

January 4, 2019

A supplementary letter to Tammy Dewitt and the Yavapai County Planning & Zoning Commissioners from Karin Reid Offield, 7359 South Lake Shore Drive, Harbor Springs, Michigan 49740 **former owner and builder of El Rojo Grande Ranch**, on behalf of El Rojo Grande Ranch lands, the many guests and residents that enjoyed the Ranch over many years.

Dear Tammy and Sirs,

1. The United States Forest Service allowed a land exchange of the Front Parcel of 43 acres. In the supporting documents on file with the USFS it is stated that the zoning of the land at the time of exchange was to stay intact and could not be revised. These documents state that the commercial exploitation of the Front Parcel adjacent to 89A Dry Creek Scenic Area is not allowed.

This appears as a serious legal concern outstanding for Yavapai County and until this can be cleared up no further action should be taken. The restrictions placed on the land when traded by the USFS are in direct conflict to the commercial RV Park with conveniences available for food supplies, offices and RV residents.

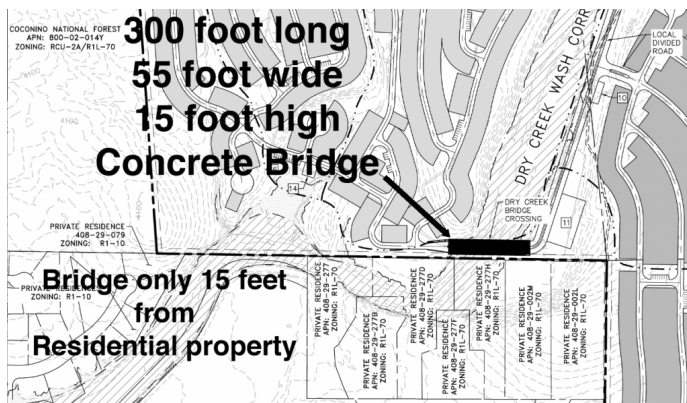
2. The Developer's original PAD request was to create a development of units for 650 sites (Phase 1 & 2). At the December 20, 2018 P & Z meeting, ELS asked to allow **a REVISION to the PAD** that will allow ELS the right to utilize the sites/units of Phase 1 for Recreational Vehicles. Phase 1 is the land adjacent to 89A, an Arizona Scenic Highway and the west entrance to Sedona.

This REVISION would create an RV Park for large RV's, mobile homes and trailers for short term rentals. In parks like these, residents often become long term tenants. Some residents say, "an RV Park easily becomes a city inside of the city." RV Parks offer on-site services like food, laundry, pool, pet runs and offices.

First, we'd like to ask Yavapai County to see the original plan submitted to Yavapai County. Now, we need clarification from Yavapai County to understand how the developer's revisions to the PAD now affect the water, waste and

traffic and service needs. We oppose this REVISION as well as the original rezoning request for a zoning change.

3. Building two to three bridges across Dry Creek on this land and the infrastructure associated with and caused by such massive construction appears to us to need an environmental or NEPA study. In the ELS presentation on December 20th there was no mention of the bridge leaving the stable area that will be 20-50 feet wide and 200-350 feet long positioned across the river crossing interfering with the location of the amenities like pools, pickle ball and tennis. All of these bridges have serious construction consequences and the project should go no further until this subject is thoroughly explained to the Planning and Zoning Commissioners and the neighboring residents by the developer. The bridges need to be more than 20 feet high above the riverbed.



We'd like assurance from Yavapai County that there will be no damage to this Oak Creek tributary and what cautionary steps Yavapai County will take to protect the riparian corridor, the ancient river watersheds and gullies as well as harm to the wildlife areas.

4. In case of an emergency, roads leading to the development's roadways and bridges will force an evacuation of potentially more than 600-1200 cars from this Phase 1 & 2 development and 50 RV rigs, 45 feet in length towing trailers, cars and boats for recreation onto a single roadway and eventually meeting up with the evacuation of cars from Sedona Shadows, Sunset Hills, Sedona Pines, and the Little Ranches. Plus, with the lack of north-south redundant route or an east-west escape routes in case of road closures the proposed two access

points to the Red Moon Frontage Road appears to be insufficient for the safety and welfare of the residents and service providers.

