



## City of Sedona Community Development Department

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### Memorandum

**To:** Planning and Zoning Commission  
**From:** Cari Meyer, Senior Planner  
**Meeting Date:** February 16, 2016  
**RE:** Community Benefits Policy

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#### Background

In February of 2014, a work group was established through the City's Citizen Engagement Program and tasked with reviewing the current process for evaluating conformance with the Community Plan for zone change applications and providing recommendations for changes. The work group consisted of the following members:

- Rob Adams, [Former] City of Sedona Mayor
- Barbara Litrell, [Former] City of Sedona Councilmember
- Marty Losoff, Planning & Zoning Commission Chairman
- Michael Hadley, [Former] Planning & Zoning Commission Vice Chairman
- Greg Zucco, Citizen
- Jon Thompson, Citizen and former Community Plan Steering Committee Chairman [Current City Council member]
- Mike Raber, City of Sedona Senior Planner
- Cari Meyer, City of Sedona Associate Planner

#### Group Results

The general consensus was that there needs to be a way to categorize zone changes and then quantify the ways Community Plan compliance is demonstrated to ensure that expectations are clear for the applicant, City Staff, the Planning & Zoning Commission, and City Council. The group proposed a Community Benefits Policy that would assign points based on the size of the property to be rezoned and then award points based on provision of various benefits.

#### Planning & Zoning Commission and City Council Review

The policy as recommended by the work group was presented to the Planning & Zoning Commission at a number of different meetings in 2014 and 2015. During those meetings, the Commission suggested a number of changes which were incorporated into the draft policy. During these meetings, there were a number of questions regarding the assigning of points and how it may work for various projects. While Staff was able to make some changes, there was a general consensus that the policy should remain in draft form and used in actual applications before being forwarded to City Council for consideration. The Planning & Zoning Commission directed Staff to evaluate the draft policy using past approved projects as well as proposed projects and bring back this evaluation in the future for Commission consideration.

#### Zone Change Applications

Since the last time the Commission reviewed this draft, only one zone change application has been received. As this application was subsequently withdrawn, Staff has not able to apply the policy to potential

proposals. Therefore, Staff did an evaluation of past projects subjecting them to the draft policy. The evaluation is included as Attachment 2.

### **Challenges with Implementing Draft Community Benefits Policy**

Staff encountered a number of challenges when using the policy to evaluate past projects. These include the following:

1. Determining the appropriate acreage to be used (directly translates to points)
  - a. Projects where the acreage would have been in question are noted as such on the evaluation.
    - i. The CVS project rezoned the entire site but restricted the majority of the site to open space. In addition, they already had a portion of the site that was zoned for commercial use. If this policy had been used, we would have evaluated what the appropriate acreage to include would have been.
    - ii. The Courtyard by Marriott left a large portion of their lot undeveloped. If an expansion to the lodging development is proposed, another zone change will be required. Since the property was already zoned commercial, the development rights for this portion of the property remain essentially unchanged. If this policy had been used, the question of whether to include the undeveloped portion of the site is one that would have needed to be addressed.
    - iii. Lodging uses are different than other uses since the zoning becomes tied to the number of units. In addition, any expansion (even by 1 room) requires a new zone change application. Rather than evaluating lodging projects solely by number of acres, it may be appropriate to also consider the number of rooms proposed.
2. Inclusion of benefits not specifically listed
  - a. This was anticipated when the policy was being written. Almost every project included a benefit that was not listed in the “Benefits Menu” or easily categorized into one of the areas listed. A number of these benefits were in response to specific site conditions, location within the City, or neighbor concerns. The Commission (and, eventually, the Council) needs to understand that every project needs to have flexibility to include the benefits that make the most sense in the context of the entire project and not be restricted to this list.
3. Impact of neighbor/community response
  - a. Every project elicits a different response from the neighbors. The projects that received a mostly positive response from the community were much closer to the points required, in some cases being below the required points, while projects that received a more negative response were more likely to exceed their assigned points. This is most likely because the property owners and developers who presented a project that received a negative response were more likely to add additional benefits to their project to address the concerns of the community.

