



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Memorandum

DATE: August 2, 2017

TO: **Planning and Zoning Commission**

FROM: Michael Raber, Senior Planner
Cari Meyer, Senior Planner

MEETING DATE: **Site Visit: August 10, 2017**
Work Session: August 15, 2017

SUBJECT: Work Session: Major Amendment to Sedona Community Plan and Zone Change; Sedona Hard Cider (PZ17-00007)

August 15, 2017 Planning and Zoning Commission Work Session Expectations

The Planning and Zoning Commission Work Session on August 15 is an opportunity for the Commission to provide comments and feedback to staff and the applicant regarding the project prior to the September 19, 2017, public hearing. Comments and feedback should focus on what additional information the Commission will need in order to take action on this project at the public hearing. Comments and feedback should not include an evaluation of the merits of the project or whether the Commission is in support of the project.

Property Summary

- *Address:* 145 Copper Cliffs Lane, Sedona, AZ 86336 (APN 401-26-004)
- *Owner/Applicant:* John R. Graham
- *Authorized Agent:* Alan Everett
- *Acres:* 3.63 (approximate)
- *Current Land Use:* Single-family residence, orchard and cider production, guest house
- *Surrounding Properties*

	Subdivision	Community Plan Designation	Zoning	Current Land Use
NORTH	No Subdivision	Single-family Low Density Residential	RS-18b	Residential
EAST	No Subdivision	Single-family Low Density Residential	RS-18b	Residential/Vacant
SOUTH	No Subdivision	Single-family Low Density Residential	RS-18b	Residential
WEST	No Subdivision	Single-family Medium Density Residential	RS-10b	Residential/Oak Creek

Summary of Request

The applicant is proposing to use the existing buildings onsite for the production of hard cider. In order to accomplish this, the following must be approved:

1. *Major Community Plan Amendment to the Future Land Use Map*, redesignating the property from SFLD (Single Family Low Density, 0.5 – 2 DU/acre) to PA (Planned Area)
 - a. The Major Amendment criteria in the Community Plan (Chapter 9) states that a Major Amendment is required when there is a proposed change in the Future Land Use Map from any Residential designation to Planned Area.
2. *Zone Change*, rezoning the property from RS-18b (Single Family Residential) to PD (Planned Development)
 - a. Approval of a Major Community Plan Amendment would only change the Future Land Use Map. While the PA designation could support a change in zoning, unless a zone change is approved, the property will remain in the RS-18b zoning district. As development of a parcel must comply with the current zoning and the proposed production of hard cider would exceed the limits of a home occupation, the hard cider business would not be permitted unless the zone change from RS-18b to PD is also approved.

Community Plan Considerations

The property is located within the Copper Cliffs Community Focus Area (CFA) in the Sedona Community Plan. As the City has not yet adopted a CFA Plan for this area, the Community Expectations for the Copper Cliffs CFA area (Community Plan, page 46) will be used in the evaluation of this request. These include the following:

- Retain large parcels and rural character.
- Preserve the agricultural plantings and residential land balance currently in existence.
- Accept alternative forms of housing.
- Evaluate potential non-residential uses (e.g., neighborhood market) if tied to preservation of agricultural uses and protection of the riparian environment along Oak Creek.

While this section provides some specifics for review of this proposal, please note that other sections of the Community Plan may be applicable to this project.

Project Application Materials

The applicant has provided a number of materials as part of their request. These materials are included with this memo as [Attachment 2](#). and include the following items:

- Application, Letter of Intent, Photos, Maps
- Public Participation and Notification
- Site Plan

Project Review

The application materials were submitted to City staff on May 30, 2017, distributed to the Planning and Zoning Commission and City Council on June 12, 2017, and distributed to review agencies on June 13, 2017. Staff and review agencies have provided comments to the applicant, which are included as [Attachment 3](#). The applicant has submitted responses to those comments, which are included as [Attachment 4](#). Any additional revisions or responses to comments will need to be

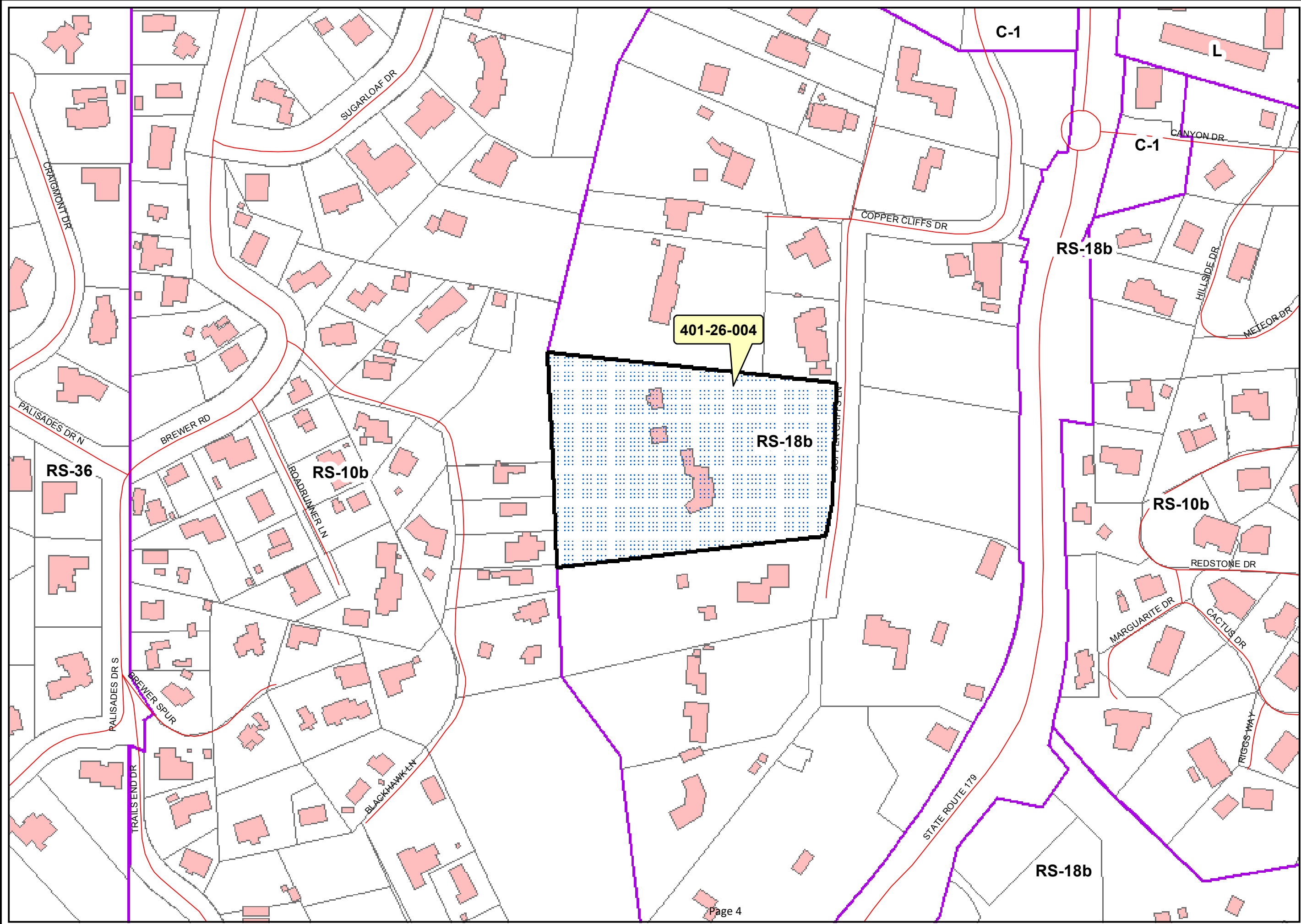
submitted before the scheduled public hearing along with the applicant’s Citizen Participation Report. As of August 1, 2017, the City has not received any public comments on this application.

