDITIONAL EASEMENTS OR ENCUMBRANCES EXIST. THEREFORE, A TITLE SEARCH WOULD BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND ENCUMBRANCES, IF ANY, MAY AFFECT THE SUBJECT PROPERTY.
THIS SURVEYOR AND HAMMES SURVEYING LLC WILL NOT ACCEPT ANY LIABILITY FOR LOSS OR DAMAGES DUE TO ANY EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS, STRUCTURES AND OR UTILITIES NOT INDICATED ON THIS PLAT.

SURVEYOR'S NOTES:
1. THE WORD CERTIFY AS SHOWN OR USED HEREON MEANS AN EXPRESSION OR PROFESSIONAL OPINION REGARDING THE FACTS OF THIS SURVEY AND DOES NOT CONSTITUTE A WARRANTY OR GUARANTEE, EXPRESSED OR IMPLIED.

2. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES OF THE REFERENCED PROPERTY.

3. DECLARATION IS MADE TO THE ORIGINAL PURCHASER OF THIS SURVEY. IT IS NOT TRANSFERABLE TO ADDTIONAL INSTITUTIONS OR SUBSEQUENT OWNERS.

4. SEE PREVIOUS ALTA/NSPS LAND TITLE SURVEY FOR MORE INFORMATION.

NOTE: TREES AS SHOWN ON THIS PLAT AND ACCOMPANING DIGITIZED FILE ARE FOR GRAPHIC REFERENCE. CANOPY DISTANCES ARE AVERAGED FOR EACH TREE. PLEASE NOTIFY SURVEYOR FOR SPECIFIC TREE LOCATION OF ANY TREE FOR CONSTRUCTION PURPOSES AT NO ADDITIONAL CHARGE.

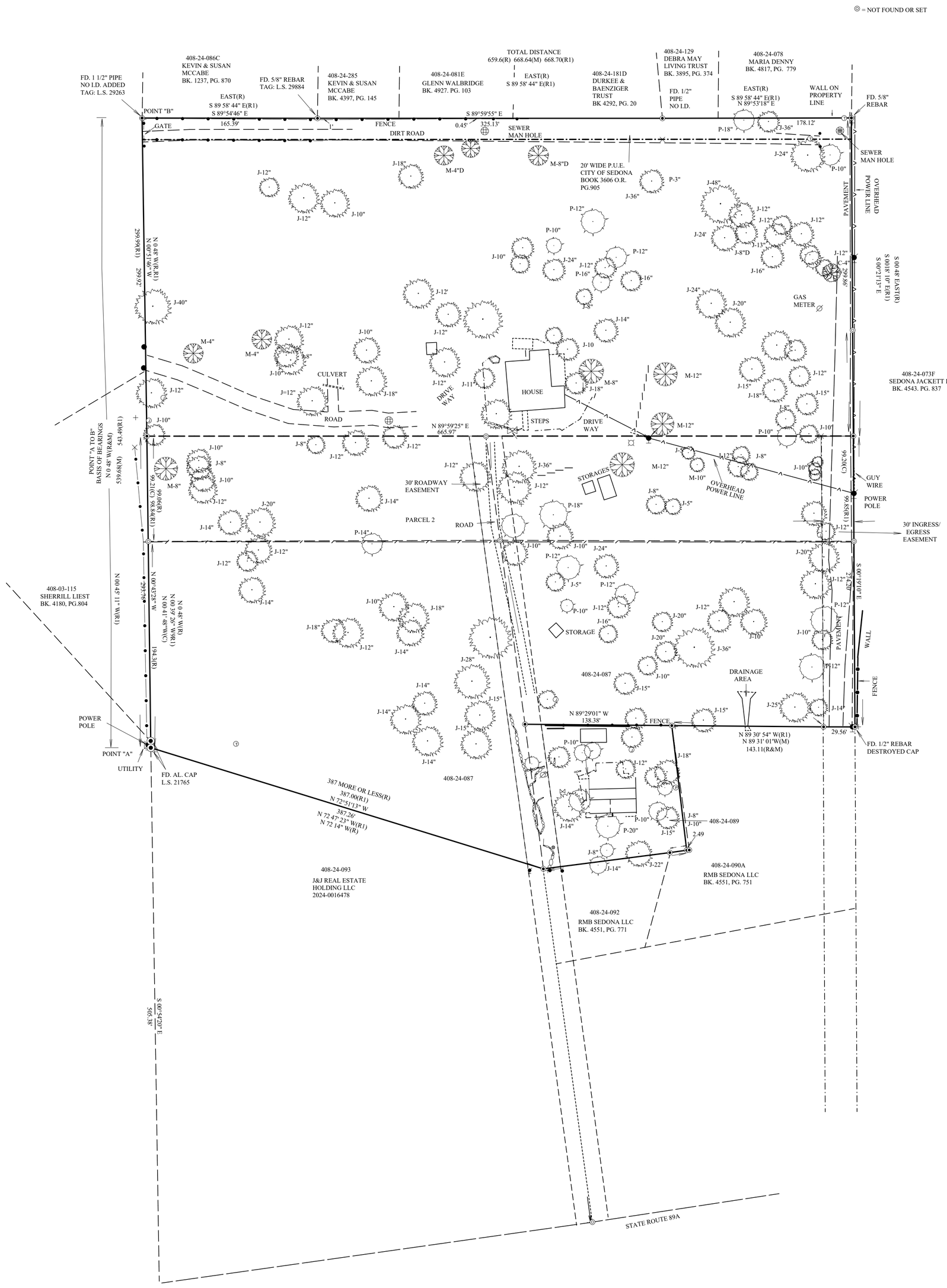
TREE KEY

J-12" = JUNIPER TREE WITH A TRUNK DIAMETER OF APPROXIMATELY 12 INCHES.

P-12" = PINE TREE WITH A TRUNK DIAMETER OF APPROXIMATELY 12 INCHES.

C-12" = ARIZONA CYPRESS TREE WITH A TRUNK DIAMETER OF APPROXIMATELY 12 INCHES.

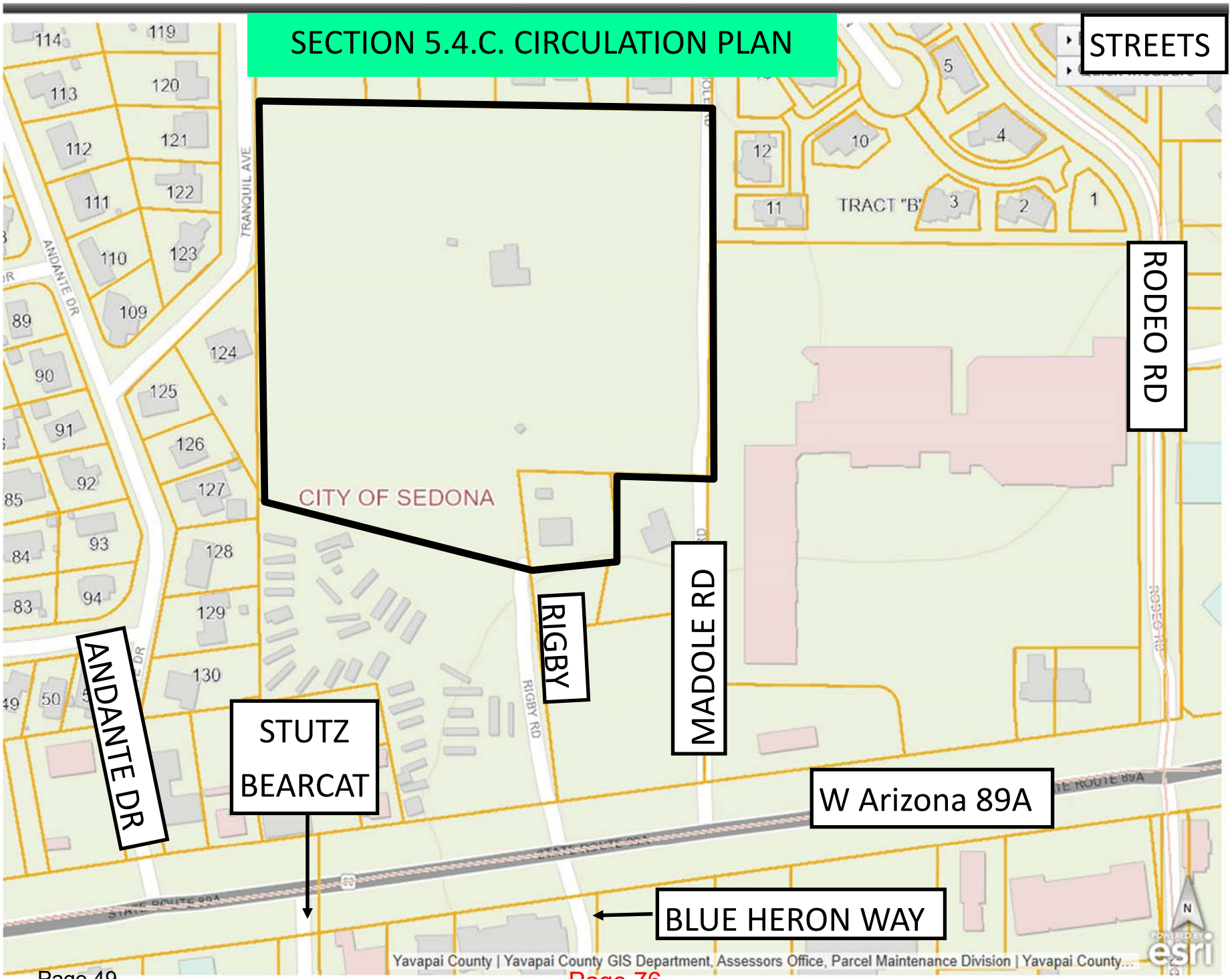
M-12" = MESQUITE TREE WITH A TRUNK DIAMETER OF APPROXIMATELY 12 INCHES.



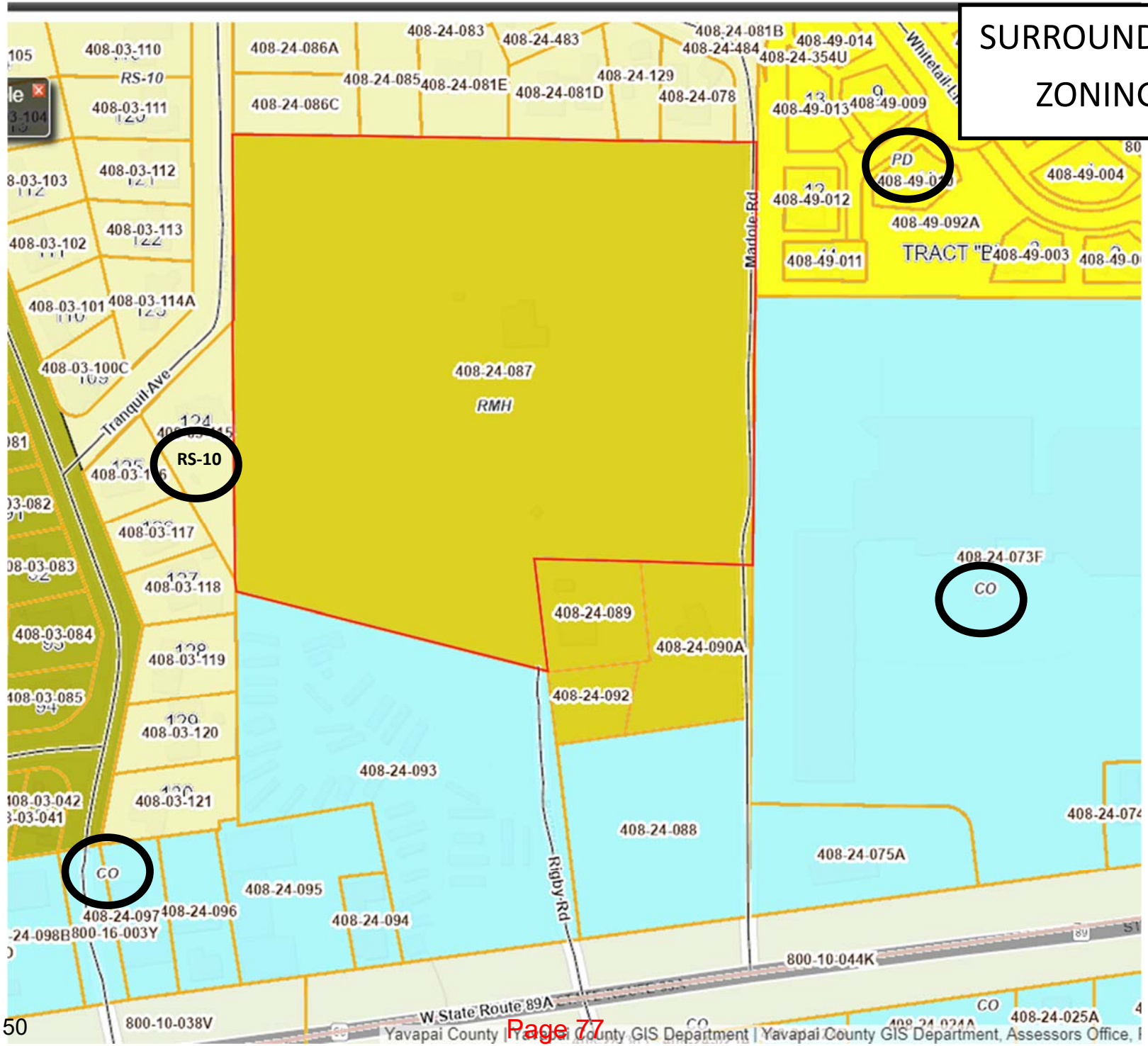
REGISTERED LAND SURVEYOR
CERTIFICATE NO.
29263
TIMOTHY L. HAMMES
Date Signed.....
ARIZONA U.S.A.

05/21/2025

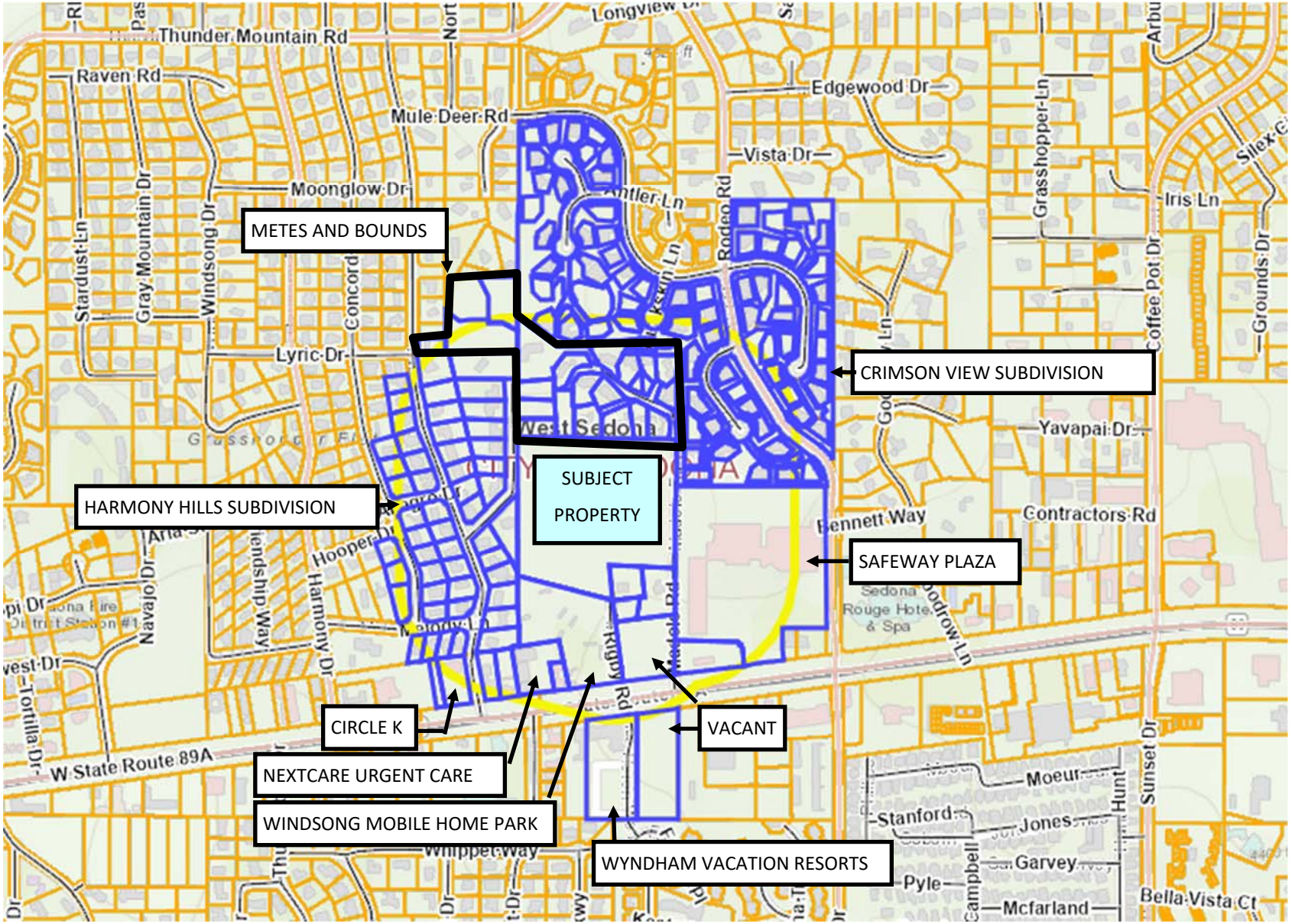
HAMMES SURVEYING LLC
2100 VIA SILVERADO
CAMP VERDE, AZ. 86322
(928) 282- 5686 (928) 567-2833