### **February 16, 2016 Meeting**

The Draft Community Benefits Policy (Attachment 1) and the Evaluation of Past Projects (Attachment 2) are included for reference. Staff would ask that the Commission review these documents along with Staff’s comments above and be prepared to discuss these items, including any potential changes, at the February 16, 2016 meeting.

### **New Planning and Zoning Commissioners**

While this policy has been reviewed a number of times by the Commission, Staff is aware that there are new members of the Commission who were not part of those discussions. In addition, the newer Commissioners may have questions regarding past projects. Staff is available to meet with those Commissioners upon request in advance of the February 16<sup>th</sup> meeting.

### **Attachment**

1. Draft Community Benefits Policy
2. Evaluation of Past Projects





When a zone change application is submitted, the public, Staff, the Planning & Zoning Commission, and the City Council, review and evaluate the application in regards to how it conforms with adopted plans, policies, standards, and guidelines. This review includes an evaluation of compliance with the Sedona Community Plan as well as what benefits will be realized from the proposal, often referred to as Community Benefits. Arizona State Law requires that rezonings be consistent with and conform to the Community Plan. While a rezoning can conform to the Plan's Land Use Element if the proposed land uses, densities, and intensities fall within those described in the Plan's Land Use Element, this is not the only Community Plan Element to consider when reviewing a zone change. The proposed rezoning must also further the implementation of and not be contrary to the Plan's goals, policies, and applicable elements. However, there is often confusion and uncertainty on the part of City Staff, the applicant, the Planning & Zoning Commission, and City Council, as Community Plan compliance and Community Benefits often have different meanings depending on who is being asked.

In an attempt to begin to provide guidance for evaluating a zone change application, the City formed a Citizen Engagement Work Group in early 2014 to look at ways to formulate a baseline for evaluation. This group consisted of two City Council members, two Planning & Zoning Commissioners, two citizens, and two City staff members. This document is the result of that group's work.

This document is a tool that will be used by Staff, applicants, the Planning and Zoning Commission, and the City Council when evaluating rezoning applications. Compliance with this policy should not be seen as a guarantee that a requested zone change will be approved.

### ***Elements of the Community Plan***

The City of Sedona's current Community Plan was adopted by voters in March 2014 after nearly 3½ years of citizen outreach, community meetings, and plan development. Assisting in the development of the plan was an 11 member volunteer group known as the Citizen's Steering Committee for the Community Plan Update. The Plan that came out of the process addresses a variety of elements, including housing, circulation, the environment, and economic development. However, the focus associated with new applications is often on the Land Use Element and other elements have the potential to be minimized. The Citizen Engagement Group formed for this policy wanted to ensure that all applicable elements of the Community Plan are used in the evaluation for compliance, to ensure that compliance does not end with land use.

### ***Land Use Element of the Community Plan***

As Land Use is the most basic and easy to evaluate for in terms of compliance, this policy does not specifically address conformance with land use. Instead, this policy is written with an assumption that the Community Plan Future Land Use Map supports the land use for the rezoning requested. If the Land Use cannot be supported by the Community Plan, the application should not move forward and this policy would not apply. This policy attempts to address ways to evaluate for compliance with areas of the Community Plan other than conformance with land use.

**Zone Change Applications Exempt from this Policy**

With some applications, though a zone change is required, additional measures to show compliance may not be expected. These could include the following:

- Rezoning a residential property to a zone with the same density (such as for a cluster development to preserve open space, ridge lines, drainage areas, etc.)
- Rezoning any property to Open Space or Community Facility in an area where that use is supported by the Community Plan.
- Adding a historic overlay zone to any property.

Applications that fall into one of these categories are exempt from this policy.

**Community Benefits Defined by the Community Plan**

The Sedona Community Plan defines a number of Community Benefits that an applicant could choose from in order to achieve the points required property size. When evaluating benefits, points would not be given for meeting code requirements. For example, since the Sedona Land Development Code (SLDC) already requires all new development to contribute to the City's Art in Public Places Fund, an applicant could not receive Community Benefit points for making this contribution. However, if an applicant chose to make a contribution to the Art in Public Places Fund in excess of what is required by the SLDC, Community Benefit points could be granted for the excess contribution.