Attachments [will update page #s]

- 1. Vicinity Map & Aerial View4
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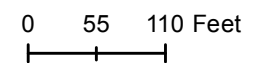
Vicinity Map

Parcel #
401-26-004
Sedona
Hard Cider

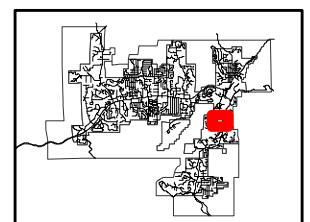


401-26-004

- Parcel #401-26-004
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



City Index



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05/22/2017
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Aerial View

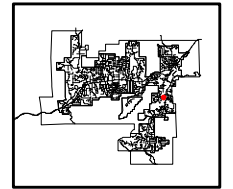
Parcel
#401-26-004
Sedona
Hard Cider

-  Parcel #401-26-004
-  Parcel Boundary
-  Street Centerline



0 15 30 Feet

City Index



GIS, City of Sedona
05/22/2017
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401-26-004

COPPER CLIFFS LN

Project Application



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension
-
- Development Review
 Subdivision
 Variance
- Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
- Minor Community Plan Amendment

PROJECT CONTACT:	Alan Everett	Phone:	602-448-6927	App. #:	
Address:	3017 E Stella Lane	Cell Phone:		Date Rec'd:	
E-mail:	aeverett01@msn.com	Fax:		Rec'd by:	
PROJECT NAME:	Sedona Hard Cider	Parcel #:	401 26 004	Fee Pd:	
Project Address/Location:	145 Copper Cliffs Ln 86336	Acres:	3.63	Zoning:	

Project Description:	Major Community Plan Amendment From Single-family, Low Density Residential to Planned Area The proposed zone change is from RS-18b to Planned Area Development
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OWNER NAME:	John R. Graham	APPLICANT NAME:	Same
Address:	145 Copper Cliffs Ln 86336	Company Name:	
Phone:	602-524-8223	Address:	
Cell Phone:		Phone:	
E-mail:	johnrgraham@gmail.com	Cell Phone:	
		E-mail:	
ARCHITECT/ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			

John R. Graham
145 Copper Cliffs Lane
Sedona, Arizona 86336
602-524-8223

May 30, 2017

City of Sedona Community Development Department
102 Roadrunner Road
Sedona, Arizona 86336

Re: Letter of Intent for the proposed Major Community Plan Amendment from Single-family, Low Density Residential to Planned Area. The proposed zone change is from RS-18b to PD (Planned Development). Assessor's Parcel #401-26-004, also known as 145 Copper Cliffs Lane, Sedona, Arizona

To Whom It May Concern.

The owner, John R. Graham, is proposing to change the zoning of the above referenced property from RS-18b to Planned Area to allow the production of hard apple cider in an existing building. Converting the zoning of the parcel from Residential (RS-18b) to Planned Area (PA) will require a major amendment to the Sedona Community Plan.

CURRENT USE

The parcel, 3.63 acres, currently has a single family residence, guest house, and production building of approximately 700 square feet. There are also 250 apple trees and 30 pear, peach, and cherry trees on the property. An irrigation ditch, which has been in use for approximately 100 years, supplies water to the orchard. The distance from the production building to the closest neighboring structure is more than 100 feet. It is the applicant's belief that low intensity production of cider on the property is in keeping with the area's history and preferable to trucking whole apples offsite for processing.

PROPOSED USE

- Production will occur in an existing building on the property. No addition construction is required.
- There will not be any retail sales on the property and it will not be open to the public.
- The cider will be produced primarily from apples grown on the property's 250 apple trees.
- The pressing of the apples, for juice, will be inside the building, just a sweet cider has been produced.
- The fermentation process and bottling will take place inside the building.
- Additional traffic on Copper Cliffs Lane will be minimal; one additional trip per week in the first year of operation and approximately 2 trips per week in years 3 and 4.
- No additional use of water will be required.

HISTORY

Since early settlement, Sedona, and this area in particular, has been known for its apple orchards and apple cider. This property and the adjoining properties have a long history of growing, harvesting, and selling both fresh apples and apple cider. Apple cider has been produced on these properties for over 40 years. During this same period there has been a retail fruit stand selling apple products above the property along SR 179. Other properties on Copper Cliffs Lane have large gardens, growing vegetables that are sold to local restaurants.

This proposal conforms to numerous provisions in the Sedona Community Plan.

Our Vision: Sense of Place.

In this proposal a 250 tree apple orchard is retained and 3.63 acres remain intact without being subdivided. It creates a serene and beautiful place and helps to retain the small town character of Sedona.

Community:

This proposal respects Sedona's community character and helps preserve and celebrate the community's history. Long known for its apple orchards, this proposal retains an orchard of 250 trees.

Community Focus Area 10: Copper Cliffs.

This proposal conforms to the Focus Area attributes of large lots, orchards, rural character, and agricultural plantings. This Focus Area supports the potential for non-residential use tied to preservation agricultural uses.

CONCLUSION

The Sedona Community Plan outlines a path for the future of the city. This proposal, a Planned Area Development for the production of hard apple cider, addresses the desire to retain the rural character, large parcels, agricultural uses, and the history of apple orchards along Oak Creek. We believe this proposal is compatible with the intent and spirit of the Sedona Community Plan. We request your concurrence in allowing its implementation.

Yours truly,

John R. Graham

CC: Alan Everett
602-448-6927

ECONOMIC IMPACT ANALYSIS:

In the first year of operation, Sedona Hard Cider is expected to produce 1000 gallons of Cider. By year 3 and 4, production is estimated to be 6000 gallons of Cider. This business will add two additional employees, when approved.

Licenses and Permits

The following licenses and permits will be applied for after approval of the zone change.

- Federal Alcohol Production permit
- State of Arizona Farm Winery License
- City of Sedona Business License
- Coconino County Health Certificate – received.



