



**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**

August 19, 2025

Neighborhood Meeting Report.

On Thursday, July 24th at 3pm, a meeting was held at the Sefton Engineering Consultants conference room, located at 40 Stutz Bearcat, Sedona AZ 86336. Eighteen (18) people attend the meeting, and the following is a list of the concerns that were brought up during the meeting:

- Density; going from 4 dwellings units per acre to 20 dwellings units per acre is too big a change.
- There should be a buffer between the RS-10 zoning to the north and the proposed high density multi-family zoning.
- Is this the correct location for high density multi-family?
- A multi-family development will add too much housing to this area.

- ***RESPONSE:** These first four bullet points have been addressed by the City of Sedona in the process of establishing the 2023 Community Plan. To address the current housing shortage the City of Sedona designated the property as high density multifamily. Three open citizen participation meetings were held seeking input for this designation over several years. Some participants at the neighborhood meeting did participate in the review process for the 2023 Community Plan and at that time said yes to this development but now have changed their minds; others stated that they did not participate prior to this meeting.*

*RESPONSE: The first bullet point, the current RMH zoning has the potential for the development to be used for short-term and entertainment rentals. In alignment with the 2023 Community Plan designation of high density multifamily the project will be subject to a development agreement with the condition of approval prohibiting short-term rentals (rental terms less than 90 days) for 30 years. This ensures that the housing will be reserved for residents, not transient visitors.*

*RESPONSE: The 2nd bullet point. Across the northern portion of the property there is a 20 ft wide utility easement which currently runs between Tranquil and Madole and serves as a buffer for future development. At the time of development, if the developer decides, this buffer may be widened to accommodate a road for ingress and egress to the property. Also, expansion of the Madole and Rigby easements will meet this utility easement. This infrastructure would become a buffer for density at the north of the property. We (the owners) have been asking and also will request the developer build lower density buildings along the north end of the property and higher density buildings towards the south of the property. This is a development issue and there will be ample time to address it at the time of development.*

*RESPONSE: The 3rd bullet point. The question of whether this is the correct location for high-density multifamily should be addressed to the City Planners for the 2023 Community Plan. We have been asked for the past 10 years to agree to the designation for this property as high density multifamily.*

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***RESPONSE:** the 4<sup>th</sup> bullet point. We have been told that compared to other cities Sedona does not have enough multifamily or affordable housing units, that within the City of Sedona there is limited land available for multifamily housing, and that the large areas of public lands that surround the city restrict the amount of land available.*

- Because of the city's affordable housing allowances the final density and building heights are unknown at this time.
  - ***RESPONSE:** Residential Realtors have pushed fear that affordable housing has no limits to the height of a multifamily development nor to the number of units. We have been informed that vertical heights are defined by City Code and are restricted to two stories high. As there is no development included in this application, the number of units will be determined in the future by the developer and the city.*
  
- Madole Road:
  - Turning left out of Madole Road is dangerous.
  - Madole Road is not wide enough to accommodate the proposed density.
    - ***RESPONSE:** In the Neighborhood Meeting the Madole Road issues were not clarified nor addressed. The application includes a proposed development agreement as required by the City; a traffic impact study will be required. The developer will be responsible for implementing all recommended improvements to Tranquil, Rigby and Madole as per city codes, including roadway modifications, traffic control measures, and pedestrian bicycle safety enhancements. The developer will be responsible for all costs associated with required road improvements adjacent to or necessary for safe access to the project as determined by city codes and by the City Engineer.*
  
- This will cause increased traffic problems on Tranquil Road and traffic increase into the surrounding neighborhoods.
  - ***RESPONSE:** Residents on Whitetail Lane expressed concerns about increased traffic and congestion on SR89A. Their location is such that they will not be using Madole, Rigby or Tranquil. Many new residents of a future multifamily and affordable housing development will be existing residents in Sedona and will be relocating to the site, consequently the overall traffic may be increased at Madole, Rigby and Tranquil, however the overall increase of traffic on SR89A will be minimal as these residents are currently using the city's road system.*
  
- If there is ever a wildfire emergency evacuation event the increased density will cause safety issues.



