

## Mike Raber - City of Sedona: Comments on Plan Amendment Proposal

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**From:** <donotreply@sedonaaz.gov>  
**To:** <mraber@sedonaaz.gov>, <wcampbell@sedonaaz.gov>  
**Date:** 8/15/2017 11:07 PM  
**Subject:** City of Sedona: Comments on Plan Amendment Proposal

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A new entry to a form/survey has been submitted.

**Form Name:** Comments on Community Plan Amendment Proposals  
**Date & Time:** 08/15/2017 11:07 p.m.  
**Response #:** 7  
**Submitter ID:** 250  
**IP address:** 97.117.189.253  
**Time to complete:** 7 min. , 47 sec.

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### Survey Details

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**We want to hear what you think. Please share your thoughts below.**

**If you have questions about a proposal, please enter your contact information so that we can respond.**

**1. Proposal Name:**

(o) Multifamily High Density Plan Amendment Proposal

**2.**

**What are your comments, concerns, ideas, and suggestions about this proposal?**

**Comments:**

NO NO NO

If you want to destroy what remains of Sedona make it a high density traffic clogged tourist trap, not just a traffic clogged tourist trap.

I've lived here for 25 years, if it was like this then I would never have moved here. I'm not alone, the population of Sedona had dropped where nearly everywhere else in the world has grown. Baby boomers retiring in droves, but not to one of the most beautiful places in the country. If you were working for the residents, by voting with their feet they say you are doing it wrong.

Typical government, if it doesn't work, do more of it.

**3. Your contact information**

**Name:** Anthony Tonsich  
**E-mail:** Not answered  
**Mailing Address:** 61 Hillside Dr, Sedona

4. **Would you like to receive notices about this proposal, such as public meeting dates?**

(o) Yes

Thank you,  
**City of Sedona**

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**From:** <donotreply@sedonaaz.gov>  
**To:** <mraber@sedonaaz.gov>, <wcampbell@sedonaaz.gov>  
**Date:** 8/15/2017 7:32 AM  
**Subject:** City of Sedona: Comments on Plan Amendment Proposal

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A new entry to a form/survey has been submitted.

**Form Name:** Comments on Community Plan Amendment Proposals  
**Date & Time:** 08/15/2017 7:31 a.m.  
**Response #:** 5  
**Submitter ID:** 248  
**IP address:** 24.156.95.157  
**Time to complete:** 25 min. , 27 sec.

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### Survey Details

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**2.**

**What are your comments, concerns, ideas, and suggestions about this proposal?**

**Comments:**

Creating a Multifamily High Density designation allowing for more than 12 DU/AC is worse than insanity as SR 89A, SR 179 and the "Y" Roundabout, the only game in town, are woefully inadequate to move the traffic Sedona currently has. Worse traffic congestion and nightmares--as well as health, welfare and safety issues--be damned if this plan amendment proposal ever gets approved.

Please be advised that I'm vehemently opposed to the Multifamily High Density Plan Amendment Proposal.

**3. Your contact information**

**Name:** Jean Jenks  
**E-mail:** jeanjenks@live.com  
**Mailing Address:** 250 Hillside Avenue

**4.**

**Would you like to receive notices about this proposal, such as public meeting dates?**

(o) No

Thank you,  
**City of Sedona**

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## Mike Raber - City of Sedona: Comments on Plan Amendment Proposal

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**From:** <donotreply@sedonaaz.gov>  
**To:** <mraber@sedonaaz.gov>, <wcampbell@sedonaaz.gov>  
**Date:** 8/14/2017 6:20 PM  
**Subject:** City of Sedona: Comments on Plan Amendment Proposal

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A new entry to a form/survey has been submitted.

**Form Name:** Comments on Community Plan Amendment Proposals  
**Date & Time:** 08/14/2017 6:20 p.m.  
**Response #:** 3  
**Submitter ID:** 246  
**IP address:** 24.156.94.81  
**Time to complete:** 32 min. , 27 sec.

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### Survey Details

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**We want to hear what you think. Please share your thoughts below.**

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(o) Multifamily High Density Plan Amendment Proposal

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**Comments:**

Major Concerns:

1. Character of Area - where is the closest apartment with such density?
2. Cost to construct and maintain - surely this will need an "affordable housing" stamp which means HUD money and HUD rules.
3. Additional traffic - cars already line up on the 179 crawling to enjoy a cup of coffee with a view
4. Noise - voices, music, all carry in Sedona more than North Scottsdale, it is the echo thing.
5. Counter to "small town" character touted as the reason for moving to Sedona
6. Need for new cell towers - is this the reason for the new "urban" 2x push to get more towers?
7. Major change to community plan only 3 years old - no change in cost of living (COLA) why this need to add density ?

