

Summary Minutes
City of Sedona
Planning & Zoning Commission Work Session
Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Thursday, March 2, 2017 - 3:30 p.m.

1. CALL TO ORDER & ROLL CALL

Chair Losoff called the work session to order at 3:30 p.m.

Roll Call:

Planning & Zoning Commissioners Present: Chair Marty Losoff, Vice Chair Kathy Levin and Commissioners Eric Brandt, Avrum Cohen and Larry Klein. Commissioner Barcus was excused and Commissioner Mayer was unexcused.

Staff Present: Warren Campbell, Roxanne Holland, Audree Juhlin, Cynthia Lovely, Ryan Mortillaro, Cari Meyer, Robert Pickels and Donna Puckett

Guest Presenters: Clarion Associates representatives, Director Matt Goebel and Senior Associate Tareq Wafaie

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS

There were no announcements by staff, and Commissioner Brandt confirmed he will be participating in the Bike Festival this weekend.

3. Discussion regarding the update of the Land Development Code.

Chair Losoff explained that there will be another meeting or two on the specifics, but today is to get an overview of where we are.

Mike Raber explained this is an informational work session to keep you updated members of the consulting team will be talking about the next key step in the process. Mike recapped that they kicked-off the update process in November and had stakeholder meetings, an open house, and an orientation meeting with the Commission, and he then introduced Matt Goebel, Director, and Tareq Wafaie, Senior Associate, with Clarion Associates.

Presentation, Matt Goebel and Tareq Wafaie with Clarion Associates:

Matt Goebel stated that that would discuss the overview of the project, a summary of the Land Development Code analysis, and that report is the high-level analysis that sets the roadmap for how they will be rewriting the code over the next year or year and a half. Then they will talk about the next steps and answer your questions.

Regarding the overview of the project, Matt indicated some of the slides were from the prior meeting to give you some context. He then reviewed the planning framework starting with the showing the state authorizes the local communities to engage in planning and regulate the use of land, including zoning. Local communities like Sedona respond through the planning process by adopting tools like the Sedona Community Plan, etc. Then you implement those plans through documents like the Land Development Code, and finally that results in the natural and built environment. Sedona is a very beautiful and unique place, but that hasn't happened by accident. You have been able to grow and develop thoughtfully as a result of the good work that has been done through your planning and implementation tools.

Matt added that this is really a once in a generation opportunity to rethink those tools to make sure they are accomplishing what you have set out to do. You updated the Plan and now is the time to focus on the Code by updating the Land Development Code to implement the Sedona Community

Plan. Some key things are to ensure that development continues to be of a high quality, that neighborhoods are protected, and the new growth is environmentally sustainable, that Sedona can improve in being walkable and connected, and that the Development Review process is efficient. They also are trying to solicit broad public participation and they will be reaching out to the public in a variety of ways to ensure that all voices are heard.

Matt stated that their sequence of tasks is pretty straightforward; they kicked-off the project a few months ago, and met with the Commission and some of you individually to discuss the strengths and weaknesses of the current Land Development Code and they are now in the analysis stage plus the preparation of an annotated outline of what a new Land Development Code would look like. Then, they will move into the drafting process, which will take the better part of the next year. They will then hopefully be in the stage of the adoption process. It looks like a long time, but it is actually pretty fast for a project of this magnitude, to rewrite a Code as sophisticated as the one Sedona has.

Matt indicated that regarding the orientation tasks, they did a lot of research to understand the existing plans and ordinances of the past, and they talked with a lot of folks in the community and held an open house for the public, plus individual interviews with people who had actually been on the ground developing projects and owning property in Sedona, etc., to find out what is working and what could be improved. They also had extensive meetings with staff who use the Code on a regular basis, and all of that background work has resulted in this analysis stage. They have now spent all day talking with staff about the preliminary draft of the Land Development Code Analysis Report and that will be coming soon. Tonight, they wanted to provide a high-level overview of what you can expect to see.