Z 68 49 W
M 6989 Z

GRAPES

PEARS

FRUIT

M
3963Z

APPLES
→

TOMATO
VINE







Aerial View

Parcel
#401-26-004
Sedona
Hard Cider

-  Parcel #401-26-004
-  Parcel Boundary
-  Street Centerline



0 15 30 Feet

City Index



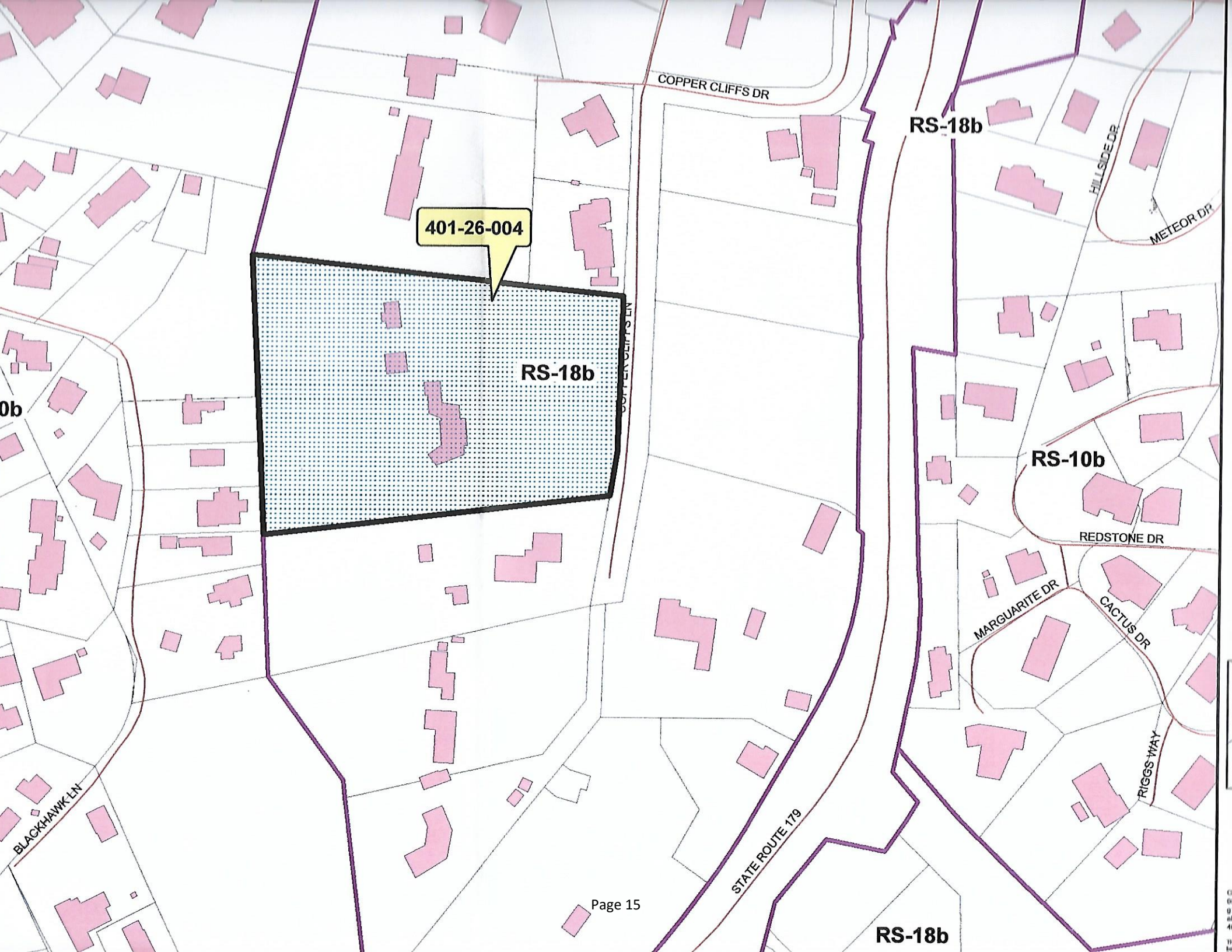
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401-26-004

COPPER CLIFFS DR



401-26-004

RS-18b

RS-18b

RS-10b

RS-18b

John R. Graham
145 Copper Cliffs Lane
Sedona, Arizona 86336
602-524-8223

June 5, 2017

RE: 145 Copper Cliffs Lane, Sedona, Arizona 86336
Major Community Plan Amendment and Zone Change

John Graham, owner of the subject property, is proposing to produce hard apple cider in an existing building on the property. This will require a Major Community Plan Amendment and a change in zoning from single-family residential to Planned Development.

Below is information regarding this project:

- Production will occur in an existing building on the property. No additional construction is required.
- There will not be any retail sales on the property and it will not be open to the public.
- The cider will be produced with apples harvested from the existing 250 apple trees.
- The pressing of the apples, for juice, will be inside the building, just as sweet cider has been produced in the area.
- The fermentation process and bottling will take place inside the building.
- The production of cider will be seasonal.
- Additional traffic on Copper Cliffs Lane will be minimal; one additional trip per week in the first year of operation and approximately 2 trips per week in years 3 and 4. Delivery vans will be used to transport the product, no large trucks.
- No additional use of water will be required other than for cleaning the equipment.

This information is provided to you as a property owner within 300 feet of this proposal. This proposal will go through a formal process with a comment period, Planning and Zoning Commission hearing and City Council review and approval.





Should you wish additional information, have comments or concerns, please contact either of us by telephone, mail, or email, July 1, 2017.

John Graham
145 Copper Cliffs Lane
Sedona, Arizona 86336
602-524-8223
johnrgraham@gmail.com

Alan Everett
3017 E. Stella Lane
Phoenix, Arizona 85016
602-448-6927
aeverett01@msn.com

300ft Owners

Parcel
#401-26-004
Sedona
Hard Cider

-  Parcel #401-26-004
-  Parcels within 300ft
-  Parcel Boundary
-  Street Centerline



