

From: John West <johnandgailwest@gmail.com>
To: <mraber@sedonaaz.gov>
Date: 9/9/2017 8:48 AM
Subject: Major Community Plan Amendments to the Future Land use map

Michael,
Good Morning!

I am a long term resident of Sedona and manage single family resident rentals here in Sedona.

I have in the past, managed HUD, or low income housing rental units in California.

I have some questions for you that I trust will be answered in the upcoming Planning and Zoning meetings scheduled for September 14th and 19th.

A. With reference to #2 of the Public Notice Request for Approval to Amend Chapter 3 to *Multifamily High Density *designation to allow for MORE THAN 12 units per Acre.

No specific project has been identified: Applicant City of Sedona.

I have located the parcels that I believe are projected to be changed on the *Soldiers Pass Road boundary map*. This area is between Saddlerock road, Valley view road and Airport road and currently borders single family residential properties and commercial property on 89 A.

With this area identified the following questions are raised.

1. Who owns this land?

a. If the land is privately owned, why hasn't the owner submitted this request BASED ON A SPECIFIC PROJECT (as is being reviewed on #3 Public Notice).

b. If the City of Sedona owns this land, how can they propose a *major land use amendment* with NO PLAN PROPOSED?

Will the City then put this land up for sale (should the zoning be changed) and advertise for some developer to build?

2. Consideration of more than 12 dwelling units per acre.

So, up to how many units per acre are permitted if the LEAST amount of units are 12? There is no cap?

3. Numerous unknowns including traffic impact on 89A.

Will there need to be a new traffic light signal placed on Saddlerock or Airport road to handle the increased traffic?

Making a MAJOR LAND USE CHANGE without a specific Plan in mind leads to numerous unknowns to be decided later. This is a risky proposition at best.

Residents need to be informed on exactly what the City (Planning and Zoning Commission) is proposing here before signing over a blank voucher.

B. With reference to #3 of the Public Notice Request for Approval to Amend Future Land use map "Commercial" to Multi Family High Density to allow for MORE THAN 12 units per Acre.

Specific Project has been identified: Applicant Keith Holben, MK Company

I have reviewed his specific proposal presented to the City and I see that the land projected for development is currently "Pending sale" (based on this proposed zoning amendment).

*Mr. Holben identifies 44 units on 2.260 acres 24- 1 bedroom and 21+ 2 bedroom apartments with 83 parking spaces. Up to 83 ca*r*s?*

I did not however, see how big each unit will be. He states the 1 bedroom units would be about "studio" size (or 650 sq feet?).Nor did I see how much each unit would command for rental income. He did not specify the maximum occupancy per unit, or the length of a lease (minimum 1 year?)

Will his company manage the apartment or will he sell the complex once it is finished ?

Currently, rentals of less than 1,000 sq feet command ABOVE \$1,000 per month rent for older apartments in Uptown.

In West Sedona, 2 story units over 1,000 sq feet command over \$1,300 per month (Grasshopper rd units).

So, based on what the market in Sedona will command, any new unit apartments are looking at a minimum of \$1,000 per month rent which is way more than a low income earner can afford.

This then leads to the question... Will these apartments be subsidized by HUD? Please see the 2nd email I will send you regarding HUD housing availability in Cottonwood for YAVAPAI County (and how all of this is figured out).

Currently, Cottonwood addressed subsidized housing for Yavapai County based on the county averages for rent to provide affordable housing for residents in our vicinity.

This presents the following dilemma. Based on current market rents that Sedona can command for small apartments and the low income earners wages, BEFORE HUD subsidies, the GAP APPEARS TOO GREAT for any new apartment developments to provide ACCESSIBLE housing for the low-wage-earner working here in Sedona.

Mr Holben's development WILL attract single, professional, near retirement 2nd career wage earners who can pay OVER \$1,000 per rent and want to test out Sedona before moving here permanently.