Matt explained that the background goals of the document and what they are trying to accomplish with the analysis report is, 1) Identify the strengths and weaknesses in the current system of land development and zoning. They offer solutions and best practices, and they look at examples from other communities. 2) They also offer an outline of what the new ordinance should look like and how it should be organized. It will be available for the public and placed on the website, and there will be meetings to discuss it and get feedback on the direction for the project.

Matt Goebel then referenced a screenshot showing pages of the current Land Development Code to give a sense of their challenge, and noted that it is a fairly old-school document with a lot of text, cross references, and very few illustrations, so it is a pretty hard document to use. It has been amended over time and turned into a bit of a Frankenstein, and they can do a lot to make the document more user-friendly. Matt showed some illustrations they worked on in other communities, and explained that the left-hand side is a description of a Zoning District in a mixed-use neighborhood district. It has a clear purpose identified and there is a graphic to illustrate some of the key dimensional standards for development in that neighborhood. They can use these types of tools and illustrations to tailor a visual look to Sedona. The point is that they can use graphics, illustrations, tables, etc., to make the rules for development much more clear and to illustrate what you want to see in the future.

Matt indicated that user-friendly is not just pictures, but also better organization. The left-hand side of the chart shows your existing Land Development Code organization with 19 different Articles, and a lot of it is broken out to a level of specificity that may not make sense moving forward, so they are working with staff to develop a new organization, such as the one shown on the right-hand side.

Chair Losoff asked how the current one compares to others they have seen around the country, and Matt stated that it is pretty complex, but not unusual. New chapters have been added for things like public art, preservation and wireless communication facilities, but again, this is a once in a generation opportunity to rethink this organization. That is not to say that every one of these will be folded into one of the bigger chapters, but they will look for a more logical synthesis to suggest in the draft document.

Matt stated that other things that will improve the user-friendliness beyond just organization will include using clear and succinct language, and there is some duplication with definitions defined more than once and some incorrect cross references. There are a lot of places where better graphics could be used. Staff and users could benefit from having illustrations for handling irregular lot shapes, a better numbering system, a better page layout and better definitions. A lot of this is good housekeeping that will make it a cleaner document to use in the future. Matt added that there also is a lot of substance to talk about, and for that he will turn it over to Tareq.

Tareq Wafaie stated that implementing Sedona's Community Plan is really important; it is a new plan within the past few years, so there are some policy statements, strategies and action items that can be done through the Land Development Code rewrite. Some of those include mixed-use development, which you have in Sedona, but is it easy to achieve? How can they look at the Zoning Districts in a way that makes that an easier transition for the community? Regarding protection of the scenic views, if you go to the project's website at www.sedonaldcupdate.com, you will notice that the views are first and foremost in importance to Sedona, and that can be achieved in several ways by how development fits into its surroundings. Another is protection of the historical and cultural heritage and just by looking at environmentally-sensitive areas. Today, they talked with staff about lot coverage requirements and drainage, and speaking of them separately may not always achieve the best result. You need to think about how buildings and development relate to environmental protection and water quality. These are all things that they will be addressing as they draft the Code.

Tareq noted that there are a few different themes. First, he wants to discuss potential updates to the line-up of Zoning Districts and some proposed updates to the use regulations in terms of what you can do on a property, then he will talk about the quality of development and how the development standards for things like parking and landscaping impact the future of development in Sedona. Finally, he will talk a little about procedures, so you know what you can do on a property, how good the quality has to be, and how do you get a project approved in Sedona. They will be coming forward with some ideas for that in a few weeks as well.

Regarding the Zoning Districts, Tareq indicated that first there is the potential consolidation of districts; some districts are so similar in their purpose statements that they are trying to achieve residential development on small or medium-sized lots, and you may not need several districts to accomplish that. Some of the districts allow the same type of uses and have the same dimensional standards, like height, building setbacks, etc., so they have taken a solid look at and worked with staff to see how some of those consolidations might work in Sedona.

Tareq added that some districts in the Land Development Code have never been applied to the Zoning Map, so that is more of a housekeeping item to make sure that they are removed from the books. Some others have been applied so rarely to the Zoning Map that they really are not a viable option for any future rezonings. There are also possibly new districts for things such as Mixed Use Districts and how to implement activity centers identified in the CFA Plans. How do you make sure there is a Zoning District that promotes walkable, pedestrian-friendly mixed-use living, where you can live, work and play in close proximity? Additionally, there is the possibility of just renaming a few of the Zoning Districts, like creating an Industrial District rather than Heavy Commercial and Light Manufacturing – just call it Industrial.

