

# AGENDA

# 3:00 P.M.

CITY OF SEDONA, SPECIAL CITY COUNCIL MEETING

WEDNESDAY, JULY 11, 2018

## NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

[www.SedonaAZ.gov](http://www.SedonaAZ.gov)

## GUIDELINES FOR PUBLIC COMMENT

### PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.
- The decision to receive Public Comment during Work Sessions/Special City Council meetings is at the discretion of the Mayor.

### PROCEDURES:


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

## 1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

## 2. ROLL CALL

## 3. SPECIAL BUSINESS

LINK TO DOCUMENT = 

- a. AB 2388 Discussion/possible direction regarding the Shelby/Sunset Community Focus Area (CFA) Draft Plan. 
- b. Discussion/possible action on future meeting/agenda items.

## 4. 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 Council 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.

## 5. ADJOURNMENT

Posted: \_\_\_\_\_

By: \_\_\_\_\_

Susan L. Irvine, CMC  
City Clerk

Note: Pursuant to A.R.S. § 38-431.02(B) notice is hereby given to the members of the City Council and to the general public that the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that four or more members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with material relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at [www.SedonaAZ.gov](http://www.SedonaAZ.gov). The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made **forty-eight hours** prior to the meeting.

CITY COUNCIL CHAMBERS  
102 ROADRUNNER DRIVE, SEDONA, AZ

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

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**CITY COUNCIL  
AGENDA BILL**

**AB 2388  
July 11, 2018  
Special Business**

**Agenda Item: 3a**  
**Proposed Action & Subject:** Discussion/possible direction regarding the Shelby/Sunset Community Focus Area (CFA) Draft Plan.

<b>Department</b>	Community Development
<b>Time to Present</b>	20 minutes
<b>Total Time for Item</b>	2 hours
<b>Other Council Meetings</b>	N/A
<b>Exhibits</b>	A. Project Summary B. Draft CFA Plan C. Supplemental Information D. Planning and Zoning Commission Minutes from March 6 <sup>th</sup> and May 15, 2018

City Attorney Approval	Reviewed 7/3/18 RLP	<b>Expenditure Required</b>
		\$ 0
City Manager's Recommendation	For discussion and possible direction only.	<b>Amount Budgeted</b>
		\$ 0
		Account No. N/A (Description)
		Finance <input checked="" type="checkbox"/> Approval

**SUMMARY STATEMENT**

This agenda item provides the Council an opportunity to review and provide direction on the Shelby/Sunset Community Focus Area Draft Plan (Exhibit B). The Project Summary (Exhibit A) provides detailed information about the planning process, an overview of the Draft Plan, and summary of comments from the public. Supplemental Information (Exhibit C) includes background details requested by the Planning and Zoning Commission during their review of the Draft Plan regarding businesses, zoning, and Shelby Drive.

**Background:**

The Sedona Community Plan introduces Community Focus Areas as specific locations “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.

This CFA is listed as CFA 12 "Industrial Park" on page 48 of the Community Plan. The area is now being referred to as the Shelby/Sunset CFA as the planning area boundaries extend beyond the industrial park and is located at the south end of both Shelby and Sunset Drives.

Most of this CFA is made up of commercial uses like other CFAs; however, it is not located along the highway in a commercial corridor. Another aspect that makes it unique is the fact that this is one of only two areas in the City zoned for light industrial commercial uses. It also includes land zoned for multi-family residential. Added to this is the setting against a spectacular scenic hillside bounded by National Forest and a City park. This CFA has the potential to develop into a unique, attractive, and desirable place to live, work, play, or meet – fulfilling many aspects of the community's vision outlined in the Community Plan.

The Planning and Zoning Commission considered this item at meetings held on March 6, 2018 and May 15, 2018 (see Exhibit D for the meeting minutes). Prior to the Commission meetings, public outreach included a public open house, an online comment form, and stakeholder meetings. In addition, a questionnaire was sent out to all property and business owners in response to the Commission's March 6<sup>th</sup> discussion.

During the March 6<sup>th</sup> meeting, Commissioners had questions regarding the type and number of businesses in the area and questions about how Shelby Drive could be improved and what the level of interest was in improving the road. Additional background information on these and other topics was prepared for the Commission and discussed in their May 15<sup>th</sup> meeting and is included in the Council packet as Exhibit C, Supplemental Information. The questionnaire results, business inventory, and zoning map are also included.

Two of the primary topics discussed at both Commission meetings were: 1) details about the logistics of acquiring and rebuilding Shelby Drive, and 2) potential expansion of the City's wastewater service. The Draft Plan addresses both issues in general terms and as a policy document does not go into the level of detail that was brought up during Commission discussions.

To summarize the concerns and compliments about the Draft Plan, the Commission discussions often went back to the need to balance current and future land uses. There was recognition of the community's need to retain light industrial while also encouraging a diversity of land uses in the CFA. As several Commissioners noted, that balance may be achieved through the existing uses themselves, the limitations of existing zoning districts, and the review of future proposals for development. On May 15, 2018 the Planning and Zoning Commission unanimously recommended the Draft Plan to City Council.

**Community Plan Consistent:** Yes - No - Not Applicable

This CFA is identified in the Community plan as CFA #12, Industrial Park, an area in need of further specific area (CFA) planning.

**Board/Commission Recommendation:** Applicable - Not Applicable

The Planning and Zoning Commission voted on May 15, 2018, unanimously in favor of recommending approval of the Sunset/Shelby CFA Draft Plan to City Council.

**Alternative(s):** N/A

**MOTION**

**I move to:** for discussion and possible direction only.

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**Project Summary  
Shelby/Sunset Live/Work  
Community Focus Area Draft Plan**



**City of Sedona  
Community Development Department**  
102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • [www.sedonaaz.gov/CD](http://www.sedonaaz.gov/CD)

**BACKGROUND**

Description of the Area

The Shelby/Sunset Community Focus Area (CFA) is a unique area of the city with the potential for future development of undeveloped and underutilized private land. The CFA is located at the southern end of Sunset Drive and Shelby Drive, encompasses 38 acres, includes the “AAA Industrial Park” and Sunset Park, and is bounded by the National Forest on three sides.

There are a variety of different 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, privately owned properties that have yet to be developed are zoned light industrial, multi-family residential, and single-family residential. See Exhibit C for detailed zoning information, zoning map, and business inventory containing a list of existing businesses.

Planning Process

The key issues, objectives, and vision for this area were developed through discussions with property and business owners and city staff, in addition to consideration of similar land uses in Sedona, observations on activities in the area, and applying the goals of the Community Plan.

Opportunities for public comment included a public open house, stakeholder meetings, on-line comment form, questionnaire for property and business owners, and notice of the Planning and Zoning Commission public hearing to all stakeholders and adjacent landowners. The outreach efforts found that the primary concern about the area was the infrastructure – the poor condition of the streets and the lack of sewer connections. Another concern, especially of business owners was the need for more workforce and affordable housing in the city. Other comments related to the need for an area in the city that is more focused on residents, whereas other commercial areas in the city are too focused on tourism. See “Summary of Comments” below for additional comments.

**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 vision for the future of 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”. The theme of the Draft Plan can be summarized in four words: Live, Work, Play, and Meet. These vision themes which are reflected in the objectives also correspond with the Community Plan’s vision and desired outcomes:

- Live: housing diversity
- Work: economic diversity

- Play: healthy and active lifestyles
- Meet: community connections and gathering places

## **DRAFT PLAN RECOMMENDATIONS**

The following is a summary of the major themes and objectives in the CFA Draft Plan.

### **Cultivating 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 considered limitations to future development and redevelopment by property owners and businesses. See Exhibit C for an additional explanation and map of the alternative approaches to improving Shelby Drive.

### **Housing Diversity**

CFA Draft Plan page 12

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

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. The plan recommends that the development of multi-family housing is encouraged and supported, which may include a mix of apartments, live/work units, and mixed-use development.

### **Neighborhood Connections**

CFA Draft Plan page 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 the existing sidewalks and bike lanes along Shelby Drive and Sunset Drive as well as improving connections to Sunset Park and the National Forest trail system. Establishing dedicated trailhead parking is recommended, not only to provide for an immediate need for this area, but also to alleviate overcrowding at other trailheads in the city.

### **Design for a Sense of Place**

CFA Draft Plan page 16-18

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 for buildings to blend into the landscape. 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.

## **PLANNING AND ZONING COMMISSION QUESTIONS**

In addition to the following questions, the Planning and Zoning Commission requested further information about three topics that are addressed in Exhibit C.

