



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

PZ17-00001 (CUP, DEV) AZ Water Tank

Current Planning Comments

Reviewer: Matt Kessler, Assistant Planner

(928) 203-5090; mkessler@sedonaaz.gov

1. COMMENT: A public hearing for this project will be scheduled after all comments are addressed and additional information provided. If there are any areas requiring clarification or additional information, please schedule a meeting with staff.
2. COMMENT: Please ensure that changes made based on the following comments are reflected on all applicable pages.
3. COMMENT: Various sections of the Sedona Land Development Code (SLDC) are referenced in these comments. The SLDC can be found online at <http://www.codepublishing.com/AZ/Sedona/lcdc.html>.
4. Letter of Intent (LOI):
 - a) Please describe how access to and from the site will be managed.
 - b) On the provided Plant List (Appendix D), please include the total number of plants of each species proposed. Please ensure the trees and shrubs meet the plant selection requirements of SLDC 910.05.D regarding percentages of native and evergreen plants. Refer to the Plant List in the Design Review Manual for information on which plants are considered native (available online: <http://www.sedonaaz.gov/home/showdocument?id=25027>).
 - c) Please indicate what types and decibel levels of noise may be realized with this operation and how that noise will be mitigated.
 - d) Not all letters of serviceability listed in the LOI are provided in the packet. Please provide all required letters.
 - e) Page 14 states that "The primary water supply will be from groundwater wells including wells xx and xx." Please identify "xx".
5. Site Plans:
 - a) Please provide a roof plan showing top of parapet elevations and 2 foot contours.
6. Landscaping Plan:
 - a) Please indicate all existing trees over 2 inches DBH, providing canopy size and species, those trees to be removed clearly marked. All other trees to be preserved must be protected, with construction envelope fencing shown clearly on plans.
 - b) Please include the location of all trees and landscaped areas, as indicated in the LOI.
 - c) COMMENT: Please ensure that all plants chosen meet the following minimum planting requirements: Trees must be 8 feet in height and trunk diameter of 2 inches, shrubs must be a minimum of 2 feet in height.
7. The application packet is missing the following items:

- a) Exterior Materials Board: Samples of all proposed exterior paints or stains with LRV indicated, and samples of roof and all other exterior materials.
 - b) Lighting Plan: The LOI states that new lighting will be used. Please submit the required lighting plan. The lighting plan must be in compliance with SLDC 911 (Outdoor Lighting), including a site plan, lumen calculations, and cut sheets for all new lighting fixtures.
 - c) Sign Plan: The LOI states that limited signage will be used, beyond exempt signs such as address and informational signs. If any nonexempt signs are to be used, a complete sign plan must be provided.
8. Prior to scheduling a public hearing, the applicant will need to provide Staff with their Citizen Participation Report. For requirements regarding what needs to be included in the report, please refer to SLDC 408: Citizen Review Process.
9. Potential Fees: The following fees are provided as a rough estimate of what may be due. Fees are subject to change and a final determination of fees due will be made at the time of building permit issuance.
- a) Development Impact Fees: Development Impact Fees will be determined by the Director at the time of building permit submittal. If the site is determined to be a Commercial use, the fees would be \$3.37/square foot. If the site is determined to be an Industrial use, the fees would be \$0.98/square foot. Based on the use of the buildings and the site, a combination of these fees may be charged.
 - b) Storm Drainage Fees: This property is located in the Oak Creek Wash and is not charged for drainage fees at this time.
 - c) Sewer Capacity Fees: These fees will be determined based on use. Please contact Ryan Mortillaro at (928) 203-5091 or rmortillaro@sedonaaz.gov in Engineering Services for an estimate of potential fees.



City Of Sedona Community Development Department

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Long Range Planning Comments

Reviewer: Mike Raber, Senior Planner

PZ17-00001(CUP, DEV), AZ Water Co Tank

55 Bell Rock Trail, APN 401-33-031

February 15, 2017

Sedona Community Plan

The subject property lies within the Single-family Residential/Low Density designation in the Sedona Community Plan and the current zoning is RS-18b. The proposed use is not directly addressed in the Sedona Community Plan. However:

- The Community Plan's Parks, Recreation and Open Space Chapter, Policy #10, supports the preservation of open space to protect scenic vistas and areas along the highways.
- The Community Plan's Land Use Chapter, policy #5, supports the preservation of scenic views when considering new development and infrastructure.