If he is trying to provide AFFORDABLE housing for the low income wage earner, then expect the 1 bed room unit occupancy to exceed 2.25 persons per unit. Will the City be managing the excessive occupancy of these small units in order for low wage earners to afford them?

Or will these units be HUD subsidized (using the formula for Yavapai County)?

And, finally, can this proposed Apartment complex be converted to condominiums for individual sale based on this current, proposed zoning change?

*In conclusion: *The desires of the City Council to provide affordable housing for low income wage earners that work in Sedona may not be achievable or feasible based on what the market can command for rents and the incomes earned at hotels, restaurants etc. *The Gap may just be too great.*

Cottonwood, being less than 30 minutes away has achieved this goal. Reviewing what our bordering sister City has done needs to be explored in its entirety before any Major Zoning change is made to *Multi-Family High Density* in Sedona.

Sincerely,
Gail West- Property Manager Sedona (805)-473-9290

From: dell willmon <dell.willmon@gmail.com>
To: <mraber@sedonaaz.gov>
Date: 9/7/2017 2:52 PM
Subject: PZ17-00008 and PZ17-00009

I am writing to express my disapproval of both these proposals. I do not agree with increasing housing density, nor do I wish to see the property on Pinon Dr. used to build a 45-unit apartment complex.

I have been following this proposal to increase housing density in Sedona and am frankly appalled at the arguments put forth in its favor; for instance, the argument that most cities already allow more housing units per parcel than Sedona does. Sedona is unique. Do we really want it to look like most other American cities? I don't, and I can't imagine that most people who move here or who visit here want it to look like most other American cities. We are already inundated with traffic. Do we really want to bring in multi-unit dwellings that pack more cars into a smaller area, ultimately putting even more cars on the road? Must we fill every available empty space - not just fill it, but pack it with housing units?

I live on Pinon and I certainly do not want to see 45 affordable housing units go in at the end of my street. For one thing, Pinon Dr. is set at a peculiar angle and I assure you that there will be auto accidents at that intersection unless it is reconfigured. The only reason it hasn't happened already is that the only people who use this street live in this small neighborhood. Somewhere between 45 and probably 90 cars would be added to the mix. The only way these units could be affordable is if many people live in each one, so there could be even more than 90 cars.

Frankly, the idea of "affordable" housing in Sedona is laughable. What is affordable for someone who is making minimum wage and probably not working a full-time job? In this town the jobs are exactly that - minimum wage and generally part-time. So you have people who are living on a meager wage trying to live in a town where even the more financially stable residents go to Cottonwood to shop for groceries and other staples. It seems to me the investor who wants to build "affordable" housing here probably just wants to build high-density housing here. See my original statements about high-density housing and its attendant issues.

I wish I thought my opinions would make any difference, but I've talked to too many people who have lived here many years. The consensus among them is that Planning and Zoning makes up its mind, then asks for public input as a way of complying with rules. This city appears to be interested solely in generating money however it can on the backs of the residents who truly love this town and wish to see it remain beautiful. I believe it is already too late and I have begun to search for the kind of community I hoped I was getting when I moved here. I think the City Council will not be happy until Sedona is inhabited solely by part-time residents, short-term renters and tourists.

I cannot bring myself to attend the public meeting because I fear I could not keep a civil tongue in my head.

Sincerely,
Lorena Willmon

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

From: <donotreply@sedonaaz.gov>
To: <mraber@sedonaaz.gov>, <wcampbell@sedonaaz.gov>
Date: 9/10/2017 4:27 AM
Subject: City of Sedona: Comments on Plan Amendment Proposal

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

Form Name: Comments on Community Plan Amendment Proposals
Date & Time: 09/10/2017 4:27 a.m.
Response #: 10
Submitter ID: 267
IP address: 98.223.247.43
Time to complete: 15 min. , 46 sec.

Survey Details

Page 1

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. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Proposal Name:

Pinon/89A Multifamily Plan Amendment Proposal

2.