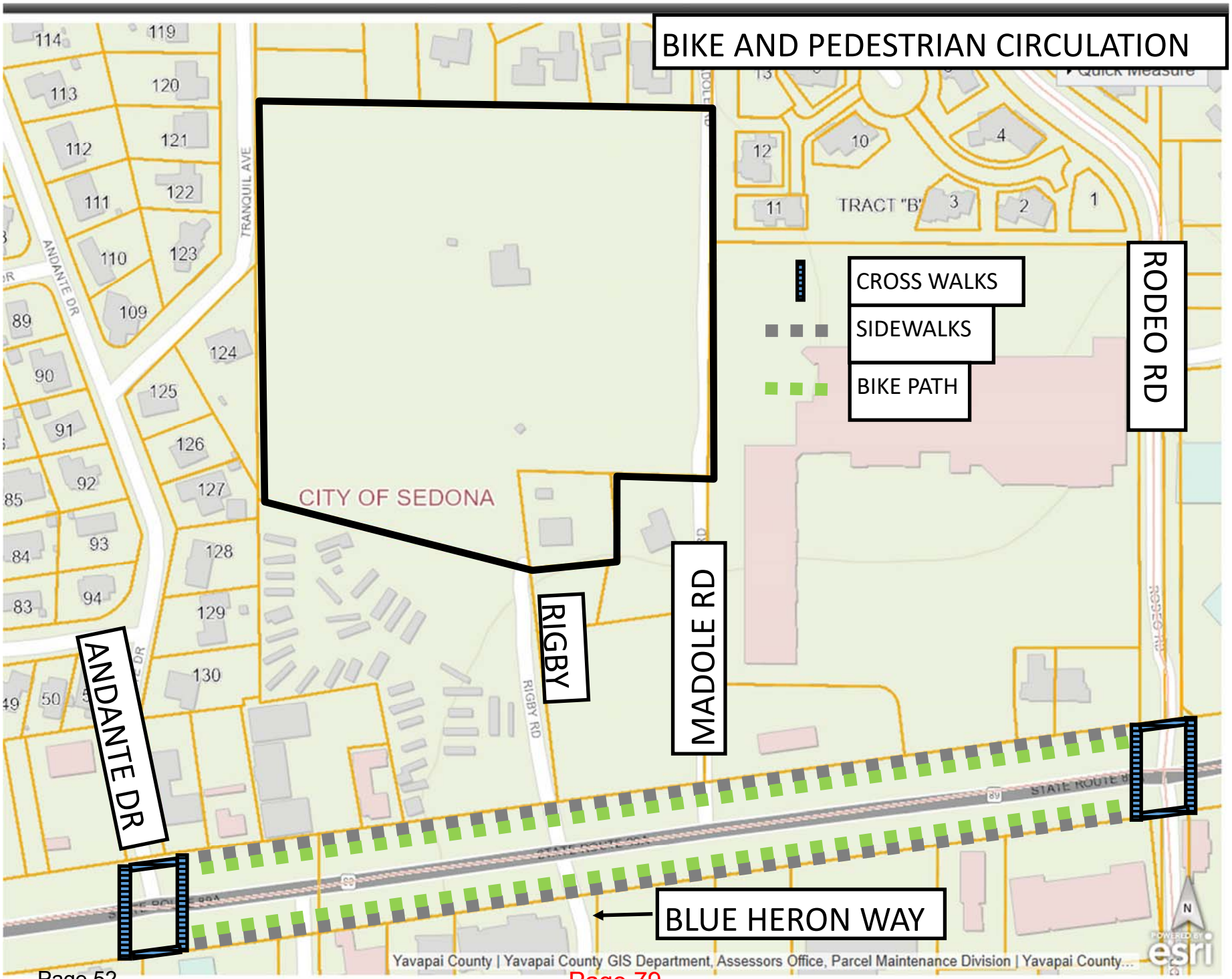

SECTION 5.4.C. CIRCULATION PLAN
STREETS
CITY OF SEDONA
TRACT "B"
RODEO RD
MADOLE RD
RIGBY
ANDANTE DR
STUTZ BEARCAT
W Arizona 89A
BLUE HERON WAY
TRANQUIL AVE
ANDANTE DR
RIGBY RD
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...

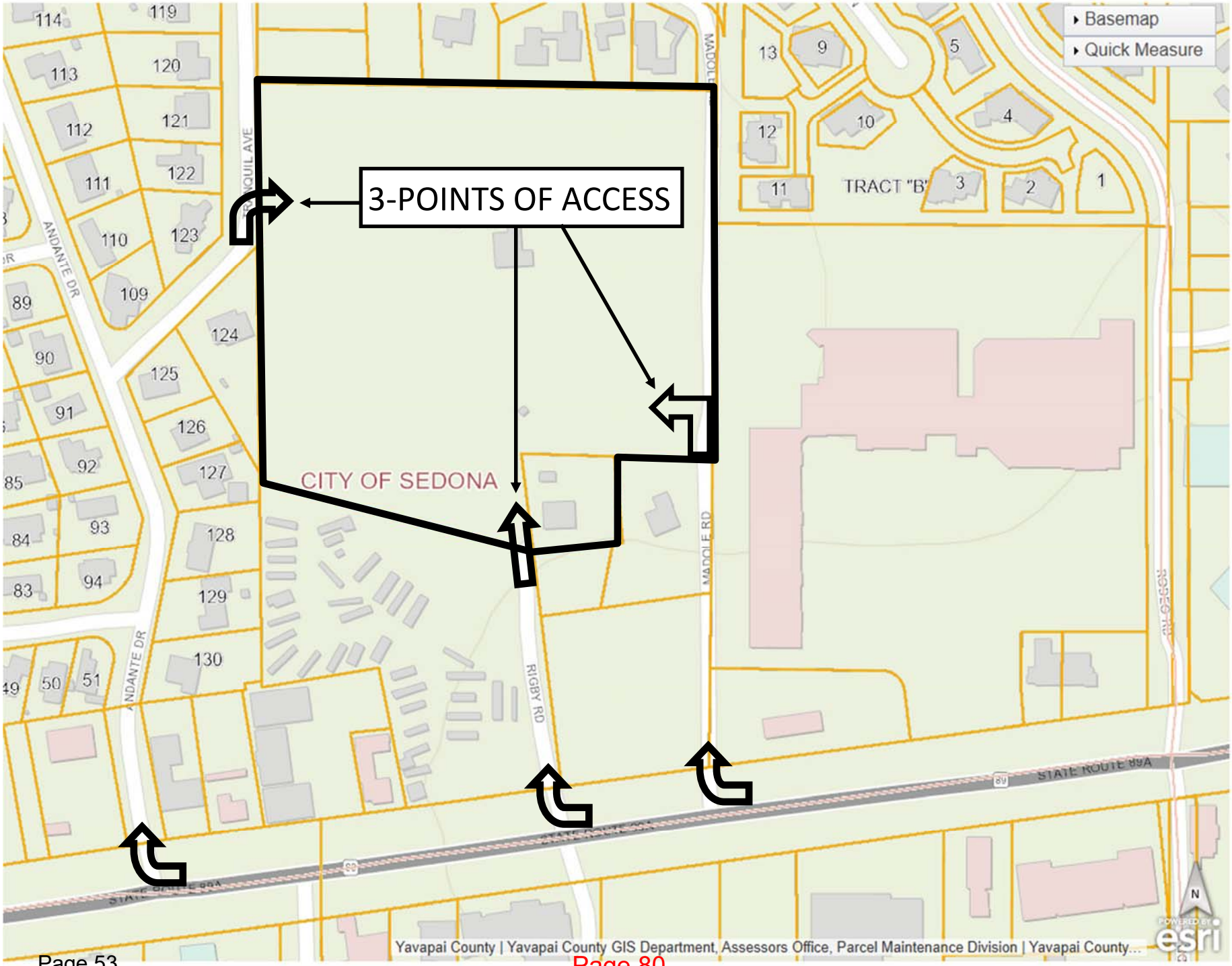
SURROUNDING ZONING

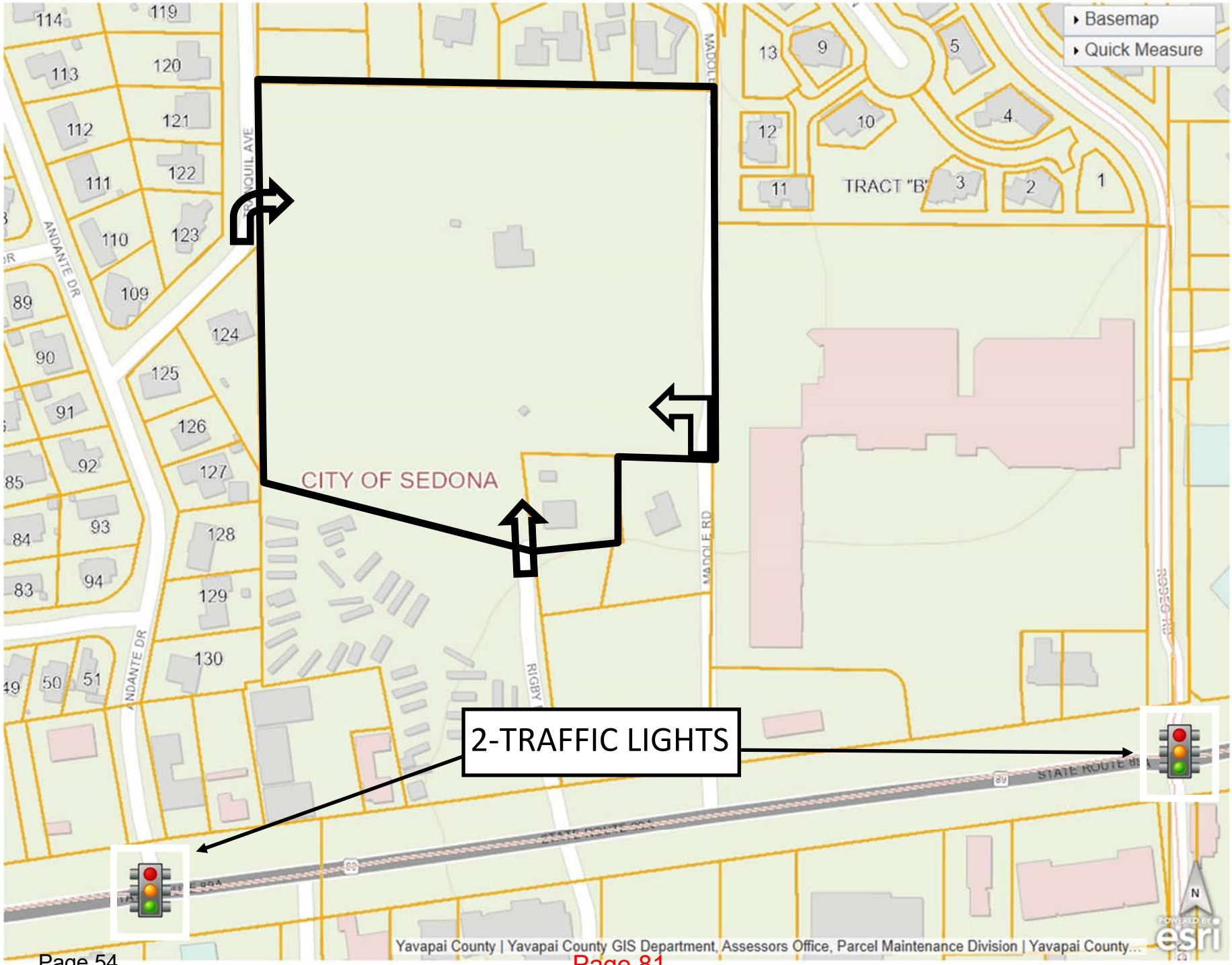


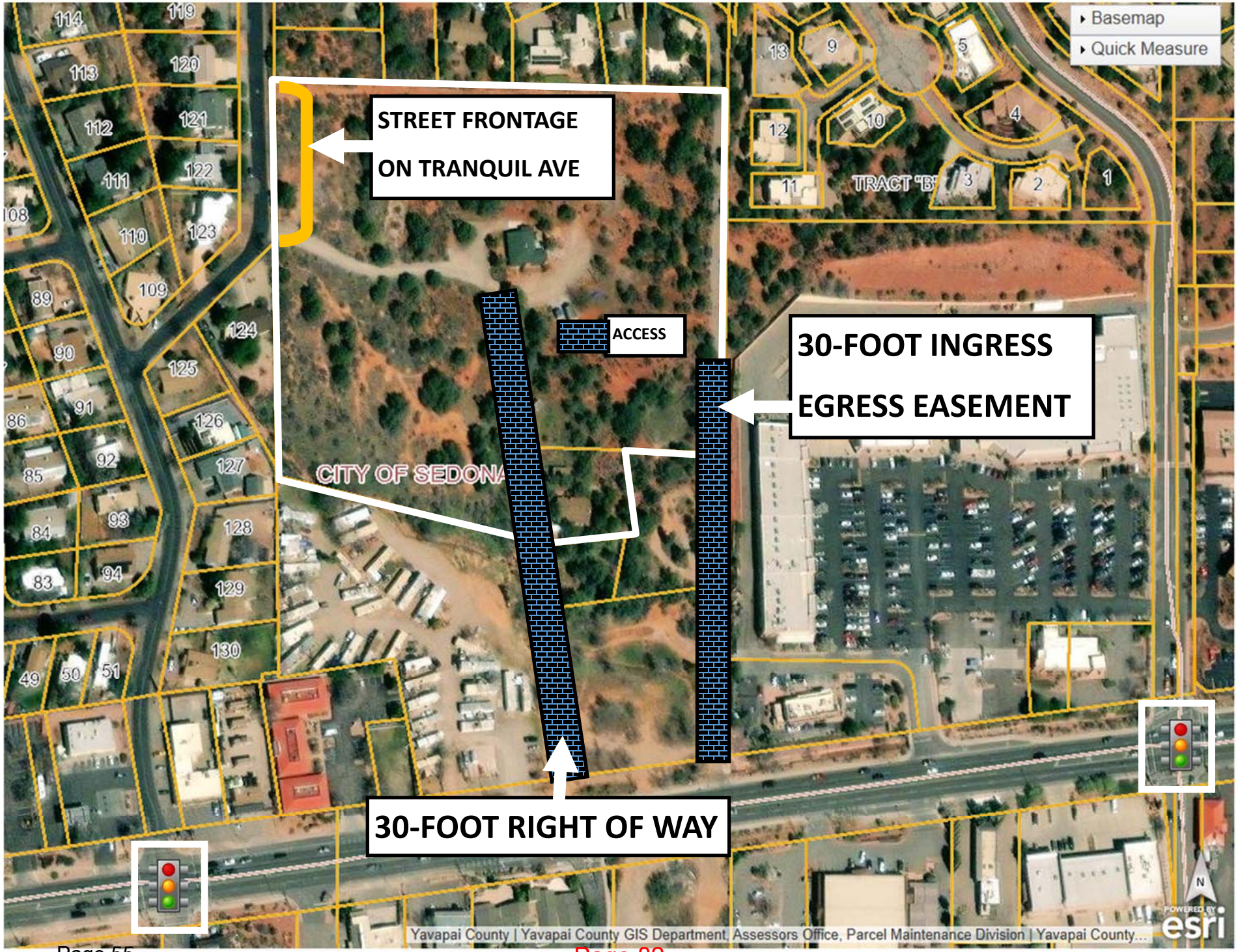
SURROUNDING 500-FEET




BIKE AND PEDESTRIAN CIRCULATION
CROSS WALKS
SIDEWALKS
BIKE PATH
CITY OF SEDONA
RODEO RD
MADOLE RD
RIGBY
ANDANTE DR
BLUE HERON WAY
TRACT "B"
TRANQUIL AVE
ANDANTE DR
RIGBY RD
STATE ROUTE 89
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...


3-POINTS OF ACCESS
CITY OF SEDONA
TRACT "B"
ANDANTE DR
RIGBY RD
MADOLE RD
STATE ROUTE 89A
Basemap
Quick Measure
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...
esri


Basemap
Quick Measure
CITY OF SEDONA
TRACT "B"
ANDANTE DR
MADDLE RD
2-TRAFFIC LIGHTS
STATE ROUTE 89
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...
esri


STREET FRONTAGE
ON TRANQUIL AVE
ACCESS
30-FOOT INGRESS
EGRESS EASEMENT
CITY OF SEDONA
30-FOOT RIGHT OF WAY
TRACT "B"
Basemap
Quick Measure
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...
esri

Luke Sefton, PE, CFM
Tim Huskett, PE, CFM
Robert Lane, Public Lands
Cheri Baker, Office Manager
Crockett Saline, PE
David Nicolella, Planner
Leonard Filner, Planner

November 19, 2024

To: Cari Meyer
Planning Manager
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336

Regarding: **Spindelman & Soo Young Kim Zone Change Request for – APN 408-24-087 (9.4-Acres, 50 Tranquil Ave) and APN 408-24-089 (0.4-Acres, 80 Rigby Road).**

Citizen Participation Plan:

Sefton Engineering will complete mailings to the neighbors informing them of this rezone request. The request is to change the current **RMH: Single-Family and Manufactured Home TO: RM-3: High-Density Multifamily**

Thank You !

EXHIBIT "A" LEGAL DESCRIPTION
(FROM THE REFERENCED TITLE REPORT)

Parcel 1:

A tract of land in the Southwest quarter of the Northwest quarter of the Southeast quarter of section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the South 300 feet of said Southwest quarter of the Northwest quarter of the Southwest quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No. 1, which point is identical to the Southwest corner of said Southwest quarter of the Northwest quarter of th Southeast quarter of Section11 and which point lies North 0 degrees, 48 minutes West, 1303.50 feet from the South corner of said Section 11;

Thence North 0 degrees, 48 minutes West, 300.00 feet to corner No. 2;

Thence East 659.60 feet to corner No. 3;

Thence South 0 degrees, 48 minutes East, 300 feet to corner No. 4;

Thence West 659.60 feet to the PLACE OF BEGINNING.

Parcel 2:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, being the North 99.06 feet feet of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, and being more particularly described as follows:

BEGINNING at Corner No.1, which point is identical to the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11 and which point lies North 0 degrees, 48 minutes West, 1303.50 feet from the South quarter corner of said Section 11;

Thence East 659.60 feet to Corner No. 2;

Thence South 0 degrees, 48 minutes East, 99.06 feet to Corner No. 3;

Thence West 659.60 feet to Corner No. 4;

Thence North 0 degrees, 48 minutes West, 99.06 feet to the PLACE OF BEGINNING.