Exhibit C – Supplemental Information:



- 1) Business Inventory
- 2) Shelby Drive – Map and Summary of Alternatives
- 3) Zoning Information and Map
- 4) Questionnaire Results

*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 – the property location and adjacent uses. 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 received during the planning process from stakeholders, primarily property and business owners.

### Shelby Drive (private portion)

The need to improve the road was a consistent concern for most property and business owners. 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), potential vehicle damage (potholes), and the generally poor road conditions. One individual felt that more businesses would be interested in locating here 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 upgrade and convert their property to live/work studios but to do so would require connecting to the City's sewer system which did not reach the property. Besides the distance from the existing lines, another factor that inhibits property owners from making improvements is the high cost of hooking up to city wastewater.

### Light Industrial/C3

Because there is very little land available for light industrial in the City, there was support for retaining and even incentivizing these types of uses. One comment was that "we don't want to lose what we have". Land for light industrial is needed to support tourism enterprises (such as storage and repair space for tour vehicles). 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 operating 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. There have been complaints about existing activities and how they affect the hotel and nearby houses. However, others indicated that there is already an existing hotel and people living in the area, and that 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 services for residents and that tourist-related businesses are more appropriate along the main commercial corridor, SR 89A. There was a shared belief that part of the appeal of this area is its location "off the main drag" and not on the highway. It was also suggested that there could be more community services for residents, especially since there is already the Humane Society, a church, recycling center, food bank, etc.

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

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

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), increasing number of people 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: One comment was that this road is in a state of disrepair and needs improvements; the city should maintain it, or at least re-pave it.

Traffic on Sunset Drive: There was concern from residents that live along Sunset Drive that there will be an increase in traffic on an already busy road.

### **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 calls for building on the distinctive strengths to transform an obscure area of the city into an active district with a focus on more dynamic residential interactions and uses.

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July 11, 2018 City Council 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](http://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

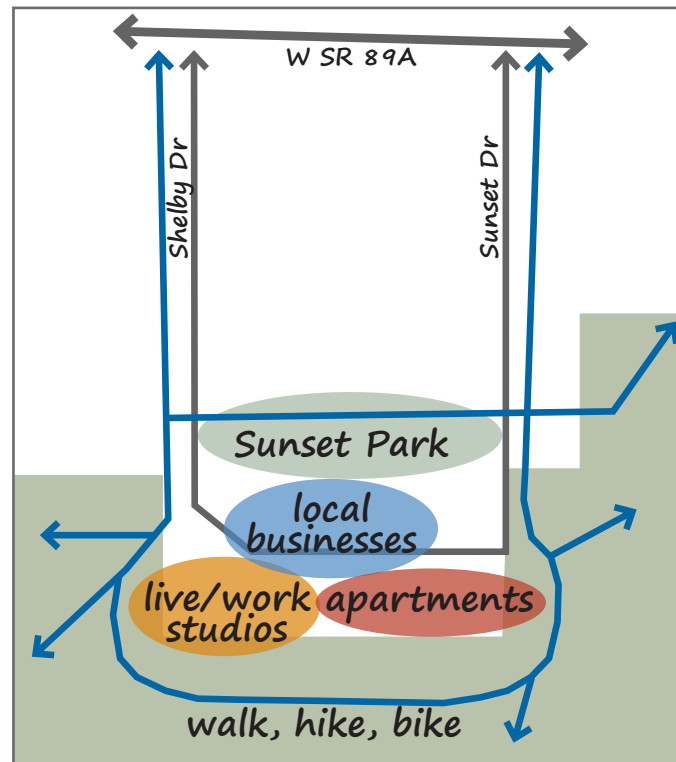
Walk or bike from home to Sunset Park and National Forest trails.

- 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.

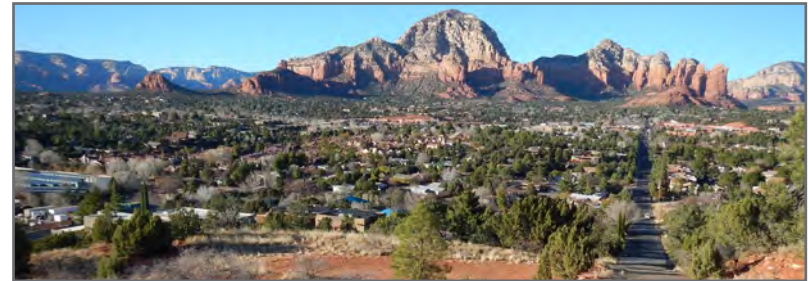
Considering these strengths, this area has the potential to truly become a *community focus area*—a place where people want to work and to live.

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

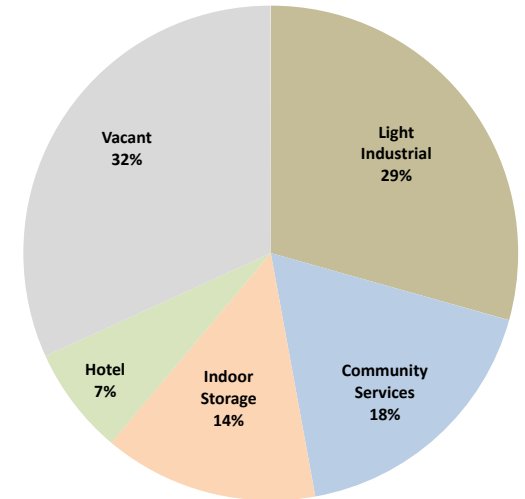
Most of the land within the CFA was developed prior to city incorporation in 1988. The residential neighborhoods north of the CFA were subdivided in 1968 and 1974, although houses were built slowly over time. The church on Sunset Drive is one of the earliest buildings in the area dating to 1976. The 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.

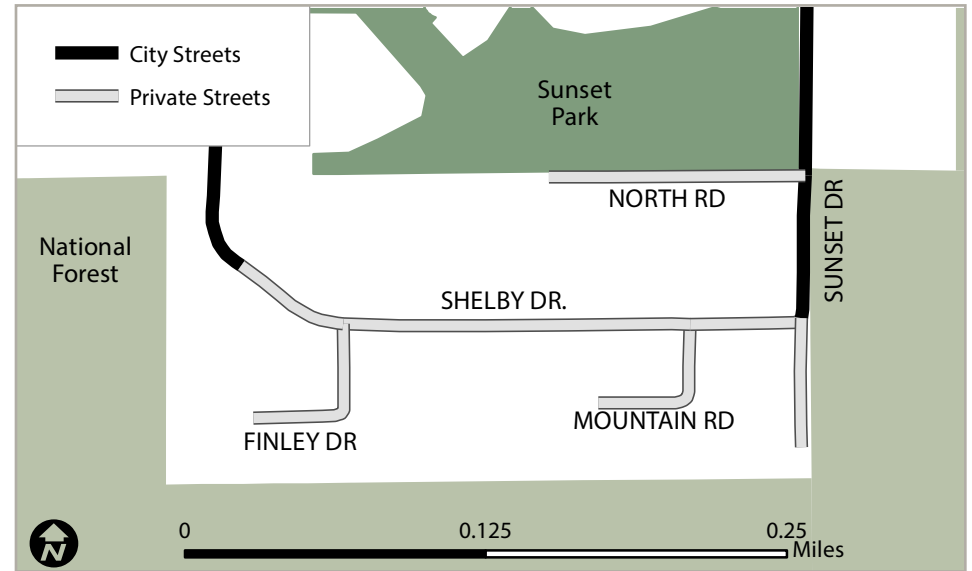
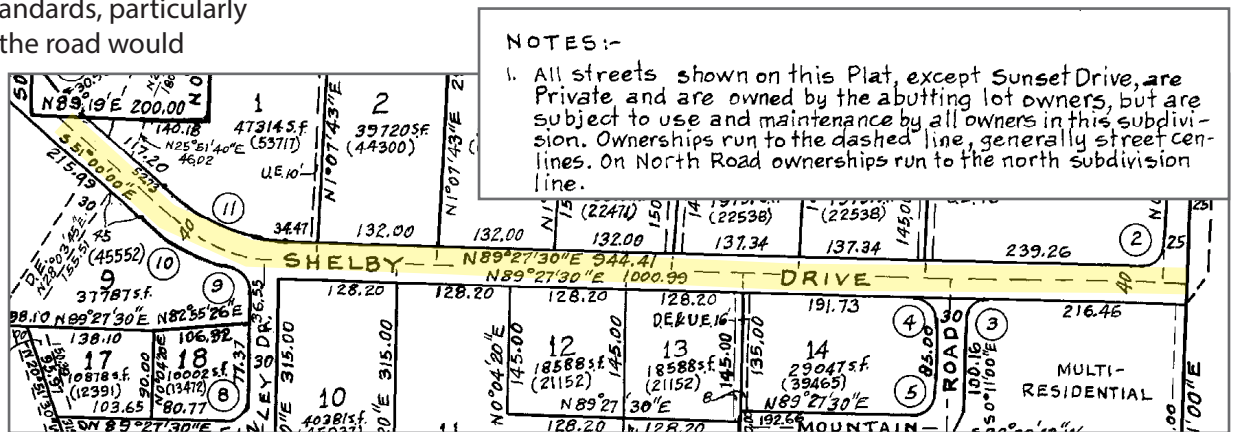