We'd like an answer from Yavapai County to understand how this day to day and emergency exit plan falls within the subdivision guidelines acceptable to the Yavapai County Road Engineers and subdivision requirements. How can so many lives be put in danger? We have a lack of confidence.

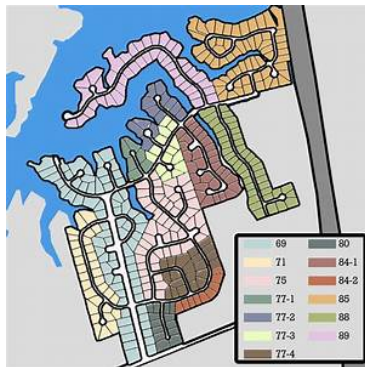
5. The number "1200 cars" has shown up in reports as to the increase in cars this development will cause. A Colorado engineer calculated that the 600 new units/sites could generate as many as 5000 average cars trips a day due to cause and effect. To explain, this calculation means that 600 more unit/sites will cause the grocery stores to put additional trucks on the routes to Sedona, the same with gas stations as they will need more gas. In his reporting, the number of cars is dependent on what the unit/site generates in needs. Fed Ex trips, repairmen, landscapers – all this is calculated by Transportation Industry Standards.

We'd like an explanation from Yavapai County of the Trip Generator's Industry Standards with the Yavapai Traffic Study that the developer is providing to confirm this 5000 number. The City of Sedona should be involved in this process. This is a staggering addition to our traffic problems.

6. Affordability of the housing and the employee workforce living in this development is a big concern for truthfulness. ELS states between 30-50% of the residents in this development may be in the workforce. Stated at the December 20th meeting, ELS said "Our proposed new home would be roughly 1,500 square feet, brand-new out of the factory, for roughly \$100,000." If true, a \$115,000 manufactured home would have an approximate \$1,830 monthly payment. A purchaser of a manufactured home in this development will not be buying any land, but will be required to pay a monthly rental fee for the 30-year life of the loan, and as long as they live in the Park. As an example, since 1995, the rental rates at Sedona Shadows have increased 200% while inflation has increased 52%. So today an employee would be paying about \$21,960 for the mortgage and upwards toward \$10,800 a year for rent to ELS. These numbers and this model in Sedona Shadows do not make any sense for the affordability aspect of the development for workforce housing.

We'd like to put on record with Yavapai County that we object to continuing this dialogue about the affordability of this development for our employees. It does not appear to be true.

7. " ELS said at the December 20th meeting, " We want to be a fair housing option for people priced appropriately in that market. So that's how we would take a look at it. We're going to put the same color roof. Desert Sand, and it's intended, as you can tell from the name, to blend in with the landscape. I simply wanted to point out to you what a difference the color-coding makes."



We want to put on record with Yavapai County that we strongly object to any developer's kind of mass color-coding in a subdivision in the Sedona area. We pride ourselves on diversity and character – just like our rocks!

8. In 2014, residents of the Sedona Shadows expressed that their rented lands on which their manufactured home or mobile home neighborhood sets is targeted for future redevelopment by the landowner. With other members of the community, the residents in this neighborhood created a fourth goal in the Red Rock Community Plan (updated in 2014) stating that any additional development along the 89 A Corridor, the other high-density potential growth area designated by the County should preclude timeshares, commercial development and multifamily housing in favor of single-family dwellings. The wishes of the neighbors in this plan could not be made any clearer!

We'd like to say on record to Yavapai County that the hundreds and hundreds of letters that were sent to Yavapai County are opposed to the rezoning of this Riparian Corridor on this acreage be heard and that the advice and consul of residents and visitors to Yavapai County be followed. We can not speak any

clearer, or say it with more reason – the zoning of El Rojo Grande Ranch should not be changed.