Regarding how that works in practice, Tareq showed a table of the current line-up of Zoning Districts and noted that you may be wondering if you have more than other communities, but this is about average for an older code, and they see a lot of room for potential consolidation. He then showed some initial thoughts for consolidation based on similar uses, lot and building standards, plus similar purpose statements. The RS-18A and B and RS-10A and B are kind of relics of the multiple county approach, Coconino and Yavapai, but in Sedona proper, they could be treated as one single district.

Tareq indicated that in enhancing the use regulations, you currently have a series of district regulations, and there is a list of allowed uses for each district, then there is a list of conditional uses, and they oftentimes put that in one single table. They also want to categorize the use types, so you would have a good system in place to decide where future unknown uses would fit in terms of Zoning Districts.

Tareq then showed an example from Carbondale, Colorado that was adopted last year, and the left-hand column showed some basic use categories. Residential uses were divided into Household Living and Group Living for things like nursing homes, group homes and adult daycare centers, and each of those terms were defined. Then, they moved into the specific use types where there was a lot more diversity in housing types. That was a big concern for them and for Sedona as well, so they wanted to ensure they were capturing some creative housing options to improve affordability and create more diversity in the community. He then pointed out the Zoning Districts running across the top and explained that "P" mean that was a permitted use by right. The "C" meant you can live/work in the low-density residential district, but that would require a more substantial review for a Conditional Use Permit. Tareq noted that they will develop a similar table for Sedona listing all of the Zoning Districts, and the final column on the right-hand side was for Use Specific Standards, which meant you could do a live/work unit as a permitted use in this commercial district, but you better read 432A, because additional standards had to be met for that use to be allowed. There are a lot of these things in place today for adult uses and home occupations, and they want to make sure they are properly cross referenced.

Chair Losoff commented that the Commission would find that very helpful. Tareq added that another benefit is, if he is a potential investor or resident in the community, it is a simple way to see what people can do on what property throughout the City. One of the biggest issues when moving into the quality standards is that you have two different manuals – Land Development Code, Article 9 that talks about all quality standards, such as parking, grading and landscaping, and then Article 10 that is the Design Review Manual -- and there is a lot of discrepancy. Article 10 has a lot of "should" language while Article 9 has mostly "shall" language; there is so much overlap, they think a lot of Article 10 could be made into standards within Article 9, so they would like to combine those two in some way and they will propose some options on how that might occur.

Tareq indicated that they also want to focus on in-fill and redevelopment when they look at development standards; there isn't a lot of raw land left in Sedona to develop. You are going to see a lot of in-fill or redevelopment of existing sites, so maybe there are some properties with a different threshold for compliance like reduced parking standards or a different set of provisions for unique properties. You want to protect existing neighborhoods, so they have discussed neighborhood protection standards with staff. For example, what happens at the edge of development and the edge of Zoning Districts, when going from lower to greater intensity of uses, you want to ensure there are easily understood standards in place.

Tareq stated that they will also touch on lot and building standards, for example, how big does your lot have to be, how big can your buildings be, what is the disposition of the building on that site and how does it relate to the street – parking, landscaping, exterior lighting? He saw the Little Dipper for the first time in years last night, so protecting the night skies is important to Sedona, and they think some things like screenings and walls could be improved, because there is some confusing language in there now that could be streamlined and approved.

Tareq explained that the final topic is review procedures – what does it take to get a project approved, and the first thing they recommended was to establish common review procedures. Currently, there are several review procedures that say the same thing for each one, like a pre-application/consultation meeting is required, and they will describe what that entails. Then, they talk about the public hearing and noticing requirements, but the document could be made a lot lighter by saying it once upfront, and then with each specific procedure, cross reference back to the common review procedures. It is a good way to reduce the length of the Code and make it more user-friendly. They will also look at evaluating the decision-making authority, such as what types of

things should go for a public hearing. There may be smaller Development Review applications that could be right for administrative approval or review, but staff would still have the ability to kick it up to the next level of scrutiny. For example, things like renewals of Conditional Use Permits that are routine applications and don't require a public hearing, but they hope to get feedback from the Commission on that topic.