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City Index

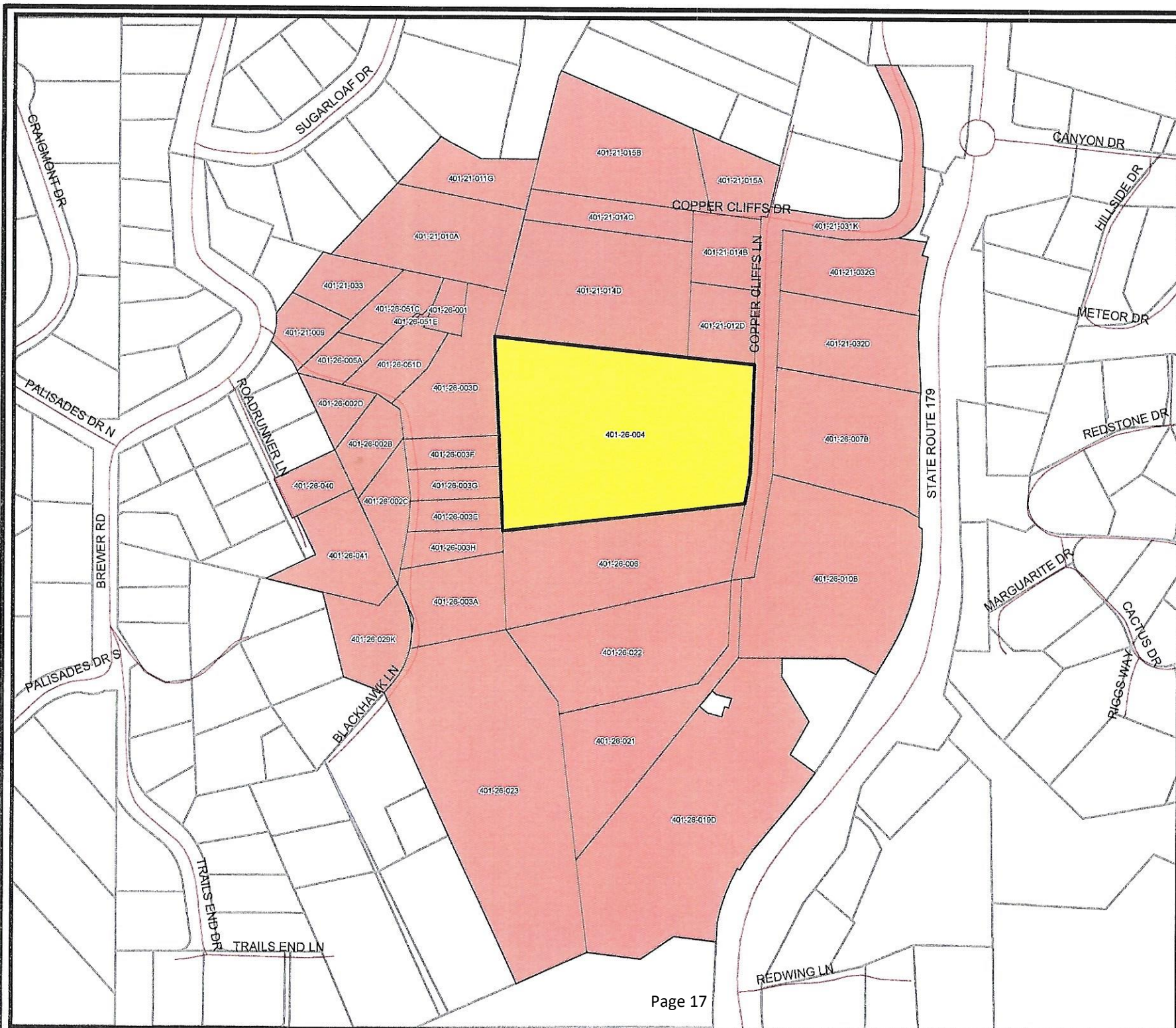


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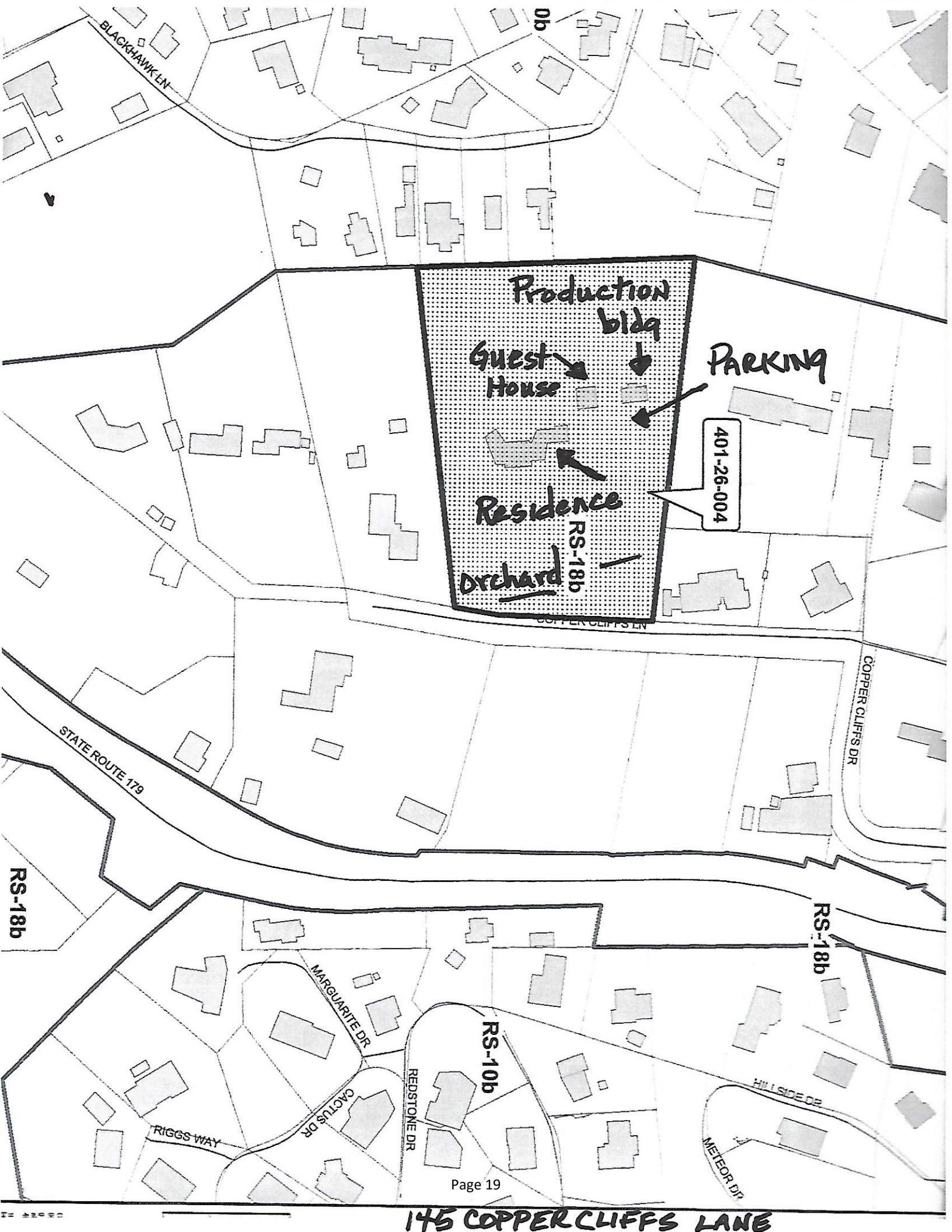
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**Parcel #401-26-004 = Parcel Owners within 300ft
Project: Sedona Hard Cider**