Conclusion:

The Sedona Community Plan does not directly address standards for water and other utility infrastructure. The Land Development Code and the Conditional Use Permit review process are intended to address Community Plan policies such as the preservation of scenic views relative to new development. Staff believes that this proposal is taking steps to address these policies in their intent to place most of the water tank underground and to maintain the natural condition of the site as much as possible.



City of Sedona

Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 204-7111 • Fax: (928) 282-5348; Ryan Mortillaro, EIT (928) 203-5091

PZ17-00001 (DEV)
AZ Water Tank (Conceptual Review)
2/15/2017

Engineering Comments

For the next level of review:

1. Please provide a preliminary drainage report. Provide detention for the 2, 10, 25, and 100-year events if the development will increase runoff by ≥ 1 CFS.
2. Please provide drainage improvements from the parking area and for the dirt road.
3. Reservoir overflow should flow into a swale or ponding to reduce drainage erosion impact.
4. The City of Sedona sewer easement on this parcel does not match existing easement.

Prior to Issuance of Building Permit:

- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- 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. (LDC 806.2.1)
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide the Final Drainage Report.
- Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Applicant shall follow the City of Sedona Land Development Code in its entirety.



SEDONA FIRE DISTRICT

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

February 6, 2017

Ms. Cari Meyer
Associate Planner, Current Planning
City of Sedona Community Development
City of Sedona
104 Road Runner Drive
Sedona, Arizona 86336

Dear Ms. Meyers:

A construction plan review has been completed for the project listed below.

Description: Arizona Water – East Sedona Water Tank & Pump Station
Project Address: 55 Bell Rock Trl, Arizona 86336
SFD Occ. #: ARIZ17
Case #: PZ17-00001 (CUP, DEV)
APN: 401-33-031
SFD Permit #: N/A
Proposed Work: Water storage tank and pump station

Based on the submitted information the following comments shall be applicable.

1. Premises-identification shall be clearly posted prior to final occupancy. Numbers shall be visible and legible from the street. Number colors shall be contrasting to their background. Provide proper address numbers including suite numbers.
2. All buildings shall be provided with UL listed or equivalent portable fire extinguishers. Fire extinguishers shall be installed in accordance with the National Fire Protection Association's pamphlet #10, "**Standard for Portable Fire Extinguishers**" the 2002 edition. The travel distance to any fire extinguisher shall not exceed 75 feet from any point in a building. Extinguishers shall be classified at least 2A10BC or greater, containing at least 5 pounds of dry chemical agent. Units shall be serviced and tagged by a reputable fire extinguisher company prior to the unit being displayed for use. Provide a unit near each exit on each floor.
3. **Section 903.2:** All commercial buildings hereafter constructed shall be equipped with an approved automatic fire sprinkler system. Systems shall be installed in accordance with the National Fire Protection Association's pamphlet #13R, "**Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height**" the 2002 edition. Plans, specifications and hydraulic calculations shall be submitted to this office for review prior to installation. A framing inspection will not be conducted until

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a set of sprinkler plans is approved. **This installation requires a separate construction permit through this office.**

4. **Section 508.1:** An approved water supply capable of supplying the required fire-flow shall be provided. Fire hydrants shall be installed in accordance with the local water purveyor and as required by this office. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.
5. **Section 506.1:** All buildings equipped with automatic fire sprinklers, fire alarms or commercial kitchen cooking fire suppression systems shall be provided with an approved KNOX key box. This box is available for online purchase through the Knox Company, <http://www.knoxbox.com/store/Knox-Box-3200-Series.cfm>. The minimum unit is a Knoxbox 3200 series.

These comments shall not be meant to exclude any applicable fire code requirements adopted by the Sedona Fire District or other regulatory agencies. The adopted fire code is based on the 2003 edition of the International Fire Code with amendments as approved by the Arizona State Fire Marshal.

All inspections required by the fire code shall be scheduled with this office including a final inspection upon completion of work. It is your responsibility to provide proof of fire inspections to the City of Sedona, Community Development Department, prior to a certificate of occupancy being issued. Copies of fire inspection reports are left on site with the requesting contractor.

If you have any questions concerning these comments please feel free to contact me at (928) 204-8934 or jdavis@sedonafire.org.

Sincerely,



Jon Davis
Fire Marshal

Cc: City of Sedona
Community Development

John Snickers
Operation Superintendent
Arizona Water Company
Sedona Division
65 Coffee Pot Drive, Ste 7
Sedona AZ 86336