Is Sedona trying to become Scottsdale North-North?

Is Sedona trying to feel like Aspen, CO?

Why is Sedona's population of full-time residents declining?

Is the quality of live in Sedona eroding?

Does Sedona have a grand plan for creating a diverse economic base away from tourism dependency?

**3. Your contact information**

**Name:** Not answered

**E-mail:** Not answered

**Mailing Address:** Not answered

**4.**

**Would you like to receive notices about this proposal, such as public meeting dates?**

Not answered

Thank you,  
**City of Sedona**

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## Mike Raber - City of Sedona: Comments on Plan Amendment Proposal

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**From:** <donotreply@sedonaaz.gov>  
**To:** <mraber@sedonaaz.gov>, <wcampbell@sedonaaz.gov>  
**Date:** 8/14/2017 11:01 AM  
**Subject:** City of Sedona: Comments on Plan Amendment Proposal

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A new entry to a form/survey has been submitted.

**Form Name:** Comments on Community Plan Amendment Proposals  
**Date & Time:** 08/14/2017 11:01 a.m.  
**Response #:** 1  
**Submitter ID:** 243  
**IP address:** 47.215.236.74  
**Time to complete:** 9 min. , 8 sec.

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### Survey Details

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**We want to hear what you think. Please share your thoughts below.**

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**1. Proposal Name:**

(o) Multifamily High Density Plan Amendment Proposal

**2.**

**What are your comments, concerns, ideas, and suggestions about this proposal?**

**Comments:**

One of the reasons Sedona incorporated was to control development - in particular density, height, color, and design - essentially for the purpose of maintaining open space to preserve scenic surroundings and small town character and quality of life. Amending the Community Plan to allow High Density Development should not be allowed. It would be a betrayal to the purpose for which Sedona was incorporated.

**3. Your contact information**

**Name:** Eddie S. Maddock  
**E-mail:** eddies@npgcable.com  
**Mailing Address:** 70 Cypress Drive, Sedona 86336

**4.**

**Would you like to receive notices about this proposal, such as public meeting dates?**

Not answered

Thank you,  
City of Sedona

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**From:** "mpurcellaz@outlook.com" <purcellaz@outlook.com>  
**To:** "mraber@sedonaaz.gov" <mraber@sedonaaz.gov>  
**Date:** 8/30/2017 4:01 PM  
**Subject:** Comments Comments on MFHD Community Plan

Hi Michael,

Last week I attended the Open House, and appreciate the meeting was scheduled. Respecting your time, I will attempt be as concise as possible with my bullet point comments as follows:

A. As a community, we must diversify our housing options to support the infrastructure (labor and material) that has evolved in the Sedona area. IMO, based on land available and density restrictions, the more viable demographic are young professionals (teachers, entry-level hospitality/retail managers, health care) that we need to enhance livability for all our residents but are unable to afford to financially maintain an enduring presence.

B. As stated in the meeting, whatever may be developed will not significantly affect the total population. If development is oriented towards the high school/health campus side of Sedona, any additional traffic should be well dispersed as the highest concentrations of employment for the aforementioned will also be the same.

C. Certainly, I am no expert in construction, but I did hear the concerns of a general contractor about the expense of building in Sedona before even the first shovel hits the dirt. I also do not claim discernment if these costs deviate substantially from what other similar communities charge. However, I can envision that some moderation of cost, and expedition of process, may better attract a developer willing to assume the risk with little or no outlay of public funds.

Thanks for entertaining my thoughts.

Mark Purcell

West Sedona

**From:** Lou DeSerio <deseriogallery@gmail.com>  
**To:** <mraber@sedonaaz.gov>  
**Date:** 9/1/2017 10:50 AM  
**Subject:** amendment for higher density

Hello Michael,

I was at the meeting last week at City building you held and I asked about how 20 units on one acre with over 40 cars would provide parking? Let alone the increase density of traffic and noise activity. There are also the guests, the delivery trucks, the repair vehicles, etc. Trying to solve issue of low cost housing is not and should not be an objective of the city of Sedona!

The city of Sedona was formed in 1988 to preserve the natural wonder of Sedona. I have been a resident professional photographer here since 1982! I have watched the erosion of our natural wonder consistently taking place ever since Sedona incorporated! Why? Because city staff want to keep making the city of Sedona like OTHER cities.

We are totally unique! We are not like other cities and should never be attempting to be like other cities. We should be maintaining our uniqueness which is dominated by natural beauty and not the erosion of the space and the tranquility provided in this unique location.