TPARCEL	OWNER	OSTREET	OCITY	OSTATE	OZIP
401-21-009	CHALAT DAVID B	10 BLACKHAWK LN	SEDONA	AZ	86336
401-21-010A	BOAL BERNARD H & PAMELA S	2 SPRUCE ST APT 6B	GREAT NECK	NY	11021
401-21-011G	BUCHER RALPH ERIC & GRACE ISOBEL	7722 N IRONWOOD DR	PARADISE VALLEY	AZ	85253
401-21-012D	GARLAND DANIEL JAMES JR & MONICA KAY	PO BOX 171	SEDONA	AZ	86336
401-21-014B	FULLER/HILLER REVOCABLE TRUST	2716 E 4TH STREET	TUCSON	AZ	85716
401-21-014C	TEVIS-NOELTING DEBORAH	60 MINGUS MT RD	SEDONA	AZ	86336
401-21-014D	GOLDSMITH MERYL	22217 N FREEMONT RD	PHOENIX	AZ	85050
401-21-015A	STAADECKER JOEL & ROBIN LIVING TRUST	280 COPPER CLIFFS DR	SEDONA	AZ	86336
401-21-015B	STAADECKER JOEL & ROBIN LIVING TRUST	280 COPPER CLIFFS DR	SEDONA	AZ	86336
401-21-031K	COPPER CLIFFS IMPROVEMENT ASSOC	145 COPPER CLIFFS LN	SEDONA	AZ	86336
401-21-032D	INDIAN GARDENS TRADING POST INC	3951 N STATE ROUTE 89A	SEDONA	AZ	86336
401-21-032G	SATHER JOHN E & MARY MARGARET	PO BOX 115	SEDONA	AZ	86339
401-21-033	ALBERT LAURA RUTH	866 BREWER RD	SEDONA	AZ	86336
401-26-001	DIXON RICHARD C REV LIVING TRUST	5221 E JANICE WAY	SCOTTSDALE	AZ	85254
401-26-002B	NICHOLSON JOHN FRASIER CPWROS	41 BLACKHAWK LN	SEDONA	AZ	86336
401-26-002C	MULLIS RONALD JAI	235 WAVETREE DR	ROSWELL	GA	30075
401-26-002D	CONWAY R JOHN JR & ANNE M	31 BLACKHAWK LN	SEDONA	AZ	86336
401-26-003A	SCHAIRER DONALD W & KAREN E	130 BLACKHAWK LN	SEDONA	AZ	86336
401-26-003D	DIXON RICHARD C REV LIVING TRUST	5221 E JANICE WAY	SCOTTSDALE	AZ	85254
401-26-003E	HEIRIGS ROSS	100 BLACKHAWK LANE	SEDONA	AZ	86336
401-26-003F	DIXON RICHARD C REVOCABLE LIVING TRUST	5221 E JANICE WAY	SCOTTSDALE	AZ	85254
401-26-003G	1050 LLC	4735 E ARROYO VERDE DR	PARADISE VALLEY	AZ	85253
401-26-003H	SCHAIRER DONALD W & KAREN E JT	130 BLACKHAWK LN	SEDONA	AZ	86336
401-26-004	GRAHAM JOHN R & DANA J TRUST	3613 E CAT BALUE DR	PHOENIX	AZ	85050
401-26-005A	ELLISON STEPHEN L & MAUREEN E	20 BLACKHAWK LN	SEDONA	AZ	86336
401-26-006	HAURY LOREN R & JESSICA DANSON TRUSTEES	165 COPPER CLIFFS LN	SEDONA	AZ	86336
401-26-007B	DANSON EB III FAMILY TRUST	10866 WILSHIRE BLVD SUITE 300	LOS ANGELES	CA	90024
401-26-010B	SCOTT ANDREW	PO BOX 565	SNOWMASS	CO	81654
401-26-019D	CAMPBELL DAVID F & CATHERINE A TRUSTEE	1156 STATE ROUTE 179	SEDONA	AZ	86336
401-26-021	MCINNIS JAMES B SR & PENNINGTON-MCINNIS PHYLLIS C COMMUNITY	1070 NEPTUNE AVE	ENCINITAS	CA	92024
401-26-022	THOMAS JACQUELINE F	195 COPPER CLIFFS LN	SEDONA	AZ	86336
401-26-023	SYCAMORE COVE LLC	39 STEPHENS WAY	BERKELEY	CA	94705
401-26-029K	BRYANT REVOCABLE TRUST U/A DTD 11/5/15	10757 N 74TH ST UN 1005	SCOTTSDALE	AZ	85260
401-26-040	HANZAWA MITSUAKI	PO BOX 574	SEDONA	AZ	86339
401-26-041	CAILLOU NADIA	PO BOX 1212	SEDONA	AZ	86339
401-26-051C	SCHOCK HERBERT J & FRANCINE	150 GRASSHOPPER LANE	SEDONA	AZ	86336
401-26-051D	SCHOCK HERBERT J & FRANCINE	150 GRASSHOPPER LANE	SEDONA	AZ	86336
401-26-051E	SCHOCK HERBERT J & FRANCINE	150 GRASSHOPPER LANE	SEDONA	AZ	86336