Regarding the approval criteria, Tareq indicated that there is a lot of good-faith effort and to the extent practicable, you hope they try their best to meet the standards, but they think a more objective set of standards might help the Commission make decisions easier. Considering other updates to specific procedures like Rezoning, Subdivisions, Temporary Use Permits, etc., they also mention the Administrative Manual, and there is a lot of technical information currently in the Land Development Code that they think could live outside of that document, so it could be updated over time as necessary. Things like fees that change frequently are better to have outside of the Code, so it doesn't require a full Code update.

Matt Goebel noted that there are a lot of issues to think about, and the next step is to revise the document and get it into your hands. They had a very productive meeting with staff today and there is some fine-tuning to do, and then they will have a revised version for the Commission and the public in a few weeks. For example, you will have a full copy of the District table that goes through all of the Zoning Districts and recommendations. The document also will be posted on the website and staff will be having discussions with the Commission about the document, plus they will be getting more public feedback as they will be going into the drafting process to implement all of the ideas.

Matt explained that they will be drafting it in several stages or modules. First, they will tackle the Districts and uses, then the development standards and procedures. For each one of those pieces, they will follow the same process where they will work on an internal staff draft, iron out those details, and then get a revised draft ready for the Commission's discussion. Public engagement is really important to them to ensure people will have plenty of opportunity to read it and ask questions. They will be putting the document on the website and introducing the big ideas to the public as often as they can at all key milestone stages of the project. Whenever they have new materials, there will be presentations for the public and the Commission. They will be looking at additional public meetings, additional opportunities to use the website and other ways to get the message out.

Chair Losoff asked what input they have received from the stakeholders up to now, and Matt indicated that they have gotten relatively good feedback for a project of this type. They met individually with some of the stakeholders and they have the project website with a survey, so people can answer questions about the Code and zoning, and they received good feedback from that. Typically, that kind of trickles in, and then as they rollout more detail, they get more robust feedback, so they will use the website as a library to store all of the project documents and solicit feedback from the public. Mike Raber is their Project Manager and main contact for the general public's questions

Commission's Questions and Discussion:

Chair Losoff asked when the public draft will go out, and Matt stated that he would estimate roughly in about three weeks. Mike Raber then clarified that there was mention of a survey, but we did have a survey up initially, and now it is a place to file any questions or comments. Another survey may be introduced again later.

Commissioner Cohen asked if we have urban chickens in the current Code, and Vice Chair Levin stated that we want them. Audree Juhlin explained that over the past five or six years, there have been a lot of requests for chickens in residential areas, and that is why it is being considered at this time. The Commissioner indicated that urban chickens bring urban roosters, which make noise, and if you live next to urban chickens, it smells.

Commissioner Cohen then referenced the traffic study and indicated that some of the things in here touch on things the people in the traffic study have talked about, such as different uses and property along routes, etc., so is that being coordinated? Matt indicated yes and explained that the transportation plan is scheduled for adoption in May; however, Audree clarified that staff isn't sure of the exact date, but sometime in the spring. Matt then added that should be good timing for them to monitor that and ensure that all of their drafts are consistent with that plan. The Commissioner stated that he was most impressed that water and water conservation was stressed. We need to be very concerned about that, and we need to be very careful about flood control and the changes in the air and environment as more golf courses and restaurants spray to keep people cool.

Tareq Wafaie stated that regarding feedback, the memo provided in your packet is a reflection of the feedback they have heard from Sedona, not because of their belief that water quality and conservation is a good thing, but because they heard that from several stakeholders. Mike Raber added that is also a reflection of several years of comments that staff has heard too, in addition to the comments starting into his project.

