

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Tuesday, May 15, 2018

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session and public hearing open to the public on Tuesday, May 15, 2018, at 3:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. April 17, 2018 (R)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. Discussion and possible direction regarding the Land Development Code Update.
6. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:
 - a. Discussion/possible action regarding the Draft "Shelby/Sunset Live/Work Community Focus Area Plan." Applicant: City of Sedona; Case number: PZ18-00008 (CFA).
7. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, June 5, 2018; 3:30 pm (Work Session)
 - b. Tuesday, June 5, 2018; 5:30 pm (Public Hearing)
 - c. Tuesday, June 19, 2018; 3:30 pm (Work Session)
 - d. Tuesday, June 19, 2018; 5:30 pm (Public Hearing)
8. EXECUTIVE SESSION

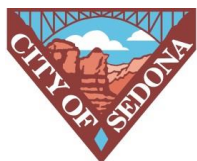
If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

 - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - b. Return to open session. Discussion/possible action on executive session items.
9. ADJOURNMENT

Physical Posting: May 10, 2018 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Memorandum

Date: May 8, 2018
To: **Planning and Zoning Commission**
From: Michael Raber, Senior Planner
Meeting Date: May 15, 2018
Subject: Sedona Land Development Code Update

The primary intent of this work session is to allow for continued discussion regarding urban agriculture proposed in the update of the Sedona Land Development Code (LDC). In the Commission's April 3, 2018 work session, the Commission discussed the keeping of bees and chickens as potential allowable uses within the City.

This agenda item provides for discussion and possible direction on this topic for possible inclusion in the consolidated draft LDC. The draft LDC will be distributed later this month. Currently the draft LDC consists of three parts:

- Part One – Zoning Districts and Use Regulations
- Part Two – Development and Subdivision Standards.
- Part Three – Administration and Procedures

These parts will next be assembled into one consolidated draft for final review and comment. All three parts are available online at www.Sedonaaz.gov/cd.

Since before the beginning of the LDC update process, we have received a number of comments regarding the raising of chickens and a few comments regarding bee-keeping. As a result of these comments, Part One of the LDC was drafted to allow for the keeping of chickens and bees under the land use of "urban agriculture". Since we are still working on the specifics of regulating urban agriculture, including chickens and bees, staff requested that the Commission provide input on this subject for inclusion in the consolidated draft. In the April 3rd work session, the Commission heard from a number of residents regarding allowing chickens and bees. The Commission requested that staff provide more information regarding the bee-keeping issue.

Bee-keeping

Staff has contacted both the Yavapai and Coconino County health departments, county planning staffs and a local beekeeper with the Northern Arizona Organic Bee-keepers Association (NAOBA). For the May 15, 2018 work session, Yavapai County Health and a NAOBA representative will be on hand to discuss bee-keeping issues with the Commission. Common regulatory tools that have been implemented elsewhere include:

- Limits on lots size
- Maximum number of hives
- Setbacks
- Vertical barriers (flyway)

- Assured access to water

Poultry (including chickens)

Based on the Commission's input on April 3, the draft LDC would include the following for consideration by the Commission:

The keeping of poultry would:

- Be an accessory use in all districts. The principal use of the property must be residential or educational.
- Be limited to larger lots (greater than ¼ acre?) And/or using a sliding scale for the number of chickens, with a cap on the total number (i.e. 4-6?).
- Include the potential for a minor Conditional Use Permit.
- Not allow roosters.
- Include setbacks for enclosures: Flagstaff requires enclosures be at least 10 feet from the property line. Yavapai County and the City of Cottonwood require 15 feet. Alternatively, there could be a required separation between dwelling units (one suggestion was 35 feet).
- Be confined to rear yards.
- Not allow commercial use.
- Require some type of licensing/permitting.
- Other considerations might include specifications on chicken enclosures, ranging areas, food, water, cleanliness, odor control, etc.

Staff is currently contacting the University of Arizona Cooperative Extension Office of Yavapai County to get more information on the keeping and raising of chickens.

Request:

Staff is requesting direction from the Commission regarding these topics to aid in the drafting of regulations to address both chicken and bee-keeping in the City.

Attachments:

1. Public comments since April 3rd.

Attachment 1

Public Comments – Chickens and Bees

Reply | Delete Junk |

RE: Sustainability in Sedona

LB

Lauren Browne

Wed 4/4, 10:07 AM

Lou Ann Bruck <louann@positiveplace.com>; Mike Raber

Reply |

You replied on 4/4/2018 1:42 PM.

Label: Default City Employees (2 years) Expires: 4/3/2020 10:07 AM

Hi Lou Ann,

Thanks for your input. I'm sure Mike will note this in his collecting of Land Development Code public comments.

Lauren

From: Lou Ann Bruck [mailto:louann@positiveplace.com]

Sent: Tuesday, April 03, 2018 3:43 PM

To: mraber@sedonaaz.gov; Lauren Browne <LBrowne@sedonaaz.gov>

Subject: Sustainability in Sedona

Dear Mike and Lauren,

Letting you know I support sustainability in Sedona. Please keep backyard chickens in Sedona. This is in congruence with the people's expressed wishes to become a self sustaining community. I believe our desire to be a self sustaining community is in our Community Plan.

Thank you so much,

Lou Ann Bruck

[240 Appaloosa Drive](#)

[Sedona, AZ](#)

Date: April 23, 2018

To: Andree Julia

Re: Back to the earth
Backyard chicken
Bees?

Dear Andree -

The meeting before Planning & Zoning was recorded and I am sure you listened to it all that transpired. I think it was a success

Enclosed is an article which I hope you will add to the file on Keeping backyard chickens. It expresses the mood & yearning of the segment of the community that would like a stronger connection to mother earth & the cycles of nature.

Also, I wanted to underline the mission statement of the City of Sedona... it reads:

"The mission of the City is to provide exemplary municipal service that are consistent with our values, history, culture and unique beauty".

I thank you, again, for all your fairness and good work on the City's behalf.

Janice Serra
Sincerely,

Discover the Peace Garden



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Activities for Children and Adults

On Earth Day, Sunday, April 22 from Noon to 3 p.m. Gardens for Humanity will host a family-friendly event, "Trees, Bees and Solar Cookies," at the Peace Garden at the Sedona Creative Life Center. This event will feature nature and "five senses" scavenger hunts for children, local beekeeper and bee teacher, Andrew Crawford, and an opportunity for participants to help build a solar oven and to taste cookies baked by the sun.

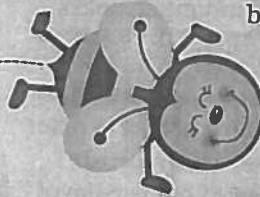
The Peace Garden is glorious in the Spring - a botanical landscape of Native plants, herbs, fruit trees, and ornamental flowers and shrubs. This is a sanctuary of peace, habitat for birds, pollinators, and wildlife, and a place for contemplation and re-connecting with nature.

Little children will discover the garden through their senses with a scavenger hunt to guide them to find sounds, fragrances, colors, textures, shapes and critters. This will introduce them to a

nature experience with their whole being. Older children will have a scavenger hunt that takes them through the garden to identify different species of plants.

Andrew Crawford, member of the Northern Arizona Organic Beekeepers Association, will have a top

bar nucle-us-hive used for attract-ing swarms,



and answer questions about bee behavior, backyard beekeeping, bees in the big picture of food security, and Apitherapy, healing with bees, of which he is a certified practitioner.

There will be cookies baking in a solar oven and small cookie ovens that participants can help build. There will be lemonade to go with the cookies. This free event will be a fun way to connect with all the elements that make a natural garden thrive.

The Peace Garden is located at the Sedona Creative Life Center, 333 Schnebly Hill Road. For more information visit gardensforhumanity.org or call (928) 294-9055.

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PLANNING AND ZONING

Audree Juhlin

Warren Campbell

Donna Puckett

PLANNING AND ZONING COMMISSION

Marty Losoff - Chair Kathy Levin - Vice Chair

Randy Barcus Eric Brandt Kathy Kinsella Larry Klein Gerhard Mayer

“The Birds and the Bees”

Good Morning,

I wish to offer comments regarding Hens and Bees within the City of Sedona also to elaborate on the subject of Self-Sustainability due to the comments made at the first meeting regarding this subject matter. Before I continue it's essential that I first say I do hold a three year seat on the Historical Preservation Commission and that I am not representing the Commission, I am representing myself as a concerned involved twenty-one year resident of Sedona.

Predominantly I believe the responsibilities of the Resident of Sedona, mindful of communal sustainability, has a responsibility to be involved within the efforts of our community in entirety without bias. Research, factual information, comments, suggestions and concerns from the residents are all necessary with regards to appropriate means of establishing specific needs and wants on a personal and/or community level.

The obligation of any Commission is to identify community issues that fall within their scope of work by;

1. Gathering actualities and analyzing issues.
2. Hold public meetings and use other means to determine community feelings around issues related to their respective commission and subject matter.
3. Recommend policies and procedures related to their respective commission to the City Council based on analysis and community input.
4. Serve as an intermediary between the public, the City Council and staff by providing information, explanation, and support for different points of view.

As a Resident I believe my responsibility for any and all subject matter presented to all commissions must first be investigated in depth prior to presenting to the commission for consideration. After the commission's received all participating information it's their responsibility to sort through and determine what's best for Sedona devoid of prejudice whilst through consensus accomplishing a proposal to the City Council dedicated to a community of environmental stewardship and sustainability.

1997 I arrived in Sedona excited to be here and desired involvement in everything so I dabbled in many vocations for example, I was recruited by John Conway into the Sedona Fire Department extensively trained as Firefighter/EMT, Search & Rescue, Wildfire, White Water Rescue, all as a volunteer devoted to my city for many years to keep others safe. I coordinated large group events on the Legends Ranch and involved myself within various private committees creating relationships all throughout our breathtaking city. As a Realtor decided to develop a few residential properties at which time I met Audree among others within Planning and Zoning creating trusting relationships over all the years. I've engaged everywhere listening to people while hearing their concerns, watching their actions/no actions and personal involvement presenting a reliable picture of community involvement whilst balancing those needs against what's right for the whole of Sedona.

Over the years most of the Committees/Boards I convened with were intended for self-sustainable efforts. We discussed community involvement as the pinnacle to a successful approach through neighborhood efforts yet there's much talk, little action and no involvement. Moving forward in time - a few years back I was privileged to sit with our previous Mayor, Rob Adams, in his office for a one on one conversation. We discussed his goals to formulate Sedona into a model community of environmental stewardship and sustainability. He described in detail his vision, how it was started, and current construction works. I memorized every detail as we discussed the cities future efforts based off current research. Through our discussion and future outlook I personally set out in the direction of further educating myself in all self-sustainable endeavors through physical involvement and daily current research while also memorizing global efforts, archetypes, etc. applying each to our environmentally perfect never-ending ecological unit, Sedona.

Not long after I was fortunate to create a relationship with a very knowledgeable organic farmer who acknowledged my desire to learn through hands on experience working his property a number of hours each week for the last 2+ years. We use only hand equipment digging three and four foot deep beds of all sizes, shapes and lengths. His techniques and knowledge yields fresh produce grown and nurtured on just a portion of his property which sustained his family, parents and sisters family for some time now.

Statistically, 6000 pounds of food can be grown on 1/10 of an acre per year.

Sustainability is meeting the needs of the present without compromising the needs of future generations and based off a simple principal that everything we need for our survival and wellbeing depends on our natural environment directly or indirectly.

3 Categories of Sustainable Living

- 1- **Economic element** speaks to a viable local economy with job creation and incoming revenue not dependent on high consumption population growth. Sedona's fortunate that we have Tourism offering the future ability to educate multitudes with regards to our triumphs as a model community of environmental stewardship and sustainability.
- 2- **Social element** refers to housing, education, health care and other aspects that contribute to ones quality of life.
- 3- **Environmental element** refers to maintaining the quality of the environment and idea of creating a more resilient city that can withstand natural disasters. For example;

- **Electric Vehicle (EV)** refers to establishing a local EV program, charging station seen below under construction in VOC. This programs intent is to recruit and convert Sedona City Vehicles, local businesses and residents from fueled vehicles to electric. To establish opportunity for rental car companies like Enterprise to introduce a line of EV automobiles into the rental market.