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

Comments:

This area needs more projects like this one! The proposal addresses many issues for the Sedona area that have come up with the growth in population. A nice looking plan. I support.

3. Your contact information

Name: Mike Feinstein
Mailing Address: PO Box 20306 Sedona, AZ 86341
E-mail: fjustus@comcast.net

4.

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

No

Thank you,
City of Sedona

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

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

From: <donotreply@sedonaaz.gov>
To: <mraber@sedonaaz.gov>, <wcampbell@sedonaaz.gov>
Date: 9/10/2017 5:51 AM
Subject: City of Sedona: Comments on Plan Amendment Proposal

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

Form Name: Comments on Community Plan Amendment Proposals
Date & Time: 09/10/2017 5:50 a.m.
Response #: 11
Submitter ID: 268
IP address: 67.167.42.168
Time to complete: 4 min. , 19 sec.

Survey Details

Page 1

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. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. **Proposal Name:**
(o) Pinon/89A Multifamily Plan Amendment Proposal
2. **What are your comments, concerns, ideas, and suggestions about this proposal?**

Comments:

When you consider the growth of business in West Sedona, an apartment complex for all those who service those new industries is a true necessity.
I strongly urge the council to approve this request.

3. **Your contact information**

Name: Sharon Scellatto
Mailing Address: 25 Red Range Circle, Sedona
E-mail: sharonpbs@yahoo.com
4. **Would you like to receive notices about this proposal, such as public meeting dates?**

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.

From: william pattison <williampattison@yahoo.com>
To: Mike Raber <mraber@sedonaaz.gov>
CC: Andy Dickey <adickey@sedonaaz.gov>
Date: 9/11/2017 9:29 AM
Subject: REQUESTED CHANGES TO SEDONA COMMUNITY PLAN

Hi Mike, We have reviewed the proposed changes as put forth in the "Major Amendment Requests Sedona Community Plan" and concur with all those changes put forth. I personally am very fond of cider, and cider production would greatly assist our orchardists in the area. Further, the changes put forth to increase multi-family (and attendant parking) will provide for any housing shortfall into the future. Thank you, Bill & Lesley Pattison
125 Vista Grande Ct. 86336

From: John West <johnandgailwest@gmail.com>
To: Mike Raber <MRaber@sedonaaz.gov>
Date: 9/11/2017 2:41 PM
Subject: Re: Major Community Plan Amendments to Future land use map

Thanks Mike,

I have reviewed the Staff Reports and see how the Applicant, Keith Holben is modifying his initial request to reduce the number of parking spaces. He states "Based on the size of the one bedroom..." So, what size are we talking about?

I still think it prudent to KNOW the exact size of the units and how much each will rent for to grasp the feasibility of this project. If the goal of this project's approval is to provide "affordable housing" and address "diversity" (economic or multicultural diversity?) then the size and rental cost must be known upfront. Due to unanticipated project cost overruns, the developer may be "forced" to raise monthly rates (he can get it) once completed.

To merely reduce the number of parking spaces (based on the size of the units* that is undefined*) does not dictate how many cars each renter will have (or their guests). The size of the unit also does not dictate the number of residents who occupy them unless the management of the apartment complex* limits occupancy based on the unit's size. *

"Affordable housing" is a nebulous term. It is the market that dictates unit rental cost based on condition/location, size and demand/availability. A 1 bedroom, newly constructed unit at 650-800 sq feet will command well over \$1,000 per month. Is this affordable housing for a single person working in Sedona?

And, a 3 month lease is considered a short term rental. Landlords with properties in POA's that have 30 day minimums are finding 3 month leases work just fine to accommodate demands for non-permanent residents giving Sedona a try. A 1 year lease is standard and makes more sense to provide long term housing for a working resident. This allowance of 90 days for the Pinion/89A project should be revisited.