Commissioner Cohen then referenced staff's efforts to develop a Sign Code and stated that there are a couple of places where your information is different than what he recalls in the discussions with staff, so that would be a good place to coordinate with staff. Additionally, real estate in Sedona is really determined and valued by its view, and our tourist industry is based on the views, etc., so when you talk about the views, he felt that was very important also. There is also a section that talks about building heights, and we have looked at those as we have reviewed different projects, so those are also important to take into consideration, not just because of views, but also for what the City is going to look like. Regarding parking, we need to be more careful about some things we are doing, because some of the hotels, etc., have large parking lots in front. His concern is that we don't begin to look like Mesa with all of the RVs, or Los Angeles on Ventura Blvd. with all of the parking, etc. We are starting to look a little like that, so he is concerned about how we look at that.

Commissioner Brandt indicated that he had an overview question on the first page of the memorandum that speaks to best practices. He knows how that applies to engineering practices and things like that, but as an overview, how do best practices apply to the Land Development Code? Mike Raber explained that is why we have the consulting team to give us their read on what they think are the best practices. The Commissioner then asked if it is like organizational and streamlining things, and Mike stated that it is everything. Matt Goebel added that a lot of the organization issues that they discussed in the current versus the new are kind of reflective of a lot of the other codes they have worked on around the country, such as the idea of consolidating all definitions in one place and standardize review procedures for more consistency and predictability. Some of the work being done on the staff draft is bringing them a few options from other places and discussing the pros and cons of different approaches.

Commissioner Brandt then stated that it makes perfect sense to streamline the Land Development Code and consolidate. He then asked how the Commission will know where things are changed as far as intent in the current Code. Is everything like setbacks, heights, colors, etc., to stay intact and just the way it is presented will be revised? Audree Juhlin explained that staff is presenting this to the Commission in a revised format, and we are also looking at changing the development standards, design standards, and everything else like consolidating uses, so when we have these significant changes to the Land Development Code in the proposed draft, we will be highlighting those sections of more significant changes. For example, if the lot coverage is currently 25% and we are going to 30% or if the heights are changing or if the way we look at the colors or lighting, etc., those changes will be made very clear.

Chair Losoff asked if that is what the Commissioner was hoping for, and Commissioner Brandt jokingly indicated that he was hoping that there wouldn't be any changes. He liked the response -- of course not, of course there is going to be change. The Commissioner then asked if that would be presented in portions of the Code, not all at once, and Audree explained that there are three modules and each module will be brought forward separately.

Chair Losoff indicated that is a good point, because the public will have some of the same concerns in terms of what we are changing and how it will affect them, so what is new and what is old will have to be very clear.

Audree indicated that for the first module, there will be discussions on the Districts and the uses. Then, we are going to work on the development standards, so we will take it in smaller bites. Tareq Wafaie then pointed out that the Commission will receive a document that will lay out those global changes to the Land Development Code, which will serve as the roadmap for what is being proposed as the big idea and conceptual changes. With each module, if there is a change from the current Code to what is proposed, there will be a footnote marking that change, so get ready to read footnotes. If you don't like footnotes, they also accompany each draft with a cover memo as well, so at each step, they will highlight the big changes plus the very detailed changes, such as the current height is 22 ft. and 20 ft. is proposed. Those all will be highlighted, so you have a bread crumb trail of the changes. Chair Losoff pointed out that was just an example.

Commissioner Cohen indicated that he was interested in the clause that says, "Consider establishing an entertainment district for overlay in Uptown to allow the City to exempt that area from distance restrictions for alcohol-related uses approximate to schools and churches." He then stated that is a change, and Audree Juhlin agreed and explained that is something staff is taking to the City Council in April through a Resolution. State law has some restrictions regarding alcohol and its relationship to schools and churches that affect some locations in Uptown, including those that sell packaged alcohol and the wine-tasting facilities. They cannot be located within 300 ft. of a church or school, and we have two churches in Uptown, so we are going to propose boundaries to establish an entertainment district by state statute to allow the sale of packaged alcohol and the wine-tasting facilities. The Commission then asked about noise, such as street musicians, etc., and Audree explained that if the City Council approves the entertainment district for the serving and sale of alcohol, we will be looking at enhancing regulations in the Land Development Code update to address noise and nuisances, etc., but we have to be careful to not violate First Amendment rights of street performers, etc.