9. The Red Rock Rural Community Plans (2014), the Yavapai County Resolutions 1156 (1998), the Verde Valley Regional Plan (2006) the Yavapai County's own Comprehensive Plan (2012 and updated in 2016) soon to be updated in 2022 all were written in a collaborative manner insisting on the protection and enhancement of the rare, the riparian habitat's and the visually important view planes significant to Northern Arizona's tourist economy.

As described in the **Verde Valley Regional Plan of 2006**, " this regional perspective suggests that future entitlements for development should encourage municipalities (as well as unincorporated County areas) to accommodate growth in manageable quantities, in disparate locations.

The land being considered for a zoning change lies within a **CONSERVATION PRESERVATION DISTRICT** where US 89A bisects this district." The Plan says, " A distinct rural atmosphere is evident to travelers along this route. Sedona Shadows, a mobile home park under a Conditional Use Permit adopted 1991, Sunset Hills, privately owned land designated for mobile homes under a Conditional Use Permit adopted 1994, and Sedona Pines, a timeshare community, are adjacent to 89A. A 140-acre ranch (El Rojo Grande Ranch) is on the northern side of 89A along with six small ranchettes. A short distance south on the north side of 89A is the White Flat area which is the site of Sedona's waste disposal facility."

We'd like to say on record to Yavapai County that we are truly alarmed and worried that Yavapai County may undue, in one fell swoop, all of the work to-date of all these plans, resolutions, comprehensives and districts under the assumed protection by the writers of these documents by allowing the rezoning of El Rojo Grande Ranch to proceed, destroying this rare and fragile Riparian Corridor forever.

Earlier statements in the Verde Valley Regional Plan suggest that Yavapai County has largely forgotten what once was said, " For example: Cottonwood might support production, manufacturing and assembly activities as well as health care and retail expansion; **research and development "think tank" enterprises would**

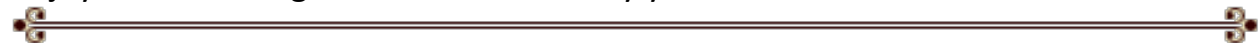
fit well into Sedona's resort/residential living; Camp Verde can develop a full-service economy with its access to the transportation system at SR260 and I-17.”

The development being brought forward with this request for a change of zoning is not comparable in any way to the Yavapai County's future planning insights, nor to Sedona's resort/residential living. We are concerned that this change of zoning and land use decision in particular, is **AGAINST** all of the aforementioned documents. We ask in more than 700 letters to Yavapai County to respect our communities' goals by exercising restraint in approving placement, extent and intensity of new developments that may subject nearby Valley areas to undesirable impacts (such as traffic congestion).

Further, we ask that Yavapai County not ignore or dismiss all of the community plans, the comprehensive plans, the Verde Valley plans made to date, but to embrace them – empower all of the work that went into finalizing the documents on how we develop what is left of the land. **This change of zoning of the El Rojo Grande Ranch will not create the highest outcome for the future.** This manufactured home and RV development is not in Sedona's best interest. **We ask the Yavapai County to say NO to a change of Zoning of El Rojo Grande Ranch.**

Sincerely and thank you for reading my letter,

Karin Reid Offield, former owner and builder of El Rojo Grande Ranch on behalf of El Rojo Grande Ranch lands, it's fans and the many guests and residents that enjoyed the visiting the Ranch over many years.



Below are links to some of the documents cited in this letter.

- **December 2014 Red Rock Rural Community Association Plan (RRRCA).** :[erg RRRCA VisionStatement2014](#)
- **Yavapai County Comprehensive Plan of September 17, 2012** <http://www.yavapai.us/Portals/34/Reference%20Materials/YavapaiCountyComprehensivePlan.pdf?ver=2016-06-27-123353-007>
- The Yavapai County Resolution adopted in 1998 . [ERG Yavapai County Resolution # 1156 11.16.1998](#)

For further information on the ranch, the details and the opposition to a change of zoning please go to this link and meet some of the wonderful people working to Save El Rojo Grande Ranch <https://vimeopro.com/user7958149/big-red>