Parcel 3.

A tract of land in the West half of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila ans Salt River Base and Meridian, Yavapai County, Arizona, more particularly described as follows:

BEGINNING at the Southwest corner, which is 474.40 feet, North 7 degrees, 30 minutes West of a point on the North right of way line of Highway 89A, as said right of way existed on August 16, 1951, that lies North 0 degrees, 48 minutes West 503.40 feet;

Thence North 82 degrees, 19 minutes East, 417.00 feet from the South quarter corner of said Section 11;

Thence North 7 degrees, 30 minutes West, 175.00 feet to the Northwest corner, which is a point on the South line of the Douglas Rigby Tract;

Thence East along said Rigby Tract 336.00 feet more or less to the Northeast corner, which is a point on the East line of the said West half of the Southwest quarter of the Southeast quarter of section 11;

Thence South 0 degrees, 30 minutes East along said East line of said West half of the Southwest quarter of the Southeast quarter, 175.00 feet to the Southeast corner;

Thence is a straight line to the Southwest corner, which is the PLACE OF BEGINNING.

Parcel 4:

A tract of land in the Northwest of the Southwest quarter of the Southeast quarter of Section 11, Township 17 North, Range 5 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

BEGINNING at Corner No.1, which is a point on the West line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of said section 11 and which point lies South 0 degrees, 48 minutes East 99 feet from the Northwest corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11;

Thence East 330.00 feet to Corner No.2, which is on the center line of the roadway;

Thence South 7 degrees, 30 minutes East, 315.00 feet to Corner No. 3;

Thence North 72 degrees, 14 minutes West, 387.00 feet, more or less, to intersect the West line of said Northwest quarter of the Southwest quarter of the Southeast quarter of said Section 11, to Corner No. 4;

Thence North 0 degrees, 48 minutes West, 194.30 feet to the PLACE OF BEGINNING.

Parcel 5:

A roadway easement for ingress and egress over and across a strip of land 30.00 feet in width along and adjacent to the East line of the said Northwest quarter of the Southwest quarter of the Southeast quarter, and the North half of the Southwest quarter of the Southwest quarter of the Southeast quarter of Section 11, Beginning at a point on North the line of the right of way of State Highway 79 (now Alternate 89), at a point that lies North 47 degrees, 46 minutes, 16 seconds East, 881.31 feet from the South quater corner of said Section 11, and running North 0 degrees, 48 minutes West 707.60 feet to the Northeast corner of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

Parcel 6:

A roadway easement 30.00 feet in width, along a center line beginning at a point on the North right of way line of State Highway 79 (now Alternate 89), that lies North 0 degrees, 48 minutes West 503.40 feet and thence North 82 degrees, 19 minutes East 417.00 feet from the South quarter corner of said Section 11, and running

Thence North 7 degrees, 41 minutes West, 749.00 feet to a point on the North line of the said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11. at a point 320.00 feet East of the Northwest quarter of said Northwest quarter of the Southwest quarter of the Southeast quarter of Section 11.

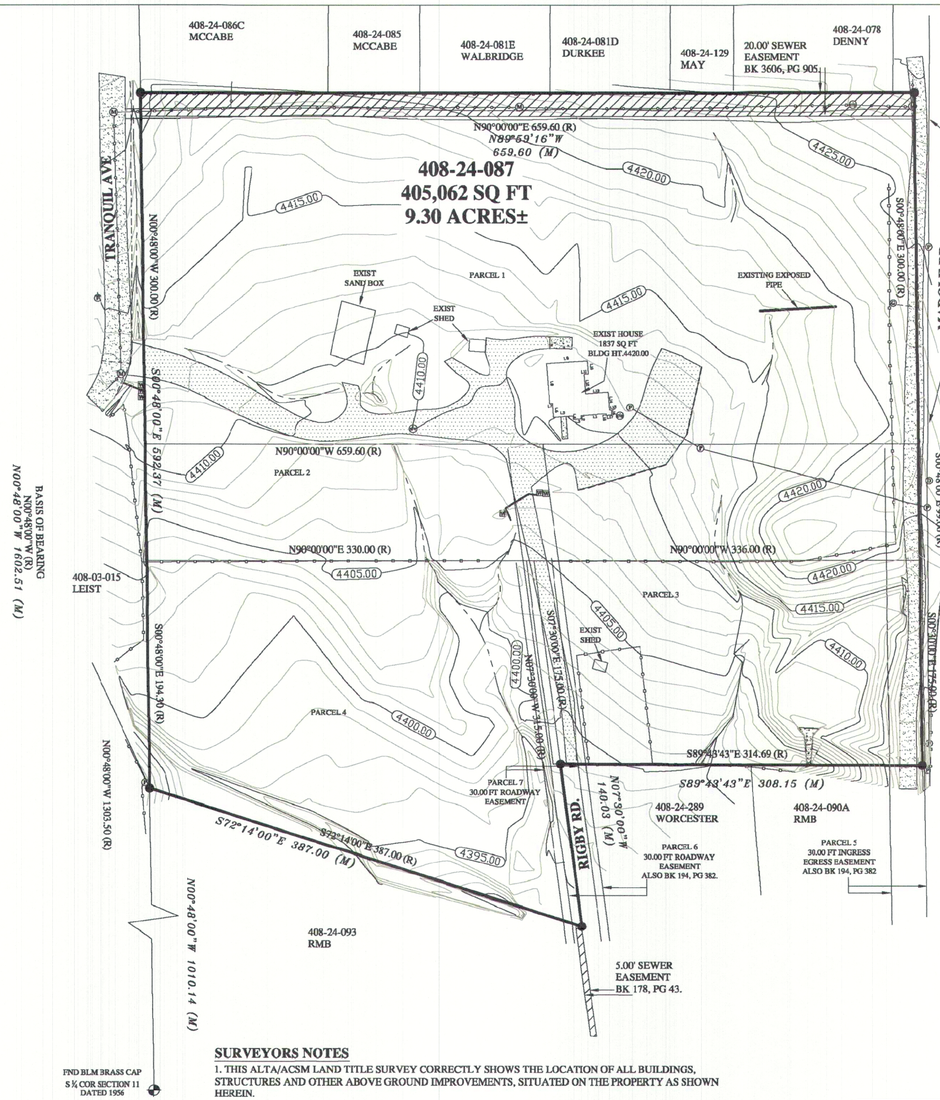
Parcel 7:

An easement for a right of way for a roadway 30.00 feet on width, being 15.00 feet on the right and 15.00 feet on the left of a center line beginning at Corner No. 2 as set forth in Parcel 4 above, and running thence South 7 degrees, 30 minutes East 649.00 feet, more or less to the North right of way line of Highway 89A, at a point tha: lies North 0 degrees, 48 minutes West, 503.40 feet and North 82 degrees, 19 minutes East, 417.00 feet from the South quarter corner of said Section 11.

LEGEND:

- (P) INDICATES POWER POLE
- (D) INDICATES DOWN GUY (WIRE)
- (c/o) INDICATES CLEAN-OUT
- (F) INDICATES FIRE HYDRANT
- (M) INDICATES MANHOLE
- (G) INDICATES GAS RISER
- (T) INDICATES TELEPHONE RISER
- [W] INDICATES WATER BOX
- INDICATES CEDAR TREE
- INDICATES PINE TREE
- (s/v) INDICATES SEWER VALVE
- INDICATES FOUND MONUMENT AS NOTED
- INDICATES SET 1/2" REBAR WITH PLASTIC CAP STAMPED "LS 26925"
- (M) INDICATES MEASURED FIELD DIMENSION
- INDICATES SEWER BLUESTAKE
- INDICATES WATER LINE BLUESTAKE
- INDICATES NATURAL GAS BLUESTAKE
- ###.## INDICATES SPOT ELEVATION

(R) INDICATES RECORD DIMENSION FOUND ON THAT TITLE REPORT, PROVIDED BY STEWART TITLE GUARANTY COMPANY, FILE No 05501-11545



SURVEYORS NOTES

1. THIS ALTA/ACSM LAND TITLE SURVEY CORRECTLY SHOWS THE LOCATION OF ALL BUILDINGS, STRUCTURES AND OTHER ABOVE GROUND IMPROVEMENTS, SITUATED ON THE PROPERTY AS SHOWN HEREIN.

2. CERTIFICATE BY SURVEYOR IS LIMITED TO THAT WHICH IS, VISIBLE ONLY, ABOVE OR ON THE GROUND SURFACE, AND LIMITED TO INFORMATION AS PROVIDED WITHIN TITLE REPORT PROVIDED BY STEWART TITLE GUARANTY COMPANY FILE No. 05501-11545.

3. MEASURED LAND AREA:SEE INDIVIDUAL PARCEL AS CONTAINED WITH THE DESCRIPTION PROVIDED HEREON.

4. SURVEYED PROPERTY WAS NOT UNDER CONSTRUCTION AT THE TIME THIS SURVEY WAS PERFORMED.

5. THIS PRINT OF SURVEY AS CAPTIONED HEREIN, WAS PREPARED UNDER MY DIRECT SUPERVISION.

6. THE SURVEY CORRECTLY SHOWS A FIXED AND DETERMINABLE POSITION AND LOCATION OF THE LAND DESCRIBED THEREON.

7. THE PRINT OF THIS SURVEY REFLECTS BOUNDARY LINES OF THE DESCRIBED LAND WHICH CLOSE BY ENGINEERING CALCULATIONS AND DO NOT REFLECT ANY BOUNDARY DISPUTES.

8. THERE ARE NO EASEMENTS, PERMANENT STRUCTURES, IMPROVEMENTS, ENCROACHMENTS, RIGHT-OF-WAY, MEANS OF INGRESS OR EGRESS, PUBLIC STREETS OR ROADWAYS, CURB CUTS, ACESS ROADS, MEANS BY WHICH UTILITIES SERVICING THE LAND ENTER THE LAND, DRAINAGE OR, UTILITY LINES, UTILITY CONNECTIONS, LIFT STATIONS, OR SIMILAR FACILITIES UPON OR SERVICING THE LAND. PARTY WALL, OR USE AFFECTING THIS LAND, NOR ANY OVERHANGS OF ANY IMPROVEMENTS UPON ANY EASEMENTS, RIGHT OF WAY OR ADJACENT LAND UPON THIS LAND, THAT THE SURVEYOR OBSERVED OR HAS BEEN MADE AWARE OF AT TIME OF THIS SURVEY EXCEPT AS SHOWN HEREIN.

9. ALL RECORDED EASEMENTS, RIGHTS OF WAY, SERVITUDE, AND OTHER MATTERS AFFECTING THE LAND AS LISTED WITHIN THE REFERENCED TITLE REPORT HAVE BEEN CORRECTLY SHOWN ON THE SURVEY.

10. THE LAND AS DESCRIBED HEREIN HAS ACCESS TO AND FROM THE NAMED, DEDICATED AND ACCEPTED PUBLIC ROADWAYS.

11. THERE ARE NO VISIBLE STREAMS, LAKES, WATERWAYS ON OR RUNNING THROUGH THE LAND, CEMETERIES OR BURIAL GROUNDS, EXCEPT AS EXPRESSLY SHOWN ON THE SURVEY.

12. ENCROACHMENTS EXIST ON THE SUBJECT PROPERTY, THERE ARE NO ENCROACHMENTS FROM THE SUBJECT PROPERTY ONTO ADJACENT PROPERTY.

13. AT THE TIME OF THIS SURVEY, THERE WAS NO OBSERVED EARTH MOVING WORK, BUILDING CONSTUCTION OR BUILDING ADDITIONS, NO EVIDENCE OF SITE USE AS A SOLID WASTE DUMP, SUMP OR SANITARY LANDFILL.

LINE TABLE		
LINE	LENGTH	BEARING
L1	21.49	N85°46'16"E
L2	2.90	N34°13'44"W
L3	7.00	N85°46'16"E
L4	2.90	S34°13'44"E
L5	16.90	N85°46'16"E
L6	12.00	S34°13'44"E
L7	2.58	N85°46'16"E
L8	34.00	S34°13'44"E
L9	25.00	S85°46'16"W
L10	11.18	N34°13'44"W
L11	3.30	N85°46'16"E
L12	17.00	N34°13'44"W
L13	19.00	S85°46'16"W
L14	15.00	N34°13'44"W
L15	1.60	S85°46'16"W
L16	4.50	N34°13'44"W
L17	4.50	N85°46'16"E
L18	1.60	S34°13'44"E

GRAPHIC SCALE

60 0 30 60 120 240

(IN FEET)
1 inch = 60 ft.

NORTH

1-FOOT TOPOGRAPHY

OF PARCEL 408-24-087 LOCATED IN SECTION 11, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA & SALT RIVER BASE & MERIDIAN, YAVAPAI COUNTY, ARIZONA

SCHEDULE B- SECTION II
EXCEPTIONS
AS PROVIDED BY STEWART TITLE GUARANTY COMPANY
FILE No. 05501-11545
Effective date: August 04, 2015 at 5:00 PM

Showing matters which will be excepted in the Policy unless the same are disposed of to the satisfaction of the Company.

i. Defects, liens, encumbrances, adverse claims or other matters, if any, created first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.

ii. Subject to the usual printed exclusions and exceptions contained in the regular form of policy, reprinted for reference on the Addendum attached hereto.

The following matters will be excepted in Schedule B of The Policy to be issued:

1. Any action by County assessor and/or Treasurer, altering the current or prior tax assessment, subsequent to the date of this Policy of Title Insurance.
2. Taxes and assessments collectible by the County Treasurer, a lien not yet due payable for the year 2015.
3. Reservations or exceptions in Patents or in Acts authorizing the issuance thereof.
4. Water rights, claims or title to water, and agreements, covenants, conditions or rights incident thereto, whether or not shown by the public records.

   This exception is not limited by reason of the disclosure of any matter relating to Water Rights as may be set forth elsewhere in Schedule B.
5. Any easements or servitudes appearing in the public records.
6. Covenants, conditions, restrictions, leases or grants, exception or reservation of minerals, if any, appearing in the public records.
7. Easement for electric lines and poles and rights incident thereto, as set forth in instrument recorded in Book 186 of Deeds, Page 293.
8. Easement for roadway and rights incident thereto, as set forth in instrument recorded in Book 194 of Deeds, Page 382. (AS SHOWN)
9. Easements for public utilities and rights incident thereto, as set forth in instrument recorded in Book 3606 of Official Records, Page 905. (AS SHOWN)
10. Matters set forth on ALTA/ACSM Land Title Survey, recorded in Book 178 of Land Surveys, Pages 43-53. (AS SHOWN)
11. Matters set forth on ALTA/ACSM Land Title Survey, recorded in Book 183 of Land Surveys, Pages 68-70. (AS SHOWN)
12. Rights of parties in possession.

    NOTE: This exception may be made more specific upon our examination of documents, which entitle the occupants to possession.
13. Any facts, rights, interests or claims which are not shown by the public records but which could be ascertained by an inspection of land or by making inquiry of persons in possession thereof.
14. Any easements or rights of way not disclosed by those public records which impart constructive notice and which are not visible and apparent from an inspection of the surface of said land.
15. Location of improvements, easements, discrepancies, conflicts in boundary lines, shortage in area, enchroachments or any other facts, which a correct survey would disclose..

END OF SCHEDULE B- SECTION II

SURVEYOR'S CERTIFICATE

To: PACIFIC SOUTHWEST DIST WESLEYAN CHURCH,
STEWART TITLE & TRUST OF PHEONIX, INC. AND
STEWART TITLE GUARANTY COMPANY:

This is to certify that this map or plat and the survey on which it is based were made in accordance with the "Minimum Standard Detail Requirements for ALTA/ACSM Land Title Surveys," jointly established and adopted by ALTA and NSPS in 2011, and includes items 1, 4, 5, 7(a), 7(b)(i), 7(c), 11(a), 11(b), and 13 table A thereof. The field work was completed on September 3, 2015. and is true and accurate to the best of my knowledge and belief.

Date: 09/10/15

Dugan Lee McDonald R.L.S. 26925

JOB # 15-0807A	SHEET 1 OF 1
DATE: 08/03/2015	DRAWN BY: DLM

26925 DUGAN L. McDONALD REGISTERED LAND SURVEYOR CERTIFICATE NO. DATE SIGNED 09/09/2015 ARIZONA, U.S.A.

HERITAGE
LAND SURVEYING & MAPPING INC.
DUGAN L. McDONALD R.L.S.
PO BOX 3270
CAMP VERDE, AZ 86322
928-567-9170

Sedona Historic Property Inventory Form

PROPERTY INFORMATION

Address:	50 TRANQUIL AVE	Survey Site #:	HPS-1
Historic Name:	RIGBY HOME	Zoning:	RMH-19
APN #:	408-24-087	Acres:	93/4 ACRES
County:	YAVAPAI	Subdivision:	N/A
Owner name:	JAMES SPINDELMAN	Owner Address:	50 TRANQUIL AVE

BUILDING INFORMATION

Construction Date:	1948	Estimated:		Known:		Source:	PREVIOUS
Architect:	HOWARD MADOLE	Not determined:		Known:		Source:	SURVEYS
Builder:	HOWARD MADOLE	Not determined:		Known:		Source:	

Structural Condition *(Describe the current structural condition of the propery)*

Good *(well maintained, no serious problems apparent):*	✓	Poor *(major problems; imminent threat):*	
Fair *(some problems apparent):*		Ruin/Uninhabitable:	

Describe: CURRENT OWNER HAS MADE REPAIRS TO UPGRADE HOUSE

USES/FUNCTION

Current Use:	RESIDENTIAL
Historic Use:	RIGBY HOUSE
Sources:	PREVIOUS SURVEYS

SIGNIFICANCE

A. Historic Events/Trends *(Describe how the property is associated either with a significant historic event, or with a trend or pattern of events important to the history of the nation, the state, or a local community.)*

DESIGNED & BUILT BY MADOLE, MID 20th CENTURY ARCHITECT AND THE FIRST IN TOWN TO USE MODERN DESIGN & BUILDING MATERIALS

MADOLE CONSIDERED SEDONA'S 1ST ARCHITECT

B. Person *(Describe how the property is associated with the life of a person significant in the past.)*

ELIZABETH & DOUGLAS RIGBY LIVED HERE - PROLIFIC PHOTOGRAPHERS AND WRITERS OF LOCAL LIFE OF SEDONA IN THE 1950's-1980's.