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- *RESPONSE: Sefton Engineering reviewed the requirements for fire emergencies with the Sedona Fire District, and the letter of Intent agrees to meet all Fire Emergency Requirements.*
- A multi-family development will cause storm water control and maintenance of stormwater infrastructure problems.
  - *RESPONSE: The application identifies an area at the SW corner of the property which is within the 100 year and 500-year flood zone. The future developer will address and maintain stormwater infrastructure on the property.*
- A multifamily development will increase crime rates.
  - *RESPONSE: We do not know about crime rates with multifamily developments however we will communicate with the Sedona Police Department to see if there is any study on this matter.*
- A multifamily development will decrease property values.
  - *RESPONSE: Residential Realtors have expressed concerns about decreased property values in the vicinity of multifamily developments however Commercial Realtors have assured us that this is not correct. Median housing values in Sedona have continued to increase annually since 2008 with increased development. Commercial development has had no adverse effect on adjacent property values.*
- A multifamily development will have a negative impact on wildlife.
  - *RESPONSE: This multifamily development will affect wildlife roaming patterns of this property. There are many thousands of acres of Federal and State lands surrounding the City of Sedona. There will not be any overall negative impact on wildlife as wildlife will reestablish new patterns of roaming.*
- A multifamily development will cause an increased amount of safety issues.
  - *RESPONSE: We do not know which safety issues the participants were expressing so this is difficult to address.*
- The developer will not be able to afford the infrastructure costs.
  - *RESPONSE: The developer's ability to afford infrastructure costs is also our concern. Due to the City of Sedona's high standard of requirements we hope that the City will work with the developer to meet those standards.*

**c.) Concerns, issues and problems the applicant is unwilling or unable to address, and why.**



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According to the property owners, the main issues are that some of the neighbors who participated in the hearings for the 2023 Community Plan have changed their minds; and the owner of short-term rentals whose properties are bordering the north side of the property is against multifamily and affordable housing because she sees it as against her interests. She created a petition, collected signatures and created turmoil in the neighborhood. We did not know what she was doing so we couldn't calm the fears and the doubts of other neighbors. For example, all the strong reactions come from lack of clarity. One resident to the northwest of the property is concerned about losing his view. He coauthored the petition, collected signatures and provided pictures of how their views will be affected. The current RMH zoning allows for 2 story residential houses and already has the possibility of obstructing the views.

Another concern is that until there is an exact development being proposed neighbors cannot visualize what the development will entail and are fearful to express their support for the development. A multifamily development with an affordable housing component clearly addresses the housing needs of Sedona. We have difficulty accepting the opposition to the zone change by owners who are out of the area and not themselves full-time residents. We can communicate with neighbors who are long term renters however we find it difficult in principle to seek the approval of short term and long-term rental owners who own properties nearby. Can the city give us some guidance on what the city policy is on this matter? We have called every participant at the Neighborhood Meeting who live within 300 ft of the property, signed the attendance sheet, and left their telephone number. We have had several conversations and met with four households to clarify certain questions about the zone change and potential multifamily development. Some participants have not returned repeated phone calls.

Also, according to the property owners requesting the zone change, among the attendees at the meeting were property owners, long-term and short-term rental owners, tenants, representatives of out-of-town owners and a developer. The City of Sedona provided a mailing list of 69 owners to Sefton Engineering: 29 are out of town and 6 are located in Sedona, which are LLCs, partnerships and Inc, representing in total more than 50% of the ownership. Tranquil Avenue are all long-term or short-term renters except for one owner who works from home. Madole Rd. is mixed use for long-term and short-term rentals, and several owners who live there. 10 addresses on Whitetail Lane are not affected by traffic on Madole Rd. or Tranquil Ave or any future traffic development on Rigby Road.

Finally, attached is the "Sign in sheet" and a number of letters that were submitted at the neighborhood meeting.

Sincerely,

David Nicolella  
Sefton Engineering's Project Manager  
40 Stutz Bearcat Drive. Sedona, AZ 86336

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SIGN IN SHEET FOR THE JULY 24<sup>th</sup> NEIGHBORHOOD MEETING

ASSESSOR'S PARCEL NUMBERS: 408-24-087 & 089

**NAME:**

**ARE YOU WITHIN 300 FEET OF THIS REQUEST**

Dr. Harry A. Blatnick  
 Julie Pinnco  
 Helma Kalki  
 KEVIN ZOLLINGER  
 Natalia Sidorov  
 David Donohue  
 Glenn Welbidge  
 JUDITH JAGLA  
 KAMASHAMI VENKATESWARAN  
 Yui Richard Kucen  
 Gary Cital  
 KATS FISCHER  
 JULIE LARK  
 Laurie + Eric Kutter  
 Maria Denny  
 Michael Gobet  
 Elizabeth Brito

YES 928.751.6610  
 NO 513.646.0857  
 937.545.2921  
 YES 925.321.4842  
 Yes  
 Yes  
 Yes 928.800.2062  
 928.660.0009  
 Yes 918.399.2514  
 yes 972.741.7665  
 Yes 240 Madole Rd  
 YES 928-202-8602  
 ||  
 ||  
 Yes  
 Yes 235 Madole Rd 928-600-2038  
 yes  
 Yes 610.613.2291