Regarding the Planning and Zoning Commissioners meeting April 3, 2018

I've personally witnessed as others in our Community come forward with their agendas at the forefront of their determination to successfully obtain an answer immediately without the involvement, understanding or approach of true Community, Community on a sustainably sensible journey.

This example offers perfect bases why we as a Community must look forward in cooperative spirit without manipulating current sustainable efforts whilst safeguarding the beautified sanctuary we continue to create within our City limits and Sedona's forthcoming ability to educate sustainability on a global level.

The residents of Sedona who've involved themselves over many years are either Talkers or Doers and unfortunately there are more talkers than doers in Sedona. Those of us who are Doers get involved in every way we can to include getting dirty and working hard if we are physically able. I believe everyone has skill-sets to share through Community involvement and through individual knowledge we together initiate community of environmental architects.

April 2018 our World debt is at an all-time high and a very serious concern over the next few years with regards to our Global Economy.

Efficiency gains are not enough, however Sustainability and Security demand that cities become more self-reliant. Urban designers must rethink cities as complete ecosystems as we have here in Sedona. The most resilient option might be a bioregional city-state in which a densely built-up core is surrounded by supportive systems. Sounds like Sedona! Without becoming isolationist, such bioregions would produce much of their own infrastructure of food, water and recycled waste circulated for continued sustainability efforts. By being less reliant on imports, cities would be partially insulated from climate vagaries, global resource shortages and distant military conflicts. Since residents would depend on local ecosystems, they would have a powerful incentive (currently nonexistent) to hopefully become substantially active while managing their resources more sustainably.

Seem over the top? Perhaps. But our rethinking of cities must surpass the challenges. Scientists are deeply worried; you should be, too. If we can't save our cities, we won't save ourselves.

Through community participation, personal and financial contributions, cultivating, loving and nourishing our undertakings together is imperative to Sedona's successful future. We together are obligated to continue one of the most sophisticated logical methods known to the industry which is already in place and ready for future advancement with the ability to achieve innovations intellectually far more advanced than anywhere in the world. Nevertheless without community, without forward-thinking, without participation lifestyles continue with processed foods, fresh foods days or weeks aged through travel, prescription drugs designed to prolong never heal and much more as our planet gradually deteriorates around us consuming a progressively scarce fresh water supply and food supplies. Furthermore if we continue to allow Traffic Issues to impede on future endeavors designed to establish a healthier sustainable environment for our Community its residents and tourism we as a City will never be at the forefront of sustainable modernizations.

I describe the future of cities without Community Efforts for Self-Sustainability as impending desolation which is a state of complete emptiness and destruction in conjunction with emotional anguish, misery or loneliness. Basically Hell and a recipe for accurately describing the contradictory lifestyles we as a Community are striving to evolve away from by redirecting our Community efforts towards the "Environmental Stewardship and Sustainability" Rob Adams and I discussed undeniably offering our City and Community abundant health benefits and sustainable future.

Historically

The expansive North American city is a creation of the cheap energy and wasteful consumption of a materially enthusiastic age that is swiftly coming to an end. Municipalities may well confront a triple threat of climate change, insufficiency of energy, resources and broken-down supply lines. Even the generally conservative U.S. National Intelligence Council (NIC) recently predicted that global demand for energy, food and water could easily outstrip supplies over the next decade or so, triggering trade-disrupting international conflicts. Water is at present a scarcity in several countries of our World!

Since World War II, politicians and planners shaped cities without regard for the use of resources or ecological concerns. Today's land/water-grabbing, auto dominated, fuel-careless metropolises have evolved into dependent black holes, extracting excessive megatons of energy and materials from all over the globe emitting out volumes of waste, often toxic. In North America, buildings and urban infrastructure account for 40 percent of material consumption and a third of energy use.

All this must change

The U.S. National Intelligence Council indicates the upcoming increase in mean global temperature must be addressed immediately and that the worldwide economy must be largely de-carbonized by 2050. The United States has a duty to actually complete its transition by 2025.

To begin to meet that challenge, state and municipal governments are urged to create the land-use legislation and zoning bylaws that city planners need to consolidate areas and sustainably raise their density. Compact cities can boost their essential urban efficiencies to record heights by developing the following characteristics:

- A high proportion of multiple-family housing, which reduces per capita consumption of land, infrastructure and just about everything else especially when Sedona is surrounded by Wilderness and Forest Service lands.

- City owned and operated agriculture, water, sustainable power and recycle companies with multiple options for recycling, reuse and remanufacturing of materials for future sustainability, along with skilled people for those activities.
- Car-free and/or EV mobility, through investments that make walking, cycling, EV and public transit viable. I suggest a Voucher System sponsored by the Sedona Chamber of Commerce designed to promote transportation provided by all resorts and hotel/motels within Sedona City limits and the Village of Oak Creek. Resorts and hotel/motels offer Vouchers awarding discounts to the Consumer/Tourist for parking their automobile on Resort property while using the Resorts eco-friendly transportation during all travels within the City and Village of Oak Creek.
- Co-generation of electricity and use of industrial waste heat to reduce per capita energy consumption. This obviously needs further research and will be a huge asset towards the City of Sedona's sustainable efforts.
- Improved livability through improving all self-sustainable efforts like cleaner air, easy access to amenities, employment and affordable housing for those employees.
- A greater proximity of farmer's market style shopping through local vendors and Sedona Organics future agricultural efforts offering;
 - Workshop Programs
 - Sedona Organics Farm Stands
 - Sedona Organics Farmers Markets
 - Distributing to local Grocery Stores and Restaurants

If we stop dreaming, if we stop fantasizing, we stop believing. Believe in "Sedona Organics".

Our rethinking of cities must be rethought to match and analyze against the challenges we have locally. Through their experiences and our continued forward thinking and successes the Scientists who are deeply worried for our cities and believe that if we can't save our cities, we won't save ourselves, now have **Hope** with opportunity to research our future archetype optimistically initiating change offering **Faith** and forthcoming direction towards their cities specific archetype and sustainability, all through Sedona's **Love** for others and Community.

Proposal

First I believe the important aspect of Community Involvement is Community Involvement. Yet slightly humorous without involvement Sedona develops a discouraging future. As many of you, I too wish to see involvement before establishing responsibilities of Bee's and Hens within the city limits especially when laxity in the care and upkeep creates a public health concern. Frankly, I've personally observed a great deal of laxity over the last twenty-one years which is the motivation for my following proposal.

My visualization is the City of Sedona and "Sedona Organics" governing board creating agreements within contractual form to launch a Community Shared Agricultural Program (CSA). Structured initially through city resources, governed by the board and anticipated to be financially sustainable through community involvement. In return the City of Sedona offers a Crop-Share Lease: Typically, in these

arrangements, the landlord will share input costs (including but not limited to water, seed, fertilizer, fuel) while the tenant provides all of the labor and remaining input costs.

CSA Workshare Programs will always evolve and recreate themselves especially through Sedona's continuing progression and the needs of the whole Community. The CSA model assesses each individual through an assessment period to evaluate their skill-sets for the benefit of the whole Community while offering many variables and many ways for everyone to participate at all levels as we grow and benefit together.

I believe the initial start-up should recognize residents who are experienced and would like their own section of land for harvesting with section size determined by individual and family needs. Over time the operation grows recruiting all who've demonstrated skills to further our undertakings eventually creating an agronomic approach to Sedona's sustainability. Within a typical agreement once harvested, proceeds will be divided according to the agreement between the City of Sedona and Sedona Organics (normally ranges from 25/75 to 50/50) or (?) In Sedona Organics scenario, the farmers both share the risk with the other person and the landlord will typically satisfy the "actively engaged in farming" requirement of federal programs. The downside (or upside – depending on your view) for the tenant is that he/she loses autonomy because the landlord is involved in the decisions of the operation which in our case is a community effort initiated through the City of Sedona therefore the City should have a place on Sedona Organics Board.

Example CSA Program

Join our team in 2018 by taking part in the Sedona Organics CSA Workshare Program!

Trade labor hours of all kinds for veggies in 2018

*In exchange for working 3 hours per week, you will earn one CSA half-share or \$20 weekly credit at Sedona Organics Farm's, Sedona Organics Farmers Markets or Sedona Organics Farm Stands.

*Choose a shift, day/time, seven days a week, between 7:30 am until 7:00 pm. 3-hour shifts may be all in one day or split over two days. (We request you keep the same schedule each week!)

*Anticipate planting, weeding, harvesting and washing vegetables and totes; plus an assortment of many other farm jobs ranging from clerical to getting genuinely dirty.

*Be prepared to work outside in the sun or rain, where you might be on your feet for the entire time. Many jobs require bending over, kneeling, squatting, or lifting loads of 25+ lbs.

*Dress appropriately for the job, weather, supply your own water bottles, sunscreen, hat, gloves, sunglasses, raingear, and footwear.

* Individuals who have physical limitations or have skill-sets needed in other areas are encouraged to apply because we always have tasks that are just right for everyone!

*Teachers, students, residents and tourists Sedona Organics extensive workshops offer state of the art training for our current and future generations in cutting edge self-sustainable technology!

Future contributions back to Community include;

- Sedona Farm's 2018 CSA Workshare Programs

- Sedona Farm's 2018 CSA Workshop Programs
- Sedona Organics Farm Stands
- Sedona Organics Farmers Market
- Supplying Local Restaurants and Grocery Stores

I believe it is to our benefit as a community involved sustainable City to keep the Hens and Bees exactly the way it is currently on larger parcels within designated areas. I believe the laxity with regards to consumer involvement witnessed over the years creates a budgetary problem not to mention a possible future health risk. With that said, I believe now is the time to take charge of our sustainable future without the problematic traffic issues hindering progress. It is imperative that we as a community initiate all life saving measures for the future survival of our City and the community of residents who call Sedona home by establishing Sedona Organics and initiating the board to govern future development.

Thank you for your time and I'm always open for discussions further detailing these efforts.

Sincerely

Kurt Gehlbach



Meeting Dates:	March 6, 2018 Work Session May 15, 2018 Public Hearing
Hearing Body:	Planning and Zoning Commission
Action Requested:	Discussion/Possible Action
Project Summary:	The Draft Shelby/Sunset Live/Work CFA Plan, for the area located at the southern end of Shelby Drive and Sunset Drive.
Report Prepared By:	Cynthia Lovely, Senior Planner
Attachments:	Exhibit A: Draft Shelby/Sunset Live/Work Community Focus Area Plan Exhibit B: Supplemental Information

The Planning and Zoning Commission held a work session on March 6, 2018 to discuss the Draft Shelby/Sunset Live/Work CFA (Draft Plan). Commissioners had several questions and requested more information regarding the types of businesses, number of employees, and infrastructure improvements.

In response to the Commission’s questions, a questionnaire was sent to each of the property owners and businesses in the CFA to gather more information. Three topics were covered: business information, interest in connecting to City wastewater system, and interest in Shelby Drive improvements. As of May 8, 2018, seven questionnaires have been returned, out of the 136 that were mailed out. The results are included in Exhibit B.

Exhibit A is the Draft Plan, dated May 15, 2018. The only difference from the February 27, 2018 Draft Plan are several typo corrections.

Exhibit B, Supplemental Information includes the following items in response to the Commission’s questions.

- Business Inventory
- Zoning Map
- Shelby Drive – Summary of Alternatives
- Questionnaire Results

Additional Commission Questions:

Will the light industrial land uses be pushed out of the area?

61% of the buildable land is zoned Heavy Commercial/Light Manufacturing (C-3), and the plan does not propose rezoning property. The plan does propose a mix of uses, and the C-3 district already allows for a wide variety of uses, thus a mix can be achieved without changing the zoning or pushing out existing land uses. In the C-3 district, housing can be an accessory use, which could provide for workforce housing or

live/work options. If housing was proposed as a primary use, then a rezoning would be required.