All during the decade of the 1990's while operating a gallery business in uptown Sedona in Sinagua Plaza to be exact, we kept hearing high end visitors, which were movies stars, politicians, CEO's etc., commenting that they would never return here due to the development of the density and commercial direction the community was moving towards. So what we have now is an inundation of unqualified people that cannot afford the lifestyle that Sedona should present.

As for photographing and capturing the beauty, I can say that I am glad I was here in the 1980's as today it is almost impossible to capture the landscape without distractions in the way. To conceive of increasing the density of the existing land, the existing land use, the current zoning and proposals is totally wrong. The damage is irreversible and we will never be able to maintain or restore the beauty that brought each and every one of us here. This community was built on providing space and does not have nor could ever have an infrastructure that can sustain higher and higher density. It is absurd to spend any time conceiving of such!!

Still having a gallery, now located in the Hyatt Shops, we witness every day the steady demise of the clientele to a lower class and less appreciative class of people of which the numbers and quantities exceed the towns ability to accommodate. To lose this quality of life forever would be the worst thing that any city personnel could leave behind for the future. To increase density in any capacity is a violation of the community, the serenity, the landscape and the hope of not only the residents but all future visitors who will be met with nothing but more density, more traffic, less facilities and a terrible experience that will leave a fowl taste that will linger in the hearts and minds forever.

Please do not keep trying to be other cities. Try to be the exception and the model that preserves the wonder, that still in a much smaller way than before, but still attracts and is the envy of all who visit.,

Sincerely,  
Lou De Serio

The DeSerio Gallery Website | [info@deseriogallery.com](mailto:info@deseriogallery.com)  
SEDONA: (928) 282-1980 | 101 North State Route 89A, Suite D17 | Sedona, Arizona 86336

**From:** Audree Juhlin  
**To:** Cari Meyer; Mike Raber  
**Date:** 9/5/2017 11:37 AM  
**Subject:** Fwd: Fwd:

Audree Juhlin, Director  
Community Development Department  
(928) 204-7107

>>> Michael Raney <mike@otesports.com> 9/5/2017 11:24 AM >>>

Audree,

Here is what I have: Please let me know if there are some changes you need or if there are any glaring spelling/grammar mistakes.

To Whom It May Concern,

I am writing today in support of higher density zoning and the Pinion Apartment complex . Sedona is facing a unique challenge right now in terms of how the community will look in the near future. Prices are going up and the people that live here are moving out. It is harder and harder for people to make a living in town and be able to rent or purchase a home. This is making it impossible to attract new talented people to the area and retain the flavor that makes sedona what it is.

What am I talking about?

The median household income for Sedona according to the last census in 2015 for Sedona is \$55,135 per year. Meaning that half of the households make more and half make less than \$55,135. That also is a combined income of the house. If this median wage earner pays 25% of their income to rent then they need to be renting a place for \$1,149 per month. What do you get in Sedona for \$1149 per month?

Sedona Elite Properties as on 8/31/2017 has one 2bdr apartment in the Village Of Oak Creek that is under \$1149

Foothills Property Management has three 1bdr apartments starting at \$900 and going to \$1150

Sedona Properties has no rentals under \$1300 per month.

So in this example half of all the households in Sedona either have to rent 1bdr apartments for their whole family or move out. We are not talking about min wage earners here who make \$10 per hour or \$20,800 per year, we are not talking about the lowest earners we are talking about the bottom half of all households in town. What I am trying to illustrate is that we are not talking about low income housing that brings in crime and problems we are talking about housing that is affordable to our teachers, police, fire, and other professionals that are being priced out of Sedona.

In the last year my business has lost 6 employees due to the higher cost of housing. We also hired another employee that accepted an employment package and then could not find housing within 30 days ultimately giving up and not moving here. Cottonwood is not the solution for housing. While it is cheaper people want to live in Sedona for the same reasons we do. Sedona is never going to be the same price or offer the same things, but there should be an option for a professional hard working person to live here. These people understand that there are compromises to living here and that for the same price as their one bedroom apartment they could rent a much larger house in Cottonwood. We should encourage people to live and work here, quality of life is what will attract the best people for all of the businesses here and what will make our community well rounded and more interesting.

We will lose the flavor of Sedona if everyone moves out. We always want to preserve what Sedona is, but by not investing in the people that live here we are not preserving, we are changing it at the fastest rate possible. This is why I believe that Sedona should take every step to make this a well rounded community and one of these steps is allowing for higher density housing.

Thank you for your consideration,

Michael Raney

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Mike Raney

Over The Edge Sedona  
p 928-282-1106