When determining allowable Community Benefits, the starting place was the Community Plan. The visions, goals, desired outcomes, and recommended polices can generally be grouped into 6 categories:

1. Environmental Protection and Stewardship
2. Housing Diversity
3. Community Gathering Places, Community Connections, and Sense of Place
4. Circulation, Reduced Traffic, Improved Traffic Flow, and Walkability
5. Economic Development and Diversity
6. Controlled Access to Oak Creek and National Forest Lands

In addition to the above 6 categories, the Community Plan states that Community Sustainability is an overarching goal of the plan. This item would be considered the 7<sup>th</sup> category of visions, goals, outcomes, and recommended policies of the Community Plan.

*“Sustainability as envisioned by the Community Plan is not just about reducing our impact on the environment, but is equally about maintaining and enhancing the connections and ties that bind individuals and form Sedona’s community fabric.”*  
Sedona Community Plan Summary

In determining possible Community Benefits, the Community Benefit Work Group went through the City's Community Plan and listed different ways the plan seeks to further the goals of the City in each of the categories. The Work Group was able to come up with a menu of potential Community Benefits that future developers could offer to demonstrate Community Plan compliance.

**Community Focus Areas and Planned Areas**

The Community Plan identifies 13 areas within the City that will be the subject of more specific planning efforts, called Community Focus Areas (CFA). There are also five Planned Areas (PA's) that are not included within the 13 CFA's. The Community Plan describes needs and benefits for these areas in addition to the

CFA's. The starting place to determine appropriate benefits for zone changes in these areas is an approved CFA Plan, the list of Community Expectations for the CFA in the Community Plan, the needs and benefits listed within a PA in the Community Plan. While this policy would be used, the highest priority for benefits are those consistent with community expectations or benefits for these areas.

### ***City Council Priorities***

The Sedona City Council may determine that one of the desired outcomes in the Community Plan is of a higher priority and could choose to apply a multiplier to benefits provided in that category. This would have the potential to make benefits in a priority category more valuable than benefits in other categories.

### ***Ranking Zone Changes***

While all zone change applications are expected to demonstrate compliance with the Community Plan, it is also understood that a one size fits all approach is not possible. Since it is assumed that a larger project will have a larger impact on the community, additional steps should be taken to ensure overall Community Plan compliance. However, since the Community Plan encourages proposals that incorporate multiple parcels into a unified development plan, there is also a recognition that there is a built-in benefit to having one large project rather than two small project. Therefore, points would be accumulated at a rate of 10 points per ½ acre of land incorporated into a proposal for the first 3 acres and 10 points per 1 acre after the first 3 acres. For example, a 2 acre project would need to accumulate 40 points and a 4 acre project would need 70 points.

### ***Quantifying Recognized Community Benefits***

The approach the Community Benefit Work Group chose to take is to award points for providing various benefits. Enough choices should be provided to allow the developer to choose the benefits that make the most sense based on their specific project and location. Points awarded for providing benefits to achieve the Community Plan's visions and desired outcomes would be separated by category. Full points would be awarded for the first 20 points in each category. In order to encourage applicants to address multiple categories, any points awarded after the first 20 in each category would be calculated at 50% of the listed amount.

### ***Benefits Not Listed***

The following menu of benefits provides examples of how points could be achieved and is not meant to be an exhaustive list of possible benefits. Applicants are encouraged to explore options for Community Benefits beyond what those listed. If exploring alternate items, the applicant should consult with Staff to determine which category they fit into and how many points may be assigned.







**Community Sustainability**

*“Sustainability in the Sedona of today and tomorrow will lead to policies and actions by government and citizens that enhance our natural and built environments, create a diversified economy, improve individual and collective quality of life, and create an educated, equitable, and prosperous community.”*

*Sedona Community Plan Summary*

As community sustainability is recognized as an overarching goal of the Community Plan, many of the items listed under other desirable outcomes incorporate sustainability. Therefore, no specific items are listed under this desired outcome. However, if a developer proposed a benefit that does not fit into another category, but addresses the goal of community sustainability, this desired outcome could be used to categorize that benefit.