How easy would it be to rezone, for example from light industrial to mixed-use or multi-family housing, and how would they know if they could take advantage of flexible development standards, like taller buildings?

Property owners could propose rezoning their property and if the project proposal was in line with the CFA vision and goals, it will be more likely to be received favorably. Staff would work with applicants to determine whether flexible standards are appropriate. Those considerations are expected to be very site-specific, for example – where is the property located, what are the adjacent uses, etc. Additionally, once a CFA plan is approved by the Commission and Council, staff creates a specific worksheet for that area which is then used as a tool to evaluate proposals for overall compliance.

What would be the incentives for redevelopment?

Improving the condition of Shelby Drive and expanding the availability of wastewater services would both be incentives for redevelopment. These have been stated as two major factors that have hindered development and redevelopment of property in this area. Additionally, new businesses and property improvements can also spur redevelopment, usually resulting in the “domino effect”.

SUMMARY OF COMMENTS

The following are comments from stakeholders, primarily property and business owners, which may also provide information related to Commission questions.

Shelby Drive (private portion)

The need to improve the road was a consistent concern about the area for most property and business owners. Primarily, the reasons stated included concern about pedestrian safety (such as dog walkers from Humane Society on narrow roadway with large trucks), narrow road width, drainage impacts and flooding (especially at Carroll Canyon Wash), and poor road conditions and potential vehicle damage (potholes). One individual felt that more businesses would be interested in this location if the road was in better condition. Another stated that “Shelby Drive is one of the most heavily used roads in West Sedona and an important business hub for Sedona.”

Wastewater/Sewer

The lack of sewer availability limits development and redevelopment, which was an explanation for why some owners were not investing more in their property. Also, expanding or opening new businesses may require more restrooms, thus a need to upgrade from the septic system that some properties are still using. It is also believed that sewer hookups would add value to the properties and this area in general. One property owner stated that they would like to convert their property to live/work/studios instead of the existing use but needed to make necessary connections to the City’s sewer system. Additionally, the high cost of hooking up to the city’s sewer system is a factor that inhibits property owners from making improvements.

Light Industrial/C3

Because there are very little light industrial uses or areas that allow for them in the City, there was support for retaining and even incentivizing these types of uses. The comment was made that “we don’t want to lose what we have”. It is needed to support the activities occurring throughout Sedona from tourism (such as trolley repair). On the other hand, others felt that Sedona’s land is too expensive to have a lot of

industrial. Others indicated that there may be a need for small offices and warehouse space. Several people liked the idea of a more modern/contemporary style industrial area. Finally, there was a complaint about the dump trucks in this area although it is a legal use in C-3 zoning districts.

Multi-Family Residential

Concern was expressed that sewer connectivity and an improved road is important if the City would like to see the development of apartments/condos. However, there is also concern about the compatibility of residential uses with industrial uses - large trucks, noise, smells (roofing tar), barking dogs, etc. Currently, there are complaints about existing activities and how they affect the hotel and nearby houses. However, others indicated that there is an existing hotel and some people already living in the area and the variety of uses are working. A suggestion was made to keep the multi-family at the east end of the area, believing that it was ok at the end of Sunset Drive but not in the middle of the industrial area. Elsewhere, there was support for residential units in second story buildings. There was agreement expressed supporting the need for employee housing. Additionally, it was suggested that the church property could be a good location for multi-family housing.

General Land Use Comments

Resident/community services: Some of the property and business owners indicated that this is a good location for more locally focused residential services and that tourist-related businesses are more appropriate along the main commercial corridor, SR 89A. There was a shared belief that this location which is “off the main drag” and not on the highway is part of the appeal of this area. There could be more community services that serve the residents, especially since there is already the Humane Society, a church, recycling center, etc.

Parking: Parking is a problem for many of the existing businesses (not enough parking).

Live/Work/Studios: This area could be more affordable for artists starting out who can't afford space elsewhere in town.

Trails: There is a need for a bigger trailhead. Parking is insufficient so hikers are parking along Shelby Drive. It appears that some people also get lost trying to find the trails, as they aren't signed very well.

Transients: Transients are becoming an increasing problem in and around the area - camping in the forest, using building facilities (restrooms, electricity), increased foot traffic (walking through), debris, etc. A neighboring resident did not want to see a homeless shelter in this area.

Change: There was concern expressed about the concept of change in general. Further concerns related to associated costs that changes may impose on property owners.

Sunset Park: A suggestion was made to increase park maintenance, especially on the path between Shelby Drive and the park.

North Road: This road is in a state of disrepair and needs improvements; the city should maintain it, or at least re-pave it.

OVERVIEW OF THE DRAFT PLAN

BACKGROUND

The Sedona Community Plan introduces Community Focus Areas “*where the City will play a proactive planning role to implement the community’s vision. With participation from property owners, neighbors, and stakeholders, the City will develop a Specific Plan...*” (Community Plan, page 34). CFA Plans are supplemental to the Community Plan and are intended to guide future development of a specific area. The basis of a CFA Plan is the Community Plan’s vision and goals. Those goals that are most relevant to this CFA are listed in the Draft Plan. A copy of the Draft Plan is attached as Exhibit A and dated February 27, 2018, P&Z Working Draft.

Description of the Area

Similar to previous CFA planning areas, the Shelby/Sunset CFA is a unique area of the city with potential for future development due to the amount of undeveloped and underutilized land. The CFA is located at the southern end of Sunset Drive and Shelby Drive and encompasses 38 acres and includes Sunset Park and the “AAA Industrial Park.” There are currently a variety of uses, from light industrial such as warehouses and auto repair to community services including the Recycling Center, Humane Society, and the Food Bank. The vacant properties are zoned light industrial, multi-family residential, and single-family residential.

Planning Process

During the CFA planning process, the key issues, objectives, and vision for this area were identified by speaking with property owners, business owners and city staff; as well as observing activities in the area, consideration of similar land uses in Sedona and the Community Plan goals.

Property and business owners expressed concern about the infrastructure serving this area including the private streets and lack of sewer connections which was also considered an obstacle to further development. Another concern was the need for workforce and affordable housing. Other comments related to the need for an area more focused on residents, as many believe the city is too focused on meeting the needs of visitors.

The unique location and topography also lend itself to providing for some community needs such as housing. The area is nestled on the side of Airport Mesa with spectacular views of west Sedona and a panoramic view of red rock mountains. The backdrop of the mesa and the mature green vegetation of undisturbed National Forest lands provide the City with an opportunity to address community issues such as housing through potential increases in density and height.

KEY ELEMENTS OF THE DRAFT PLAN

The following are the defining features of this area that are also key elements of the CFA’s vision.

- Location
- Light industrial zoning
- Multi-family residential zoning
- Views
- Proximity of the National Forest and Sunset Park

The CFA vision can be summarized in four words: Live, Work, Play, and Meet. These vision themes also correspond with the Community Plan’s vision and outcomes:

- Live: housing diversity
- Work: economic diversity
- Play: healthy and active lifestyles
- Meet: community connections and gathering places

The CFA Vision:

This CFA is an industrious, creative, and active district where people live and work, bordered by a city park and National Forest with an abundance of trails and scenic views.

SUMMARY OF DRAFT PLAN RECOMMENDATIONS

1) Economic Diversity, CFA Draft Plan page 9-11

Objective: “There is a dynamic mix of thriving businesses and community services.”

The strategies include retention of the light industrial uses and encouraging a mix of land uses. To support business development, upgrading Shelby Drive and expanding the availability of wastewater services is recommended. These were the two key issues mentioned by property owners and businesses as the limiting factors to future development and redevelopment.

2) Housing Diversity, p. 12

Objective: “There is a full spectrum of housing options in the Sunset/Shelby Drive corridor.”

The plan recommends the support and encouragement of multi-family housing, including apartments, live/work units, and mixed-use development. The CFA includes property zoned for multi-family housing, which fits well with the current variety of multi-family housing options already found in the Sunset-Shelby corridor.

3) Neighborhood Connections, p. 13-15

Objective: “Neighborhoods have easy access to the trail system, Sunset Park, and local businesses through a connected network of paths for walking, hiking, and biking”.

The plan proposes extending existing sidewalks and bike lanes along Shelby Drive and Sunset Drive. Improved connections to Sunset Park and the National Forest trail system is recommended, as well dedicated trailhead parking.

4) Design for a Sense of Place

Objective: “The distinct character of the area melds modern and efficient living and work spaces with the surrounding landscape.”

The plan recommends that buildings and sites are designed to work with the varied terrain. The higher locations up against the mesa emphasize the need to blend into the landscape, such as green colored buildings against the green backdrop. Lower areas along the wash have limited visibility from the surrounding area and thus could accommodate taller buildings. The plan recommendations support flexibility in development standards such as height and density when projects meet the plan’s objectives.

SUMMARY

This Draft Plan proposes a bold vision for this unique area. While many of the existing features and mix

of uses would remain, the plan proposes building on the distinctive strengths of this area to transform it from an obscure area of the city to an active district with a focus on more dynamic residential interactions and uses.

MEETING EXPECTATIONS

The purpose of the hearing is to provide the Commission and public with an overview of the Draft Plan, allow for public comments, Commission discussion and possible action on the Draft Plan.



Staff Recommendation

Staff recommends that the Planning and Zoning Commission forward a recommendation to City Council for adoption of the Draft Plan.

Sample Motions for Commission Use

Please note that the sample motions below are offered as samples only and that the Commission may make other motions as appropriate.

Recommended Motion of Support

I move to recommend to the Sedona City Council approval of the Draft Shelby/Sunset Live/Work CFA Plan, for the area located at the southern end of Shelby Drive and Sunset Drive

Alternative Motion

I move to not recommend to the Sedona City Council the Draft Shelby/Sunset Live/Work Community Focus Area Plan.



May 15, 2018 P&Z Draft

DRAFT

Shelby/Sunset Live/Work Community Focus Area Plan



CFA Vision:

This is an industrious, creative, and active district where people live and work, bordered by a city park and National Forest with an abundance of trails and scenic views.

City of Sedona Community Development Department

www.sedonaaz.gov/CD

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PLAN SUMMARY

Live

There are more affordable housing options, especially for employees of local businesses.

- Apartments, live/work units, and mixed use developments are encouraged



Play

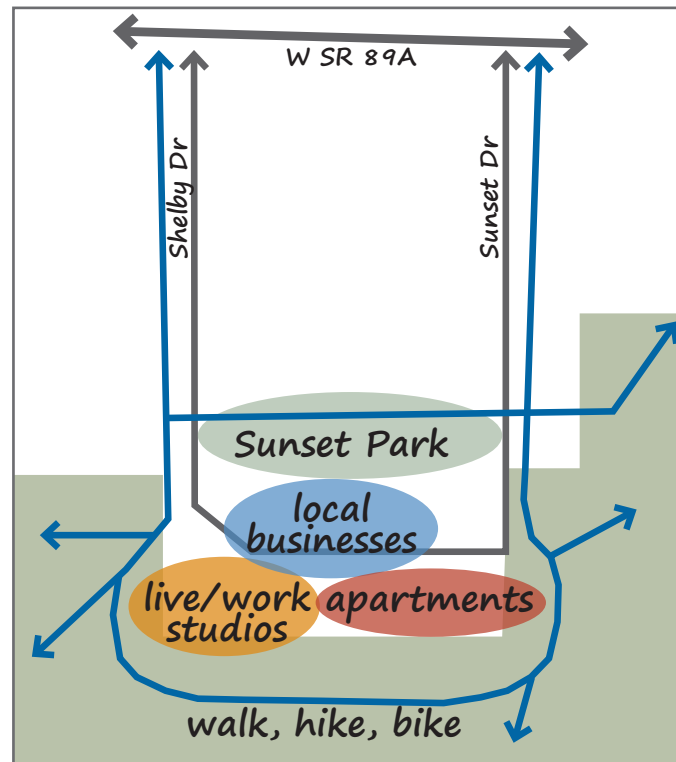
Walk or bike from home to Sunset Park and National Forest trails.