Figure 3. Street ownership

## 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.

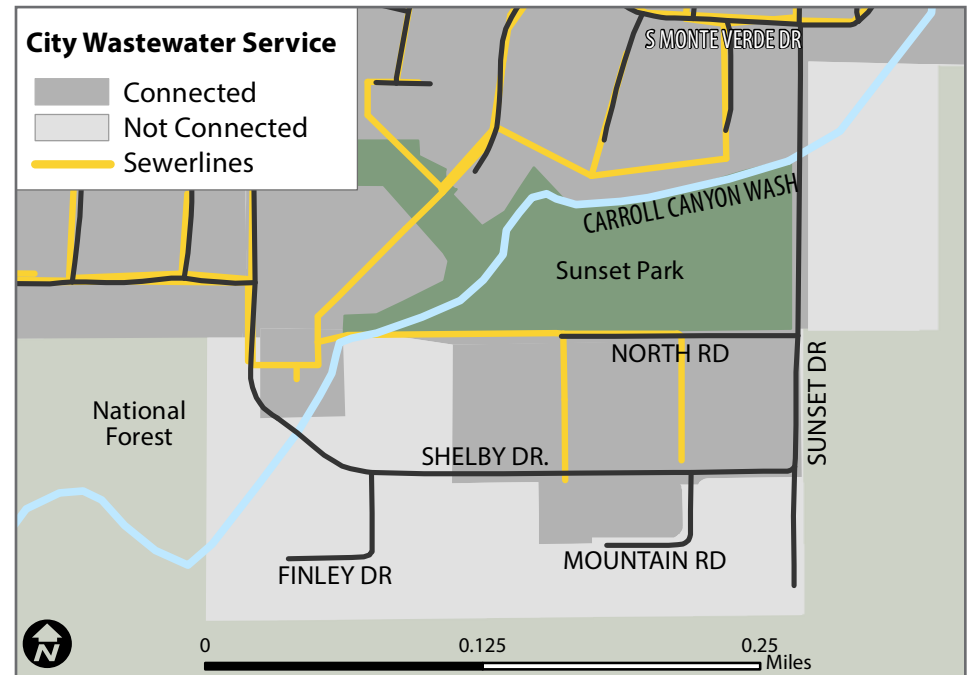


Figure 4. Subdivision plat for AAA Industrial Park. The plat shows the 40' easement for the road.



## 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.

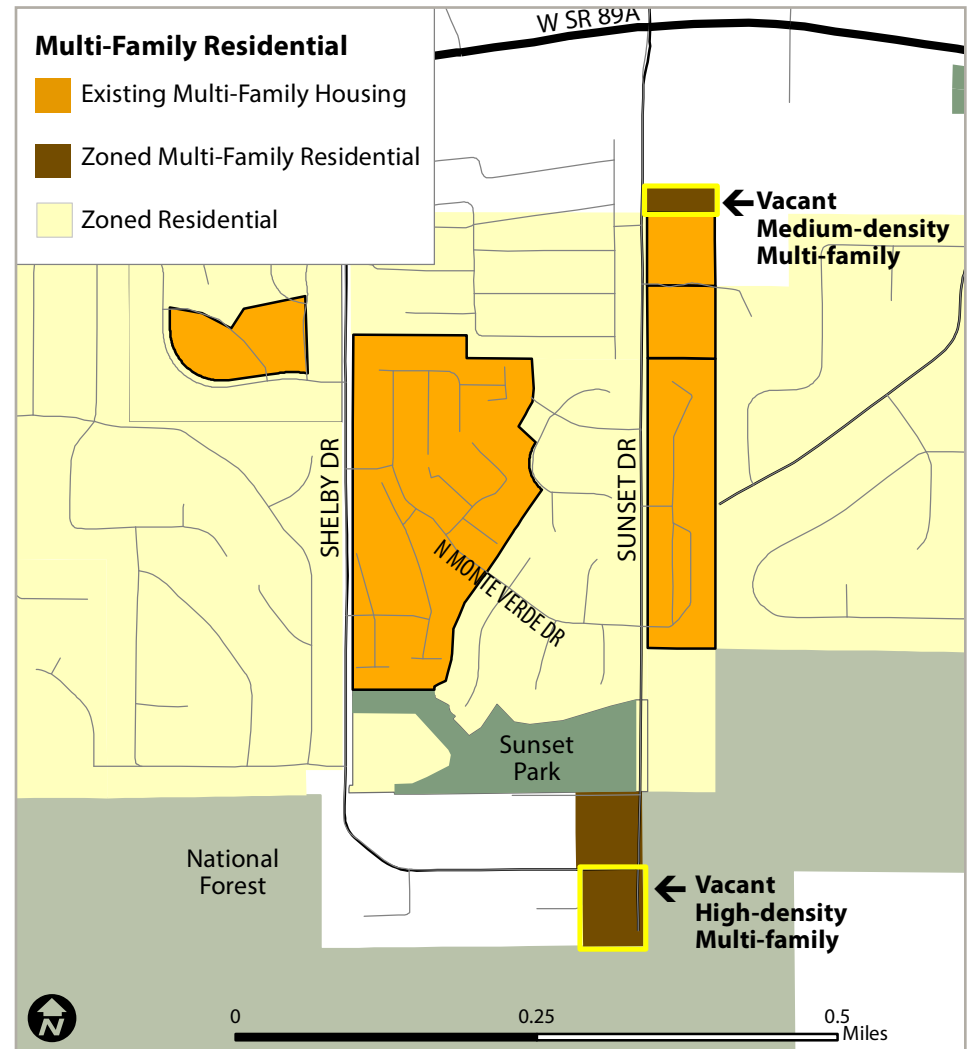


Figure 5. Multi-family residential zoning  
 Note there is an additional two acres zoned multi-family at Sunset/Shelby Drive that is already developed as lodging with several apartments.