**Environmental Protection and Stewardship**

*“Protection of the environment is the community’s top priority, and sustainability is a fundamental goal of the Plan”*

*Sedona Community Plan, page 72*

As environmental protection and stewardship is a priority for the community, Community Benefit points may be awarded for development that takes steps to decrease its impact on the environment. The primary ways this could be seen are through water conservation, protection of Oak Creek and the riparian habitat, reducing flooding and erosion impacts, and green building design. Examples of how this could be accomplished include the following:

<b>Description of Benefit</b>	<b>Points Available</b>
<i>For any points to be considered in this category, the project shall preserve a minimum of 50% of the existing trees. No points are given for this, but if this threshold is not met, none of the following points may be awarded.</i>	<i>0, but required for this category</i>
<p><b>Water Conservation</b></p> <ul style="list-style-type: none"> <li>➤ <i>Incorporation of a rainwater harvesting system that meets a minimum of 50% of the landscaping needs of a project. An additional point will be awarded for each 10 percentage points above 50%. For example, a project that meets 70% of its landscaping water needs would be awarded 7 points.</i></li> </ul>	<i>5-10</i>
<p><b>Reduction of Flooding and Erosion Impacts</b></p> <ul style="list-style-type: none"> <li>➤ <i>Contributions above minimum requirements for drainage fees. (Cannot count towards Development Impact Fee Credits)</i> <ul style="list-style-type: none"> <li>○ <i>Base amount to be determined by multiplying the square footage of the site to be rezoned by the current fees in the Development Impact Fee Schedule for the applicable drainage basin</i></li> </ul> </li> </ul>	<i>5 for each full payment of base amount</i>
<p><b>Green Building Design</b></p> <ul style="list-style-type: none"> <li>➤ <i>LEED Certified Platinum Building</i></li> <li>➤ <i>LEED Certified Gold Building</i></li> <li>➤ <i>LEED Certified Silver Building</i></li> <li>➤ <i>LEED Certified Building</i></li> </ul>	<i>20 15 10 5</i>

## Housing Diversity

*“Choice in housing is important to both individual families and the community as a whole.”  
Sedona Community Plan, page 23*

Based on the most recent numbers available, approximately 82% of the housing in Sedona is single family detached and apartments make up only 4% of Sedona’s total housing stock. A lack of options may translate into loss of revenue when people who work in Sedona choose to live (and shop) in another community due to the lack of housing options in Sedona. In addition, single family detached housing is the most expensive type of housing. By having a lack of diversity, many people and families are not able to afford to live in the community and others are not able to stay in the community as their needs change. Therefore, projects will be awarded Community Benefit points for providing a mix of housing types. As the City already has an adopted Housing Policy, that document should be used to guide the development of different housing types in the City. Examples of how this could be accomplished include the following:

<b>Description of Benefit</b>	<b>Points Available</b>
<i>Affordable rental housing in conformance with the City’s Housing Policy</i>	<i>10 per unit</i>
<i>Affordable ownership units in conformance with the City’s Housing Policy</i>	<i>20 per unit</i>
<i>Incorporation of market rate housing (for rent or ownership) in a commercial project</i>	<i>5 per unit</i>
<i>Contributions to the City’s Housing Fund in conformance with the City’s Housing Policy</i>	<i>10 per unit equivalent</i>
<i>Provision of Senior Housing or Assisted Living facilities. Points would be awarded based on number of units, affordability restrictions, and ownership type.</i>	<i>Project based, see description</i>

## Community Gathering Places, Community Connections, and Sense of Place

*“Recreation is an important aspect of the community’s quality of life, economy, and tourism. The breathtaking landscape, abundance of trails, and favorable climate are the reasons many people have chosen to visit or live in Sedona.”*