BLACKHAWK LN

0b

Production bldg

Guest House

PARKING

401-26-004

Residence

RS-18b

Orchard

COPPER CLIFFS LN

STATE ROUTE 179

COPPER CLIFFS DR

RS-18b

RS-18b

MARGUARITE DR

RS-10b

RIGGS WAY

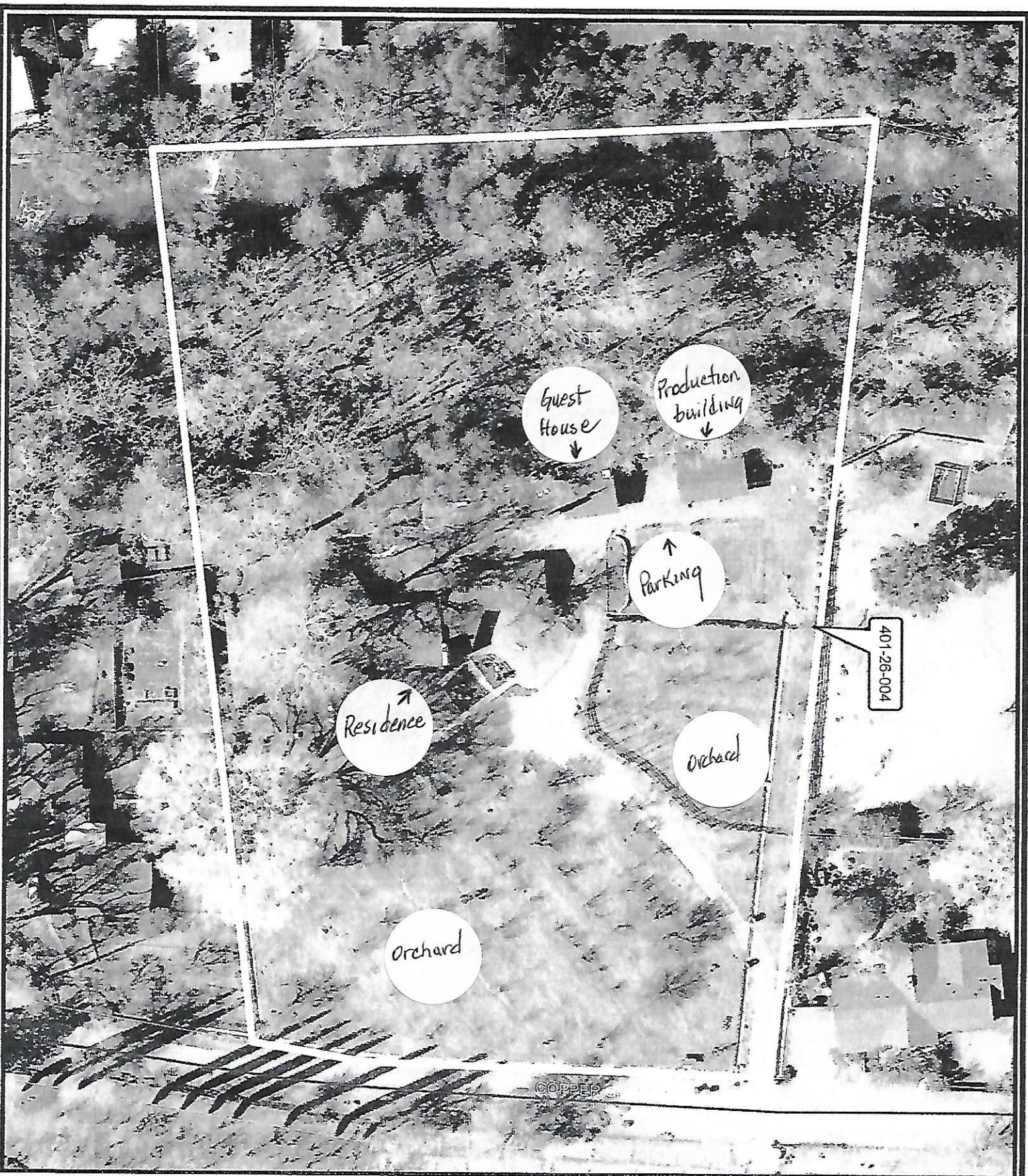
CACTUS DR

REDSTONE DR

HILLSIDE DR

METEOR DR

145 COPPER CLIFFS LANE



Aerial View

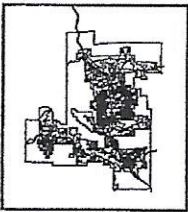
Parcel
 #401-26-004
 Sedona
 Hard Cider

Parcel
 #401-26-004
 Parcel Boundary
 Street Centerline



0 15 30 Feet

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City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

To: John R. Graham, Property Owner/Applicant
Alan Everett, Project Contact

From: Mike Raber, Senior Planner, (928) 204-7126, mraber@sedonaaz.gov
Cari Meyer, Senior Planner, (928) 203-5049, cmeyer@sedonaaz.gov

RE: PZ17-00007 (Major CPA, ZC) Sedona Hard Cider
Community Development Department Comments

Date: July 6, 2017

Staff has completed a preliminary review of the submitted materials for the above request and has the following comments. Please note that this preliminary review does not constitute a recommendation to approve or deny the request and does not seek to verify the accuracy of statements made by the applicant.

The following is provided as comments on the initial submittal package for the proposed Major Community Plan Amendment and Zone Change, focusing on the additional information Staff will need in order to complete the review of the application. As the project moves through the process and we come to a better understanding of the proposal, additional questions and comments may be generated.

1. Project Schedule

As this project involves a Major Community Plan Amendment, the following schedule has been set and must be adhered to in order to process the application in accordance with state requirements. If the project misses a meeting, deadline, or does not provide the required information to City Staff by the specified dates, the project may not be able to move forward and would have to wait until next year to be considered. Please note that for these meeting dates, all applications for Major Community Plan Amendments will be included on the agenda. The order of the agenda is yet to be determined and the agenda will be provided to you a minimum of one week in advance of the meeting.

- a. July 21, 2017: Deadline for additional information to be provided to Staff for inclusion in Planning and Zoning Commission meeting materials for Planning and Zoning Commission Work Session #1. Responses to comments are not required at this time, but will be accepted and provided to the Commission if received by the deadline.
- b. August 10, 2017, 3:30 pm: Planning and Zoning Commission Site Visit
- c. August 10, 2017, 6:00 pm: Deadline to withdraw application and receive a refund of noticing fees (if project is withdrawn after this date, the applicant will be responsible for their share of noticing fees incurred by the City).
- d. August 15, 2017, 5:30 pm: Planning and Zoning Commission Work Session #1
- e. August 24, 2017: Revisions in response to comments and public participation report due to Staff for inclusion in meeting materials for Planning and Zoning Commission Work Session #2 and Planning and Zoning Commission Public Hearing

- f. September 14, 2017, 3:30 pm: Planning and Zoning Commission Work Session #2
- g. September 19, 2017, 5:30 pm: Planning and Zoning Commission Public Hearing
- h. October 11, 2017, 3:00 pm: City Council Work Session
- i. October 25, 2017, 3:00 pm: City Council Public Hearing

2. General Comments

- a. The applicant is requesting approval of a Major Sedona Community Plan Amendment and Zone Change to allow for production of hard apple cider. The subject parcel comprises 3.63 acres along the west side of Copper Cliffs Lane (145 Copper Cliffs Lane, Sedona) and is designated "Single-family Low-density (0.5-2 DU/AC)" on the Sedona Community Plan's Future Land Use Map. The major amendment request would re-designate the property as "PA (Planned Area)" on the map. The applicant is also requesting to rezone the property from "RS-18b (Single-family Residential)" to "PD (Planned Development)."
- b. The proposal is located within the Copper Cliffs Community Focus Area (CFA) in the Sedona Community Plan. The Copper Cliffs CFA allows for the consideration of projects that retain large parcels and rural character, preserve the agricultural plantings and the residential land balance currently in existence, accept alternative forms of housing, and evaluate potential non-residential uses (e.g. neighborhood market) if tied to preservation of agricultural uses and protection of the riparian environment along Oak Creek.
- c. Please ensure that any changes made based on the following comments are reflected on all applicable pages of the submitted materials.

3. Community Plan Amendment and Zone Change

- a. While the information provided is generally sufficient for the Major Community Amendment portion of the application, additional information will need to be provided for the Zone Change portion of the application (see additional comments under Comment 4 – LOI and Site Plan). While the Zone Change application may be separated from the Community Plan Amendment application, the proposed use would not be permitted unless a Zone Change request is approved; the standards in place at the time of application submittal will be used in reviewing the Zone Change request application.

4. Letter of Intent (LOI) and Site Plan

- a. Please include a description for how all of the existing buildings will be used.
- b. Please provide total square footage calculations for each existing building.
- c. The Letter of Intent (LOI) states that there is no additional construction required. Please be aware that, if the requested zoning of Planned Development (PD) is approved, future construction may require approval of an amended PD, which may require approval by City Council.
- d. Please provide the estimated percentage of apples that would come from the site vs. elsewhere that are to be used in the cider production. Please describe the types and frequencies of anticipated deliveries.
- e. Please indicate whether there will be a size limit on the trucks used for deliveries and pickups. Please provide information on the road widths and turning movements in the area to ensure

they are sufficient for the sizes of trucks proposed and to allow the Fire District to evaluate accessibility for fire trucks.

- f. Please indicate the total number of parking spaces provided on site, including employee and delivery truck loading/unloading and parking.
- g. Please indicate whether any signs will be proposed as a part of this use. If signs will be proposed, please include detailed sign plans with the application.
- h. The LOI notes that two additional employees will be added if the proposal is approved. Please clarify the current total number of employees for the business, whether they are full time or part time, year-round or seasonal, and how many of those future employees (if any) will live on site.

5. Potential Fees

- a. New construction or a change in use, such as that being proposed, may trigger the need for additional sewer fees, development impact fees, and/or storm drainage fees to be paid. Based on the additional information provided in response to the comments above, Staff will make the determination as to whether additional fees are due.

6. Additional Information

- a. Some additional information ("Fact Sheet" and "Cider" information) was submitted prior to the application that was not included in the application packet. Please indicate whether this is meant to be a part of the application.

Cari Meyer - Re: City of Sedona Major Community Plan Amendments and Development Applications

From: Ryan Mortillaro
To: Meyer, Cari
Date: 6/22/2017 5:20 PM
Subject: Re: City of Sedona Major Community Plan Amendments and Development Applications
Cc: Holland, Roxanne
Attachments: 170622 Multifamily HD Conceptual Comments.docx; 170622 Pinon Multifamily Conceptual Comments.docx

Hi Cari,

Attached are my review comments. I do not have any comments for Sedona Hard Cider and 140 Navajo Drive.