C. Architecture *(Describe how the property embodies the distinctive characteristics of a type, period, or method of construction, or that represents the work or a master, or possesses high artistic values.)*

HOWARD MADOLE WORKED WITH FRANK LLOYD WRIGHT ON USONIAN HOUSE AT TALIESIN WEST

Outbuildings: *(Describe any other buildings or structures on the property and whether they may be considered historic.)*

THERE ARE NEW GARAGE & STORAGE UNIT - NOT ATTACHED TO HOME

Sedona Historic Property Inventory Form — Contributing Features

PROPERTY INFORMATION

Address: 50 TRANQUIL AVE

Construction Date: 1948

Historic Name: RIGBY HOUSE

Period of Significance Dates*:

*National Register properties

CONTRIBUTING FEATURES - EXTERIOR

"Does the feature add to the historic significance of a property?"

Please check the boxes below if it is a contributing or character defining feature, and provide a description of that feature.

☑ **Roof** *(shape, slope, visibility, materials, colors, patterns, roof features (cupolas, chimneys, dormers, etc.)*

CROSS GABLE, COMPOSITION SHINGLE IN GREEN

ROOF JOICED TAIL DETAIL MAINTAINED

☑ **Projections** *(porches, cornices, bay windows, balconies, turrets, overhanging eaves, etc.)*

PORCHES ENCLOSED

☑ **Materials** *(type, colors, patterns, combinations of materials)*

FIREPLACE STUCCOED

☑ **Windows** *(arrangement, pattern, relationship; distinctive features of the windows)*

WINDOWS REPLACED WITH 2 PANE METAL FRAME WITHIN EXISTING OPENINGS, PICTURE WINDOW REPLACED WITH DEVIDED LIGHTS

☑ **Trim and Secondary Features**
(window, door, or other trim; colors, materials, patterns; shutters, decorative gables, railings, etc.)

WALL MATERIALS, LAPPED WOOD SIDING CHANGED AT BACK PORCH

☑ **Architectural Details** *(workmanship, quality, style, handmade/machine made, artistic, etc.)*

IS AN ADOBE HOUSE, RANCH, VERNACULAR STYLE

☑ **Other** HOME IS STILL A PERSONAL RESIDENCE AND OWNER ISNOT WANTING TO MAKE AN APPLICATION TO LAND MARK! HPC IS HOPING NEW BUYERS WILL AGREE TO ITS LAND MARKING. THE PROPERTY

CONTRIBUTING FEATURES - INTERIOR

Are there interior features that contribute to the historic significance of the property? Yes ☐ No ☒

If the answer is yes, please check the appropriate box and describe those features below.

☐ **Doors**

COULD NOT GO INSIDE HOME

☐ **Fireplace**

NO ACCESS TO INTERIOR

INTEGRITY *(To be eligible, a property must have integrity-it must be able to visually convey its importance.)*

1. Location

Original site:	✓	Moved:		Date:		Original Site:	

2. Design

(Describe alterations from the original design, including dates—known or estimated—when alterations were made)

CURRENT OWNER ENCLOSED PORCHES USING SEALER THAT IS CLEAR TO KEEP ADOBE ORIGINAL

3. Setting *(Describe the natural and/or built environment around the property)*

THE NATIVE SHRUBS & TREES HAVE BEEN KEPT ~~KEPT~~ AND MAINTAINED - NOTHING OVERGROWN

Describe how the setting has changed since the property's period of significance: CHANGES MADE TO HOUSE HAS KEPT ITS INTEGRITY

4. Materials *(Describe the materials used in the following elements of the property)*

Walls (structure):	ADOBE	Foundation:	CONCRETE - BRICKS MADE FROM EARTH ON SITE	Roof:	GREEN COMPOSITION
Wall Sheathing:	LAPPED WOOD SIDING AND ADOBE				
If the sheathing has been altered, what was it originally?					
Windows:	REPLACED FROM DETERIORATING WOOD CASEMENTS				
If the windows have been altered, what were they originally?	WOOD FRAMED SILLS AND LINTELS				

5. Workmanship *(Describe the distinctive elements, if any, of craftsmanship or method of construction)*

FIRST MADOLE HOME BUILT BY MADOLE

RECOMMENDATIONS OF ELIGIBILITY *(opinion of surveyor)*

Individually, the Property is eligible:	✓	Individually, the Property is not eligible:	
Property is eligible as a contributor to a potential historic district:		Property is not eligible as a contributor to a potential historic district:	
More information needed to evaluate:			

If not considered eligible, state reason:

FORM COMPLETED BY:

Name:	K. STUPAK, B. WOODS	Date:	APRIL 8, 2025

Sedona Historic Property Inventory Form — Contributing Features

☑ **Floors**

BACK ENTRY IS FLAGSTONE PATIO FLOOR

☑ **Walls**

ADOBE & SHINGLE — LAPPED WOOD

☑ **Architectural Details**

SINGLE STORY HOME OF APROX 1800 S.F.

☑ **Rooms**

6

☑ **Other**

HOWARD MADOLE BUILT MANY UNUSUAL HOMES IN SEDONA THAT REPRESENTED FIRST VIEW ARCHITECURE STYLE

CONTRIBUTING FEATURES – SITE/SETTING

Which elements of the site contribute to the historic significance of the property?

☑ **Setting**

Consider: outbuildings, landscaping, hardscape; walkways, driveways; location, orientation, views; alignment or relationship of features/structures on the site.

ADOBE STUDIO & SERVICE WASH HOUSE 25X25 REMOVED BUT NOT ATTACHED TO HOME - EVER

HOWARD MADOLES FIRST HOME BUILT IN SEDONA USING ADOBE

FORM COMPLETED BY:

Name: K. STUDAK, B. WOODS Date: APRIL 8, 2025

City of Sedona, Land Development Code Article 8 Definitions:

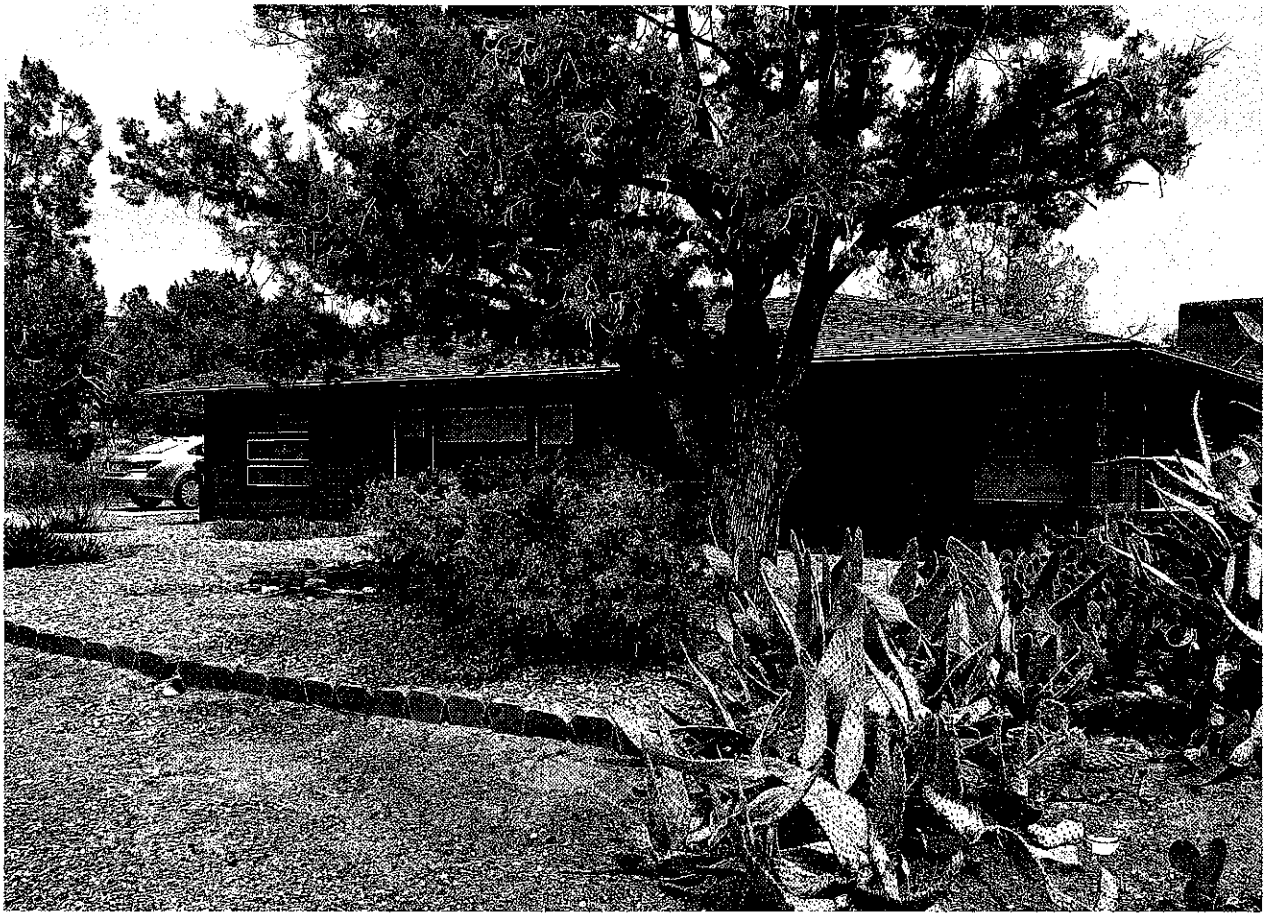
"Contributing" means a classification applied to any historic resource signifying that it contributes to the defining characteristics and integrity of the Landmark or Designated Historic District.

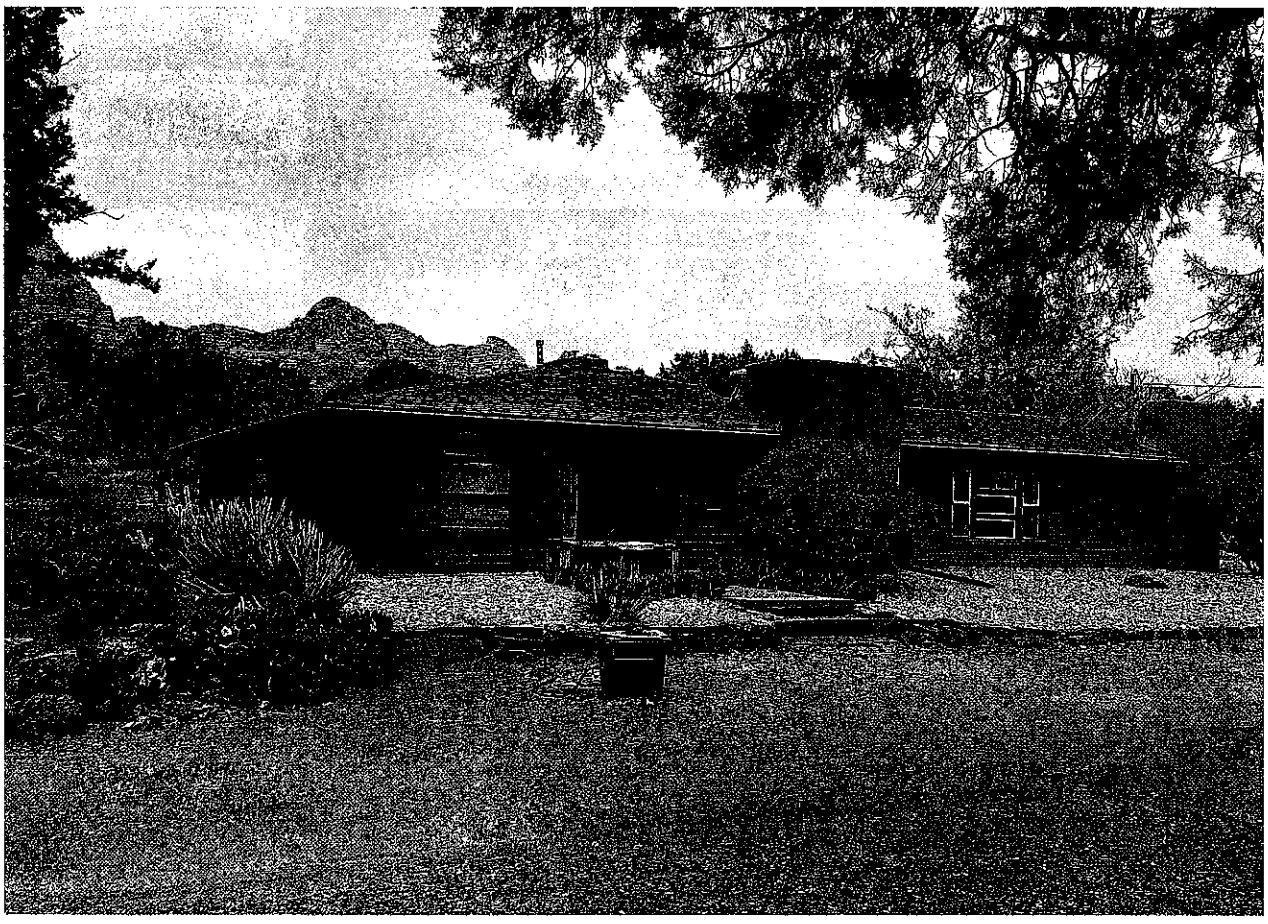
"Integrity" means a measure of the authenticity of a historic resource's identity, evidenced by the survival of physical characteristics that existed during its historic or prehistoric period in comparison with its unaltered state. For example, a historic building of high integrity has few alterations or ones that can be easily reversed, and an archaeological site with high integrity is one that is relatively undisturbed. Evaluation criteria in determining integrity include a historic resource's association, design, feeling, location, and materials.

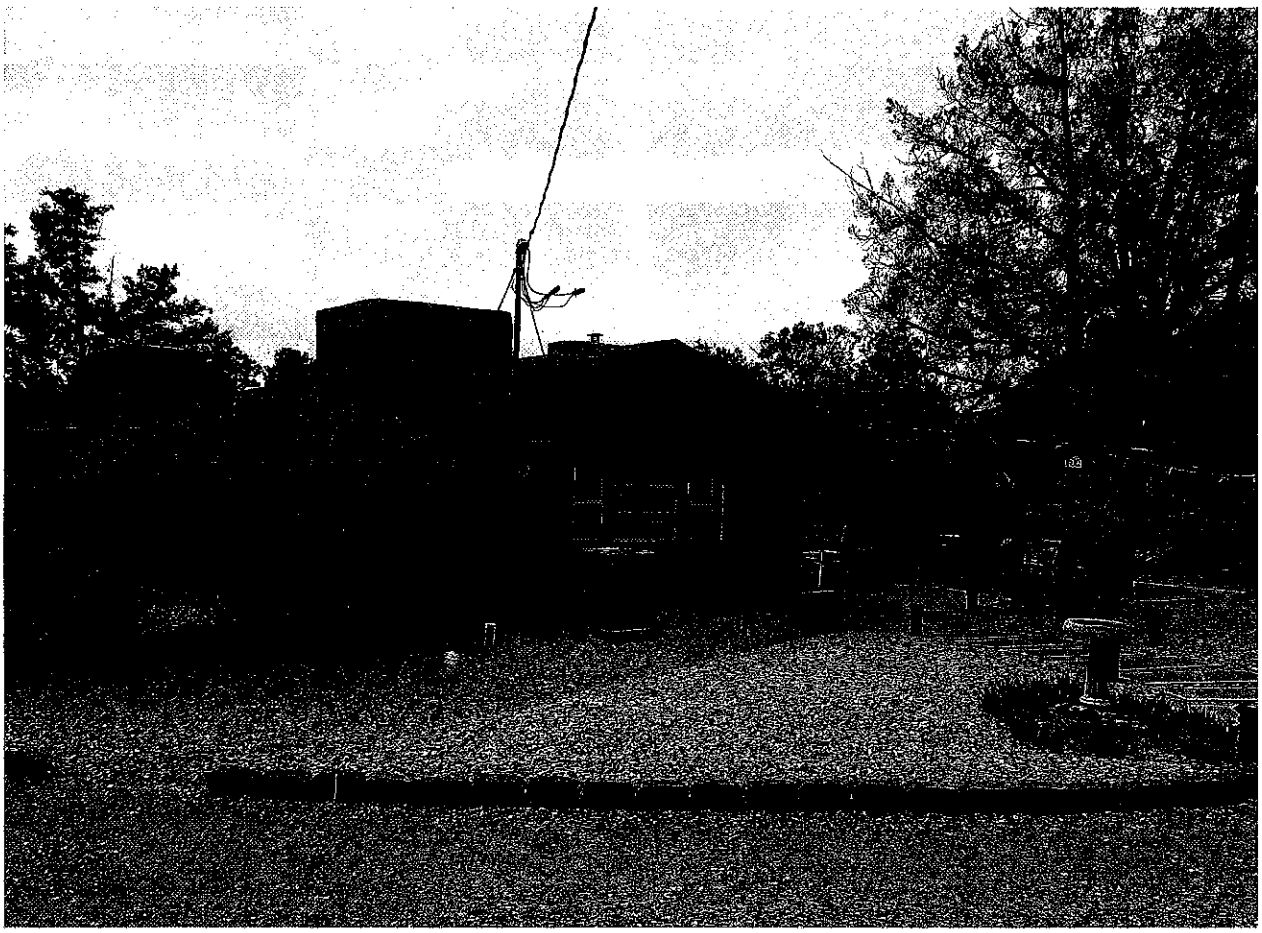
National Park Service, National Register Glossary:

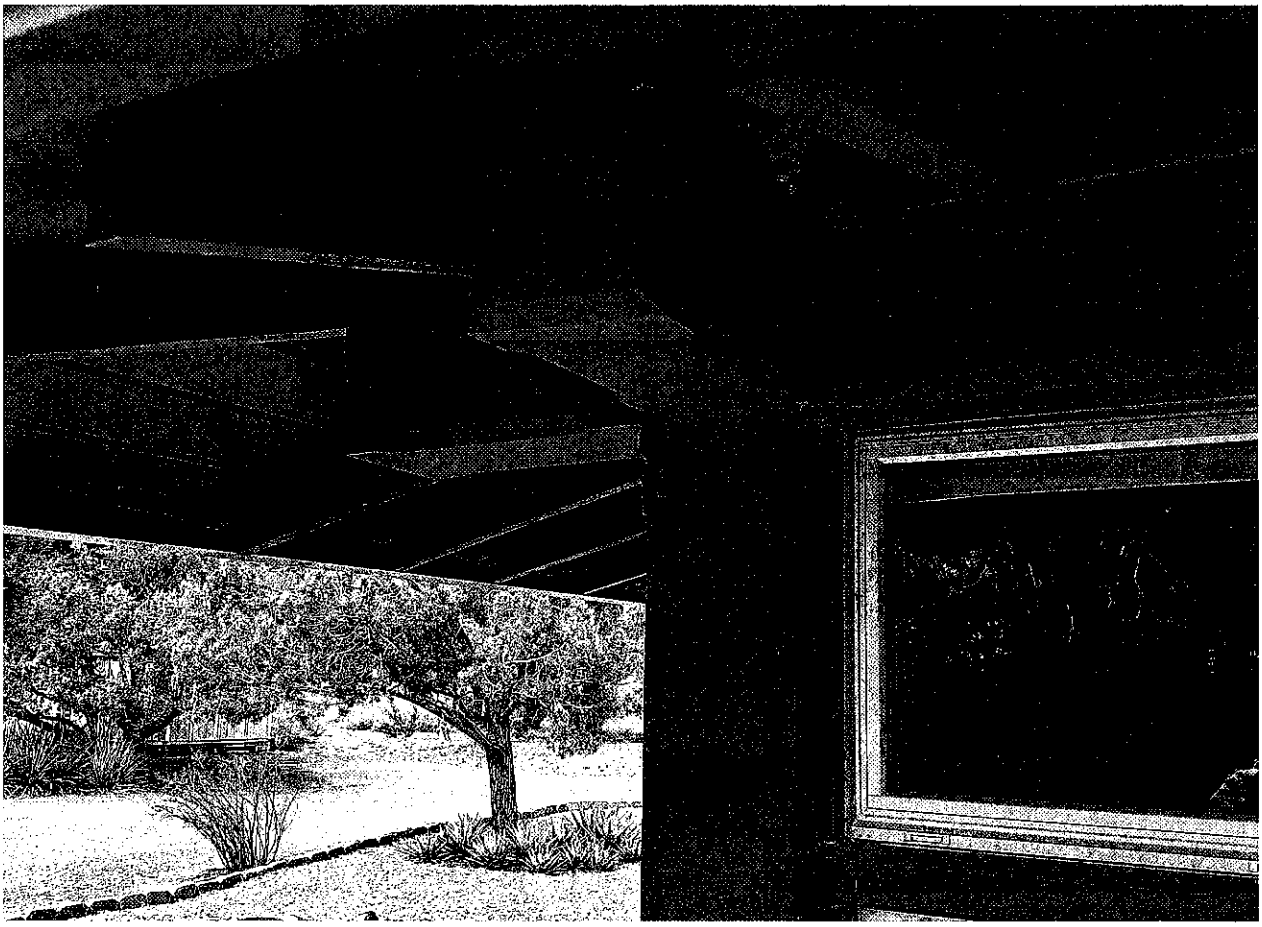
"Contributing resource"- a building, site, structure, or object adding to the historic significance of a property.

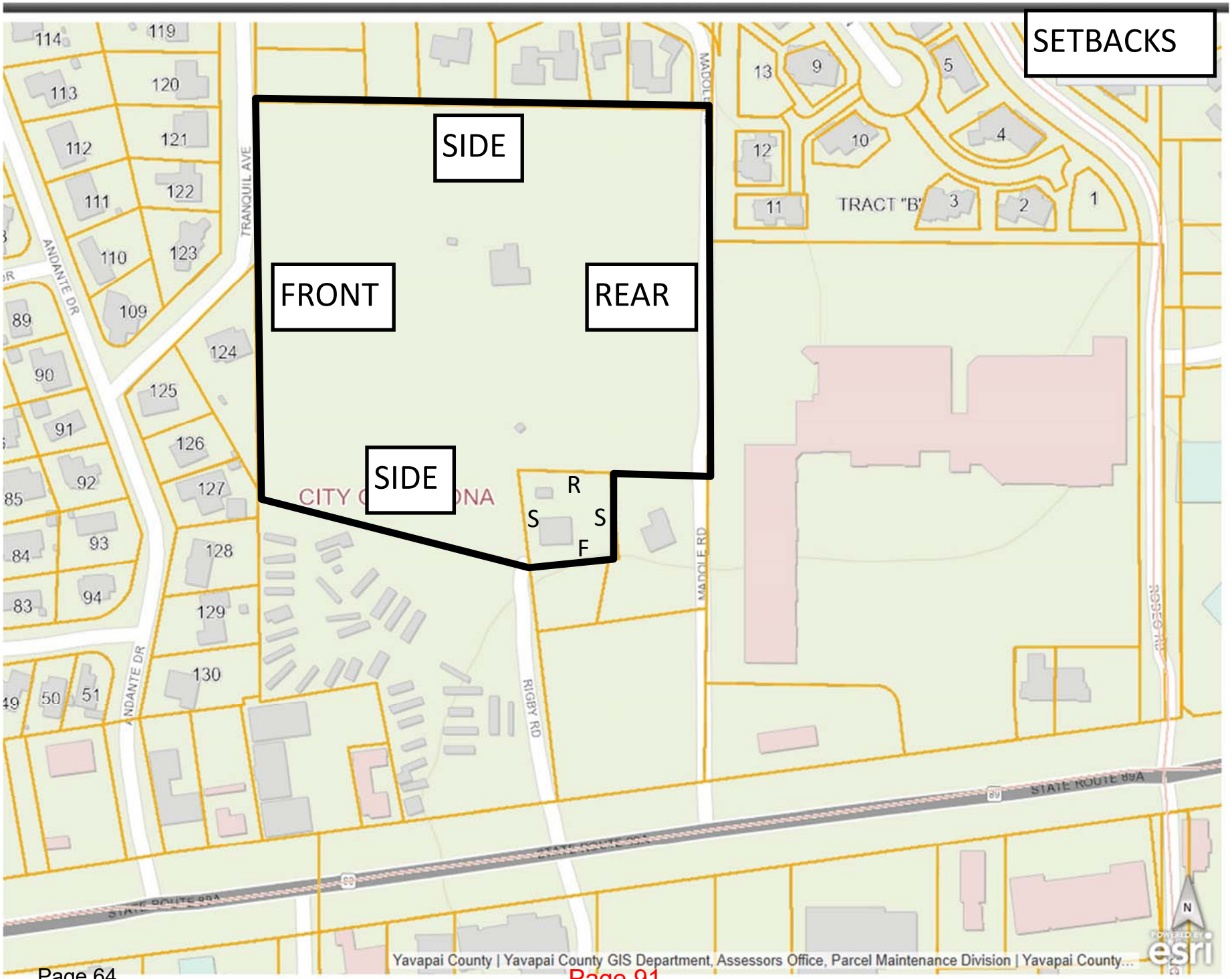
"Integrity" -authenticity of a property's historic identity, evidenced by the survival of physical characteristics that existed during the property's historic or prehistoric period.










SETBACKS
SIDE
FRONT
REAR
SIDE
R
S
S
F
TRACT "B"
TRANQUIL AVE
ANDANTE DR
MIDDLE RD
RIGBY RD
STATE ROUTE 89A
Yavapai County | Yavapai County GIS Department, Assessors Office, Parcel Maintenance Division | Yavapai County...
esri

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

PZ24-00018 (ZC) Rigby Madole Multifamily Zone Change
Planning Comments, January 16, 2025

This application is requesting a zoning designation of RM-3 (High Density Multifamily) and is classified as a residential rezoning application and is subject to the requirements of ARS 9-462.11. Based on Staff's review of the submitted materials, this application has been deemed Administratively Incomplete, with deficiencies as outlined in the following comments. Due to the State-mandated time frames for review of residential rezoning applications, the applicant is strongly encouraged to reach out to City Staff to discuss the noted deficiencies prior to resubmittal of the application.

LDC Section 8.3.C(7): If an application has not been resubmitted to address staff-noted deficiencies within three months, such application shall be deemed abandoned and all fees forfeited. The applicant may request three additional months to address staff-noted deficiencies. Abandoned applications shall require a new pre-application meeting and may be subject to additional fees.

It is the applicant's responsibility to be aware of submittal deadlines. Staff may not alert an applicant that a deadline is approaching and may not accept submittals after the deadlines.

1. Comprehensive Review

a) The application has been submitted for comprehensive review. The following comments identify areas where information is missing, does not comply with City codes, or are areas of suggested changes to bring the project into greater compliance with City goals.

b) A public hearing date has not been scheduled for this project. A hearing date will be set after the applicant has had a chance to review the comments provided and either responds with resubmitted plans or requests that the project move forward without changes.

c) Contact the following Staff members if you have any questions regarding what will be required:

- Cari Meyer, Planning Manager, cmeyer@sedonaaz.gov, (928) 203-5049, for questions regarding development standards, submittal requirements, the review process, and long-range plans (Community Plan, GO! Sedona Pathways Plan, Transportation Master Plan, etc.)
- Jeanne Frieder, Housing Manager, jfrieder@sedonaaz.gov, (928) 203-5138 for questions regarding affordable housing and the DIGAH (Development Incentives and Guidelines for Affordable Housing).

d) The following comments reference sections of the Land Development Code (LDC) and Design Review, Engineering, and Administrative Manual (Manual). These documents are available for review at the following links:

- LDC: https://sedona.municipal.codes/SLDC
- Manual: https://www.sedonaaz.gov/home/showdocument?id=38278

2. Overall Submittal

a) In the following comments, Staff has made every attempt to comprehensively outline the deficiencies and clearly explain where more information is needed. Additional comments may be generated once the plans are resubmitted. The applicant and their representatives should carefully review all applicable code sections and ensure the plans submitted clearly show compliance. Please contact staff with any questions.

3. Fire District Review

a) Please contact Kirk Riddell, Fire Marshal (kriddell@sedonafire.org or 928-204-8926), regarding Fire District requirements for this project or future development.
   a. SEFTON ENGINEERING STAFF MET WITH KIRK RIDDELL, AND KIRK SAID THAT AS LONG AS THE SITE HAS TWO POINTS OF ACCESS AND ADEQUATE WATER SUPPLY THE FIRE DISTRICT CAN RESPOND TO AND DEFEND THE FUTURE DEVELOPMENT IF NEEDED.

4. Letter of Intent (LOI)

a) Discuss how the project addresses the requirements of the Land Development Code and any additional guidelines contained in the Administrative Manual. All applicable sections must be addressed, please refer to specific sections of these documents in the LOI. See Manual Sections 1.1.D, 1.1.E(2), 1.1.H, 1.2.A(1).
   a. Section 1.1.D. This LOI presents the project in a comprehensive manner, and provides a sufficient overview of how the project meets applicable City requirements.
   b. Section 1.1.E(2). Written Narrative. The LOI provides a narrative of all applicable sections.
   c. Section 1.1.H. Other Documentation. All applicable documents provided
   d. 1.2.A(1). Application Submittal Requirements.
      i. This section requires: topographic maps with 1-foot contours. A-1 FOOT CONTOUR MAP PROVIDED
      ii. A tree plan. A trees survey was provided.
      iii. All watercourses, rock outcrops, native vegetation and trees. Where applicable, this information is provided on the tree survey.

b) The LOI should contain specific references to the Community Plan and how the proposed project complies with the vision, values, goals, and key policies.
   a. Added the following: The future developer will be required to preserve the unique natural beauty and character, with key values focused on conservational stewardship, cultural custom, and quality of life. In addition, future development will expand infrastructure, maintain scenic viewsheds, and encourage pedestrian oriented design.

c) In addition to the Community Plan, the LOI should address how the project is consistent with other adopted plans, including the Transportation Master Plan, Climate Action Plan, and the GO! Sedona Pathways Plan. Please contact Staff if you need copies of any of these documents.
   a. Added the following: All future development will be required to follow the strategies within the Transportation Master Plan to improve traffic congestion and overall connectivity.

5. Housing Commitments

a) The LOI states that the applicant is committing to restricting short term rentals for 15 years with a minimum lease term of 30 days. The minimum time frame considered for other projects has been 30 years, with some going up to 50 or more years, with minimum lease terms of 90 days. In addition, those projects have included a development plan, so there has been an anticipated timeframe of when those units would be available. Proposing a 15-year restriction for 30-day rentals without a development plan/knowing when the units will be available is significantly less than has been offered for other projects and will likely not be supported by Staff.
   a. UPDATED TO 90-DAYS AND 30-YEARS

b) See comments from Housing Staff for additional information.
   a. Done

c) Contact Planning and Housing Staff (contact information above) to discuss this aspect of the project.

6. GO! Sedona Pathways Plan (GO! Plan)

a) The GO! Plan includes a bikeway/shared use path (SUP) connection through this property. While the precise location of this connection can be determined in the future when a development plan is reviewed for this property, this application needs to provide an easement through the property. The easement can be undefined/subject to further refinement, but would need to be from Tranquil Avenue to Madole Road (west property line to east property line) and a minimum of 15 feet wide (to accommodate a 10-foot-wide SUP plus area for landscaping/grading). This easement is needed for the project to be consistent with the GO! Plan, one of the City's adopted plans. Consistency with adopted plans is a required finding for approval (LDC Section 8.3.E(5)c).

a. THE PROPERTY OWNERS AGREE TO AN UNDEFINED 15-FOOT-WIDE PATH FROM TRANQUIL AVENUE TO MADOLE ROAD. THE LOCATION OF THE PATH WILL BE DETERMINED AT THE TIME OF DEVELOPMENT.

7. Existing Structures on the Properties

a) The LOI states that there is an existing house on APN 408-24-087 and an existing mobile home on APN 408-24-089. Indicate whether those structures are proposed to remain. The proposed RM-3 zoning requires a Conditional Use Permit (CUP) for Detached Single-Family Dwellings and Manufactured Homes. If the structures are to remain, a CUP application must be added to this application. Please contact Staff to discuss what information is needed to add the CUP application. If the structures are to be removed, provide an anticipated date of demolition.

- THE MANUFACTURED HOME IS NOT HABITABLE AND WILL BE REMOVED WITHING 6-MONTHS AFTER THE ZONE CHANGE APPROVAL. THE PROPERTY OWNERS WOULD LIKE TO CONTINUE TO LIVE IN THE SINGLE-FAMILY DWELLING AND APPLIED FOR A CUP.

b) While the existing house on APN 408-24-087 may have undergone too many alterations to be considered for historic landmark status, it may still have some significance to the history of Sedona. If it is to be removed, the City would like the opportunity to document the house for historic purposes and work with the property owner to ensure anything historically significant is not lost. Please contact Staff for more information.

a. THE PROPERTY OWNERS HAVE AGREED TO ALLOW THE CITY TO DOCUMENT THE HOUSE FOR HISTORIC PURPOSES.

8. Site Plans/Site Information

a) Include size of the properties without the access/ingress/egress easements.
   a. SEFTON ENGINEERING PROVIDED THIS NEW MAP

9. Setbacks (LDC Section 2.24.D)

a) The plans/survey should specify which property line will be considered the front/rear/side. This will allow neighboring property owners to review potential impacts on their properties and eliminate any confusion in the future.

- If the properties are to remain separate, indicate front/rear/side setbacks for both properties.
  a. A SETBACK MAP IS NOW PROVIDED.

10. Grading and Drainage (LDC Section 5.3)

a) Portions of the site are within City Designated 100-year and 500-year floodplains. Show the extent of the floodplains on the plans.
   a. PROVIDED MAPS SHOWING THE EXTENT OF THE FLOODPLAINS.

11. Access, Connectivity, and Circulation (LDC Section 5.4)

a) Any future development of this property will be required to build 5-foot-wide sidewalk(s) along the frontages of all public and private roads, including Tranquil Avenue, Rigby Road, and Madole Road. As the City builds out the Shared Use Path network, 10-foot-wide sidewalks and shared use pathways are preferred. As part of the zone change, the property owner should consider committing to constructing 10-foot-wide sidewalks as part of a future development. This can be committed to through a development agreement for the property.
   a. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

b) A vehicle connection through the site would be highly encouraged. This can be through a future parking area and may be able to serve emergency access requirements as well.
   a. THIS WILL NOT BE PROVIDED AT THIS TIME.

12. Exterior Lighting (LDC Section 5.8)

a) Provide an inventory of existing exterior lighting. The form can be found at the following link:

https://www.sedonaaz.gov/home/showpublisheddocument/44952/637732617633670000

Any non-conforming lighting should be removed or brought into compliance as part of this zone change.
   a. SPINDELMANS TO PROVIDE LIGHTING APPLICATION WITH LIGHTING INVENTORY

13. Future Development Concerns

a) While it is understood that no development is proposed with this application, there are a number of development constraints that the property owner should be aware of now, as they will need to be addressed with any future development proposal. These include, but are not limited to:

- All access roads into the site will be required to meet minimum Fire District standards. Requirements will be based on the number of units proposed.
  a. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- Adequate water supply for the units as well as for fire suppression systems (sprinklers, hydrants) will be required. Coordinate with Sedona Fire District and Arizona Water Company to determine these requirements.
    b. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- All three access points to the property (Tranquil, Rigby, and Madole) are impacted by City-designated floodways and floodplains. This is a concern for emergency response and may require improvements to the roads.
    c. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- Based on the number of units ultimately proposed, improvements to the Rigby Road and/or Madole Road intersections at W State Route 89A may be required. This will need to be evaluated as part of a traffic impact analysis for a future project.
    a. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- Development within the floodway/floodplain will be restricted. The use of this area for recreational amenities would be encouraged.
  AGREED
- Increasing the amount of traffic on Rigby Road and Madole Road may require improvements to those roads and may need to be reviewed by the owners of those private roads. As these are not public roads,

this is something the property owner will be responsible for investigating and determining the correct way to make those improvements/who would need to sign off.

a. THE PROPERTY OWNER'S ATTORNEY PROVIDED "PROPOSED TERMS OF AGREEMENT" TO ADDRESS THIS CONCERN.