*Sedona Community Plan, page 83*

The community plan process found that a number of Sedona’s residents have a desire for more opportunities that allow for social interaction while taking advantage of the natural beauty that surrounds Sedona. Therefore, projects that provide opportunities for the public to interact with each other and with the natural surroundings will receive Community Benefit points. Examples of how this could be accomplished include the following:

<b>Description of Benefit</b>	<b>Points Available</b>
<p><i>Public gathering space incorporated into the project and not associated with a tenant space</i></p> <ul style="list-style-type: none"> <li>➤ <i>Public gathering spaces are outdoor spaces that are open to the public and have the potential to be used for concerts, festivals, markets, or a similar use. Points awarded would be based on the size and function of the space proposed.</i></li> </ul>	<i>5-20</i>
<p><i>Dedicated open space incorporated within the project</i></p> <ul style="list-style-type: none"> <li>➤ <i>For rezonings that do not require open space: At least 15% of the property. 5 points would be given for providing 15% open space with an additional point given for each additional 2 percentage points of open space.</i></li> <li>➤ <i>For rezoning that require open space (e.g. PD zoning): 1 point for each additional 2 percentage points of open space above minimum requirements.</i></li> </ul>	<i>Up to 20</i>

➤ <i>Open space should be appropriately located within the project to provide a buffer between the project, existing development, and/or existing open space.</i>	
Community Facility incorporated into the project ➤ <i>A community facility is an indoor space for public use, such as a museum, performance venue, or exhibit space and meant for public use. Points awarded would be based on the size and function of the space proposed.</i>	5-20
Contributions to the Art in Public Places Fund above the minimum requirements. ➤ <i>Base amount to be determined by fees for the proposed development</i>	10 for each full payment of base amount

### **Circulation, Reduced Traffic, Improved Traffic Flow, and Walkability**

*“We want to create a more walkable and bike-able community with less dependence on cars, although we recognize that Sedona’s circulation system must continue to accommodate personal vehicles.”  
Sedona Community Plan, page 58*

As more people move to and visit Sedona, traffic conditions will continue to deteriorate. As the main vehicular circulation patterns are state highways where little change is possible, developments that make contributions that improve the traffic circulation, walkability, and access to transit in the City will be granted Community Benefit points. Examples of how this could be accomplished include the following:

<b>Description of Benefit</b>	<b>Points Available</b>
<i>For any points to be considered in this category, the project shall include bicycle parking at a ratio of 1 bicycle parking space per 10 vehicle parking spaces. No points are given for this, but if bicycle parking is not included, none of the following points may be awarded.</i>	<i>0, but required for this category</i>
Extension of sidewalks beyond the property to be rezoned ➤ <i>Base length of a sidewalk extension would be equal to the street frontage on the subject property. 20 points would be awarded if sidewalks of a length equaling 4 times the street frontage of the subject property are built</i>	<i>5 for each base length installed</i>
Parking provided above minimum requirements, available for public use ➤ <i>1 point awarded for each 2 percentage point increase over required parking</i> ➤ <i>A project that requires 10 parking spaces but provides 12 is providing 20% more parking and would be awarded 10 points but a project requiring 100 parking spaces would need to provide 120 spaces to receive the same points.</i> ➤ <i>Parking must be available for free public use</i> ➤ <i>This benefit should only be used in an area with a recognized parking shortage and good pedestrian connections</i>	<i>Based on percentage increase over required.</i>
Support of regional transit ➤ <i>Providing a designated turn off area and transit shelter for regional transit</i> ➤ <i>This benefit would need to be coordinated with the regional transportation system and would need to be approved by them.</i>	10

### **Economic Development & Diversity**

*“The Sedona economy has been and will continue to be a visitor-driven economy. However, diversification into other strategic sectors would create a much healthier, robust economy that is not as dependent on tourism.”  
Sedona Community Plan, page 91*

Sedona has a largely tourist based economy and the Community Plan acknowledges this lack of economic diversification. As the City has limited resources available for economic development, projects that seek to address economic development issues will receive up to 20 Community Benefit points for their efforts. The Community Plan lists a number of Economic Development goals and policies. These represent valuable benefits to the Community and a key way the Community Plan can be implemented. Potential project attributes from Community Plan goals and policies include high wage employment, investment utilizing the City's unique image, support of locally-owned businesses, support of sustainable tourism, and development of 21<sup>st</sup> century communications technology. If an applicant wants to explore this category, they would need to meet with Staff to determine whether their proposal meets the Community Plan expectations and how many points may be awarded.