Chair Losoff pointed out that just like we are amending the Sign Code, noise is another issue that is here all the time and things change with technology over the years, so we have to ensure we are up to speed with our noise ordinances. We also still have the proposition in the state and have to ensure whatever we do with the Land Development Code conforms with the state regulations, which staff knows and will keep the Commission informed on that.

Vice Chair Levin stated that this is a great project with great guidance from the consultants on how to take an existing document and update it, and she is particularly pleased to see how the organizational ideas are being interpreted to make it user-friendly for those that want to develop and redevelop in Sedona and to lessen some of the P&Z and administrative burden, such as on smaller CUPs. Also, she is particularly interested in some sections on sustainability and asked the consultants to elaborate on that, and she saw that it might be proposed to increase density on projects with affordable housing, so there are some good proposed substantive topics that have been raised by the public, your work groups and staff. Additionally, you mentioned TDRs, so perhaps you could talk more about what you have heard about implementing those and how that might be useful for Sedona.

The Vice Chair then indicated that at this point, we probably don't want to go through any page by page questions, but she is excited that this is being done. It will be a great tool for Sedona in its new form. She then asked them to touch on sustainability and TDRs.

Matt Goebel stated that sustainability is an umbrella concept that means a lot of different things in different places around the country. "Sustainability" has become a planning buzz word over the past decade, and in the Sedona Community Plan, it takes the form of environmental sustainability with a lot about environmental protection and protection of sensitive natural resources – green building design, etc., so there are a lot of ways that could be integrated into a new code. They are

going to try to break that concept apart and integrate it in different places. For example, when we think about the Zoning Districts, one of the benefits of a mixed-use district is that people can live and work closer together without the use of cars necessarily, and one of the ideas behind mixed-use districts is you reduce vehicle miles traveled, which reduces air and noise pollution. The way you set-up land uses and how they are developed in the future can contribute to environmental sustainability. You can also allow new particular uses like solar arrays or solar farms, if you have the land space for that or wind turbines in residential neighborhoods. Urban agriculture is a big concept that a lot of communities have started to embrace to encourage local food production, which reduces the cost of transferring food from offsite, and it reduces the environmental impact of mass farming, so people are exploring residential beekeeping, chickens, etc. It is a broad concept and they have experience of working with communities to break it down and think through how to weave it into particular types, so it will probably be woven into several different parts.

Tareq Wafaie explained that there are several ways to address housing diversity and affordability and TDR is a potential option to consider. Another suggestion in the memo was to look at conservation subdivisions where environmentally-sensitive areas are protected from future development while allowing a little denser development to occur elsewhere within a site. That is a really good tool, but it does require a little policy direction, so they will be looking at the Community Plan to see, based on the future land use designations, where the community said this is how they see the community growing and that is how a tool like TDR or conservation subdivisions could add density to areas that can accept that. There are many obvious areas in Sedona where people don't want more density and those are the areas they would focus on protecting.

Vice Chair Levin then indicated that she read that they were anticipating creating new districts for CFAs, and then she asked if each CFA would have its own named district and if development standards would be incorporated into that district language in the Land Development Code. Tareq stated that they have had a lot of discussions on that topic, and their recommendation would be to not go down a path where each CFA had a separate Zoning District, because you then would be back in the situation you are in now with several Zoning Districts that apply to few situations. They will be reviewing the CFAs in tandem with the Community Plan to look for commonalities, and then develop a set of Zoning Districts that could implement those – one is they are mixed-use activity centers, so there might be a mixed-use activity center Zoning District that could be applied in Uptown or elsewhere, but the conditions would be very different in these CFAs, so it is a matter of looking at the overall set of tools that they will propose, and then revisiting each CFA Plan to see if the list of Zoning Districts could be applied sufficiently to the individual CFAs to accomplish the vision for the area.

Vice Chair Levin then wanted to know if they would bring the Community Expectations for the CFAs into the Land Development Code; she is having a hard time seeing how a single District might address all of the CFAs, because they have unique Community Expectations. Tareq clarified that many CFAs will have multiple Zoning Districts to be able to implement that Plan. For areas that identified a specific activity center, that mixed-use Zoning District might work, but there are also areas in CFAs that are more recreational or historic or they will be single-family residential, so it is a matter of applying the appropriate zoning throughout those special planned areas.

