



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- c. August 10, 2017, 6:00 pm: Deadline to withdraw application and receive a refund of noticing fees (if project is withdrawn after this date, the applicant will be responsible for their share of noticing fees incurred by the City).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 >>>

****I use the same distribution list for all new development projects. If the project(s) on this list are not in your county or area of service, do not feel obligated to respond, but feel free to contact me with any questions you have or clarifications you may need.****

Good Afternoon,

Major amendments to the Sedona Community Plan are considered once per year by state law. The City has received three amendment proposals for consideration this year. The Community Development Department is also proposing a Major text amendment. A memo with additional information on these applications is attached and complete application materials are at <http://www.sedonaaz.gov/your-government/departments/community-development/projects>. The following is a summary of the proposals being considered this year:

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.
2. **Multifamily High Density Plan Amendment (PZ17-00008, Major CPA).** City-initiated request to amend the Land Use, Housing, and Growth Chapter of the Community Plan to allow for consideration of multifamily densities above 12 units per acre for development project that address housing diversity, affordability, and availability in order to address local housing needs.
3. **Pinon/89A Multifamily Project (PZ17-00009, Major CPA, ZC, DEV); 3285 W SR 89A (APN 408-11-086A).** The property is in *Yavapai County*. The applicant is requesting approval of a Major Community Plan Amendment, Zone Change, and Development Review to allow for the construction

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:

<http://www.sedonaaz.gov/your-government/departments/community-development/projects> (Please note this is a new link... please update any bookmarks you may have)

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)

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Project Updates: www.SedonaAz.gov/CIP
Bids & RFQ's: www.SedonaAz.gov/RFQ
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>>> 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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