- Letters of Serviceability: The property owner is encouraged to discuss the utility needs for potential future development to understand what types of infrastructure improvements will be required.
  - APS HAS PROVIDED THE FOLLOWING INFORMATION AND ADDITIONAL INFOREMATION IS INCLUDED WITH THIS SUBMITTAL: ***APS have determined that upgrades to existing APS infrastructure will be required. APS is proposing to extend two additional overhead phases on the existing poles at least to the property line and further if needed. We would also need to install a switching cabinet and can serve single phase or three phase transformers from there (This comment is from APS employee Kellie McCune)***.
  - ARIZONA WATER COMPANY HAS PROVIDED THE FOLLOWING INFORMATION AND ADDITIONAL INFOREMATION IS INCLUDED WITH THIS SUBMITTAL: ***Both parcels are currently served by AZ Water with a 1 1/4" diameter galvanized steel main. In addition, there is a 4-inch water main line with a fire hydrants right in front of the properties Tranquil Avenue frontage (This comment from Casey Goff AZ Water's Water Distribution Superintendent).***

Public Works Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 · Fax: (928) 282-5348;
Hanako Ueda, EIT (928) 203-5024

PZ24-00018 (ZC) Madole
Rigby Zone Change
01/15/25

Engineering Comments

Please address all comments by the next submittal:

1. Please refer to the City's newest floodplain study from 2021/2022 rather than the 1994 study.
    a. The letter of intent states that the entire project area is only impacted by a 500-year floodplain and therefore there is "no impact". This is only true for APN 408-24-089. The larger parcel 408-24-087 is impacted by a floodway and 100-year floodplain as well.
        UPDATED THE LETTER OF INTENT TO SAY THE FOLLOWING: These two parcels are located within the City of Sedona Floodplain Management, 2021/2022 Study. The southwest corners of these parcels are located within a 500-year floodplain per this study, and the southwest corner of Assessor's Parcel Number: 408-24-087 is within the City of Sedona's 100-year Flood Zone. Assessor's Parcel Number: 408-24-089, is not.

2. Comment for future development: Please provide a drainage easement along the floodway for future improvement projects.
3. Comment for future development: Please provide a ped/bike and vehicle connection between Tranquil and Madole. Alignment TBD.
4. Comment for future development: All 3 current entrances must cross floodways to access the lot. These will need to be improved prior to building higher density developments.
    a. The City will require at least 2 points of access. Please check with Sedona Fire who may require more depending on the number of units.

Prior to Issuance of Building Permit:

- Provide a Traffic Impact Analysis.
- An elevation Certificate from an Arizona Registered Land Surveyor is required for each building.
- Infrastructure within the ADOT ROW must be approved by ADOT. It is recommended to attend a pre-application meeting with ADOT.
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (DREAM 3.1.H.6.i).
- For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per DREAM 3.1.G.1.
- A form of financial assurance for civil improvements will be required.
- Provide Preliminary & Final Grading and Drainage Plans. The site plan shall meet the requirements of DREAM Chapter 3.1.
- Provide the Preliminary & Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Provide NOI's from ADEQ (grading, water, wastewater).
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).

Attachment 3

Review Agency Comments

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

PZ24-00018 (ZC) Rigby Madole Multifamily Zone Change
Planning Comments, January 16, 2025

This application is requesting a zoning designation of RM-3 (High Density Multifamily) and is classified as a residential rezoning application and is subject to the requirements of ARS 9-462.11. Based on Staff's review of the submitted materials, this application has been deemed Administratively Incomplete, with deficiencies as outlined in the following comments. Due to the State-mandated time frames for review of residential rezoning applications, the applicant is strongly encouraged to reach out to City Staff to discuss the noted deficiencies prior to resubmittal of the application.

LDC Section 8.3.C(7): If an application has not been resubmitted to address staff-noted deficiencies within three months, such application shall be deemed abandoned and all fees forfeited. The applicant may request three additional months to address staff-noted deficiencies. Abandoned applications shall require a new pre-application meeting and may be subject to additional fees.

It is the applicant's responsibility to be aware of submittal deadlines. Staff may not alert an applicant that a deadline is approaching and may not accept submittals after the deadlines.

1. Comprehensive Review

a) The application has been submitted for comprehensive review. The following comments identify areas where information is missing, does not comply with City codes, or are areas of suggested changes to bring the project into greater compliance with City goals.

b) A public hearing date has not been scheduled for this project. A hearing date will be set after the applicant has had a chance to review the comments provided and either responds with resubmitted plans or requests that the project move forward without changes.

c) Contact the following Staff members if you have any questions regarding what will be required:

- Cari Meyer, Planning Manager, cmeyer@sedonaaz.gov, (928) 203-5049, for questions regarding development standards, submittal requirements, the review process, and long-range plans (Community Plan, GO! Sedona Pathways Plan, Transportation Master Plan, etc.)
- Jeanne Frieder, Housing Manager, jfrieder@sedonaaz.gov, (928) 203-5138 for questions regarding affordable housing and the DIGAH (Development Incentives and Guidelines for Affordable Housing).

d) The following comments reference sections of the Land Development Code (LDC) and Design Review, Engineering, and Administrative Manual (Manual). These documents are available for review at the following links:

- LDC: https://sedona.municipal.codes/SLDC
- Manual: https://www.sedonaaz.gov/home/showdocument?id=38278

2. Overall Submittal

a) In the following comments, Staff has made every attempt to comprehensively outline the deficiencies and clearly explain where more information is needed. Additional comments may be generated once the plans are resubmitted. The applicant and their representatives should carefully review all applicable code sections and ensure the plans submitted clearly show compliance. Please contact staff with any questions.

3. Fire District Review

a) Please contact Kirk Riddell, Fire Marshal (kriddell@sedonafire.org or 928-204-8926), regarding Fire District requirements for this project or future development.

4. Letter of Intent (LOI)

a) Discuss how the project addresses the requirements of the Land Development Code and any additional guidelines contained in the Administrative Manual. All applicable sections must be addressed, please refer to specific sections of these documents in the LOI. See Manual Sections 1.1.D, 1.1.E(2), 1.1.H, 1.2.A(1).

b) The LOI should contain specific references to the Community Plan and how the proposed project complies with the vision, values, goals, and key policies.

c) In addition to the Community Plan, the LOI should address how the project is consistent with other adopted plans, including the Transportation Master Plan, Climate Action Plan, and the GO! Sedona Pathways Plan. Please contact Staff if you need copies of any of these documents.

5. Housing Commitments

a) The LOI states that the applicant is committing to restricting short term rentals for 15 years with a minimum lease term of 30 days. The minimum time frame considered for other projects has been 30 years, with some going up to 50 or more years, with minimum lease terms of 90 days. In addition, those projects have included a development plan, so there has been an anticipated timeframe of when those units would be available. Proposing a 15-year restriction for 30 day rentals without a development plan/knowing when the units will be available is significantly less than has been offered for other projects and will likely not be supported by Staff.

b) See comments from Housing Staff for additional information.

c) Contact Planning and Housing Staff (contact information above) to discuss this aspect of the project.

6. GO! Sedona Pathways Plan (GO! Plan)

a) The GO! Plan includes a bikeway/shared use path (SUP) connection through this property. While the precise location of this connection can be determined in the future when a development plan is reviewed for this property, this application needs to provide an easement through the property. The easement can be undefined/subject to further refinement, but would need to be from Tranquil Avenue to Madole Road (west property line to east property line) and a minimum of 15 feet wide (to accommodate a 10 foot wide SUP plus area for landscaping/grading). This easement is needed for the project to be consistent with the GO! Plan, one of the City's adopted plans. Consistency with adopted plans is a required finding for approval (LDC Section 8.3.E(5)c).

7. Existing Structures on the Properties

a) The LOI states that there is an existing house on APN 408-24-087 and an existing mobile home on APN 408-24-089. Indicate whether those structures are proposed to remain. The proposed RM-3 zoning requires a Conditional Use Permit (CUP) for Detached Single-Family Dwellings and Manufactured Homes. If the structures are to remain, a CUP application must be added to this application. Please contact Staff to discuss what information is needed to add the CUP application. If the structures are to be removed, provide an anticipated date of demolition.

b) While the existing house on APN 408-24-087 may have undergone too many alterations to be considered for historic landmark status, it may still have some significance to the history of Sedona. If it is to be removed, the City would like the opportunity to document the house for historic purposes and work with the property owner to ensure anything historically significant is not lost. Please contact Staff for more information.

8. Site Plans/Site Information

a) Include size of the properties without the access/ingress/egress easements.

9. Setbacks (LDC Section 2.24.D)

a) The plans/survey should specify which property line will be considered the front/rear/side. This will allow neighboring property owners to review potential impacts on their properties and eliminate any confusion in the future.

- If the properties are to remain separate, indicate front/rear/side setbacks for both properties.

10. Grading and Drainage (LDC Section 5.3)

a) Portions of the site are within City Designated 100-year and 500-year floodplains. Show the extent of the floodplains on the plans.

11. Access, Connectivity, and Circulation (LDC Section 5.4)

a) Any future development of this property will be required to build 5 foot wide sidewalk(s) along the frontages of all public and private roads, including Tranquil Avenue, Rigby Road, and Madole Road. As the City builds out the Shared Use Path network, 10 foot wide sidewalks and shared use pathways are preferred. As part of the zone change, the property owner should consider committing to constructing 10 foot wide sidewalks as part of a future development. This can be committed to through a development agreement for the property.

b) A vehicle connection through the site would be highly encouraged. This can be through a future parking area and may be able to serve emergency access requirements as well.

12. Exterior Lighting (LDC Section 5.8)

a) Provide an inventory of existing exterior lighting. The form can be found at the following link:

https://www.sedonaaz.gov/home/showpublisheddocument/44952/637732617633670000

Any non-conforming lighting should be removed or brought into compliance as part of this zone change.

13. Future Development Concerns

a) While it is understood that no development is proposed with this application, there are a number of development constraints that the property owner should be aware of now, as they will need to be addressed with any future development proposal. These include, but are not limited to:

- All access roads into the site will be required to meet minimum Fire District standards. Requirements will be based on the number of units proposed.
- Adequate water supply for the units as well as for fire suppression systems (sprinklers, hydrants) will be required. Coordinate with Sedona Fire District and Arizona Water Company to determine these requirements.
- All three access points to the property (Tranquil, Rigby, and Madole) are impacted by City-designated floodways and floodplains. This is a concern for emergency response and may require improvements to the roads.
- Based on the number of units ultimately proposed, improvements to the Rigby Road and/or Madole Road intersections at W State Route 89A may be required. This will need to be evaluated as part of a traffic impact analysis for a future project.
- Development within the floodway/floodplain will be restricted. The use of this area for recreational amenities would be encouraged.
- Increasing the amount of traffic on Rigby Road and Madole Road may require improvements to those roads and may need to be reviewed by the owners of those private roads. As these are not public roads,

this is something the property owner will be responsible for investigating and determining the correct way to make those improvements/who would need to sign off.

- Letters of Serviceability: The property owner is encouraged to discuss the utility needs for potential future development to understand what types of infrastructure improvements will be required.

Public Works Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 204-7111 · Fax: (928) 282-5348;
Hanako Ueda, EIT (928) 203-5024

PZ24-00018 (ZC)
Madole Rigby Zone Change
01/15/25

Engineering Comments

Please address all comments by the next submittal:

1. Please refer to the City's newest floodplain study from 2021/2022 rather than the 1994 study.
    a. The letter of intent states that the entire project area is only impacted by a 500-year floodplain and therefore there is "no impact". This is only true for APN 408-24-089. The larger parcel 408-24-087 is impacted by a floodway and 100-year floodplain as well.
2. Comment for future development: Please provide a drainage easement along the floodway for future improvement projects.
3. Comment for future development: Please provide a ped/bike and vehicle connection between Tranquil and Madole. Alignment TBD.
4. Comment for future development: All 3 current entrances must cross floodways to access the lot. These will need to be improved prior to building higher density developments.
    a. The City will require at least 2 points of access. Please check with Sedona Fire who may require more depending on the number of units.

Prior to Issuance of Building Permit:

- Provide a Traffic Impact Analysis.
- An elevation Certificate from an Arizona Registered Land Surveyor is required for each building.
- Infrastructure within the ADOT ROW must be approved by ADOT. It is recommended to attend a pre-application meeting with ADOT.
- For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (DREAM 3.1.H.6.i).
- For projects involving grading of more than 5,000 cubic yards, an assurance bond is required per DREAM 3.1.G.1.
- A form of financial assurance for civil improvements will be required.
- Provide Preliminary & Final Grading and Drainage Plans. The site plan shall meet the requirements of DREAM Chapter 3.1.
- Provide the Preliminary & Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (DREAM 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Provide NOI's from ADEQ (grading, water, wastewater).
- Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).

Attachment 4

Letter from Historic Preservation Commission

Historic Preservation Commission
102 Roadrunner Dr.
Sedona, AZ 86336

July 21, 2025

Dear Members of the Sedona Planning and Zoning Commission,

The City of Sedona Historic Preservation Commission has recently completed an historic survey of the structure located at 50 Tranquil Avenue, commonly known as the Rigby House. This survey was completed in advance of an anticipated request for a zoning change and sale of the property for redevelopment.

The Rigby House was built in 1948. It was designed by prominent local architect Howard Madole. It is one of the only adobe buildings in Sedona. It is named for local newspaper reporter Elizabeth Rigby, who reported for *Red Rock News* and *Arizona Republic*. As one of the only adobe buildings in town, designed by Sedona's most famous architect, and owned for a long time by one of Sedona's most noteworthy residents the house certainly is historic.

The current owners do not wish to pursue Historic Landmark designation for the structure. The Historic Preservation Commission respects this decision. It is nonetheless the Commission's hope that when the project comes under consideration by the Planning and Zoning Commission for future development that consideration is given to preservation of this historic building.

If the Historic Preservation Commission can be of assistance in answering any questions about this property we will be happy to provide those.

Sincerely,

Nate Meyers
Chair
Sedona Historic Preservation Commission

Cc: Sedona City Council
Sedona City Manager

Attachment 5

Public Comments

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Wed 7/16/2025 2:15 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

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

Form Name:	Comments on Development Proposals
Date & Time:	07/16/2025 2:15 p.m.
Response #:	683
Submitter ID:	7639
IP address:	2600:1700:2d23:87d0:cd66:4779:a565:827d
Time to complete:	13 min. , 57 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Location: 50 Tranquil Avenue and 80 Rigby Road (APN: 408-24-087 & 089)

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

   This is a ridiculous Idea! There is already traffic congestion issues for residents and to rezone for up to 5x larger development is absurd. There is a reason that the history of this property was only to allow 40 units. And being that it's zoned for manufactured homes will allow for middle to low income to participate. 40 units on 10 acres is a reasonable request. If the shoe was on the other foot we doubt seriously that the people purposing this zone change would want it in their back or front yard. For these reasons and others we respectfully oppose this zone change.

   Thank you for your attention to this project

   Harry and Tublai Christensen
   280 Madole RD. Sedona

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**
   Name: Harry mcgee christensen

Address (or Street Name):	280 MADOLE ROAD
City of Residence	SEDONA
E-mail:	harrychristensen22@att.net

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.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Thu 7/17/2025 7:44 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	07/17/2025 7:44 a.m.
Response #:	684
Submitter ID:	7640
IP address:	47.215.244.189
Time to complete:	11 min. , 5 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Madole Rigby Tranquil Multifamily Project

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

   This is another ridiculous proposal to turn a peaceful neighborhood into one with excessive traffic and. Ouse. A similar proposal a few hundred yards up the road on Andante was soundly turned down by the city about three years ago for reasons of excessive traffic generation at the Andante/ 89A junction, this project would do the same thing at the same junction, as neither, the Rigby nor the Madole Road junctions can feed any significant traffic onto 89A. Already, the few families on Madole Road experience significant delays trying to turn on to 89A, as traffic out of the Safeway parking lot comes barreling out.
   The area is already zoned for industrial housing at a moderate density, this would provide the best opportunity for affordable housing rather multi- story units that would be significantly higher cost units.

   The City of Sedona should again turn down this proposal and allow no zone change.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**
   Name: Ramaswami Venkateswaran

Address (or Street Name):	290 Madole Road
City of Residence	Sedona
E-mail:	Winchelt618@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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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Fri 7/18/2025 12:11 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	07/18/2025 12:10 p.m.
Response #:	685
Submitter ID:	7643
IP address:	72.35.122.1
Time to complete:	28 min. , 5 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change

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

   I have multiple concerns about this zone change proposal.. top on the list is traffic congestion which already makes it very difficult to make a left turn onto HWY 89A from Madole Road....As it is now there are very few cars going in and out there because Madole is a dead end road with mostly only residents using it...However because of the adjacent Safeway anchored mall and traffic from there and the south bound traffic we have to wait for the light to change to red to even think about making an approach unto the highway.. with up to an additional 300 cars trying to use the highway from Rigby that will be a nightmare and accidents waiting to happen . A light there would only back up traffic to the point that cars would back up from the Adante light blocking Access completely....There is a reason the zoning is as it is currently ...with a large development already adjacent on one side of madole another large development allowing for 5 times the volume of housing currently allowed is unnecessary.....current zoning allows for low income housing already and there are multiple developments nearby that accommodate that goal for more housing. Madole Road is a quiet peaceful neighborhood and Tranquil Road is not named Tranquil for no reason...also a dead end street with little traffic ...The Access to Adante from it however is a different story as Traffic on Adante is already very heavy....The interests of ONE homeowner in the neighborhood to change the perfectly zoned single family designation which allows them to develop up to 40 homes on his property should be enough for them and should not outweigh the peace safety and

ambiance of the entire surrounding neighborhood of which the majority of residents I've spoken with are entirely against this zone change!