When evaluating the points to be awarded to a specific project, Staff will take various factors into consideration, including the specifics of the proposal, the longevity/permanence of the proposed benefit, and potential negative impacts to existing businesses.

### ***Controlled Access to Oak Creek and National Forest Lands***

*"Parks, Recreation, and Open Space Policies: (6) Improve and manage public access to Oak Creek within the City. (10) Preserve natural open space, including areas with significant natural resource values, the riparian habitat of Oak Creek, and viewsheds such as ridgelines, scenic vistas, along highways, and gateways into the community."*

*Sedona Community Plan, page 86*

Oak Creek is a valuable natural resource for the community. However, much of the land along Oak Creek is privately owned and very little public access is provided. While very few properties will be able to provide access, for properties along Oak Creek that are redeveloping, a high priority should be placed on gaining public access to Oak Creek. Therefore, properties along Oak Creek that provide dedicated public access to Oak Creek on their property are eligible to receive Community Benefit points for this access, up to a maximum of 20 points. Points will be given based on the design of the public access areas and provision of additional amenities, such as parking or restroom facilities, etc. If additional amenities are provided, such as a concert venue or picnic area, additional benefit points may be achieved under separate categories in accordance with this policy.

The Coconino National Forest is another valuable natural resource. The Red Rock Ranger District manages the forest and the trail system and has plans to expand access to the forest in an environmentally friendly manner. This includes improved amenities at trailheads, elimination of user-created social trails, and creation of new trails. Developers who partner with the Forest Service (funding trailhead improvements, helping build new trails, or providing trailhead access on their property) are eligible to receive Community Benefit points, up to a maximum of 20 points. Points will be given based on the amenity provided and after an agreement has been reached with the Forest Service.

# Evaluation of Previous Projects Under Draft Community Benefits Policy



## Community Development Department Development Services

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Project Name	Size (Acres)	Approval Date	Community Benefit Points
Over the Edge Parking Lot	0.213 acres	June 9, 2015	<b>10 points</b>
	<b>Community Benefit Evaluation:</b> <i>Economic Development and Diversity: 10 points:</i> Support of a locally owned business		
CVS	5.27 acres total** **Former zoning was 1.03 acres of C-2 and 4.24 acres RS-12; Approved rezoning was for PD with commercial development on 2.09 acres and 3.18 acres deed restricted open space	May 12, 2015	<i>Entire Site: 85</i> <i>Portion of Site not currently zoned Commercial: 75</i> <i>Portion of Site to be Developed: 50</i> <i>Portion of Site to be Developed not currently Commercial: 30</i>
	The Benefits Policy currently exempts properties being rezoned to Open Space from this policy. Though this property wasn't specifically rezoning to Open Space, the project has the same result as if it were. In addition, since a portion of the site was already zoned Commercial, it may not be appropriate to include that portion of the site in this evaluation. If this policy had been used for this project, what points to assign this project would have been determined through the evaluation process.		
	<b>Community Benefit Evaluation:</b> <i>Housing Diversity: 20 points:</i> Contribution to Affordable Housing Fund of \$19,800. Based on the formula in the Housing Policy, this is the contribution for 2 units <i>Community Gathering/Sense of Place: 23 points:</i> Preservation of open space, incorporation of small gathering spaces within site plan (this number may have changed based on the final determination of which acreage the points are based on) <i>Circulation: 30 points:</i> Installation of Bike Racks, Widening of Airport Road, Extension of sidewalk, Receiving a commitment from ADOT to adjust light timing at Airport Road, locating pedestrian pathways away from street (landscape separation) <b>Other/Non-Categorized Benefits:</b> Limited hours of operation (committed to no more than 12 hours per day, between 7:00 am and 10:00 pm, hours of operation to include deliveries, trash pickup, etc.); Design of Building; Enclosing rooftop equipment to shield view of equipment from above and reduce noise; Enclosure of Drive Thru lane/window to reduce noise impacts to residential properties; Reduced signage/no signage on sides of the building facing the residences		
Debra Beck B&B (Dr. Williamson House)	0.217 acres, Maximum of 2 B&B units	January 13, 2015	<b>10 points</b>
	<b>Community Benefit Evaluation:</b> <b>Other/Non-Categorized Benefits:</b> Historic Preservation (allows for use of a historic house as a B&B, a use which is supported by the Community Plan		
Marriott Courtyard	8.16 acres (entire site) 4.32 acres (area to be developed) 0.77 acres (area to be rezoned to Open Space) 121 Lodging Units	October 28, 2014	<i>Entire Site: 115</i> <i>Entire Site without Open Space parcel: 105</i> <i>Area to be Developed: 75</i> <i>**Site was zoned commercial. If more lodging units are proposed, a new rezoning application will be required</i>
	<b>Community Benefit Evaluation:</b> <i>Environmental Protection and Stewardship: 10 points:</i> Commitment to transplanting as many trees as possible (prior to construction, the		