## 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.

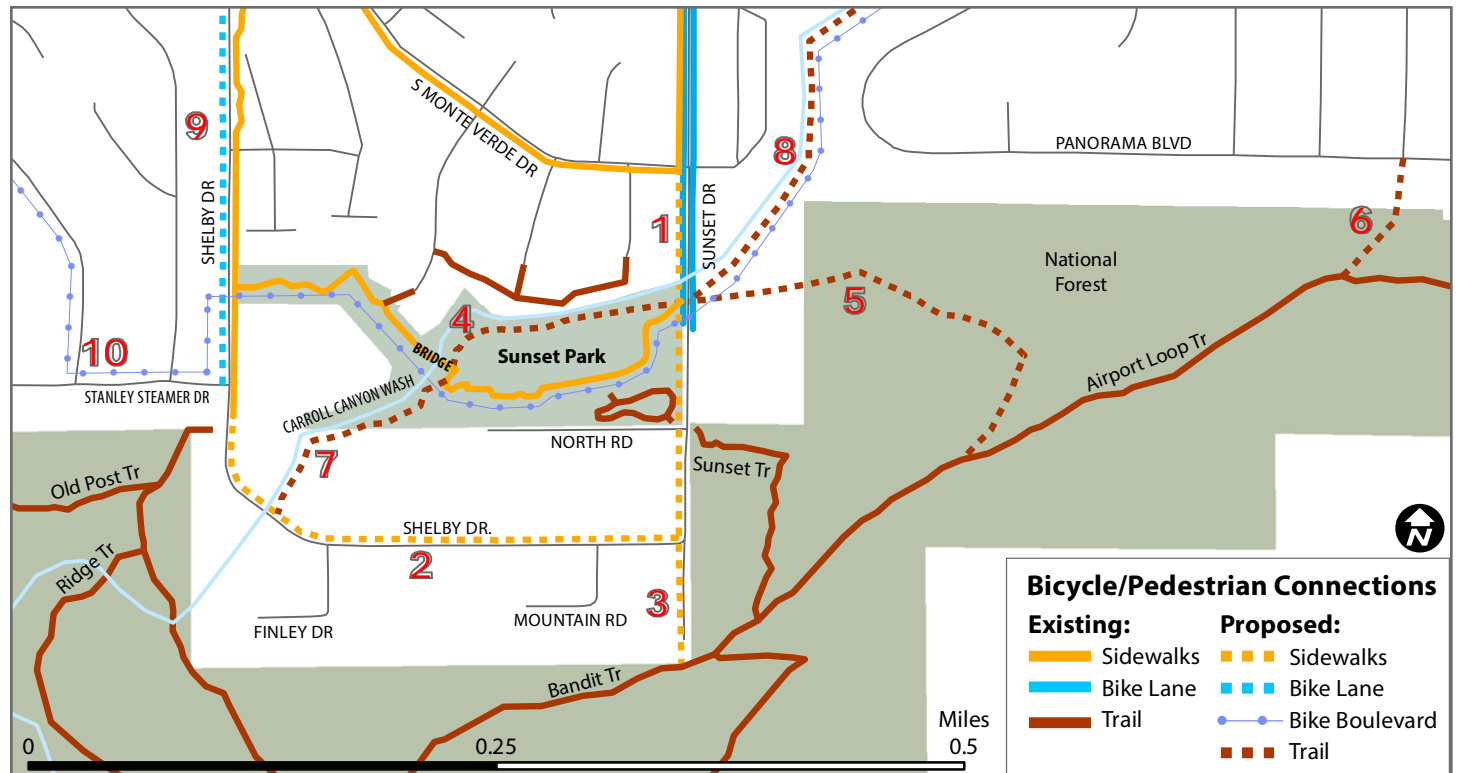


Figure 6. Existing and proposed sidewalks, trails, and bike routes.

**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.

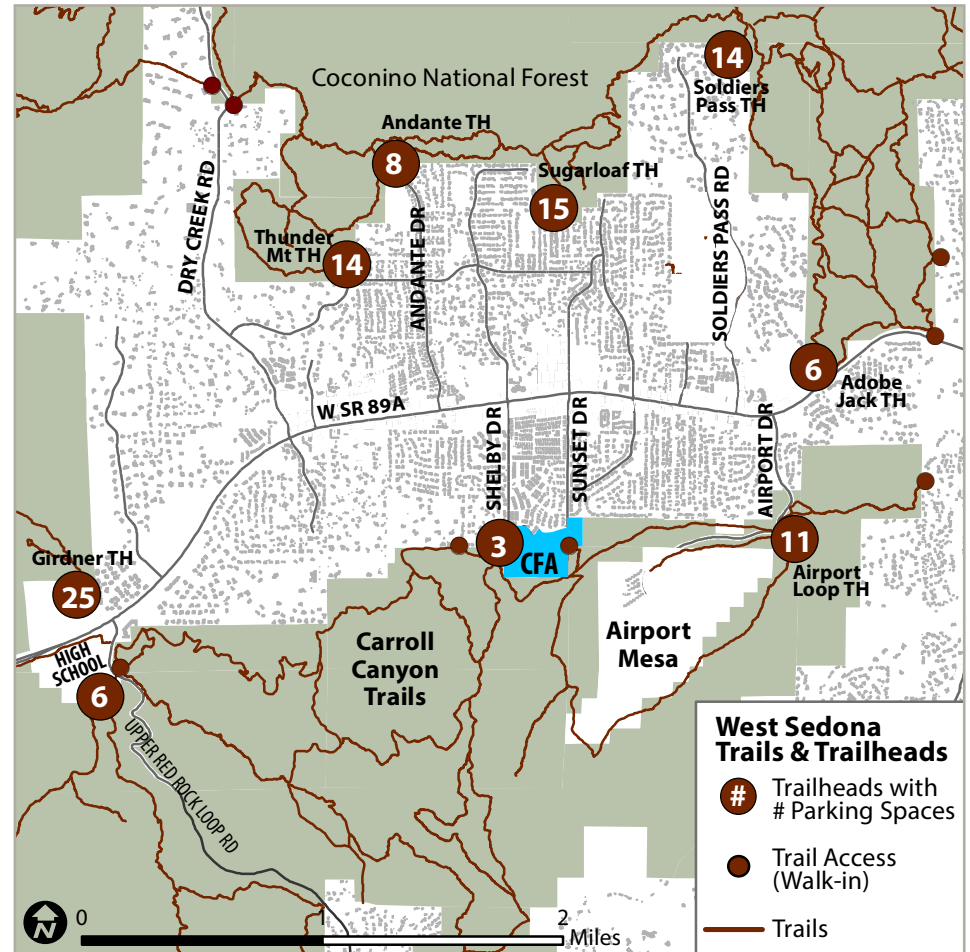


Figure 7. West Sedona trails and trailheads. The numbers indicate the number of parking spaces at each trailhead.



## 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.



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**Exhibit C  
Supplemental Information**

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**Shelby/Sunset Live/Work  
Community Focus Area Draft Plan**

1. Business Inventory
2. Shelby Drive – Map and Summary of Alternatives
3. Zoning Information and Map
5. Questionnaire Results

## Business Inventory for the Shelby/Sunset CFA

The following is a list of the known businesses currently operating in the CFA. The information was gathered through business licenses and signs posting business names.

Type of Business	#	Name/Location
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.
Construction Services and Equipment Yards	5	
		Behmer Roofing, 2145 Shelby Dr.
		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)
Services & Specialists	22	
		Arizona Waste Water Service, 2160 Shelby Dr.
		Bark n Purr Groomer/Kennel, 30 Finley Dr.
		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.

Exhibit C

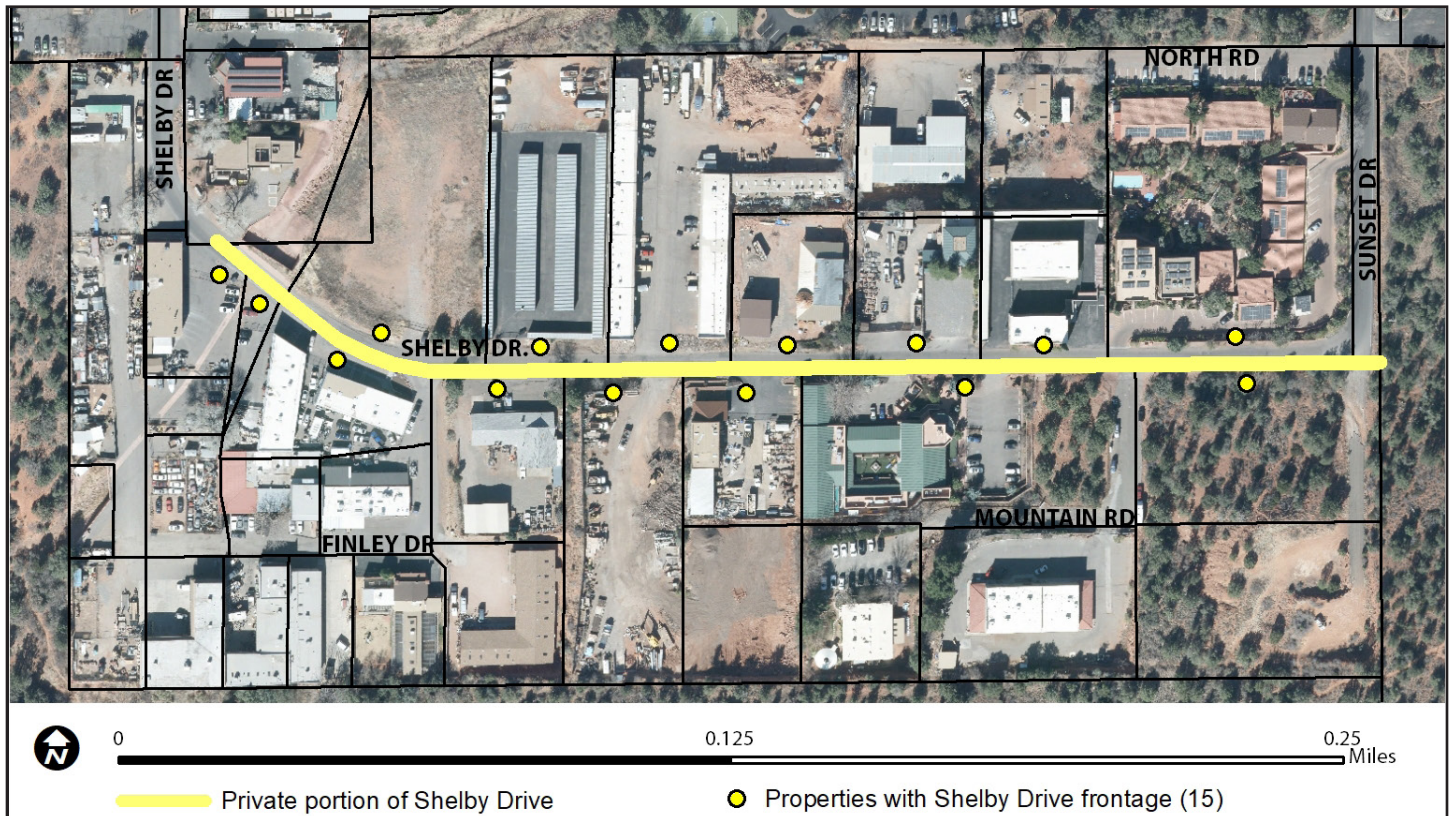
		Sedona Cabinets & Woodwork, 2160 Shelby Dr.
		Sir Moves a Lot, 2155 Shelby Dr.
		Soderberg Bronze, 45 Finley Dr.
		TL Plumbing, 2155 Shelby Dr.
		Villegas Landscaping, 2085 Shelby Dr.
		Mountain High Electric, 2065 North Rd.
		Ray Rodriguez Hair Salon, 2155 Shelby Dr.
		ScreenMobile, 2215 Shelby Dr.
		Seven Centers Yoga Arts
<b>Community Services and Non-Profits 4</b>		
		Sedona Food Bank, 680 Sunset Dr.
		Sedona Humane Society, 2115 Shelby Dr.
		Sedona Recycles, 2260 Shelby Dr.
		Seventh Day Adventist Church, 690 Sunset Dr.