- Extend sidewalks and bike lanes
- Enhance trail access with links between the park, neighborhoods, and the trail system



CFA Vision

This CFA is an industrious, creative, and active district where people live and work, bordered by a city park and National Forest with an abundance of trails and scenic views.



Community Vision

Sedona is a community that nurtures connections between people, encourages healthy and active lifestyles, and supports a diverse and prosperous economy, with priority given to the protection of the environment.

-Sedona Community Plan

Work

Local businesses provide services and products to local residents and other businesses.

- Improved infrastructure
- Retain light industrial land uses
- Provide workforce housing



Meet

Neighbors can meet up at the park, on the trails, for dining, drinks, or yoga.

- Provide trailhead parking on both Shelby Drive and Sunset Drive
- Encourage and support businesses that serve locals.



INTRODUCTION

Community Focus Areas (CFA) are identified in the Sedona Community Plan as areas "where the City will play a proactive planning role to implement the community's vision." This specific area plan is an addendum to the Community Plan that is intended to guide future development. The CFA plan recommends strategies that address issues specific to this area as well as the Community Plan's vision and goals. Those include economic and housing diversity, walkability and connectivity, and a sense of place.

The strengths of this CFA are also what set it apart from other areas of the city.

- Location. Unlike all other commercial areas in the city this is not on the highway.
- Industrial zoning. This is one of only two areas in the city that allows for industrial and light manufacturing land uses.
- Multi-family residential zoning. There is very little land in the city with this type of zoning which makes up 1.4% of all residentially zoned land.
- Views. Roughly half of the area is elevated on the hillside of Airport Mesa, providing outstanding views. The other half sits at a lower elevation, thus is not very visible from the surrounding area.
- National Forest and city park access. Sunset Park is on the north side of the CFA and the remainder of the area is surrounded by the Coconino National Forest with direct access to an extensive trail system.

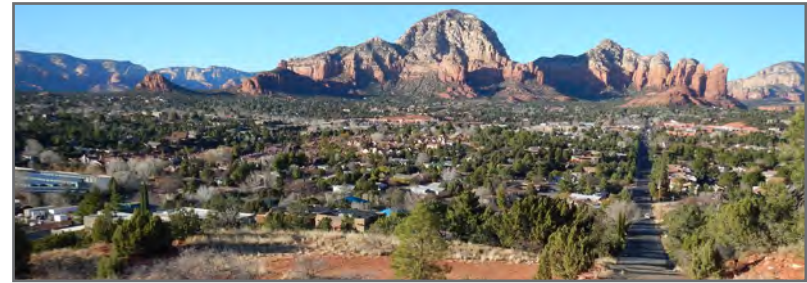
Considering these strengths, this area has the potential to truly become a *community focus area*—a place where people want to work and to live.

To reach its potential there are several obstacles to overcome. According to some business and property owners, the primary limitations are the poor condition of Shelby Drive which is a private road and the lack of wastewater service to some properties. Other challenges include the general appearance of the area, the noise and dust from construction yards, and for some the location off the highway.

This plan provides recommendations to address these limitations and to build

on the positive assets of this area to achieve the proposed vision:

An industrious, creative, and active district where people live and work, bordered by a city park and National Forest with an abundance of trails and scenic views.



Planning Area Boundary

The Sedona Community Plan established the general planning area for the "Industrial Park" CFA 12. This map shows the specific boundaries, encompassing 38 acres, located at the south end of Shelby Drive and Sunset Drive.

Sunset Park is located on the north side with the Coconino National Forest surrounding the remainder of the CFA. Carroll Canyon Wash bisects the area flowing from the northeast corner to the southwest corner of the CFA.



Figure 1. CFA Planning Area Boundary

History and Current Land Uses

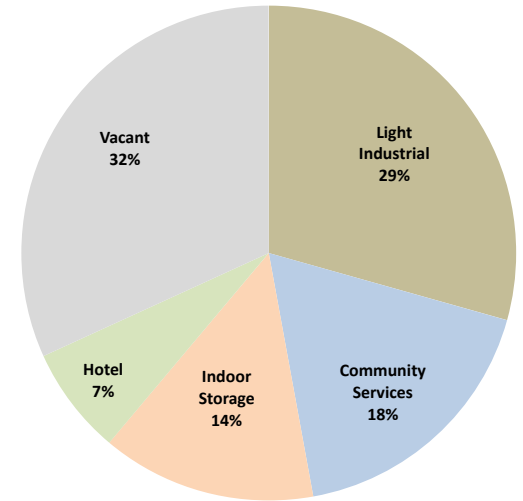
Most of the land within the CFA was developed prior to city incorporation in 1988. The residential neighborhoods north of the CFA were subdivided in 1968 and 1974, although houses were built slowly over time. The church on Sunset Drive is one of the earliest buildings in the area dating to 1976. The majority of the CFA is within the AAA Industrial Park subdivision which was established in 1977. Many of the businesses found in the CFA today are the original businesses and property owners which were established in the late 1970s and early 1980s.

Highlights in the History of the Area

- 1968 Sedona Meadows subdivision plat recorded
- 1974 Valley Shadows Unit I subdivision plat recorded
- 1976 Seventh Day Adventist Church built
- 1977 AAA Industrial Park subdivision plat recorded
- 1979 Valley Shadows II subdivision plat recorded
Motel built (now Sunset Chateau)
Kennel built (now Humane Society)
- 1988 Anasazi Village/Morning Sun Condos
- 1996 Nepenthe Townhouses
Stormaster Storage built
- 2002 Sunset Park opens

Current Land Uses

- Light industrial such as warehouses, auto repair, construction and roofing contractors, and distillery
- Community services such as the Humane Society, kennel, church, food bank, recycling center, and yoga studio
- Vacant and undeveloped land including outdoor storage lots
- Indoor storage rentals
- Hotel
- Park (not included in the pie chart)



Zoning

The majority of this CFA is zoned light industrial, which makes up approximately half of the city's light industrial zoned property. The remainder is located in the area of Contractors Road and Yavapai Drive west of Coffeepot Drive. Many of the same type of businesses can be found in both areas.

The table below lists the undeveloped land in the CFA by zoning district and how much of that is built or vacant.

<u>Vacant Land in the CFA by Zoning</u>	Acres Built	Acres Vacant	Total Acres
Light Industrial	18	4	22
Multi-family Residential (high density)	4	2	6
Single-family Residential (large lot)	1.3	3	4.3

VISION

The intent of this plan is to realize the following vision, which describes this area as it would be seen in the future.

Live, work, play, and meet in this vibrant neighborhood with a contemporary urban character unique to Sedona. It offers an active lifestyle with a dynamic mix of opportunities to live, work, eat, drink, and play—all surrounded by a park and forest, and scenic views!

Live. Employees can find housing they can afford. There is a variety of living choices for the city's workforce that can now live in town without commuting. Local workers may choose between an apartment, loft, studio, or combined living/workspace. The options are appealing to those looking for non-traditional housing with a more urban experience.

Work. Businesses are able to expand and provide jobs, products, and services to local residents. The business mix includes professionals, craftsmen, light manufacturers, artists, and entrepreneurs. There are non-profit organizations and community service providers.

Play. Right next door is a park and 20+ miles of trails. Whether you are working here, living here, or a neighbor, you can walk to the park or onto the trails. You can hop on your mountain bike and connect to the extensive network of trails surrounding Sedona. If you would rather stick to the paved sidewalks and bike lanes, head a half-mile up Shelby or Sunset Drive to the shops and restaurants.

Meet. Meet up with your friends and family without even getting in a car. Meet at the park for a picnic, at the playground, or for a round of tennis. Meet at the trailhead before and after that hike or bike ride. Afterwards you can eat at the cafe or have a drink at the brewery. It is the combination of the neighbors and people that live and work here that make this a unique neighborhood to meet and connect.

Live

Housing options affordable to employees.



Work

Businesses that cater to other businesses and local residents.



Play

Direct access to Sunset Park and the National Forest trail system.



Meet

Neighbors can meet up at the park, on the trails, for yoga, or at a café or brewery.



SUMMARY OF RECOMMENDATIONS

The Recommendations section of this CFA Plan includes goals, objectives, and strategies. The goals (in blue text) are taken from the Sedona Community Plan, as well as the guiding principles of "Economic Diversity" and a "Sustainable Community". The objectives are statements describing the desired future of the area, and the strategies (listed in more detail on the following pages) describe methods that will lead to achieving the goals, objectives, and vision.

ECONOMIC DIVERSITY

Community Plan Goals

- *Recruit new businesses and organizations representing different business and institutional sectors that diversify Sedona's economic base.*
- *Support locally owned businesses.*
- *Improve the City's transportation, information and communication infrastructure to allow businesses to compete regionally, nationally, and globally.*

Objective

- There is a dynamic mix of thriving businesses and community services.

Strategies

- Actively engage in the diversification of the city's economy through partnerships and incentives.
- Retain light industrial land uses.
- A mix of uses is encouraged, including production industries, makers, entrepreneurs, small start-ups, and live/work combinations.
- Improve the infrastructure: Shelby Drive, wastewater access, and a bridge over Carroll Canyon Wash.

SUSTAINABLE COMMUNITY

Community Plan Goals

- *Encourage diverse and affordable housing options.*
- *Create a more walkable and bike-able community.*
- *Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.*
- *Reflect a unique sense of place in architecture and design.*
- *Promote environmentally responsible building and design.*

Objective

- There is a full spectrum of housing options in the Sunset/Shelby Drive corridor.
- Neighborhoods have easy access to the trail system, Sunset Park, and local businesses which are all linked by a network of paths for walking, hiking, and biking.
- The distinct character of the area melds modern and efficient living and work spaces with the surrounding landscape.

Strategies

- Support and encourage the development of multi-family housing.
- Extend the sidewalks along Sunset Drive and Shelby Drive, and add bike lanes to Shelby Drive.
- Improve trail connectivity and trailhead parking.
- Design development for the location, terrain, and viewshed.

Cultivating Economic Diversity

Community Plan Goals:

- *Recruit new businesses and organizations representing different business and institutional sectors that diversify Sedona's economic base.*
- *Support locally owned businesses.*
- *Improve the City's transportation, information and communication infrastructure to allow businesses to compete regionally, nationally, and globally.*

Objective:

- There is a dynamic mix of thriving businesses and community services.

Strategies:

1. Actively engage in the diversification of the city's economy through partnerships and incentives.
2. Recognize light industrial land uses as a contributing element of the area's character.
3. A mix of uses is encouraged, including production industries, makers, entrepreneurs, small start-ups, and live/work combinations.
4. Improve the infrastructure to support business development:
 - a) Upgrade Shelby Drive.
 - b) Expand the availability of wastewater services.
 - c) Install a bridge on Sunset Drive over Carroll Canyon Wash.

The expected outcomes of cultivating economic diversity:

- Retaining and expanding existing businesses
- Attracting new businesses
- Job creation
- Increasing private investment
- A desirable location for businesses
- A desirable location for residents

Sedona's economy is primarily supported by tourism, thus most commercial activities tend to focus on retail, restaurants, and lodging. These tourism oriented businesses tend to prefer locations on or near the highway. Whereas this CFA is a good location for those businesses that don't need highway frontage which is typically more expensive. Current and future businesses of this CFA cater to residents and other businesses as their primary customers.

The following are examples that contribute to a dynamic business environment in this CFA, some of which are existing.

- Creative production industries and related entrepreneurial combinations
 - Light manufacturing
 - Breweries serving food and drinks
 - Artist studios and maker spaces
 - Artisan and craftsmen workshops and related office and retail
 - Sustainable innovators
- Skilled trades
 - Auto repair shops, groomer/kennel, electricians, and plumbers
- Community services
 - Food bank, recycling center, church, and Humane Society
- Live/work combinations
 - Apartments above workshops, studios, or offices
 - Employee housing on site

Preserve the city's commercial and light industrial land inventory by placing limits on rezoning to residential designations.