	<p>applicant hired an arborist and was able to save a number of trees, of which they believe more than 50% will survive); After approval and during construction, the applicant has done the following: Amended the landscaping land to include only plant species found in the forest in the immediate vicinity of the project, Changed screen walls, landscaping areas, common areas, etc., to incorporate the rock excavated from the site wherever possible.</p> <p><i>Housing Diversity: 23 points:</i> Contribution of \$25,000 to Affordable Housing Fund (approximately 2.5 unit equivalents)</p> <p><i>Sense of Place: 20 points:</i> Utilization of the corner of Upper Red Rock Loop Road/89A to create an “entry feature,” including seating, artwork, and landscaping; placing business signage away from the corner</p> <p><i>Circulation: 10 points:</i> Installation of a bus shelter for Verde Lynx</p> <p><i>Access to National Forest Lands: 20 points:</i> Contribution of \$15,000 to fund construction of 5 miles of trails in the immediate vicinity (as outlined in the Forest Master Plan), Construction of sidewalks along Upper Red Rock Loop Road to comply with Forest Service guidelines (wider than City requirements)</p> <p><b>Other/Non-Categorized Benefits:</b> Elimination of former Development Agreement that allowed for an increase to density/lot coverage and required a minimum amount of development; Reduced signage (not using all of the wall and monument signage they would be permitted under the SLDC)</p>		
<p><b>Sky Ranch Lodge</b></p>	<p>11.9 acres (entire site) 4.6 acres (area to be developed) 40 new lodging units</p>	<p>April 8, 2014</p>	<p><i>Entire Site: 150</i> <i>Area to be developed: 80</i></p>
<p><b>Mariposa</b></p>	<p>2.25 acres</p>	<p>May 14, 2013</p>	<p><b>50 points</b></p> <p><b>Community Benefit Evaluation:</b></p> <p><i>Environmental Protection and Stewardship: 10 points:</i> Preservation of existing trees; Use of effluent from on-site wastewater system for landscape irrigation</p> <p><i>Housing Diversity: 25 points:</i> 3 on-site affordable housing units (rentals)</p> <p><i>Community Gathering Places: 20 points:</i> Meeting facility incorporated into the project with use permitted by the City or other community group at no charge, for a set number of days each year with additional use at a discounted rate, in perpetuity</p> <p><i>Access to National Forest: 20 points:</i> Sky Ranch Lodge funded construction of a new trail to connect the Airport Vista Parking Lot to the Airport Saddle/Vortex area, at a cost of \$16,800</p> <p><b>Other/Non-Categorized Benefits:</b> Contribution of \$50,000 to the Airport Authority to fund improvements on the Airport Mesa, including sidewalks and public art, Expansion of a non-aviation use at the Airport gives the City design review and zoning authority, Increased tax revenue</p>