How can you possibly determine the feasibility of this project without knowing the size of the units and the cost per month?
Addressing the need for long term housing means having a lease longer than 90 days. This developer would have no problem charging top dollar to accommodate demand for 3 month leases for a transient population visiting Sedona.

If this project is to meet the criteria City officials have established then particular attention needs to be given to these areas.

My thoughts.
Gail West

On Mon, Sep 11, 2017 at 1:14 PM, Mike Raber <MRaber@sedonaaz.gov> wrote:

>
> <<https://maps.google.com/?q=City+of+Sedona+102+Roadrunner+Drive&entry=gmail&source=g>>
> Thanks Gail.
>
> I just had a few comments.
>
> #1. The Pinion/89A project is for 45 units.
>
> #2. The initial preference for local residents working in Sedona is on 25
> of the 45 units.
>
> #3. There are several properties already identified in the Sedona
> Community Plan's Future Land Use Map for Multi-family, but, without this
> proposed text amendment, there are only two scenarios that would allow
> multi-family housing at more than 12 units per acre. The adopted Plan for
> the Western Gateway (area including the former Cultural Park) would allow
> for consideration of densities higher than 12 units per acre through a

> minor Community Plan amendment and zone change. The RM-3 (multi-family)
> zone, which existed before the City's incorporation, allows 20 units per
> acre, but there are only 2 vacant acres of this zoning left at the end of
> Sunset Drive within the AAA Industrial Park area. If the text amendment
> is approved, no properties will be changed to the new high density (above
> 12 units per acre) designation and land owners are not provided with any
> new entitlements. Any new project applying for this new designation would
> need to apply for a Major Community Plan amendment and rezoning (just like
> the Pinion/89A project) to be considered by the Planning and Zoning
> Commission and City Council. For Major amendments, public notice is sent
> to all Sedona residents. This text change does not provide a blank approval
> for any future proposals.
>
>
>
> Here are the links to the meeting materials for both the City-initiated
> proposal and the Pinion/89A proposal. One link is for the 14th work
> session and the other is the 19th public hearing. Both of these are
> identical except for the agendas. This provides much more of the detail
> for both of these proposals.
>
> [http://www.sedonaaz.gov/your-government/council-](http://www.sedonaaz.gov/your-government/council-commissions-committees-boards/meetings-documents/-cfs-2531)
> [commissions-committees-boards/meetings-documents/-cfs-2531](http://www.sedonaaz.gov/your-government/council-commissions-committees-boards/meetings-documents/-cfs-2531)
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> [http://www.sedonaaz.gov/your-government/council-](http://www.sedonaaz.gov/your-government/council-commissions-committees-boards/meetings-documents/-cfs-2532)
> [commissions-committees-boards/meetings-documents/-cfs-2532](http://www.sedonaaz.gov/your-government/council-commissions-committees-boards/meetings-documents/-cfs-2532)
>
> _____
> Michael Raber, Senior Planner
> City of Sedona
> <<https://maps.google.com/?q=City+of+Sedona+102+Roadrunner+Drive&entry=gmail&source=g>>
> 102 Roadrunner Drive
> <<https://maps.google.com/?q=City+of+Sedona+102+Roadrunner+Drive&entry=gmail&source=g>>
> Sedona, AZ 86336
>
> 928-204-7106 <(928)%20204-7106>
> mraber@SedonaAZ.gov
> Visit: www.SedonaAZ.gov
> Be a fan on Facebook: www.Facebook.com/CityofSedonaAZ
>
>
>>>> John West <johnandgailwest@gmail.com> 9/11/2017 10:11 AM >>>>
> Mike,
>
> Thank you so much for taking the time 1st thing Monday morning to respond
> to my letter (email) regarding the proposed changes.
> This is now my understanding following our conversation. Please clarify or
> add any comments you might have.
>
> 1. The approval of Keith Holben's "Multi-Family High Density" Development
> cannot occur without an Amendment to the Major Community Plan to lift the
> limit of "no more than 12 dwelling units per acre". Currently, MK Company
> has submitted a proposal for 2 story, 44 units on 2.260 acres at the corner
> of Pinion road and 89A.
>
> 2. Though it has not been identified in Keith Holben's Proposal how large
> each unit will be or how much each unit will rent for at this stage of the
> process, the initial pending Proposal includes deed restrictions to
> provide: a. Initial preference to local residents working in Sedona, b. A
> minimum 90 day lease restriction, and c. The complex could not be converted
> to Condominiums. In addition, HUD Housing or subsidized housing is not in
> consideration on this project.
>
> 3. There are several properties already identified as Multi-Family High
> Density in the Master Land Use Plan, though no other projects can move
> forward without a specific RFP presented to the City Planning and Zoning
> before being considered. A Public Notice would be sent to residents of
> Sedona prior to approval. The change in the Major Community Plan does NOT
> provide a blank approval for any FUTURE proposals in existing Multi-Family
> Use zoning areas.