Prioritize the installation of key infrastructure at identified employment areas to facilitate development of these economic centers.

-Sedona Community Plan Policies

Economic Development and Infrastructure

Infrastructure: Shelby Drive

One of the impediments to this being a thriving area is the condition of Shelby Drive. The east-west portion is a private road, not maintained or owned by the city but an easement across each abutting property (see Figure 2). There is no formal agreement between property owners for maintenance of the road, and repairs such as filling potholes are done by various property owners as needed.

The current condition of the road may deter some businesses from locating in this area whereas improving the road could positively affect property values, position the area for redevelopment, and support local businesses.

The following long-term solutions to improving the road have been suggested.

- Property owners enter into an agreement and contribute to a fund to maintain the road (similar to a homeowners association).
- The city acquires ownership and makes necessary improvements to the road.
- A partnership that could combine elements of each of the above options.

Either option will require agreements and cooperation from the affected property owners. Currently the road does not meet city standards, particularly with regards to width. If the city takes over responsibility, the road would need to be widened and improved. It may be possible to pursue economic development grant funding to pay for at least part of the construction costs.

Figure 2. 1977 subdivision plat for AAA Industrial Park. This excerpt of the plat shows the 40' easement for Shelby Drive.

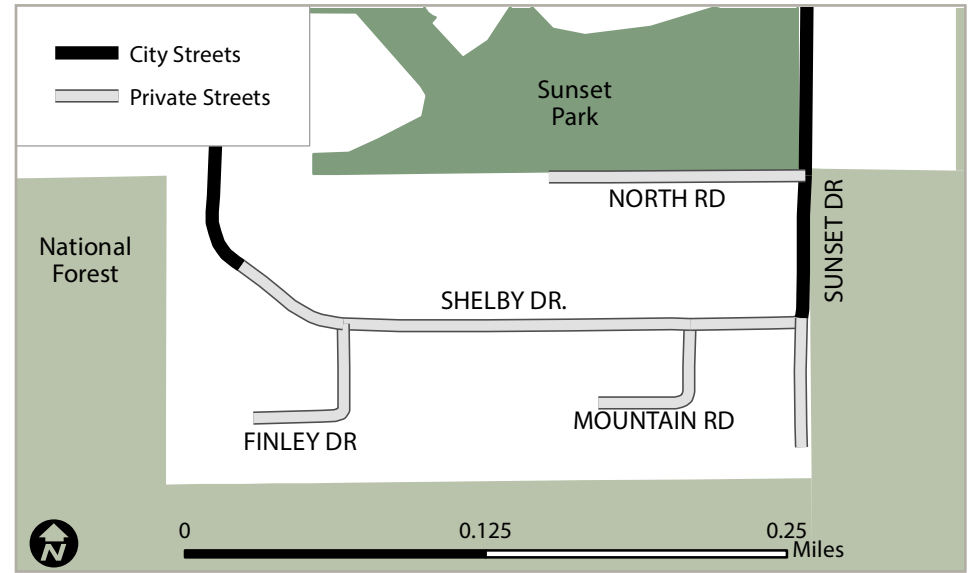
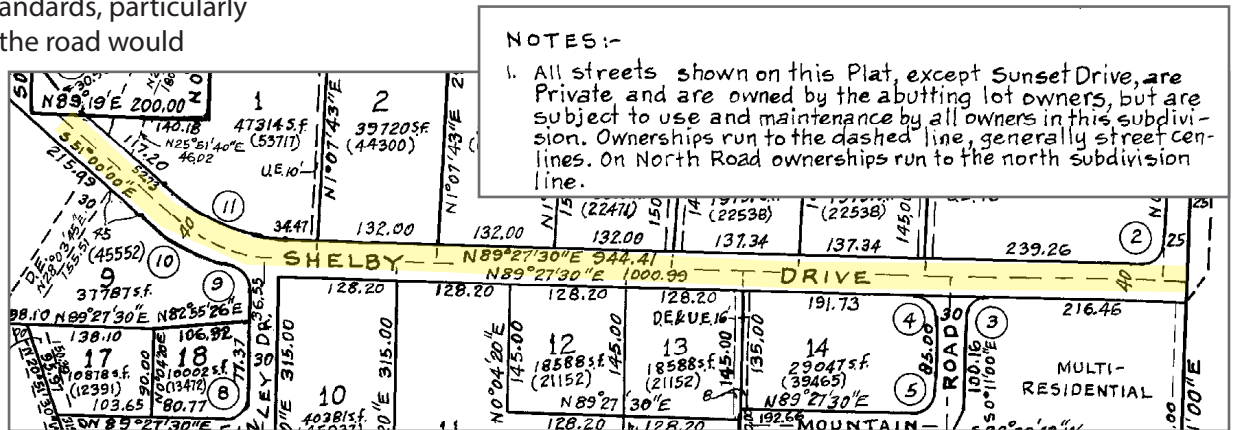


Figure 3. Street ownership

Economic Development and Infrastructure

Infrastructure: Wastewater Service

Another key issue for this area is that many properties are not connected to the city's wastewater system (see Figure 4). The costs of connecting to the system can influence development of the area, favoring uses that do not need service or that can utilize existing septic systems. Examples of current land uses on properties without wastewater are outdoor storage lots, indoor storage facilities, and construction and equipment yards.

In order to connect to the city's wastewater system there are currently two costs that must be borne by the property owner: 1) the cost to extend the service from an existing sewerline to the property and 2) the wastewater hookup fee. These combined costs can be a deterrent to future investments and redevelopment.

If the city is able to extend the main sewerline along Shelby Drive it would shorten the distance for many properties to connect. The most practical and efficient approach is to combine the sewer extension with reconstruction of the road.

Improving access to the city's wastewater system has benefits similar to the proposed road improvements such as attracting businesses and redevelopment, improved property values and supporting local businesses. Combining road and sewer improvements can be seen as the basis for advancing economic and housing diversity in the area.

Infrastructure: Sunset Drive/Carroll Canyon Wash Crossing

Carroll Canyon Wash is a major drainage through West Sedona that crosses through this CFA. In 2014 the city completed a stormwater improvement project to address flooding where the wash intersected with Shelby Drive. The wash also crosses Sunset Drive which is currently an at-grade crossing that can become impassable when the wash is flowing. A bridge on Sunset Drive is recommended to improve safety and make the road passable to vehicles, pedestrians, and bicycles when the wash is flowing.

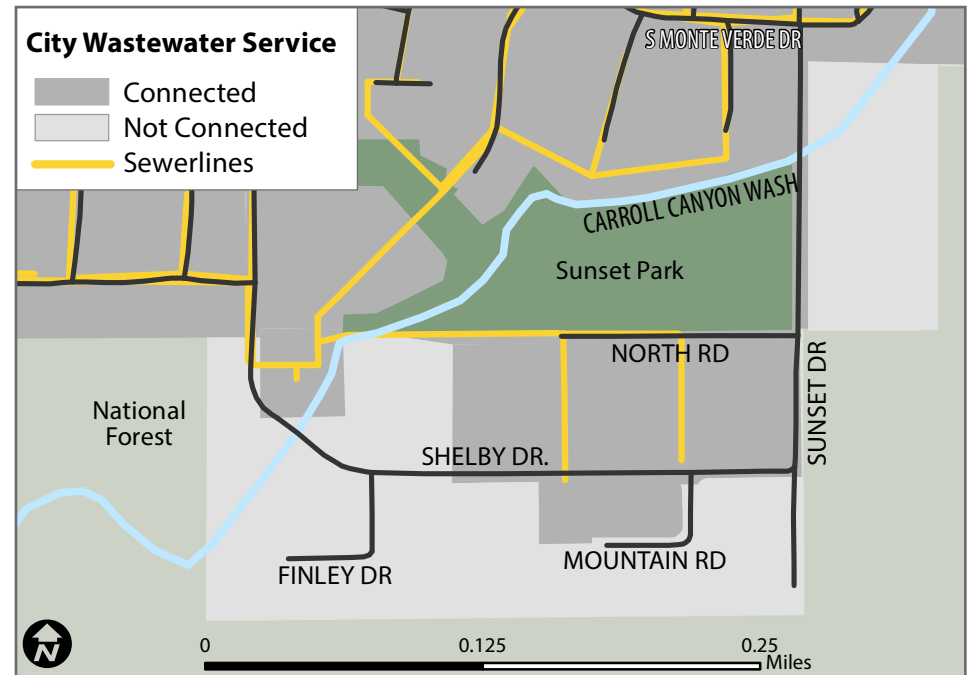


Figure 4. Subdivision plat for AAA Industrial Park. The plat shows the 40' easement for the road.

Housing Diversity

Community Plan Goal:

- Encourage diverse and affordable housing options.

Objective:

- There is a full spectrum of housing options in the Sunset/Shelby Drive corridor.

Strategies:

1. The development of multi-family housing is supported and encouraged, including apartments, live/work units, and mixed use development.

The city has a need for more options beyond traditional housing — there is a shortage of apartments and affordable housing in general. The demand for apartments in particular exceeds the supply, and typically the Verde Valley has fulfilled the need, however the regional supply of apartments in particular is no longer sufficient to meet the Verde Valley's housing needs. To exacerbate what has always been a challenge for Sedona, many long-term rentals have been converted to short-term vacation rentals, further decreasing the supply of rental units and affordable housing. This also means a lack of workforce housing, which affects the ability of businesses to attract and retain employees.

Additional multi-family housing is appropriate in this area as there is already a diverse mix of housing types along Sunset and Shelby Drive, including apartments, townhomes, and condominiums (all considered multi-family) as well as single-family homes.

There are two acres of vacant land zoned for high-density multi-family housing in this CFA, which allows for up to 20 units per acre. This is the only remaining vacant land with this zoning in the city, which can contribute much-needed housing for the community. This property does have challenges for development, such as the steep hillside location.

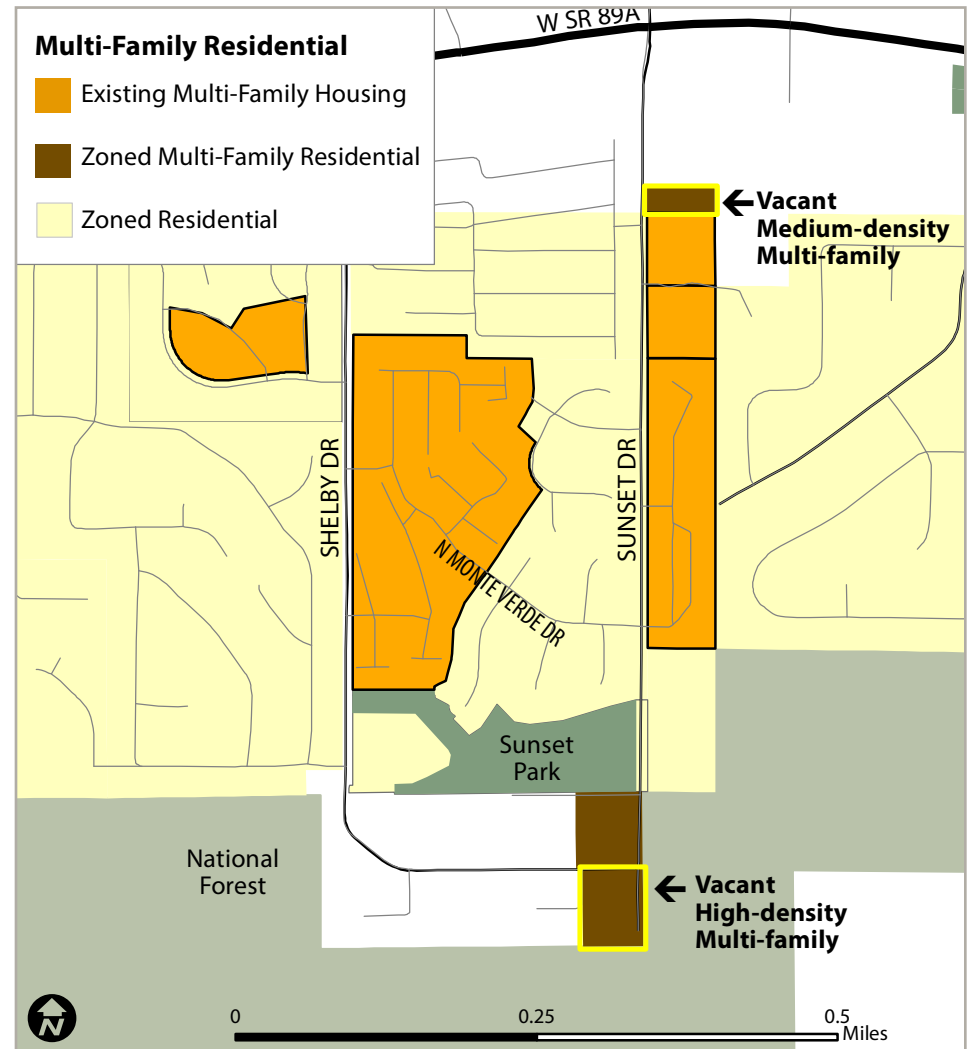


Figure 5. Multi-family residential zoning
 Note there is an additional two acres zoned multi-family at Sunset/Shelby Drive that is already developed as lodging with several apartments.