Chair Losoff stated that the land use list will help identify what can go into a specific area and apply that to a CFA. The Chair then indicated that the idea of having a Heritage District came up, but again if we start adding special districts, we don't end up with what we want.

Commissioner Cohen asked about tiny houses for affordable housing and asked them to elaborate on that. Tareq stated they have done a lot of research and worked with a lot of communities, and he will be very honest in that every community he has worked for in the past two years wants them to look at how to incorporate tiny homes. Many times, what a community really means is to just get out of the way of smaller than average homes, so there are several approaches. You don't list tiny homes as a separate use in Sedona; it is a home on a lot called a single-family detached home, regardless of the size. Let the Building Code handle safety provisions and make sure it meets the

lot and building standards for the property. If it is on wheels, then how is that tiny home different from an RV and how do you treat each of those differently, do you require tiny homes to hook up to permanent utilities or be set on a permanent foundation? Those are all good questions that they will be happy to walk you through. One other thing that a lot of other smaller communities have looked into is providing co-housing development, where instead of allowing tiny homes all over the community, you set aside one property where multiple homes could be placed on a lot. The Vice Chair commented like a bungalow court.

Commissioner Brandt wanted to clarify for the record in case he gave the wrong impression that what is existing as far as zoning parameters, he finds to be fine. He might have said he didn't want any changes, but everything that is new and being proposed, he is totally behind and thinks they are great ideas, so there is the difference. If there are things within the existing Code that staff thinks should be updated and changed, then great, we will see what those are. He didn't think there was anything actually, but maybe one speck of the whole book – that is one thing. The second is that he didn't know that his friends that have four chickens in their yard in Sedona didn't meet Code – but they don't have any roosters.

Chair Losoff indicated that he read one of the Planning newsletters and it seems that poultry is an issue all over, and Tareq indicated that it is very common in Colorado. He recently learned there is a big coop down the block from his house. Sometimes this discussion is pretty contentious and other times it goes through smoothly and there are no problems. There is also a long track record of standards to control noise and smell. The Chair commented that as Commissioner Cohen mentioned, people in Sedona are very sensitive to noise.

Chair Losoff opened the public comment period and, having no requests to speak, closed the public comment period.

Chair Losoff indicated that when he first came on the Commission there was talk of having a new Land Development Code, then people wanted to wait for the new Community Plan, and that isn't that new anymore, so it is time to do these things and we need to remember that the Community Plan is driving all of this, and parts of the Land Development Code were adopted years ago and probably doesn't make sense today, so this is a good project and we look forward to seeing more. When we get the public document, he would suggest that Commissioners talk to staff about individual questions, so we can keep this forum more general.

Mike Raber explained that they can start by contacting him, and the Chair indicated that the Commission will look forward to a final document down the road.

4. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, March 7, 2017; 5:30 pm (Public Hearing)**
- b. Thursday, March 16, 2017; 3:30 pm (Work Session)**
- c. Tuesday, March 21, 2017; 5:30 pm (Public Hearing)**
- d. Thursday, March 30, 2017; 3:30 pm (Work Session)**

Audree indicated that March 7th is canceled; it was going to be a work session on the Sign Code, but we aren't ready yet based on responses to some comments from the Commission and the public. It will be brought back on the 16th, and we would like to have the recommendation for approval on the 21st. If not, we will continue it to a date specific, and we don't have anything for the 30th at this time. The Chair indicated that we will keep it open at this point in case something comes up, and then he requested a project update on the 16th. Commissioner Cohen then asked when the traffic study is going to the Council, and Audree indicated she didn't know but would find out and send an email.

5. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. 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.**

No Executive Session was held.

6. ADJOURNMENT

Chair Losoff called for adjournment at 4:32 p.m., without objection.

I certify that the above is a true and correct summary of the work session of the Planning & Zoning Commission held on March 2, 2017.

Donna A. S. Puckett, *Administrative Assistant*

Date