>
> 4. Public comment will be permitted at Thursday's Planning and Zoning
> meeting.
>
> As I conveyed to you, providing the public with initial clarification as
> to what this all means goes a long way to mitigate "fear based thinking".
> "Multi-Family High Density", "affordable housing" and "diversity" are
> words that can carry connotations or interpretations equating to low
> income, subsidized housing.
> This I understand, is not what is being proposed.
>
> Thanks again, Mike.
> It was a pleasure speaking with you. Good luck on Thursday.
> Gail
>
> 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.
>

From: Linda Martinez <lmartinez@shradermartinez.com>
To: Mike Raber <MRaber@sedonaaaz.gov>
Date: 9/12/2017 2:06 PM
Subject: Email for P & Z

Mike, please forward to the commission:

Dear Chairman Losoff and P & Z Commissioners,

You will receive many angry emails regarding the Community Plan amendment to increase density and also for the proposed apartment complex on 89A and Pinion Dr.

I am in favor of both of these. As a member of the grass roots group investigating the state of housing in Sedona, we need as many tools as possible. Sedona has not seen a new apartment complex in 20 years.

Consider these:

1. Can those who state that this apartment complex will bring crime, drugs, etc. prove it? We heard the same argument over ADUs and none materialized.
2. Is the author of the email or statement own a business in Sedona and had to hire and retain workers? Ask any business owner or school what they are experiencing. Please separate personal opinion from the common good.
3. The apartment complex would bring 19-20 additional units if the density increase passes. All this fear over an additional 19-20 units? New Lodging adds a few hundred units... of strangers who don't volunteer, etc.
4. The developer could build condos, 12 per acre, that would be purchased by investors and turned into short term rentals, leaving Sedona with very little workforce housing.
5. Check out the Harvard Study on multi-family housing (I can send it to you) which shows that people who live in apartments engage with the community as much as homeowners.
6. The housing shortage in Sedona is real - 4% of our housing stock is apartments. People are renting crawl spaces, garages, and closets. Ask Audree about phone calls she has received.
7. Be aware that Sedona's median income of \$56,000 is far below what most employees earn in retail, hospitality, tourism, and education.
8. We just do not have housing to rent. See Mike Rainey's email sent to you. Cottonwood is seeking more workforce housing and is welcoming a new 172 unit apartment complex near Candy Lane.
9. I trust our process. This commission will thoroughly vet each project. Your hands are tied without this amendment.
10. We cannot fulfill our Community Plan to provide diverse housing without this amendment.

I would be happy to further the conversation.

Thank you,
Linda

[cid:image002.jpg@01D32BD0.47710EE0]Linda Martinez | VP, Business Development
Shrader & Martinez Construction Inc.
O 928-282-7554 x 2201 | C 928-239-0074
www.shradermartinez.com<<http://www.shradermartinez.com/>>