Thank you,

Ryan Mortillaro, EIT
 Assistant Engineer
 City of Sedona Public Works Dept.
 Office: [928-203-5091](tel:928-203-5091)
 Cell: [928-821-6982](tel:928-821-6982)

>>> Cari Meyer 6/13/2017 1:41 PM >>>

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1. **Sedona Hard Cider (PZ17-00007, Major CPA & ZC); 145 Copper Cliffs Lane (APN 401-26-004).** The property is in *Coconino County*. The applicant is requesting approval of a Major Community Plan Amendment and Zone Change to allow for the production of hard apple cider.
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of a 45 unit apartment complex. The zone change and development review portions of this project are considered a conceptual review at this point in the process.

4. **Son Silver West Parking Lot (PZ17-00010, Major CPA, ZC); 1535 SR 179 (APN 401-31-011).**

The property is in *Coconino County*. The applicant is requesting approval of a Major Community Plan Amendment and Zone Change to allow for construction of a parking lot.

In addition to the above Major Amendments, the City of Sedona Community Development Department has received the following development application. As a final review, your comments should focus on the accuracy and completeness of all information provided and whether the plans submitted meet your agency's requirements.

1. **140 Navajo Drive Zoning Reestablishment (PZ17-00011, ZC); 140 Navajo Drive (APN 408-24-496C).** The property is in *Yavapai County*. The property was originally rezoned from RMH-10 to RM-1 in 2002 in conjunction with a proposed multifamily project. The multifamily project was never completed and the zoning was never vested. A new development review and zoning was approved in 2013 for an apartment project. Again, the project was never completed and the zoning was not vested. The applicant is requesting approval of a Zone Change (ZC) to confirm the RM-1 zoning for this property and allow future development of the property to occur under the RM-1 standards. No development is proposed at this time. This project site is approximately 1.00 acres and is located at the northeast corner of the terminus of Navajo Drive.

Please review the materials at the link below. There will be a review agency meeting for these projects on **Wednesday, June 21, 2017, from 8:00 am to 10:00 am** in the Schnebly Conference Room at the Community Development Department Office. Comments are due by **Friday, June 30, 2017**.

Application materials can be found on the City's website at the following link:

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If you are not the correct person in your agency to review these types of projects, please let me know so that I can update my mailing list and get these projects to the correct people to review them. Thank you for your time and please let me know if you have any questions.

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:9282035049)

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Mike Raber - Re: 145 Copper Cliffs Lane, Sedona

From: Andy Dickey
To: Alan Everett
Date: 5/24/2017 4:28 PM
Subject: Re: 145 Copper Cliffs Lane, Sedona
Cc: Raber, Mike; Holland, Roxanne; Ryan Mortillaro

Hi Alan,

It was nice talking with you earlier this week. We've reviewed the information provided below, in relation to our code requirements for traffic analysis. After considering this information, we determined no traffic studies or reports will be necessary for the proposed changes.

Per the City of Sedona City Code Article 14.10, a traffic impact study shall be submitted by the developer for any nonresidential development where 100 or more trips are expected to be generated by the development during either the peak traffic hours of the development, or during the peak traffic hours of the city as specified in writing by the city engineer.

Again, this determination is based on the information below. If anything changes when the application is made we can revisit the proposal in relation to the code.

Thanks,

J. Andy Dickey, P.E.
 Director of Public Works/ City Engineer
 City of Sedona
 Office: [928.203.5039](tel:928.203.5039), Cell: [928.239.0481](tel:928.239.0481)

City of Sedona
 Project Updates: www.SedonaAz.gov/CIP
 Bids & RFQ's: www.SedonaAz.gov/RFQ
 Be a Fan on Facebook: www.Facebook.com/CityofSedonaAZ

Please consider the environment before printing this email.

>>> Alan Everett <aeverett01@msn.com> 5/23/2017 5:01 PM >>>

Andy.

Thank you for discussing the above property with me yesterday

The owner, John Graham, will be requesting a Community Plan Amendment and zone change in order to produce hard apple cider.

The product will be produced from apples grown on his property which is 3.6 acres with 250 trees.

Information relating to traffic;

- No new construction as there is an existing building.
- No retail sales at the location; not open to the public.
- Currently fresh apples are delivered off the property. With the proposal they will be delivering the processed cider, rather than fresh apples.
- All deliveries off the property will be made by van, no large trucks. (Copper Cliffs Lane would not accommodate larger vehicles.)
- First year production estimate=1000 gallons. If delivered by van at 50 gallons per trip that would be 40 total trips-annually.
- 3rd/4th year production estimate=6000 gallons. If delivered by van at 50 gallons per trip that would be 120 total trips or about 2 per week.
- During peak periods, there may be 2 additional employees on site.

Some deliveries made locally will be in conjunction with other planned trips (post office, supermarket, appointments, etc).

This is a low intensity operation. Is there any additional information that we can provide that would assist you in determining what, if any, traffic study/report will be required for the plan amendment application?

Thanks.

Alan Everett
602-448-6927

From: Jon Davis <jdavis@sedonafire.org>
To: John Graham <johnrgraham@gmail.com>
CC: Cari Meyer <CMeyer@sedonaaz.gov>, Rick Evans <REvans@sedonafire.org>
Date: 6/29/2017 8:26 PM
Subject: Re: Sedona Orchards

John,

After researching the issue I have been able to draw a couple of conclusions regarding the access and water supply issues your proposed use would require.

- 1) Site access utilizing current layout meets the requirements of the fire code.
- 2) The enhanced use of the site to produce hard cider does not increase the square footage of structures on the site. Nor does the enhanced use of the site present a greater life safety hazard than currently exists. I will not require the addition of any fire hydrants for this project. I will not require the addition of a sprinkler system to any structure on this site.

Items #1 & #2 above shall be re-evaluated should any of the following occur;

- A) Any building onsite is increased in size.
- B) The residence or any other structure onsite is used for other than a single family dwelling or its current approved use, i.e B&B, short term rental (less than 180 Days), tasting room, assembly or mercantile occupancy.

Please contact me if you require any clarification of this assessment.

Thanks---Jon Davis

Fire Marshal

From: John Graham <johnrgraham@gmail.com>
Sent: Thursday, June 29, 2017 12:03
To: Jon Davis
Subject: Sedona Orchards

Hi Jon,

Great meeting you this morning and again thanks for your help. I wanted to confirm with you that I did look deeper into what the city has expressed that were going to need from us from an engineering standpoint, and that there was nothing more they wanted. So if we can avoid having to hire an engineering firm to do the turning radius study that would be great.

Have a great rest of the day!

John Graham

Cari Meyer - RE: [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

From: <IFreeman@uesaz.com>
To: <CMeyer@sedonaaz.gov>
Date: 6/13/2017 2:08 PM
Subject: RE: [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

Unisource has no conflicts with any of the projects.

Thanks for the info.