<b>Warehouses*</b>		
	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.

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

6/21/2018

## Shelby Drive Summary of Alternatives



One of the key issues addressed in the CFA Plan is the need for improving the private portion of Shelby Drive. The following provides background information 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)

## Exhibit C

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

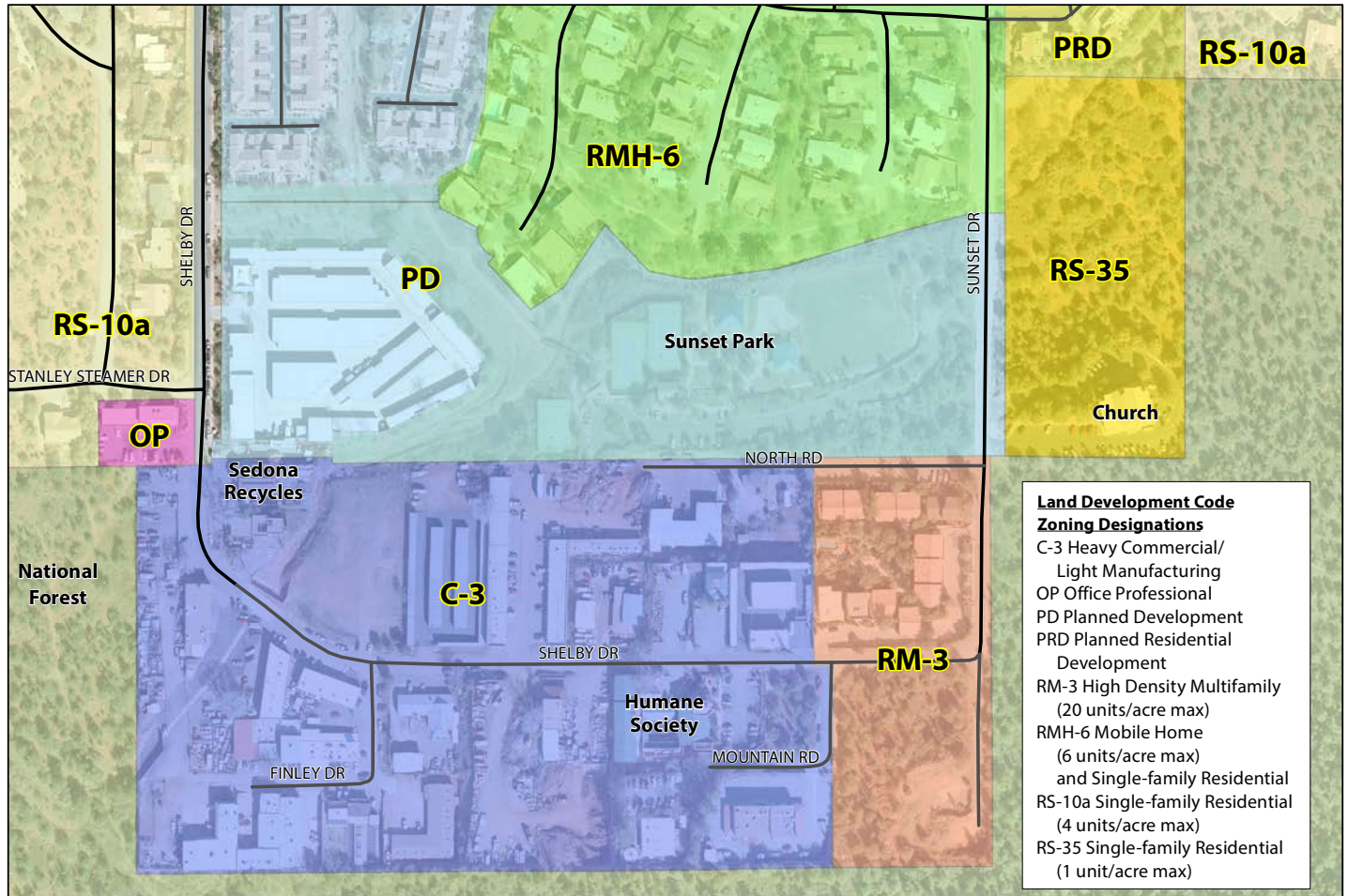
A right of use over the property of another for a specific purpose. The landowner retains ownership of the underlying property. Easements are documents recorded with the county.

### \*Right of way

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



# Zoning Information



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.

---

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



**City of Sedona  
Community Development Department**  
102 Roadrunner Drive Sedona, AZ 86336  
(928) 282-1154 • [www.sedonaaz.gov/CD](http://www.sedonaaz.gov/CD)

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*Survey results are shown in **blue** below. Results as of 5/15/2018.*

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This questionnaire may also be completed on-line at [www.sedonaaz.gov/CFA12](http://www.sedonaaz.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?      **(8)** 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      **(1)** No

Property Address: \_\_\_\_\_

Exhibit C

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  
**(3)**                      **(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.”

---

“Heavy traffic on road. Volunteers (God Bless Them) walking dogs all the time, dodging trucks”

---

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?

---

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.



## Exhibit C

“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”.

---

“The City should help maintain the road because they helped tear it up, with hundreds of 18 wheel dump trucks hauling materials in and out when Carroll Canyon Wash bridge was improved.”

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**Summary Minutes  
City of Sedona  
Planning & Zoning Commission Work Session  
Council Chambers, 102 Roadrunner Drive, Sedona, AZ  
Tuesday, March 6, 2018 - 3:30 p.m.**

*[Note: The beginning of the meeting was not recorded because of an error, and the following minutes have been prepared from staff's input and notes up to the time the recording began.]*

**1. CALL TO ORDER & ROLL CALL**

Chair Losoff called the work session to order at 3:30 p.m.

**Roll Call:**

**Planning & Zoning Commissioners Present:** Chair Losoff, Vice Chair Kathy Levin and Commissioners Randy Barcus, Eric Brandt, Kathy Kinsella, Larry Klein and Gerhard Mayer.

**Staff Present:** Warren Campbell, James Crowley, Andy Dickey, Audree Juhlin, Cynthia Lovely, Ryan Mortillaro, Rob Pollock and Molly Spangler

**2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF**

Audree Juhlin announced that the City now has the new Microsoft Office 365 software and outlook email program, and she explained that we are experiencing glitches in the migration to these new systems.

**3. Discussion/possible direction regarding the Draft Shelby/Sunset Live/Work Community Focus Area Plan.**

**Presentation:** Cynthia Lovely indicated that the presentation will start with an introduction from Warren and herself, then Molly will present the economic development portion. She then introduced Molly Spangler, Economic Development Manager.

Warren Campbell then presented the following "imagine" vision of living in Sedona:

**Live**

Imagine living in Sedona and waking up to views of Thunder Mountain and Coffee Pot Rock. You make your cup of coffee and head out onto your balcony to enjoy the fresh air and the warmth of the rising sun. As you prepare to start your day in this magical place, you think about the opportunity you have to live in a place where people from around the world choose to visit for a few precious days.

**Work**

As you prepare yourself for work you grab your cup of coffee and head out the door. You don't get in your car; you walk to the ground floor where you open the door to your business. Just as you are opening the door your employee arrives on their bike. As you greet your employee, again you realize how fortunate you are not to just live in Sedona but to get to pursue your dream of owning a business and provide your services to the citizens of Sedona.