Neighborhood Connections

Community Plan Goals:

- *Create a more walkable and bike-able community.*
- *Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.*

Objective:

- Neighborhoods have easy access to the trail system, Sunset Park, and local businesses through a connected network of paths for walking, hiking, and biking.

Strategies:

1. Improve the safety of pedestrians and encourage walking by extending sidewalks the length of Sunset Drive and Shelby Drive.
 - a) Prioritize extension of the Sunset Drive sidewalk from South Monte Verde Drive to Sunset Park for safer access to the park.
 2. Improve bicycle safety and encourage bicycling as an alternative to driving.
 - a) Establish bike lanes on Shelby Drive to serve both commuter cyclists as well as mountain bikers accessing the Carroll Canyon trail system.
 - b) Establish a bike boulevard for a continuous and connected bike route through the neighborhoods.
 3. Improve trail connectivity by linking trails between neighborhoods, Sunset Park, and the trail system.
 4. Provide trailhead parking to serve the West Sedona neighborhoods south of the highway. Where feasible, establish one trailhead at Shelby Drive and another at Sunset Drive.
 5. Design all improvements with amenities such as benches, bike racks, route information, maps and signs. Trailheads should be designed as park-like meeting places with additional amenities such as picnic tables and restrooms.
- Partnerships among private landowners, the Forest Service and City will be important to accomplish some of the recommendations.
 - See Figure 6 on the following page for proposed improvements.

The area just north of this CFA is perhaps the most walkable area in Sedona because of the sidewalks along Sunset Drive, South Monte Verde Drive, and Shelby Drive. This plan proposes extending the sidewalks to improve pedestrian safety and "walkability" while "encouraging active and healthy lifestyles" which are goals of the Sedona Community Plan.

There are currently no connections between the neighborhoods east of Sunset Drive (Northview, and areas along Panorama Blvd). Despite their proximity, pedestrians and bicyclists have no direct legal public access from their neighborhoods to the trail system or to Sunset Park. With these proposed connections walking and bicycling become possible which can help to reduce the number of cars on the road and at trailheads.

If bicycling is to be considered an alternative to driving there needs to be more direct and safe options. Without these new connections, cyclists in many cases are forced to go to the highway to get from one neighborhood to another, to get to Sunset Park, or to the trail system.



Entrance to Sunset Park on Sunset Drive



The Sunset Park pedestrian bridge over Carroll Canyon Wash



Searching for the trail entrance on Shelby Drive



Trail sign behind the Shelby Drive storage yard

Neighborhood Connections: Recommendations

Proposed Sidewalks:

1. Continue Sunset Drive sidewalk from South Monte Verde Drive to Sunset Park and from Sunset Park to Shelby Drive.
2. Continue Shelby Drive sidewalk to Sunset Drive (combined with a street improvement project).
3. Connect sidewalk or path from the end of Sunset Drive to the Bandit Trail (with future development).

Proposed Trails:

4. Continue the Sunset Park path from the pedestrian bridge to Sunset Drive.
5. Connect Sunset Park to the Airport Loop Trail. This could replace the existing Sunset Trail with a more direct, easier and sustainable trail.
6. Connect Panorama Boulevard to the Airport Loop Trail and Sunset Park.
7. Connect Sunset Park to Shelby Drive.
8. The Transportation Master Plan proposes a connection to Northview Road (contingent on a future stormwater improvement project).

➤ Trails are to be shared use for both pedestrians and bicyclists.

Proposed Trailheads:

Parking locations to be determined, preferably one to access the Carroll Canyon trails from Shelby Drive and another off Sunset Drive to access the Airport Loop trails.

Proposed Bike Routes:

9. Add bike lanes on Shelby Drive.
 10. The Transportation Master Plan proposes a bike boulevard which would provide a continuous bike route through West Sedona neighborhoods (utilizing both on and off-street routes).
- The design of proposed connections have yet to be determined; such as width, surfacing, and specific alignments.
 - Routes across private land will need to be coordinated with willing landowners and may require easements.

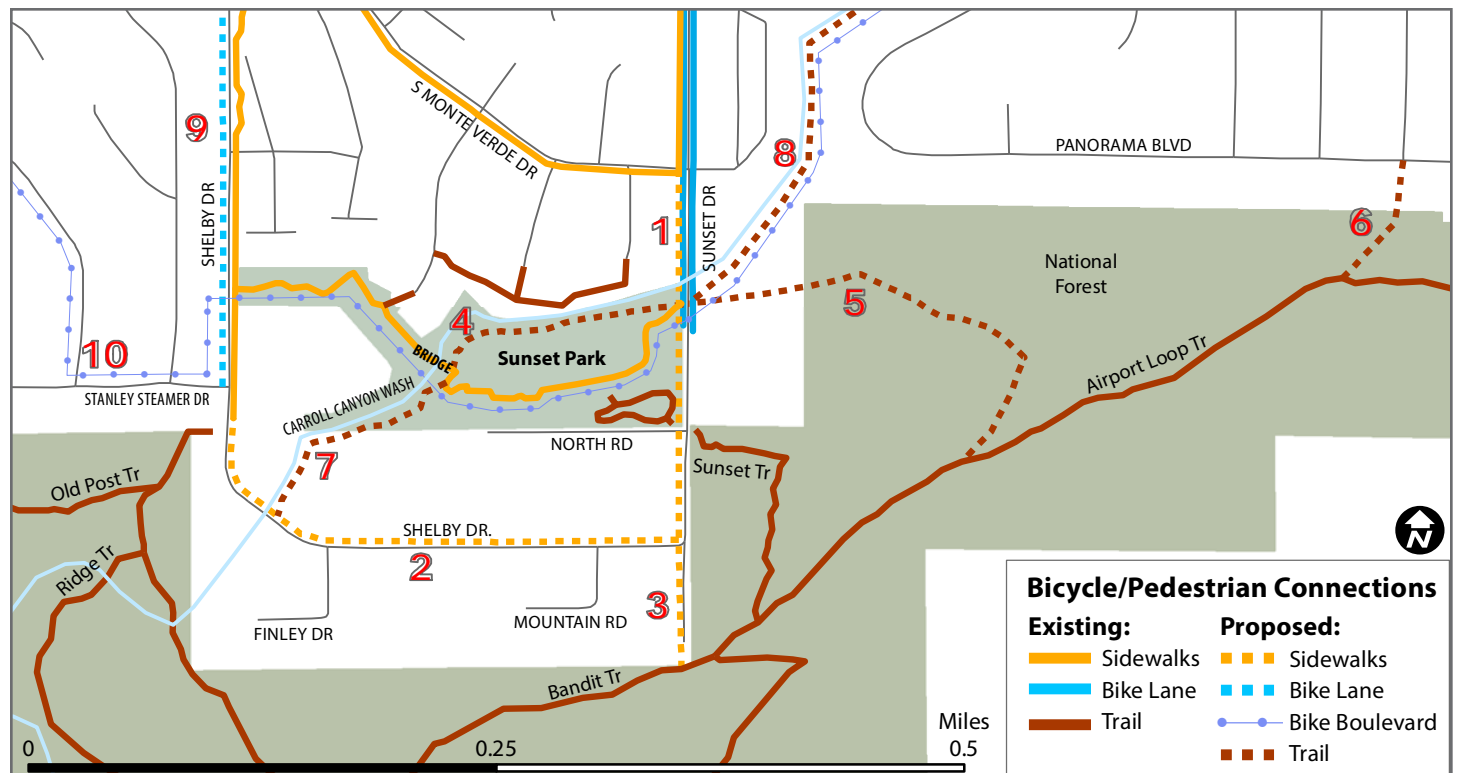


Figure 6. Existing and proposed sidewalks, trails, and bike routes.

Neighborhood Connections: Trail Access

This CFA links to a remarkable 27 miles of trail which includes the Carroll Canyon and the Airport Loop trail networks—yet there are only three parking spaces. Those spaces are in an office parking lot at Shelby Drive and Stanley Steamer Drive. This access point has recently increased in popularity, especially with mountain bikers attracted to the newly expanded Carroll Canyon trails network. When the 3 spaces are taken, trail users are parking on the street (Shelby Drive or Stanley Steamer Drive) which is not ideal due to safety and traffic concerns.

The Airport Loop trails can be reached from an access point on Sunset Drive (no parking) or from the Airport Saddle Trailhead on Airport Road which has 11 spaces and is usually overflowing due to the popularity of a vortex site and scenic viewpoint at this location.

The neighborhoods south of the highway in West Sedona do not have many options for trail access (whether walking or driving). Given the lack of options from these neighborhoods, residents must drive to get to a trailhead. This adds traffic to the highway and to other neighborhoods where relatively small trailheads can overflow onto residential streets.

To better distribute trailhead parking across West Sedona, two new trailheads are recommended, one off Shelby Drive to access the Carroll Canyon trails and another off of Sunset Drive to access the Airport Loop trails. These could be dedicated lots or shared parking through partnerships with the city, property owners, and the Forest Service. A walk/bike-in access point is also recommended to link neighborhoods along Panorama Boulevard to the Airport Loop Trail.

The community-wide benefit of additional trailheads in this area is to take some of the pressure off of other trailheads which are proving insufficient during busy seasons. An additional benefit is that trailheads can serve as community public space similar to a small park where people can meet before or after a hike or bike ride.