Irene

From: Cari Meyer [CMeyer@sedonaaz.gov]
Sent: Tuesday, June 13, 2017 1:41 PM
Cc: Audree Juhlin <AJuhlin@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>
Subject: [EXTERNAL E-Mail] City of Sedona Major Community Plan Amendments and Development Applications

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Cari Meyer, Senior Planner
City of Sedona Community Development

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Sedona City Hall is open for business Monday through Thursday from 7 a.m. to 6 p.m. and closed on Fridays. The Municipal Court and Wastewater system maintenance remain on a Monday through Friday, 8 a.m. to 5 p.m. schedule. Police and maintenance services are not impacted.

Cari Meyer - Sedona Hard Cider

From: Alan Everett <aeverett01@msn.com>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 7/18/2017 10:55 AM
Subject: Sedona Hard Cider

Cari.

In your letter of 7/6/17, you asked if the “Fact Sheet” and “Cider Information” article should be part of the application.

No, not necessary. This information would be redundant. Thanks for asking.

Alan

John R. Graham
145 Copper Cliffs Lane
Sedona, Arizona 86336
602-524-8223

July 18, 2017

Ms. Cari Meyer
Senior Planner
City of Sedona
102 Roadrunner Drive
Sedona, Arizona 86336

Mr. Michael Raber
Senior Planner
City of Sedona
102 Roadrunner Drive
Sedona, Arizona 86336

RE: PZ17-00007 (Major CPA, ZC) Sedona Hard Cider
145 Copper Cliffs Lane, Sedona, Arizona 86336

Dear Cari and Mike,

Thank you for the opportunity to provide additional information as requested in your letter of July 6, 2017, specifically in Section 4 – LOI and Site Plan.

4.a: Use of existing buildings.

Building 1; owner's residence.
Building 2; guest house used by family and close friends.
Building 3; production building for producing hard cider.
(attachment 1)

4.b: Square footage of existing buildings.

Building 1; 2672 sq ft.	Owner's residence
Building 2; 616 sq ft.	Guest House
Building 3; 864 sq ft.	Production building

4.c: Additional construction.

No additional construction is anticipated.

4.d: Percentage of apples used from on-site vs. elsewhere.

It is estimated that 75% of the production will come from apples on-site.
The remaining 25% will come from orchards in the Verde Valley requiring a total of 5 to 6 delivery trips using the company van, per season. Deliveries will be a combination of fresh apples and pressed juice brought in off-site.

4.e: Size and types of trucks used for deliveries/pickups.

The primary vehicle used for deliveries will be the company's Dodge Sprinter Van, which is 17 feet in length. (attachment 2)

Delivery and service vehicles, much larger than the company van, are currently using Copper Cliffs Lane without difficulty (trash haulers, UPS).

The entrance into the property from Copper Cliffs Lane is 18 feet wide.

Copper Cliffs Lane is generally 15 feet wide.

Sedona Fire District has made a property inspection and determined suitable accessibility.

4.f: Parking spaces available.

There is a minimum of eight (8) parking spaces on the property and space to expand if necessary.

4.g: Signage.

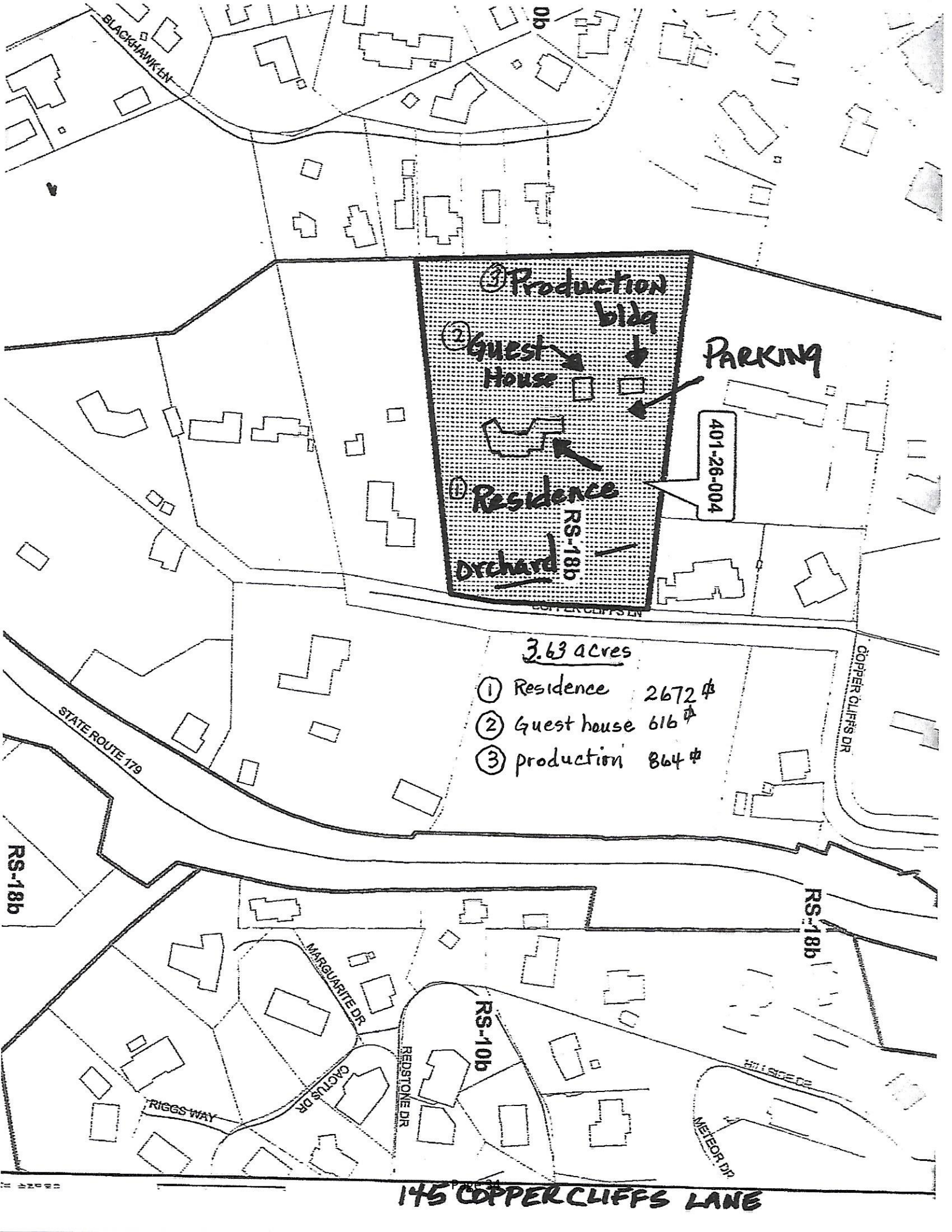
There will be no commercial or business signage on the property.

4.h: Additional employees.

There will be two full time employees added if the proposal is approved. The employees will not live on site.

Should you have questions or require additional information regarding the information provided, please contact Alan Everett, 602-448-6927, or John Graham, 602-524-8223. Thank you.

Yours truly,



③ Production bldg
 ② Guest House
 ① Residence
 Orchard
 RS-18b

PARKING

401-26-004

3.63 acres

- ① Residence 2672 sq ft
- ② Guest house 616 sq ft
- ③ production 864 sq ft

175 COPPER CLIFFS LANE

2004 Dodge Sprinter

Height: 93" Width: 76" Length: 197"



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