**Play**

As you close your business for the day you decide it's time to enjoy the beauty that Sedona has to offer. Now you have the toughest decision of the day: Should you go play tennis at Sunset Park, go for a hike, or take the new mountain bike out on the trail. You decide to go for it and grab your bike and head to the trailhead at the end of the street to the Carol Canyon trail.

## Meet

As you roll back into your neighborhood, you remember you have plans to meet your friends at the brewery just down the street. As you enter your favorite hangout, your friends already have your drink awaiting you. You see many familiar faces from the community at the adjacent tables. You wrap up this perfect day with conversation about plans for the weekend.

On this perfect day in this perfect place, you never had to get in a car or leave your neighborhood to enjoy being in Sedona and one of the best views to be had.

Cynthia Lovely explained that the presentation would follow the format of the draft CFA Plan; however, we will not go through the Plan page-by-page. If you want to follow along, we will be presenting in the same order as the Plan and will start with the introduction.

Cynthia showed the CFA area map, provided an overview of the location and major features, and showed several images to illustrate the fact that the CFA is difficult to see from afar as well as the excellent views from different points in the CFA.

Regarding land uses, Cynthia indicated that each of the different types of land uses were covered and example photos of each were shown. Notable is that there are already some apartments in the area. Additionally, Cynthia provided an overview of a current land uses pie chart with an explanation of what constitutes vacant/undeveloped land and a summary of the zoning of the vacant properties.

Chair Losoff asked what the different zoning types are in this CFA and Cynthia indicated Multifamily, Light Industrial, Single-family Residential, Office Professional and Planned Development. The Chair expressed a concern that there might be too many zones.

Cynthia read the Vision Statement as follows: "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." She then explained that regarding recommendations, the remainder of the presentation would cover each of the four topics in the Plan: Economic Diversity, Housing Diversity, Neighborhood Connections and Sense of Place.

*[Note: The recording of the meeting began at this point and the remainder of the minutes is based on the recording of the meeting.]*

Molly Spangler expressed her excitement about the project and indicated that it is a wonderful opportunity to help businesses develop, and it really ties into our business diversification strategy. Economic Development is one-seventh of our overall Community Plan, and diversification from our main industry of tourism is incredibly important. We want to focus on how to diversify our business investment portfolio, and this project is leaning in the right direction to help us get there. Having that thriving mixed community there will help maintain our existing workforce, attract additional workforce and help local businesses expand.

Molly stated that she used to work in a community where she had 700 acres to market all the time, and she would discuss where in that 700 acres you could locate your business, but we don't have that opportunity in Sedona. This is one of two areas that businesses can expand, and routinely, she is talking to businesses that are thriving in Sedona so well that they need to expand their footprint, hire ten more employees, and they are looking at neighboring communities and in the Valley and Flagstaff, because they have space to expand. We want to keep those jobs here, so that is the genesis of the diversification component of this overall CFA.

Molly stated that our objective is that there is a dynamic mix of thriving businesses in community services. We think the views are amazing there; it is a desirable place for businesses to have headquarters and their employees would have access to great views, trails for their breaks, etc. She was talking with someone who said industrial is so cool; this is what we should be doing. She was

excited, and this could be a cool project. This is a turning mindset all over the country, and it is really the right time to start looking at something like this in Sedona. This is a place for that creative business hub where the workforce wants to be, where there is a culture they like, such as biking to work and having that beer waiting at the end of the day.

Molly indicated that the first strategy is engaging in the diversification of the City's economy through those partnerships and incentives, and we want to explore all the different ways we can leverage existing partnerships for different workforce opportunities in perhaps grants and loans, whether the City or the businesses are the recipient, and have an ongoing conversation about those needs for people to thrive in this environment.

Molly stated that we recognize that this light industrial land use is an important character in this area, and we would like to continue to capitalize on that, and this is one of the only places for light industrial. Having that in this area just adds to the overall vibe that Warren walked us through in the beginning. A mixed use is encouraged, including production industries -- our makers, our entrepreneurs, our craftsmen and light manufacturers and having that live-work combination.

Molly explained that Strategy 4 is the most important one. Infrastructure is paramount to the success of business development there. It is a foundational need; the upgrade of that road and the availability of wastewater is necessary for businesses to thrive there. In a lot of conversations with businesses, this is the number one issue they bring up regarding whether or not they are willing to expand or relocate to the area. When staff hosted the public comments, the quality of the road was consistently brought up. They indicated that they would love to have an office space there, but only if their customers didn't have to use the existing road, and some said they would look at expanding if they had sewer access. Many people have said, "Oh, you are going to upgrade the road and get sewer", and we didn't commit to it, but you could tell that they were excited about the opportunity, so this infrastructure is a key part to the success of the overall CFA.

Vice Chair Levin asked if Molly had done an inventory of the number of jobs that are represented in that industrial sector and whether they are in manufacturing. She saw that Soderberg Bronze is up there now and asked if they are part of this. It might enhance the Plan to know the existing users, the trades and the professions they represent.

Molly indicated that is a great suggestion and we can certainly do something like that and even look at the overall Sedona inventory of jobs and those wages to better articulate what the median wage is and how those jobs are at or above the median wage.

The Vice Chair noted that some are obviously long-term employers in the area, like Bark 'N Purr, but it would enhance our understanding of the niche that area represents so that can be built upon if we know what the base looks like. Molly then asked if it would also be helpful to understand the average or median of the jobs that we further envision there as well.

Chair Losoff stated that from P&Z's point-of-view, he doesn't know that is something that we need to get into. Vice Chair Levin agreed that communitywide that information is helpful, but she is not sure it needs to be specific to a neighborhood.

Commissioner Mayer asked if the Commission could get the kind of businesses that are there and how big they are or if there are a lot of little stalls there that have one or two people working there, like the air-conditioning repair. He would like to see what is there and how big the properties are or the square footages. There are bigger places that have yards like the roofing company and body shop, etc., so a lot more comprehensive study of that area would be very helpful to get that diversity. Molly indicated that she thinks staff can do that, and then she confirmed it was the current businesses' square footage, and the Commissioner said the overall niche of this area.

Chair Losoff suggested that it be done in the big picture and explained that we don't want to get into too much nitty-gritty; we're talking about the overall CFA, and we don't want to get into micro-

managing the units. Commissioner Mayer stated that it is not micro-managing; it gives a better idea of how many people are working out there.

Audree Juhlin suggested doing an inventory of those businesses and the building square footages, but we won't go into individual units given our resources and time, but that would give you an assessment of the uses and the structures they are in. Commissioner Mayer again asked about how many people are employed. Audree explained that providing the employment information is a little more difficult without literally hoping they will give us that information. It is not necessary that they do so. The Commissioner stated it would give us an idea if we are talking about working in the vicinity and living in the same vicinity, so we would know how many people are working there and need a place in multi-family or apartments. Audree explained that staff won't be able to speak with every business owner, but where we can we will ask those questions. The Commissioner then stated that he would also include the church to see if they are susceptible of doing something. Audree Juhlin stated that we have already met with them, and this Plan was developed around their input. The Commissioner asked if they are open . . . , and Audree stated yes, this Plan is being created with their input. Commissioner Mayer stated great, because they have a large parcel that could be rezoned from Single-family Residential to something. Audree emphasized that they are very aware of the process and have been involved, and they can continue to give us input as well.

Cynthia indicated that regarding Housing, she would start with the vision for housing, because one question has been why anybody would want to live in an industrial area. The first answer is that they already are; there are existing apartments and some that perhaps aren't legal inside the CFA, and there are houses right next door, across the park. We are envisioning a little more of an urban feel than you would find in Sedona, and there are people that like the action and activity that might be going on in an area like this. It would have a distinct character, unlike anything else in Sedona, and part of that activity is the social side of it with a lot of people around, and some people are looking for that. It could be mean that it is more affordable than other places in Sedona, plus the other positive things we have pointed out, such as the amazing views and opportunities for recreation, and for some people that is going to overpower living next to a roofing contractor, etc. We also look at things like compatibility, and some of those businesses are only open on weekdays, so if people are living and working in the area, then when they are home recreating and going to the park, etc., it is most likely on weekends when those businesses are closed, so having an industrial area with housing is not quite as bad as some might envision.