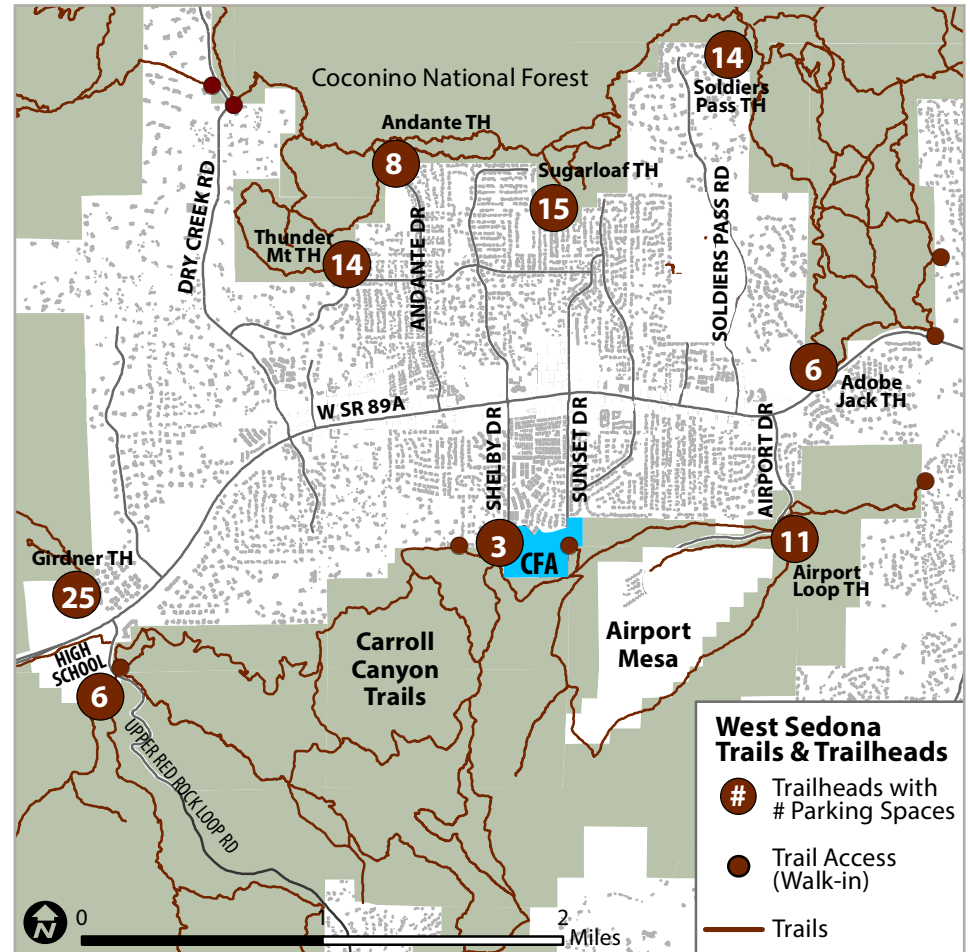


Figure 7. West Sedona trails and trailheads. The numbers indicate the number of parking spaces at each trailhead.

Design for a Sense of Place

Community Plan Goals:

- *Reflect a unique sense of place in architecture and design.*
- *Promote environmentally responsible building and design.*

Objective:

- The distinct character of the area melds modern and efficient living and work spaces with the surrounding landscape.

Strategies:

1. Buildings and site layouts are to be designed with the setting in mind—both the built and natural environment including site location, terrain, and viewsheds.
 - Paint buildings dark earth tones such as green to blend with the tree covered hillside.
 - Certain locations where there are minimal viewshed impacts may be suitable for increased height when goals and objectives such as those listed below are addressed.
2. Flexibility in development standards will be considered when projects sufficiently address CFA goals and objectives, such as:
 - Affordable housing
 - A mix of uses that includes affordable housing
 - Mixed use development such as live/work buildings
 - Improved connections and access to public lands



Figure 8. Google 3D image looking south of 89A



View from Stanley Steamer Drive west of the CFA. This is one of the few neighborhood streets where the CFA is visible. Note the height of the trees obscures many of the buildings.



View from the Old Post Trail, west of the CFA. Despite this glimpse, the CFA usually cannot be seen from the trail because of the trees.

This area has a variety of terrain, from the low areas along Carroll Canyon Wash to the higher elevations on the hillside of Airport Mesa. While there are outstanding views *from* the higher points of the CFA, there are not many places where this area can be seen. It is not visible from the highway and typically only glimpses of the area can be seen from neighboring subdivisions. From the south, the area is only visible to trail users and even then the trees often obscure the buildings.

Since the area is not highly visible it can accommodate variations to development standards that may not be appropriate in more visible areas of the city. Taller buildings could be built in the lower areas without obstructing views or standing out in the landscape. Buildings that are built at higher elevations should use building design and color to better blend into the landscape. Buildings and site layout should be designed with the setting in mind, both the terrain as well as the variety of adjacent land uses.

The city's Land Development Code sets standards for building colors so that they better blend into the landscape. Most of the buildings in this CFA were built prior to the 1988 incorporation of the city and thus prior to the city's development standards. The photos to the right are examples of how different colors can stand out or blend into the landscape.

Examples of Building Colors



The white building in the center was built circa 1986.



The same building, if it was painted green.



It is difficult to see the building circled above.



This building blends well against the hillside because of the green color and the shaded north face of the building.

Sense of Place: Design

Designs are encouraged to be functional and utilitarian with simple designs and materials that convey a modern, urban, and industrial design that borrows from elements of the landscape, such as color and materials.

Commercial and Industrial

Examples of designs, materials, and colors that may fit with this area.



Multi-family Residential

Examples of apartments, condos, townhouses, and live/work units that may fit with this area.

- Note that three story buildings with affordable residential units may be considered depending on visibility from surrounding areas.



IMPLEMENTATION

This CFA Plan is an addendum to the Sedona Community Plan which provides the overarching vision for future development of the city. The CFA Plan provides a more specific vision and recommended strategies for this area.

The following is a summary of how the plan will be used and implemented.

Development Review

The plan is an important tool in the City's development review process that evaluates new construction, redevelopment, and renovations of residential and commercial development. The plan should be used by property owners, developers, and residents when preparing a development proposal. City staff, the Planning and Zoning Commission, and City Council will reference the plan when reviewing and evaluating proposed projects.

Policy Direction

This plan is intended to guide development, whereas the Land Development Code sets forth the specific requirements and development standards. Some deviation from standards may be considered depending upon the community benefits made possible by the proposed project. For example, increasing the city's stock of affordable housing is a community benefit that may warrant flexibility in standards in order to achieve the housing diversity objectives of the CFA and Sedona Community Plan.

Partnerships

Partnerships and contributions from a combination of public, private, and non-profit entities will be necessary. Participation among multiple partners may be essential to accomplish some projects, for example right-of-ways may be necessary to improve Shelby Drive and property easements needed to create new trail connections.

Realizing the Vision

Implementation of the plan is likely to occur incrementally over time with property redevelopment, new development projects, and public infrastructure improvements. With approximately 33% of the private property in the CFA either vacant or undeveloped there is bound to be new development. Improvements as recommended in the plan may also spur redevelopment. The vision for this CFA will not be realized all at once but over time as various pieces of the puzzle are completed to create a revitalized area that better serves residents, local businesses, and the community.





Supplemental Information

- 1. Business Inventory**
- 2. Shelby Drive – Summary of Alternatives**
- 3. Zoning**
- 5. Questionnaire Results**

Exhibit B

Business Inventory for the Shelby/Sunset CFA

5/8/2018

The following is a list of the businesses currently operating in the CFA, in response to Planning and Zoning Commission questions. The information was gathered through business licenses and signs posting business names. The information on employees and square footage was provided by those that returned the Business/Owner Questionnaire.

Type of Business	#	Name/Location	Employees	Sq. Ft.
Auto Repair, etc.	5			
		CarStar (was Red Rock Collision), 2275 Shelby Dr.		
		Johnny's Garage, 2215 Shelby Dr.		
		MCS European Import Sales, 45 Finley Dr.		
		Sedona Lightning Motors, 2070 Shelby Dr.		
		Vinces Auto Body, 25 Finley Dr.		
Outdoor and Auto Storage	4			
		55 Finley Dr.		
		60 Finley Dr.		
		2255 Shelby Dr.		
		Sedona Trolley, 2215 Shelby Dr.		
Mini Storage	3			
		AAA Mini Storage, 2190 Shelby Dr.		
		Sedona Classic Mini Storage, 2070 Shelby Dr.		
		Stormaster Storage, 680 Sunset Dr.	2 FTE	
Construction Services and Equipment Yards	5			
		Behmer Roofing, 2145 Shelby Dr.	15 FTE	3500
		Blanchard Construction, 2160 Shelby Dr.		
		Bill Ralston Construction, 60 Finley Dr.		
		Grandview Construction, 2095 North Rd		
		Hales Roofing, 2100 Shelby Dr.		
Hotel	1			
		Sunset Chateau, 665 Sunset Dr. (22 units)	11 FTE, 2 PTE	19500
Services & Specialists	22			
		Arizona Waste Water Service, 2160 Shelby Dr.		
		Bark n Purr Groomer/Kennel, 30 Finley Dr.	4 FTE, 1 PTE	3200
		Ed's Welding & Fabrication, 2160 Shelby Dr.		
		Emerald Marble and Granite, 2255 Shelby Dr.		
		Franz Woodwork & Remodeling, 2160 Shelby Dr.		
		Gambke (handyman), 2160 Shelby Dr.		
		Hart Heating and Cooling, 2160 Shelby Dr.		
		Kirkwood Builders, 2070 Shelby Dr.		
		Perfect Score, 2160 Shelby Dr.		
		Plapp LLC (carpentry), 2160 Shelby Dr.		
		Redwall Distillery, 2130 Shelby Dr.		
		Sedona Embroidery Works, 2160 Shelby Dr.		
		Sedona Lab Products, 2160 Shelby Dr.		
		Sedona Cabinets & Woodwork, 2160 Shelby Dr.		

Exhibit B

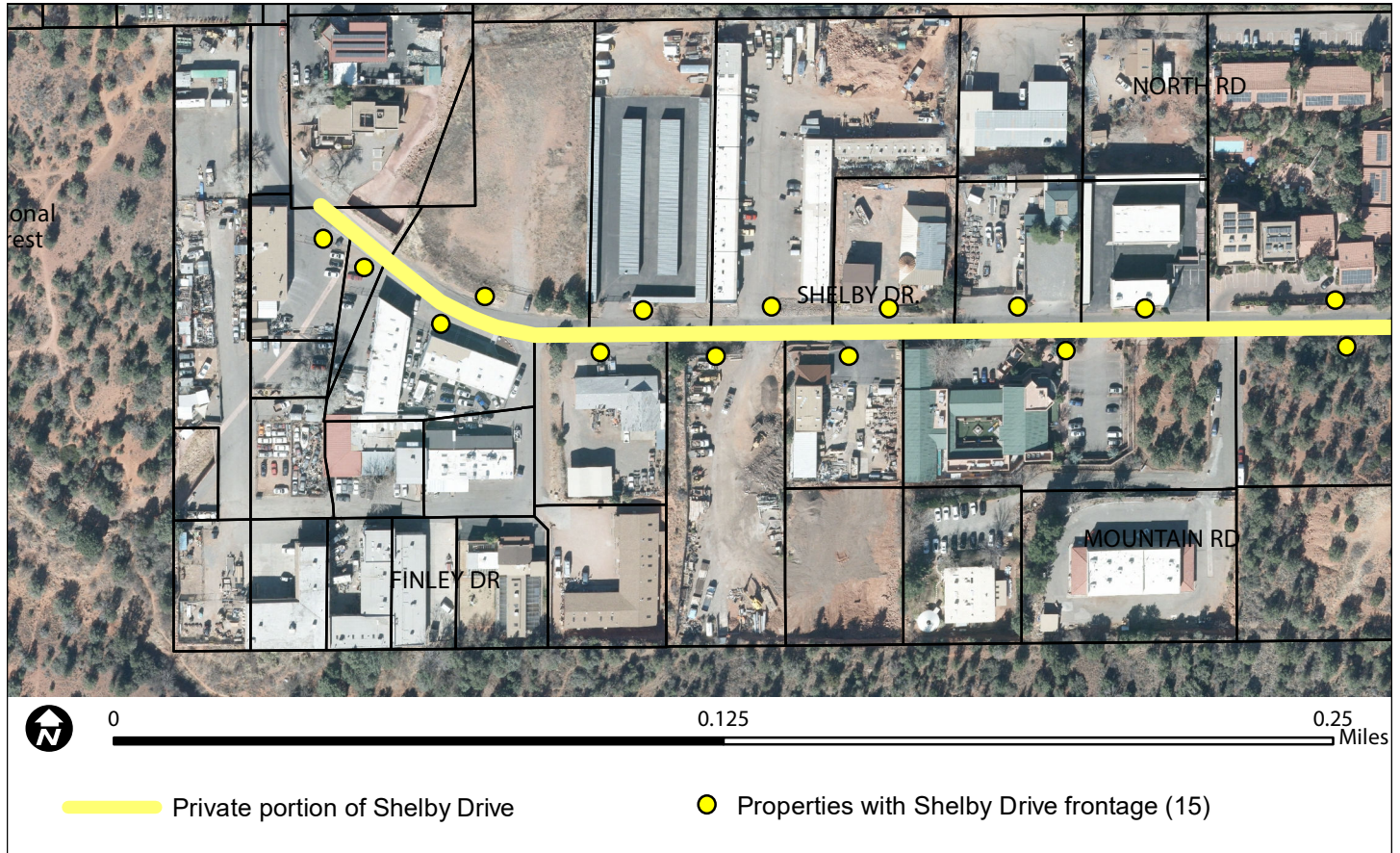
		Sir Moves a Lot, 2155 Shelby Dr.		
		Soderberg Bronze, 45 Finley Dr.		
		TL Plumbing, 2155 Shelby Dr.	4 FTE, 1 PTE	5000
		Villegas Landscaping, 2085 Shelby Dr.		
		Mountain High Electric, 2065 North Rd.	1 FTE, 1 PTE	
		Ray Rodriguez Hair Salon, 2155 Shelby Dr.		
		ScreenMobile, 2215 Shelby Dr.		
		Seven Centers Yoga Arts		
Community Services and Non-Profits 4				
		Sedona Food Bank, 680 Sunset Dr.		
		Sedona Humane Society, 2115 Shelby Dr.	9 FTE, 15 PTE	8000
		Sedona Recycles, 2260 Shelby Dr.		
		Seventh Day Adventist Church, 690 Sunset Dr.		