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Phyllis Gunther
Address (or Street Name):	275 Madole Rd
City of Residence	Sedona
E-mail:	jonniegunther@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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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Thu 7/24/2025 4:21 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	07/24/2025 4:21 p.m.
Response #:	687
Submitter ID:	7651
IP address:	84.17.45.159
Time to complete:	46 min. , 7 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

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

1.) This is an inappropriate zone change from RMH Single-Family Homes (4 DU per acre) to RM-3 High- Density Multifamily (20 DU per acre). Per Sedona City Land Development Codel I quote: “RM-3 is intended to accommodate high-density multifamily resident uses,” and “this district can also serve as a transition between other multifamily and commercial or mixed-use zoning districts.” This would not be the appropriate transition district as we Madole residents do not live in a multifamily district. We live in a Single-Family district (RMH). The appropriate transitional district between Madole residents (Single-Family RMH) and a Multifamily district would be RM-1 (8 DU per acre) which the Sedona City Land Development Code states:“can also serve as a transition between medium-and high-density single-family districts and other multifamily and/or mixed use zoning districts.” It is clearly not appropriate to place a Single-Family District (RMH) next to a High-Density Multifamily District (RM-3) with no transitional district (i.e. RH-1) in-between.
2.) If Madole Road is used as the second access road, it is not up to any minimum standard of safety for the (preliminary) increased traffic estimates. It is an unmaintained one-lane road with no curbing and an undersized culvert which funnels water from a large floodplain that would be greatly increased by this development. During and after storms, water has damaged the culvert and flowed over the roadway. The city does not maintain the culvert even though it is part of a city-recognized storm drainage system. Neither does the city maintain the roadway. 13 homes

currently use the roadway and it is deteriorating over time. We have to maintain the road as best we can with semi-annual asphalt patching by volunteers. It would never bear up to more traffic and would be extremely hazardous to drive blindly up the one-lane hill.(You cannot see oncoming traffic going up or down the hill.) The roadway easement for entering the property off Madole Road is right after the top of the hill. It would be dangerous to enter or exit the property with the blind-hill adjacent to the ingress/egress easement. Also, there is no traffic light at the intersection of Madole Road and HWY. 89A and it is already dangerous exiting and entering Madole Road. The current intersection could not safely bear any increased traffic.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Michael Goblet & Maria Denny
Address (or Street Name):	235 Madole Road
City of Residence	Sedona
E-mail:	mcgoblet@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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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Tue 9/9/2025 7:55 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 7:55 a.m.
Response #:	715
Submitter ID:	7736
IP address:	2605:59c0:40fa:6f00:bc70:d188:6a74:c55e
Time to complete:	5 min. , 37 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

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

   I strongly support adding low cost housing for Sedona business employees, who currently live outside of the City (Cottonwood, Clarkdale, Cornville) in order to find affordable housing.

   However, this needs to be a safe area for employees & families, and not taken over by law-breakers.

   Some Locals with say: "Given the location, the development of this land will have adverse direct, or indirect, impacts on our neighborhoods and more. These concerns could be in way of safety, traffic, noise, environmental, wild life, property value, and much more. "

   But I feel that the benefits to local businesses, who struggle to hire local employees, far outweigh those concerns.

   Please Proceed !

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Anita Dalton
Address (or Street Name):	341 State Route 179 Attn: Robert Simpson Attn: Robert Simpson
City of Residence	Sedona
E-mail:	SedonaNewAge@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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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Tue 9/9/2025 9:59 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 9:59 a.m.
Response #:	717
Submitter ID:	7739
IP address:	47.155.39.146
Time to complete:	22 min. , 3 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

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

   The area should not be rezoned as proposed. Too dense. Sedona needs to slow down on growth, and be happy with the robust economy and economics it has. We are locked in surrounded by national forests, with fire risk, water availability and other matters concerning the community. We do not have full septic service to all residents, particularly parts of uptown, and we are discussing re zoning to welcome more density? Insanity. As of 9.9.25, on MLS accessed by realtor.com, there are currently 422 homes for sale in the greater Sedona & VOC area. 190 of those are asking 700,000 or less.137 are asking the median nationwide sale price of approx. 430-450k. We have no housing shortage. The city rezoning to build is a waste of public resources and adds density where it is not wanted, needed or sustainable. If a total of over 400 homes are currently for sale, where is the demand? Perhaps prices need to fall. The city needs to let the market work. Further, to address "affordable housing for workers" concerns, and writing as a real estate investor & developer who specializes in affordable housing in the Quad Cities and Verde Valley, and who also lives and owns a home in Sedona - ANDY developer coming in to build units here will be renting them at market or higher rents if the project is successful, unless it is highly subsidized, and even then, it will not last. If you are curious what market rents for a glut of new units are/cost, look at Prescott/ Prescott Valley, which is currently on the cusp of a rental housing glut. Many units offered at market or slightly below market rents, appealing to younger & working families are not being rented. In an area with far more high paying jobs than Sedona and Verde Valley. I would like to see data that makes a

reasonable argument that new units built in Sedona will be rented or bought. I feel all housing in the greater Sedona, VOC, Cottonwood, Flag and Verde Valley areas priced at or below the national median rent or purchase price need to be sold or rented to successfully argue we need to build dense housing in Sedona, on one of the busiest corridors in the High country. 89a in west Sedona should be re named "Santa Monica Boulevard" - those from Los Angeles will get the joke.

Let the free market work. There is lax demand for housing in Sedona, proven by my argument above. Our community is a magical place, as is all communities in the high country and surrounding areas. Growth here is slow, and should be slow. It is remote, it has limited resources and those who live here make a conscious decision to do so. Everyone I work with and interact with from waiters, to carpenters, to painters to cleaners have a place to live. Many live in surrounding communities and commute (as I did for many years in California). This is the reality of life in America. The cost of housing in Sedona is high for a reason: there is demand and it's special. Slow down.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Not applicable
Address (or Street Name):	NA
City of Residence	Sedona, AZ
E-mail:	NA

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

(o) No

Thank you,
City of Sedona

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Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Tue 9/9/2025 8:10 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 8:10 a.m.
Response #:	716
Submitter ID:	7737
IP address:	24.121.197.39
Time to complete:	3 min. , 44 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil Rigby Madole

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

   The traffic there is already horrendous! There are beautiful homes back there which you want to demean with low income apartments? Isn't the ones planned by the Catholic Church enough? How many do you think we need?

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Carol Thomas
Address (or Street Name):	85 Adobe Trl
City of Residence	Sedona
E-mail:	cltluvdogs@gmail.com

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

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Mon 9/8/2025 5:25 PM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	09/08/2025 5:25 p.m.
Response #:	714
Submitter ID:	7735
IP address:	47.215.225.237
Time to complete:	4 min. , 12 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change

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

   NO to rezoning without a plan! Why would this get submitted "Zone Change request from RMH:Single-FamilyandManufacturedHometoRM-3:
   High-Density Multi family. No site plan or development at this time, just a zone change"
   NO rezoning without a site plan!

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Donna Varney
Address (or Street Name):	240 Page Parkway
City of Residence	Sedona
E-mail:	sedonaweddingcakes@gmail.com

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

RECEIVED
SEP 0 9 2025
CITY OF SEDONA
COMMUNITY DEVELOPMENT

Emergency Parking Area on Madole Rd Made useless by non-Madole Rd property owner!

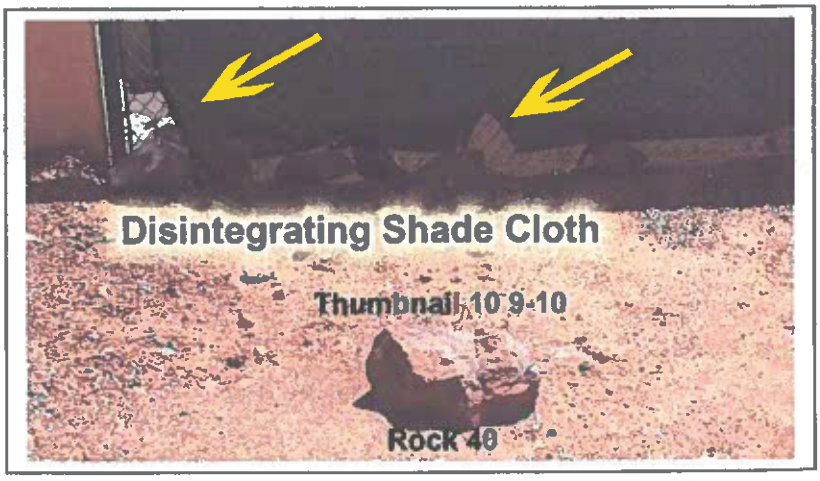
No City Permit issued, or permission asked of property owners who are responsible for maintaining Madole Rd.

To whom it may concern,

A few months ago, I stopped to question a wildcat contractor I had met before, about what he was doing putting shade cloth on a chain link fence, and placing what turns out to be 44 red rocks of different sizes along Madole Rd spanning the area of the utility pole at the top of a small rise about 1.6 miles from the intersection of 89A. He said a lady in the area didn't like the view and the shade cloth was guaranteed for seven years.

I had had a run in with this person a few years ago and did not want another conflict, so I drove on and discussed what was happening with a neighbor lady. I observed that if there was an emergency in that area, the responding vehicles would have no place to park to allow a second emergency vehicle to pass, should there be a another emergency further down the road. Sure enough, some weeks later, a young lady was injured when she fell off her bike in that area, and the first responders had no choice but to block Madole Rd while they tended to the victim. The neighbor lady just happened to be driving to her house, and was delayed for half an hour. That delay could have meant disaster with a second emergency, and could have been avoided if the red rocks were removed.

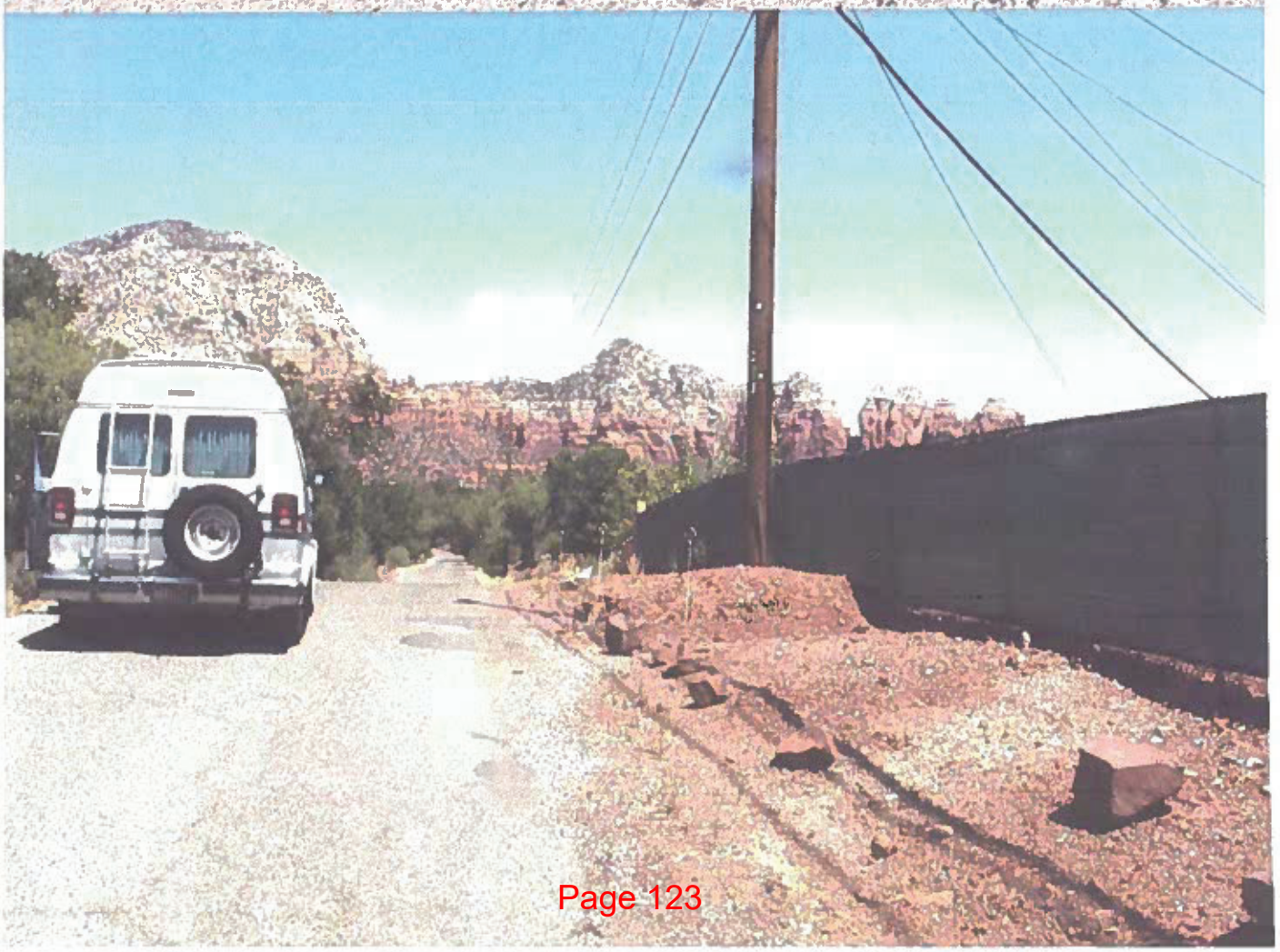
As to the shade cloth, it has begun to disintegrate as I predicted to the wildcat contractor, and while not a safety issue, it will soon become an eyesore, and should be removed along with the red rocks.



Please find attached numerous photos of this situation.

George C Hall
240 Madole Rd – (928) 713-4045
profh@silentmovies.com







35 - 1-2.psd



36 - 3.psd



37 - 4-5.psd



38 - 6-7.psd



39 - 8.psd



40 - 9-10.psd



41 - 11.psd



42 - 12.psd



43 - 13.psd



44 - 14-15.psd



45 - 16-17.psd



46 - 18-19.psd



47 - Pole.psd



48 - 20.psd



49 - 21-22.psd



50 - 23-24-25.psd



51 - 23-24-25.psd



52 - 26-27.psd



54 - 28.psd



55 - 29.psd



56 - 30-31.psd



57 - 32-33.psd



58 - 34-35.psd



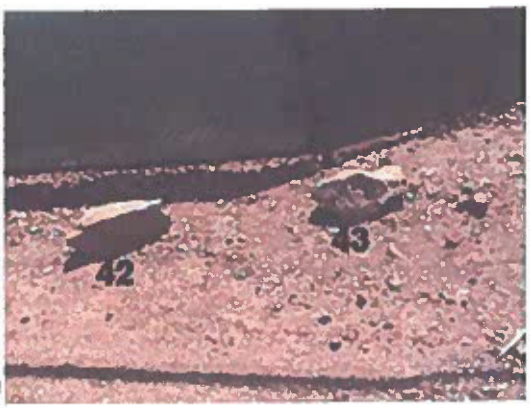
59 - 36-37.psd



60 - 38-39.psd



61 - 40-41.psd



62 - 42-43.psd



63 - 44.psd

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
via amazonses.com

Date Mon 9/8/2025 4:31 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	09/08/2025 4:31 p.m.
Response #:	713
Submitter ID:	7734
IP address:	47.215.232.152
Time to complete:	7 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-Rigby-Madole Multifamily Zone Change PZ24-00018 (ZC, CUP)

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

   I am opposed to changing the zoning of this property. The traffic impact will be overstressing the Andante intersection. This will lead to safety issues. If there is a large number of residences in this small area it will lead to noise issues that will take away the serenity of our beautiful area. There is a very large amount of wildlife that use that area as a corridor. Rezoning would eliminate that habitat.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Natalia C Sidorov
Address (or Street Name):	40 Buckskin Lane
City of Residence	Sedona
E-mail:	davedonohue01@gmail.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.

Outlook

Comment on Development Proposal

From donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>
Date Tue 9/9/2025 11:01 AM
To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	09/09/2025 11:00 a.m.
Response #:	718
Submitter ID:	7740
IP address:	47.215.229.25
Time to complete:	2 min. , 51 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
   Tranquil-rigby-madole

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

   This kind of housing is a "must have" here in Sedona. Nimby objections should be taken with a grain os salt.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Peter Bloomer
Address (or Street Name):	310 Last Wagon Dr.
City of Residence	SEDONA
E-mail:	bloomerwagon@gmail.com

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

   (o) Yes

Outlook

FW: Internet Message Sent To: CityCouncilContactAll;

From Anette Spickard <ASpickard@sedonaaz.gov>
Date Tue 9/9/2025 1:55 PM
To Cari Meyer <CMeyer@sedonaaz.gov>

FYI for planning file

From: Mary Elizabeth Raines <list@laughingcherub.com>
Sent: Tuesday, September 9, 2025 1:32 PM
To: No Reply <NReply@sedonaaz.gov>
Subject: Internet Message Sent To: CityCouncilContactAll;
Importance: High

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Name:	Mary Elizabeth Raines
E-Mail Address:	list@laughingcherub.com
Phone Number:	Information not Disclosed
Address:	2510 Mule Deer Rd. 86336-3806
Message:	Dear City Council and Mayor Jablow: First of all, thank you for your service to our beautiful city for which, I'm afraid, you do not get sufficient praise. It is not easy holding a public office these days! Secondly, I would like to comment on the proposed Zone change coming up on Sept. 17th for the tract of land between 50 Madole Rd and 80 Tranquil Ave. I do not believe that we should have ANY zone changes

in the heart of the city. The current zoning was put in place for a purpose.

Concerns:

1. Traffic. We are already at our limit. Two hundred more units means at least 200 more cars in the heart of West Sedona. That's a LOT more traffic. It will make it harder for locals to get around, and make 89A even more impossible than it has become.

2. Increased pollution: traffic, noise, and light pollution.

3. Fire. One report said that evacuating from Sedona in the event of a fire would be similar to Paradise, CA. We simply cannot handle high-density housing. It is already frightening as it is.