Cynthia explained that the objective is a full spectrum of housing options in this Sunset-Shelby Drive corridor, and we are looking at the whole area. There is already a variety of condominiums and townhomes on Sunset and Shelby, plus a couple of grandfathered apartments in the industrial area, but we are also thinking of a full spectrum that Sedona doesn't already have, and most of them are smaller units. For some people that is all they are looking for, and they don't want a single-family house with a backyard. If you lived here in a small apartment or condominium, your backyard is the National Forest with Sunset Park next door, so we think that is a good mix. As far as what is already in the area, the dark gold is multi-family, which includes Nepenthe and some apartments in the Wyndham area, and along Sunset there are about three major complexes with a variety of townhouses and condos.

Cynthia stated that what staff really wanted to point out was the vacant Multi-family at the end of Sunset, and since we have so little vacant property zoned Multi-family, there is a lot of potential to fill a need for Sedona's affordable housing as well as just multifamily housing.

Cynthia indicated that next on the list is Neighborhood Connections, and this area is probably one of the best connected in Sedona, so the Community Plan emphasizes walkability, and this is a very walkable neighborhood compared to others, because Shelby has sidewalks and Sunset has sidewalks and bike lanes. People walk and bike along Sunset all the time. The distance is not very far, from the CFA to the corner of Walgreens is only a one-half mile walk, so it is not too bad. You already have the trail system for the National Forest surrounding the CFA and the park that has a little urban trail plus the pedestrian bridges as part of Sunset, which makes a nice loop that people

walk going through Sunset Park, the urban trail, up Shelby, and then down North Monte Verde. You see dog walkers and people getting their exercise, so they are already doing it, and our proposal is to make it even better, because we are missing some connections and extensions, and we have sidewalks that just end. The objective is that these neighborhoods have easy access to the trail system, Sunset Park and local businesses through a connected network of paths for walking, hiking and biking.

Cynthia explained that local businesses were mentioned, because you may want to walk to the business from home, whether you live in the subdivision on the north side or within the CFA. We would like to encourage people to walk or bike more, not just for recreation, but also whether you are going to a business such as Walgreens or a business within the CFA. Therefore, it would help if the sidewalks were continued. Cynthia pointed out in a picture of the entrance to Sunset Park how people are basically walking up the bike lane, so she would like to see a sidewalk extended to the park as the highest priority.

Cynthia indicated that regarding specific proposed connections, there is a bike lane on both sides of Sunset Drive, but there is no bike lane on Shelby where you see quite a few mountain bikers riding, because they are accessing the trail system. There is a sidewalk that ends at Sunset and South Monte Verde so to continue that to Sunset Park and eventually all the way down Sunset and around Shelby. As far as trail connectors, long-term would be a trail that comes down Carroll Canyon Wash, and a portion of it would be dependent upon a stormwater improvement project. We also have a couple more items taken from our Transportation Master Plan like a proposed bicycle boulevard that would cut through all these neighborhoods.

Cynthia stated that as far as Trail Connectors, you have the existing Airport Loop Trail, and there are a couple more connections proposed. Currently, there are some unofficial trails, so if some of those links were made, you would not only be connecting neighborhoods to things like the park, but also the trail system.

Cynthia added that we also want to add some amenities in addition to those improvements. Some are as simple as signage; they saw that a couple of access points to the trail system are hidden. There is a sign that says, "Trail", but it is tiny and brown, so it blends in. She then showed a picture of the Flagstaff Urban Trail System signage and indicated that something like that plus benches, bike racks, kiosks, etc., would encourage people to hike. Some people just don't know that you can make these connections, such as the trail at Sunset Park where the pedestrian bridge is.

Cynthia also pointed out that trailheads don't have to be just some parking spots; there are plenty of examples where they are like mini-parks with picnic tables, maps, kiosks, etc. As an example of the signage, Cynthia showed a picture of the sign on Sunset Drive next to the park and indicated there are a couple of tiny signs that say, "Trail". If you don't see those or know it is there, you probably would not notice the trail. Cynthia then showed a picture taken when, on the other side on Shelby, the three spaces at the office building were full, so three mountain bikers parked on the side of Stanley Steamer and Shelby. She also watched a family of three trying to find the trail and the dad finally found it hidden behind the shrub, so there is kind of a lack of signage and other issues there plus a need for parking areas.

Cynthia indicated that the map shows all the other trailheads found in West Sedona, and the parking areas are designated by circles, while the smaller red dots are walk-in access points with no actual parking lot, and the numbers indicate how many parking spots there are. Again, if you go to other cities, their trailhead parking lots are big. Some in Tucson are up to 50 parking spots for a neighborhood trail into the National Forest. The other problem is that they are parking on neighborhood streets, in front of houses, and some neighborhoods are worse than others. Soldiers Pass Trailhead probably gets the most complaints. The idea here is to better distribute our trailhead parking areas, and there is a definite lack of parking on the south side of SR 89A, so the neighborhoods don't really have access, and if those three parking spots are full, you would go over

to Airport Road, which is always full, or go to the high school, and that is pretty much it for the south side and why this is a perfect location for a proper trailhead.

Commissioner Mayer asked how many parking lots are on Sunset Park and Cynthia stated that the Park has 32 spaces for the Park, and the Parks Manager has indicated that is too small; there is not enough parking on weekends if there is an event, etc., and they really don't want people parking there for the trails.

Commissioner Mayer asked if creating parking lots would take away the possibility of developing the CFA in a different way, such as apartments, etc. If we create acreage for cars, that wouldn't be something that he sees in that CFA. When people live and park there that is a different story. Cynthia explained that you can partner with other businesses to share parking, which happens in Uptown, and that works well with a business that is open weekdays and most of the trailhead parking is on weekends.

Chair Losoff commented that the improvement of Shelby Drive needs to be highlighted someplace, and Cynthia explained that it is under Economic Development, because it is so critical and there is a page dedicated to Shelby Drive.

Regarding Sense of Place, Cynthia noted that this is one of the Vision themes in our Community Plan, so in this CFA like others, we are proposing that we design for a Sense of Place. We have discussed that each CFA should have a distinct and unique character, so for this one, the objective is a distinct character that melds modern and efficient living and work spaces with the surrounding landscape.

Cynthia indicated that the proposal is to enhance that industrial character and keep that. The first strategy is that buildings and site layouts are to be designed with the setting in mind -- both the built and the natural environment, including site location, terrain and viewsheds. At a couple of the viewpoints on the site visit, we were trying to point out the elevation differences, and how this CFA can be viewed from different parts of town. She then showed a Google image looking toward Airport Mesa and pointed out the high point on the left at the end of Sunset, and then all the way down to the lowest point where Carroll Canyon Wash exits the CFA. Therefore, you have a variety of terrain and that is what we mean by working with the terrain, site layout and placement of buildings to make thing blend better, such as terracing into the hillside, using colors, etc.

Cynthia stated that the next strategy is 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 like live-work buildings, and improved connections and access to public lands, so this is tying all of this together. If you have a unique setting and we have these citywide needs, we propose to compare those together.

Cynthia showed pictures of two mixed-use buildings where shops might be on the first level and apartments on the second level. There are a variety of live-work examples, but these are the most common. Most of the pictures they found were at least three stories and, for Sedona, that may seem like a lot but in the rest of the world, they are typically taller than three stories, but they are still good examples, because if you are in one of the lower spots of the CFA, you could have a three story that wouldn't stand out.

Cynthia indicated that as far as the distinct character, going back to the Community Plan, the vision was to reflect a unique Sense of Place in architecture and design, and the Community Plan is referring to Sedona as a whole, but with the CFA, we would like to see character that is distinct to this area, enhancing that industrial look. That is the hot thing right now in other cities, like Austin, Portland and even parts of Flagstaff. The hip place to be is in the industrial more urban areas, and the distillery is not complete yet, but you see that type of architecture and style in that building.



Cynthia stated that the final section is Implementation, and this is like other CFA Plans in that these plans will be implemented over time. It will be an incremental process, not sudden or overnight. It is also going to be a partnership thing; some of these proposals would be through private development, while others like street and stormwater improvements would be a City project, and some will be partnerships, plus the Plan itself will be used in different ways. You might have Development Review when a project comes in, but it is also policy direction for the Commission and Council when reviewing projects, and then also partnerships. The best example of partnerships would be the street -- partnering with the City and private owners, but there are others like trailhead parking lots that might be shared uses as well as economic partnerships. Things like grants would also fall into this implementation area, and there are economic development grants that maybe the City wouldn't have gone after in the past, but now we have Molly to help with that.