Warehouses*				
	Units	Address		
	5	28 Finley Dr.		
	4	44 Finley Dr.		
	4	40 Finley Dr.		
	3	60 Finley Dr.		
Sonrise Plaza	15	2085 Mountain Rd.		
West Sedona Industrial Plaza	18	2160 Shelby Dr.		
Tingle Commercial Center	3	2255 Shelby Dr.		

*The warehouses listed above have multiple tenants, many of which are unknown (unless listed above). They are characterized by work spaces with roll-up doors.

Shelby Drive Summary of Alternatives

Exhibit B



One of the key issues addressed in the CFA Plan is the need for improving the private portion of Shelby Drive. At the March 6, 2018 meeting, Planning and Zoning Commissioners requested more detail on how many property owners would be affected, and what the process would be for the city to take over jurisdiction of the road.

Currently:

- Shelby Drive is a private road (yellow line as shown on map above)
- There is an easement for the road on each property with frontage on Shelby Drive, per the AAA Industrial Park subdivision plat (15 parcels, marked with yellow dots on the map above).
- Maintenance is done by various property owners - there is no maintenance agreement.

Alternatives for Improving Shelby Drive:

1) Alternative 1: No action - continue as is

2) Alternative 2: Property Owner Association

- a) Establish an agreement (similar to a homeowners association)
 - a) Determine participants/members: Owners on Shelby Drive or all properties that must use Shelby Drive to access their property (such as as property on Finley and Mountain)?
 - b) Determine payment and management structure of association
 - c) Association responsible for improvements and future maintenance

3) Alternative 3: City Ownership

- a) Ownership of the street is transferred to the City
 - Negotiate either an easement or right-of-way dedicated to the City* (parcels with Shelby Drive frontage - yellow dots as shown on map)
- b) City obtains funding, which could be a combination of the following:
 1. Grant funding (such as economic development grants)

- 2. City transportation fund or other City funding sources
- 3. Contributions from property owners
- c) Street to be rebuilt to City standards, which will include a sidewalk, possibly bike lanes, and address drainage
- d) City responsible for future maintenance

*Easement

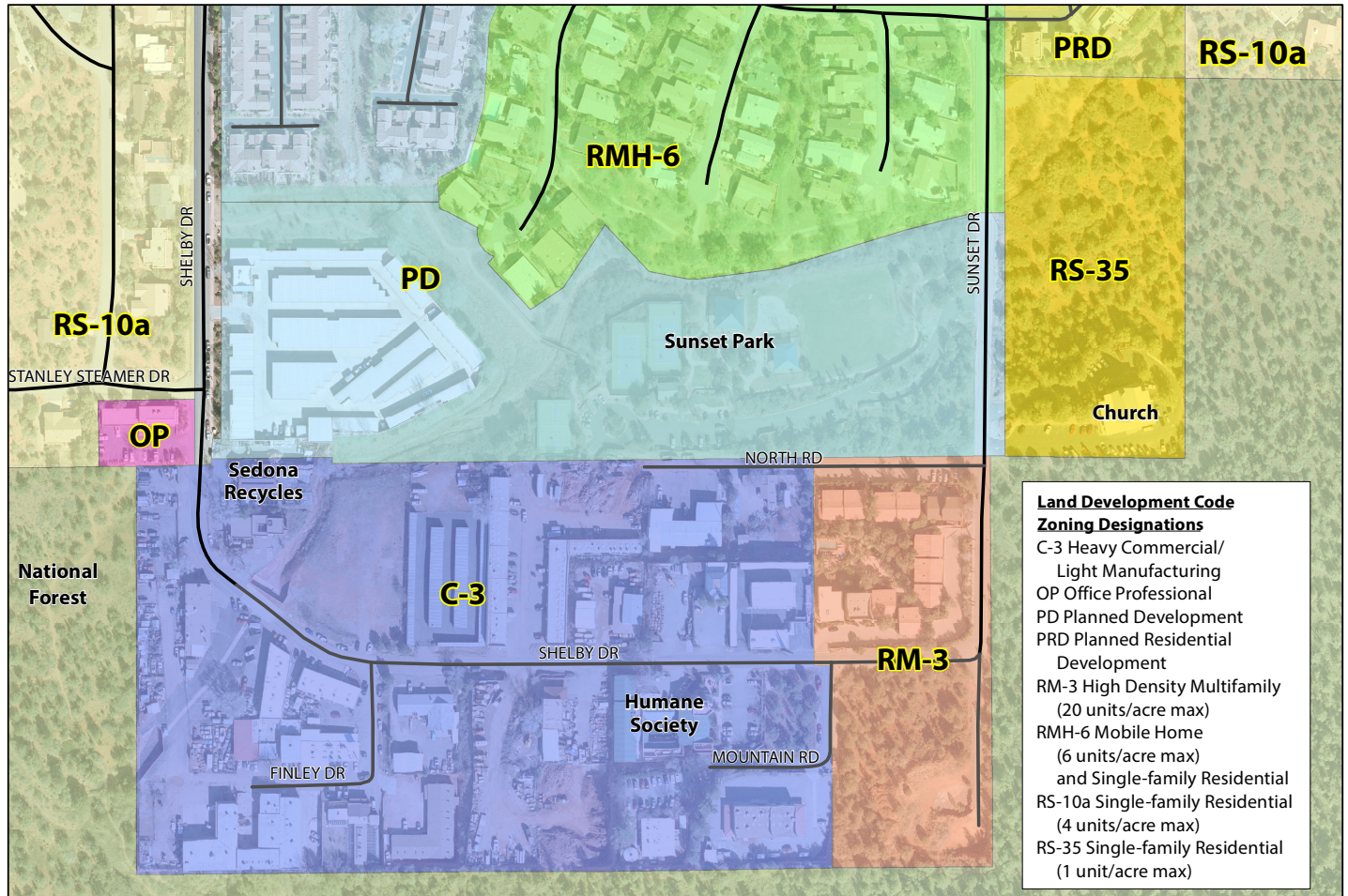
A right of use over the property of another for a specific purpose. The landowner retains ownership of the underlying property. Easements are documents recorded with the county.

*Right of way

Property typically used for public purposes such as a road and owned by an entity such as the city.

Zoning Information

Exhibit B



Zoning		Total		Vacant		Built	
		Acres	%	Acres	%	Acres	%
C-3	Heavy Commercial/Light Manufacturing District	17.35	61%	4.33	25%	13.02	75%
RM-3	Multifamily Residential	4.12	14%	2.03	50%	2.09	50%
RS-35	Single-Family Residential*	4.15	14%	3.00	75%	1.15	25%
OP	Office Professional	0.40	1%	0	0	0.40	100%
PD	Planned Development	2.61	9%	0	0	2.61	100%
Total:		28.63		9.36	33%	19.27	67%

Note:

- The 28.63 acres listed above is the buildable land and does not include acreage for infrastructure, the city park, etc. that makes up the balance of the 38 acres in the CFA.
- There are some non-conforming (grandfathered) uses that do not match the zoning.
- Vacant acreage includes parcels that are currently used for outdoor storage or construction yards (no structures).
- For this evaluation, the RS-35 parcel (church property) is being considered 75% vacant.

Exhibit B

**Shelby/Sunset Community Focus Area
Questionnaire
Results**



City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaz.gov/CD

*Survey results are shown in **blue** below. Results as of 5/8/2018.*

This questionnaire may also be completed on-line at www.sedonaz.gov/CFA12.
Thank you for completing the questionnaire, it will help us plan for a better future for this area.

1. CONTACT INFORMATION:

Your name: _____

Your title: _____

Your email: _____

Your mailing address: _____

2. Do you own, manage, or represent a business within this area? **(7)** Yes **(0)** No
If you do not, please skip to question 4

3. BUSINESS INFORMATION (if applicable):

Business name: _____

Physical address of the business: _____

Type of business (or description): _____

Number of full time employees: _____

Number of part time employees: _____

Overall square footage of the business: _____

4. Do you own property within this CFA? **(7)** Yes **(0)** No

Property Address: _____

5. If you are a property owner, would you be interested in connecting to the City's sewer/wastewater system?
(3) Yes **(0)** No **(4)** Already connected

6. How important do you think it is to improve Shelby Drive through this area?

Very important					Not important
1	2	3	4	5	
(2)	(1)	(4)	(0)	(0)	

7. Comments on why you think it is or is not important to improve Shelby Drive:

“Road improvements would be great”

“Road maintained”

“Pot holes, narrow, hazard to pedestrians, fix drainage at Carrol Canyon Wash (gravel and dirt pile up on roadway after any major rain). Drainage should run into Carrol Canyon Wash on the north side of Shelby”.

“The roadway is not well maintained and there are many pedestrians, especially dog walkers from the humane society using the roadway to their peril, especially by the corner of Shelby and Sunset. For the safety of pedestrians more than anything, I would be very much in favor of redoing the road. We attempted to get the property owners to redo the road spearheaded by Bob Behmer and everyone was on board with one property owner who has a few properties and the entire process came to a halt”.

“Shelby Drive is one of the most heavily used roads in W. Sedona & an important business hub for Sedona.”

“I feel more park maintenance should be attended on the walking path from the tennis courts to Shelby Dr. Especially by the sitting bench. Overgrown weeds, unattended maintenance.”

“I am currently happy with the road to my business.”

8. If you are a property owner, what is your preference for the future of Shelby Drive?

(1) 1) Continue as is – the road is privately owned and maintained

(0) 2) Property owners enter into an agreement and share the costs to improve and maintain the road

(6) 3) The City of Sedona takes ownership and improves and maintains the road, which would include upgrading the road to city standards with features such as a sidewalk.

(0) Other:

9. If you are a property owner and Shelby Drive crosses your property, how willing are you to provide an easement or right-of-way for the road to the City of Sedona?

This would mean a portion of your property fronting Shelby Drive would be designated as a public right-of-way or require a legal easement on the property. Currently, properties with Shelby Drive frontage have an easement for the road specified on the subdivision plat for the AAA Industrial Park.

Please use the enclosed, stamped envelope to mail the completed questionnaire to the city or deliver to City Hall, 102 Roadrunner Drive, Community Development Department, Building 104.

Very willing					Not at all
1	2	3	4	5	
(2)	(0)	(0)	(2)	(1)	

10. Comments:

“City already takes care past our property”

“We own two properties in the CFA and would be willing to provide an easement on the property that is on the south side of Shelby, but not the north side as it wouldn't make sense. On the north side of Shelby there are transformers and utilities in the current easement/right of way, a wall running the length of the property, and moving them would be a nightmare for everyone”.

“Don't quite understand the above question, but would be willing to work with the City to improve the AAA Industrial Park.”

“Need a better road on North Rd. I feel the City should maintain this road. At least re-pave it”.