4. Quality of Life. While there are repercussions against NIMBY, I believe the city should focus on honoring the quality of life for those who have long lived here and who elected all of you, rather than cowtowing to "developers" who are only in it to enrich themselves. Our zones were purposefully and thoughtfully created. Please do not turn our charming city, which is already being hurt by too much new construction, into some kind of overcrowded, overly-congested wreck.

4. We need parks and open spaces more than high-density housing. We are losing the natural beauty of our area, views which used to be spectacular are swiftly being blocked (have you driven down 89A lately?), and we are driving out wildlife, all of which have long been a draw and a pleasure for both residents visitors alike.

Just in the past two weeks, a lot kitty-corner from me that had been full of trees was bulldozed to dirt. ALL the

	trees were destroyed to build a new house. To me that is unconscionable. The landscapes and beauty of our area are why most people came here in the first place. Your constituents in Sedona, more than most places in the world, value nature and beauty. We need to add open spaces to our city, not apartment buildings. To rezone a quiet neighborhood in the middle of the city for high-density housing is just not right, no matter what the loud lawyers and greedy developers want. Please honor and be influenced by the voices of those who elected you and help preserve our quality of life and our city. Sincerely, Mary Elizabeth Raines

Caution: This message appears to be from someone inside our organization, but that does not guarantee its safety. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Agenda Item 7:

Discussion/possible action regarding amendments to the Planning and Zoning Commission Rules and Procedures

Staff Report
Planning and Zoning Commission
Operating Rules and Procedures

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

Meeting Date:	**Public Hearing: September 16, 2025**
Hearing Body:	Planning and Zoning Commission
Agenda Item:	Discussion/Possible Action regarding a recommendation to City Council of revisions to the Planning and Zoning Commission Operating Rules and Procedures
Project Summary:	Revisions to the Planning and Zoning Commission Operating Rules and Procedures regarding number of meetings and times of meetings
Report Prepared by:	Cari Meyer, Planning Manager
Attachments:	Current Planning and Zoning Commission Operating Rules and Procedures

This agenda item provides for a public hearing and discussion/possible action regarding revisions to the Planning and Zoning Commission Operating Rules and Procedures.

BACKGROUND
During the latest legislative session, the Arizona State Legislature adopted HB 2447, amending ARS Section 9-500.49. These amendments will go into effect on December 31, 2025, and require cities to do the following:

- Authorize administrative personnel to review and approve site plans, development plans, design review plans, land divisions, lot line adjustments, lot ties, preliminary plats, final plats, and plat amendments without a public hearing.

Based on this, LDC Sections 8.4 (Development Permits) and 8.5 (Subdivision Procedures) are required to undergo significant changes, as the Community Development Director, not the Planning and Zoning Commission or City Council, is required to be the approval authority. The Planning and Zoning Commission held a public hearing on September 2, 2025, regarding these LDC Amendments and ultimately forwarded a recommendation of approval to City Council (4-3 vote).

During that meeting, the Commission requested that an item be added to a future agenda to allow for consideration of changes to the Commission's rules and procedures, with the primary topic of conversation being the meeting schedule/frequency of meetings. The Commission's Rules and Procedures (Attached), state that meetings shall be scheduled the first and third Tuesday of each month at 4:30 pm (Section 9.2). As the new state legislation limits the Commission's duties, the Commission wished to discuss whether this meeting schedule is still necessary or if changes may be appropriate.

In preparation for this agenda item, Staff reviewed Planning and Zoning Commission meetings for 2024 and 2025 and found the following:

- 2024
  - Out of a total of 24 potential meetings, 11 were held and 13 were cancelled
  - Of the 11 meetings that were held, 6 had only development review or subdivision applications on the agenda
  - Under the new state law, only 5 meetings would have been held in 2024
  - Only twice were both scheduled meetings held (in 10 of 12 months, at least one of the meetings was cancelled)

- 2025:
    - Out of a total of 18 potential meetings so far, 7 have been held/scheduled and 11 were cancelled
    - Out of the 7 meetings held/scheduled, 1 had only development review or subdivision applications on the agenda
    - Under the new state law, 6 meetings would have been held in 2025.
    - Only once have both scheduled meetings been held (in 8 of the 9 months so far this year, at least one of the meetings has been cancelled)

When a meeting is cancelled, Staff prepares and posts a cancellation notice. While this does not create a significant amount of additional work, there would be minimal time savings if fewer meetings were held. However, Staff does not typically know until 2-3 weeks prior to the meeting whether a meeting will be held or cancelled, which means that Commissioners are often asked to be available for meetings that end up not happening. Based on the workload in previous years, it appears that reducing the schedule to one meeting per month would be sufficient to handle all Commission business.

The one potential downside in reducing the number of meetings is from a customer service perspective. Many applicants are anxious to get their projects to Planning and Zoning Commission and are often going up to the deadline of submitting materials to be placed on an agenda. Under the current schedule, if an applicant misses a deadline, they would only have to wait for 2 weeks before the next available meeting. Reducing the number of meetings would mean that a missed deadline would delay a project for one month. However, this concern may be mitigated since many of these applicants likely have development review or subdivision applications, which will be reviewed at a staff level and not go to the Commission.

If the Commission wishes to propose to modify their Rules and Procedures to have one meeting per month, they should select the first or third Tuesday. The start time of 4:30 p.m., which was set to be consistent with City Council meetings, should remain unchanged. Any changes to the Rules and Procedures would need to be recommended by the Commission for adoption by City Council.

RECOMMENDATION

Staff is not providing a recommendation regarding revised Planning and Zoning Commission Operating Rules and Procedures. Changes to the Rules and Procedures and reviewed by the Commission and a recommendation is provided to Council. City Council is the final approval authority regarding the Commission's Rules and Procedures.

MOTION FOR APPROVAL:

I move to recommend to City Council, approval of revised Planning and Zoning Commission Operating Rules and Procedures, regarding the following:

- (specify Section number and proposed amendment)

RESOLUTION NO. 2020-22

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA, APPROVING THE PLANNING AND ZONING COMMISSION'S OPERATING RULES AND PROCEDURES.

WHEREAS, the Planning & Zoning Commission has reviewed and updated their Operating Rules and Procedures and the City Council must approve these revisions.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA that the Planning & Zoning Commission Operating Rules and Procedures attached hereto are approved by the City Council.

PASSED AND ADOPTED this 10th day of November, 2020 by the Mayor and Council of the City of Sedona, Arizona.

Sandra J. Moriarty

Sandra J. Moriarty, Mayor

ATTEST:

Susan L. Irvine

Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

Kurt W. Christianson, City Attorney

RESOLUTION NO. 2020-22
CITY OF SEDONA
PLANNING AND ZONING COMMISSION

OPERATING RULES AND PROCEDURES

Be it resolved that pursuant to City of Sedona Ordinance 88-6, the Planning and Zoning Commission of the City of Sedona (hereinafter called the Commission) adopts the following amended Operating Rules and Procedures as its by-laws to govern its conduct and function.

Article 1: Membership

1.1 Each member of the Commission (Member) shall be selected and shall serve as provided in City of Sedona Ordinance 88-6, Section 2.

1.2 Because the participation of all Members is necessary to carry out the duties of the Commission in the best interest of the citizens of Sedona, consistent attendance by the Members is of the utmost importance. For this reason, and pursuant to Section 2(D) of Ordinance 88-6, a member may be removed at any time by the City Council for:

1.2.1 Failure to attend three meetings during a 12-month period or the number of meetings necessary to be efficient in their duties as determined by the City Council; or,

1.2.2 A Member may also be removed by the City Council at any time for inefficiency, neglect of duty or malfeasance.

1.3 Removal by City Council may be without the necessity of a hearing or notice and such action shall be final.

Article 2: Officers

2.1 A Chair and Vice-Chair shall be elected annually from among the Commission's membership at the first regular meeting in January and at such other times as these offices may become vacant.

2.2 The Vice-Chair shall serve in the absence of the Chair. In the absence of both the Chair and Vice-Chair, the Commission shall elect an Acting Chair.

Article 3: Chair

3.1 The Chair shall preside at all public hearings and other meetings of the Commission and decide points of order or procedure.

3.2 The Chair is a voting member and shall have the right to make and second motions.

3.3 The Chair shall work with the Director to coordinate the work of the Commission and shall perform all other duties required by law, ordinance and these Operating Rules and Procedures.

Article 4: Vice-Chair

4.1 The Vice-Chair shall perform all duties of the Chair in the absence of the Chair.

4.2 If the Chair vacates the office before completing his/her term, the Vice-Chair will assume the office and serve the remainder of the term. A new Vice-Chair will then be elected at the next regularly scheduled meeting.

Article 5: Community Development Director

5.1 The Community Development Director (Director) or his/her designee shall attend all Commission meetings; shall attend to official correspondence of the Commission; shall cause written minutes to be kept of all meetings; shall maintain files of official records, findings and decisions of the Commission and its rules and regulations; shall supervise clerical work and technical preparations necessary to disposition of business before the Commission; and shall perform all other duties required by law, Ordinance and these Operating Rules and Procedures.

5.2 The Director shall approve all Commission expenses.

Article 6: Legal Counsel

6.1 The Commission shall be advised by the City Attorney or his/her designee who shall act as its Legal Counsel. Legal Counsel shall attend unless excused by the Director

6.2 The Commission shall act in accordance with opinions of its Legal Counsel regarding points of law.

6.3 Except in the case of Executive Sessions, advice of Counsel shall be recorded in the minutes of the meeting before disposition of any question of law or matter requiring legal interpretation or advice.

Article 7: Other Advisors

7.1 The Commission may request any department head, officer of the City, or any consultant retained by the City to attend any Commission meeting as appropriate.

Article 8: Creation of Committees

8.1 A Committee of not more than three Members may be created by the Chair , or by a majority vote of the Commission, to study a report on planning and zoning matters and make recommendations to the Commission.

8.2 Meetings of committees shall be properly noticed, agendized and appropriate minutes taken.

8.3 Any committee shall be formed for a specific time period after which it shall dissolve, unless extended by the Chair or by vote of the Commission.

Article 9: Meetings

9.1 All meetings shall be held in full compliance with the provisions of Arizona Open Meeting Law, the Commission's Handbook, the Commission's Operating Rules and Procedures and any other applicable regulation or provision.

9.2 Meetings of the Commission shall be scheduled on the first and third Tuesday of each month at 4:30 p.m. or at a time set in advance so as to ensure reasonable public notice and participation. Meetings may include both action and/or non-action items.

9.3 Such meetings shall be held in the City Council Chambers or at such place as the Commission may otherwise direct on its notices.

9.4 Special meetings may be called by the Chair, the Director or by three or more Members, subject to legal requirements. The reason(s) for calling any special meeting shall be stated at the time of notification.

9.5 At regular and special meetings of the Commission, Robert's Rules of Order (revised) shall, to the extent practical, be observed except where they may conflict with other provisions of the Commission's Operating Rules and Procedures, or with any City ordinance, provision or Arizona statute.

9.6 All meetings and hearings of the Commission shall be open to the public; except that the Commission may hold executive sessions for the purposes and under the conditions set forth in ARS §38-431.03 and Amendments thereto.

9.7 The Commission may approve, conditionally approve, deny or continue any item on its agenda. In the event an applicant is not present, the Commission may or may not decide to continue the item until the applicant is present.

9.8 A Commission meeting may be continued to a time and place certain by a vote of the Commission.

9.9 Any requests for continuance received after legal notice for public hearing has been given shall be acted on by the Commission at the noticed hearing. Any request for continuance received by staff less than five business days prior to the noticed hearing date shall not be approved by the Commission unless extenuating circumstances are found to exist.

9.10 The Director, in consultation with the Chair, may cancel the meeting due to a lack of substantive agenda items to be addressed, meeting location scheduling conflicts, emergency conditions, inclement weather, or other acts of nature beyond the City's control.

9.11 The Commission may table an agenda item until a later date to enable additional public comment to be heard, a site visit, or for other good cause by an affirmative vote of a majority of the Members present.

Article 10: Quorum and Voting

10.1 A majority of the current membership of the Commission shall constitute a quorum and a quorum shall be required to conduct business of the Commission. If a quorum cannot

be obtained, the names of members present shall be recorded and the meeting shall be rescheduled.

10.2 Any vote may be taken by a voice vote and a show of hands. If the vote is not unanimous, a roll call vote shall be taken.

10.3 No Member present may abstain from voting unless a conflict of interest exists according to Arizona Revised Statutes §38-501 to 38-511.

10.4 Any motion for approval which fails to carry shall be considered a denial of the proposal. However, any action may be reconsidered if a motion to reconsider, made by a member who voted in the affirmative, is passed. Any motion for denial which fails to carry shall not be considered an approval of the proposal. When a motion for denial fails, a positive motion or a motion for approval must be made and considered for any official action. Official actions shall be accomplished only by an affirmative vote of a majority of members present unless otherwise specified.

Article 11: Agenda

11.1 All agendas shall be prepared by the Director for each meeting of the Commission.

11.2 If a Member wants to place an item on the agenda for discussion, it must be related to the powers and duties of the Commission. The Member shall contact the Director for consultation with the Director and the Chair. In consultation with the Chair, the Director will determine if the item is appropriate for Commission discussion.

11.3 During the course of any meeting, the Chair may change the order of agenda items to avoid inconvenience or delays to the public.

11.4 The agenda for each regular and special meeting, except for executive sessions and work sessions, shall consist of the following:

Call to order, pledge of allegiance, roll call
Approval of minutes of previous meeting(s)
Announcements & Summary of Current Events by Commissioners & Staff
Agenda items
Future meeting dates
Adjournment

Article 12: Public Comment

12.1 The public is encouraged to submit written statements for the record; such statements shall be kept with the minutes of the meeting at which time they are received.

12.2 Any person present at a Commission meeting, other than an executive session, may address the Commission on any matter before the Commission upon being recognized by the Chair.

12.3 Persons shall not address the Commission on any agenda item or present evidence without first having filled out an information card and presented same to the Director.

12.4 Time limits and other restrictions may be imposed by the Chairperson after review of the agenda and an estimate of the duration of the meeting.

12.5 The Chair may require that comments be pertinent and non-repetitive, and that decorum be maintained.

Article 13: Minutes and Records

13.1 The Director or his/her designee shall keep official written minutes of all meetings and maintain an audio recording of all meetings in accordance with State laws.

13.2 The minutes shall show the vote of each Member on every Commission action, or if a Member fails to vote shall so indicate and show the reason for such failure to vote.

13.3 Members shall advise the Director or his/her designee of any changes or corrections in the minutes, so they can be recorded before the meeting. Simple errors in spelling, punctuation, etc. may be corrected at any time as long as no change in meaning or substance is involved.

13.4 Other official records, including Commission findings, decisions and other official actions, shall also be maintained by the Director as required by state law.

Article 14: Conduct of Members

14.1 Commission Members shall follow the provisions of the Arizona Open Meeting Law, the general Commission handbook, and the Planning and Zoning Commission's handbook as well as the Commission's Operating Rules and Procedures and any other applicable regulation or provision.

14.2 Conflict of Interest: Commission Members shall abide by the provisions of Arizona Revised Statutes §38-501 to 38-511. When a Member determines that he has a conflict of interest, he shall declare such conflict, refrain from discussion or voting on the matter, and step down from the dais until completion of the item.

14.3 Conflict of Office: If a Member has been elected or appointed to another public office, and a conflict of office emerges in the Commission's deliberation of specific matters, the member shall declare such conflict for the record. The Member may then participate in discussions of the matter but shall abstain from voting on the matter.

14.4 Ex-parte contacts: (a) Whenever any party initiates contact with a Member regarding a filed application, the Member shall refer that party to the staff. (b) Whenever an external contact persists in offering information, the Member shall report the information, identity of the source, and date of the contact to the Commission for inclusion in its formal record. (c) Written information transmitted to a Member shall be forwarded directly to the staff for review and incorporation into its report. (d) Members may seek information from the Director, the Legal Counsel, or staff prior to a meeting, but no Member shall discuss any application with any other party prior to the hearing or express any bias, prejudice, or individual opinion on proper judgment of the application prior to its hearing and determination.

14.5 Appearance before Council: Members shall not appear to speak before the City Council on Commission matters unless explicitly invited by the Council, or directed by a majority vote of members, to do so.

14.6 Representation by Members: No Member shall represent an applicant or an appellant before the Commission or the Council on matters related to Commission business.

Article 15: Hearing of Applications

Public hearings shall be guided by the following format:

a. Staff presentation and recommendation.
b. Questions to staff by Commission.
c. Applicant presentation.
d. Questions to the Applicant by Commission.
e. Open to comments from the public regarding that agenda item.
f. Close public participation.
g. Discussion and additional questions by Commission.
h. Open for a motion.
i. Discussion of motion by Commission.
j. Vote on motion.

Article 16: Instruments of Commission Action

The instruments by which the Commission shall officially report its work include:

16.1 Official notice of meetings as provided by these Operating Rules and Procedures and required by Arizona Law.

16.2 Agenda of meetings as described in the Commission's Operating Rules and Procedures and required by Arizona Law.

16.3 Staff reports prepared by the Director.

16.4 Minutes of meetings as described in Arizona Law.

16.5 Resolutions or other official actions approving or denying an Agenda items.

Article 17: Amendments

The Commission or the Director may recommend to City Council amendments to these Operating Rules and Procedures at any regular or special meeting by a majority vote of its Members. If, following presentation discussion of proposed amendments to these Operating Rules and Procedures, the Commission declines to make an affirmative recommendation to City Council, the Director may nonetheless forward those amendments to City Council for consideration. Recommended amendments are subject to final approval by the City Council.

Article 18: Severability

These Operating Rules and Procedures are declared to be severable. If any article or portion thereof is for any reason held to be legally invalid, such holding shall not affect the validity of remaining portions.

Adopted: P&Z Commission – Sept. 6, 1988 – By CC – R1988-36, 1988
Revised: R1989-32, November 1, 1989
Revised: R1991-05, February 20, 1991
Revised: R2018-18, April 10, 2018
Revised R2020-22, November 10, 2020