**Commission's Questions and Comments:**

Chair Losoff stated that of the CFAs the Commission has dealt with, this is one that really gives us an opportunity to change part of the City in a vision that you are describing. The other CFAs had major changes, but were in certain boundaries. This is one that give the opportunity to really do something different, almost like creating a mini-subdivision within a subdivision, and he was excited by what you described. Some of the key things that stand out are where you talk about partnerships, and we have always talked about getting everybody together at the same table and on the same page – owners, tenants, City, County, whoever, to get these partnerships going. For this to happen we need a true partnership with everybody. We need for the City to provide incentives, buy land, subsidize, etc. We need for the owners to start thinking differently, and hopefully, with some incentives, etc., this vision can really happen.

The Chair stated that he likes the vision. You have urban development with mixed use and different structures, light manufacturing, housing, connectivity – all of the things that can really be exciting for this part of town, so he would encourage going forward on this overall. Specifically, he would be interested in some of the comments from the open houses. He knows they were talking about the roadway, water and sewage, but other comments. He would also like to see if anything can be done to combine some of the zones in there. If we are going to develop this property, we have too many and are really spread out with too many zones and too many districts, but he doesn't know if there is a way to combine them to make this vision achievable. It is possible maybe with the Land Development Code update going on that there are ways to get some ideas, but there are all of these different owners and a lot of different zoning codes in there.

Chair Losoff indicated that he like what you were proposing for Sense of Place; that would be great if we can achieve some of that. He has relatives in Seattle and the area they live in was condemned by the City and taken over by the City and developers, and they are creating nice apartment buildings for workforce housing that look lovely. The whole neighborhood is being transformed, so things like that could be done. It could be very exciting, but it takes guts and vision, and maybe more emphasis in Molly's area where we must get some of the economic development people more directly involved in what we want to do. He applauds everyone for coming up with these ideas.

Commissioner Barcus indicated that he wanted to echo what the Chair said about partnerships. Obviously, incentives are one end of the spectrum as the carrot and the stick is condemnation, which is what he also mentioned. Those are opposite points of view, and he hasn't seen much evidence that this community is very embracing of incentives or condemnation. We always seem to want to be in the middle and just be opportunists. What worries him more about this area is, using the distillery as an example, the distillery went in without any kind of strategic thinking about the right or wrong or how it will work with the whole, and he is very supportive of that development and that people are willing to put their money where their mouth is and do exciting things like that, and hopefully, it will act as a catalyst, but it is an opportunistic type of activity if we didn't think it was right, but they are bringing in jobs, etc., so it is like how could you say no. although we don't have an overriding strategy for development of vacant spaces or redevelopment of existing spaces. This seems like a very complicated CFA; it seems to be the one with the most complexity. If you started from scratch with a blank piece of paper, you might be able to do something that has all of the

connectivity, ideas and mixed use, etc., but since we have one or two dozen different property ownership groups in the area and a lot of existing buildings that aren't close to their end of life, he sees this as a really hard CFA to have it not be ignored -- to have someone do progressive, positive things is going to be difficult.

Commissioner Mayer referenced a cup half-full or half-empty. He would say it is half-full; he is very optimistic about this. It is going to be achievable. Hurdles are there to overcome and jump over, and he also sees the rezoning of light industrial to multi-density housing. The Commissioner then asked if that is something that could be done easily or not. Warren explained that there is a prescribed process, but with the CFA in place that process gets easier, although there could be Major Community Plan Amendments necessary and the rezoning process, but there is a process in place, and the CFA would support that process.

Chair Losoff referenced what Commissioner Barcus mentioned and indicated that if we have an overall plan and a rezoning is in order, then it is in order. Commissioner Mayer stated that another thing is condemnation and asked if all of the light industrial businesses are complying with Light Industrial or are there some businesses that seem to be . . .; are they complying with the zoning or not? He would like to look into that, because some of them look like junk yards. Cynthia indicated that is consistent with Light Industrial. Warren pointed out that we are in the process of redoing the Land Development Code and some changes to the Industrial-types of zoning would allow for that mixed use, so be thinking about these areas and how we might write the zoning district to affect the outcome. The Commissioner then commented that most of them are grandfathered, and Warren indicated yes, but there will be changes to the Code and they would apply if the owner made changes. Commissioner Mayer then stated that is a possibility; his glass is still half-full.

Commissioner Brandt stated that it is actually about two-thirds full, but backing up a step, if someone sees that this CFA is live-work, and they want to come in and do a live-work in a Commercial zone and the CFA says that is doable and suggests that there might be incentives, what are the parameters or guide to allow those things to happen? Cynthia explained that currently in the C-3, Light Industrial zoning, you could do live-work, because you can have housing associated with whatever that commercial use is, so that is not impossible now. In some sense, you wouldn't necessarily have to rezone if you wanted to go that route; it probably would depend on if commercial is your primary use. If not and you are going to have more housing, then you could be looking at rezoning.

Commissioner Brandt referenced the photos of the three-story building and noted there is more residential than work in those pictures, so that wouldn't meet the zoning although that is what you are trying to encourage, to have more life and things going on in a place in town that really operates as a town. That is the goal, and that is awesome and should be the goal for the whole town – not just individual CFAs, but he understands that doing these incentive places is a good step and a place to focus the energy, planning, thought process, etc. As you know, he would rather this be the whole town and not just individual places, but he is wondering how, when someone sees this Plan, they know they could do a three-story live-work like the pictures. What allows that? Do we need more for implementation?

Warren indicated that the Land Development Code and this CFA are going to be important to be thinking of as we work on that Land Development Code district. We are changing the districts to allow for a much more mixed-use feel in these industrial areas, and if we write them appropriately, they will reflect what might get adopted in this CFA, so the two tools will begin to work. The Commissioner then noted that it is a two-step process and there is more to come.

Commissioner Brandt then asked what happens if this is so successful that people complain that there is industry in the neighborhood, and that is where the zoning came from way back when. When you have zoning and too many people are complaining or getting hurt or breathing fumes, etc., but everything was separated, and the businesses there are like the biggest economic diversity we have in Sedona. There are hardly any tourists; it is mostly services for residents, so how do we keep them from getting pushed out? Right now, they are kind of off in the corner of the world and he wouldn't

want to lose that. He sees the words that say it is an existing industrial area and is to be encouraged, but maybe he is saying that it needs to be more in the heading of things, not just in the text as food for thought.

Molly indicated that she liked it; she hears what the Commissioner is saying in that you want to do more than recognize light manufacturing and somehow protect that, because it could get so cool that it is . . . , Commissioner Brandt added that people start complaining about it being there and why are the back hoes running at 6:00 a.m. Molly indicated that we will have to think about how we protect that mixed use and that component of business development, and take that out for public input on what would be tolerated. She knows from the businesses and developers that we don't have enough. A couple of years ago, Audree took her on a ride to see industrial parks, and we don't have smokestacks and things that are huge impediments to residential lives. We need to do a good job of educating what light manufacturing means and that it will not have some of those negative impacts to the residents that industrial development does.

Vice Chair Levin asked if, along the same line of promoting mixed uses and retaining industrial, there is any advantage to creating a district like the Heritage District with Schnebly Hill or in the new Land Development Code there is a mixed-use district, does that include industrial? Warren stated that we are trying to incorporate districts that are a little broader in scope and inclusive of the mixed-use concepts. You would probably hear from the consultants and staff at this point that creating more zoning districts is something we are trying to get away from. We are looking for zoning districts that fit modern thinking around development and incorporation of layering land uses, so he will be thinking of how to contemplate ideas like this.

Audree Juhlin added that when we brought the zoning districts forward to the Commission, we maintained that Industrial, C-3 zoning in our current code, and it is going to change a little in the proposed code, but the whole intent of modifying that Industrial District is to ensure we have the capability to have mixed use, and it is a balance, so we don't lose the industrial uses we need, but we're also to integrate other compatible uses, and you will see that in the consolidated draft.

The Vice Chair stated that this created a really dynamic vision and she is in awe of the Plan put together. It is elegant and artful; it is precisely written and very strategic in the recommendations that would help fulfill the vision that you have put in front of the Commission. It seems that infrastructure is going to drive this process, and we can't say that any more strongly than that, because that will give the incentive for new development and redevelopment to take place. The Vice Chair then asked, given that we craft this, and it becomes part of the Community Plan, how do you marry this with Council priorities and the capital improvements prioritization process. It specifically calls out bridge, repaving and sewer. Chair Losoff commented that we are getting ahead of ourselves; at this point, we are talking about a CFA and later on how it is budgeted is a Council . . . ; however, Vice Chair Levin pointed out that we have an implementation section in this CFA and logically that discussion falls there. The Chair stated that it is early in the game.

Audree Juhlin indicated it is a good discussion and we do have an implementation page, because we do not want it to be a stagnant document. We want it to be implemented and Andy can talk about how we can prioritize with limited funds and competing projects. The Vice Chair added that it gives some fuel behind this Plan that will help drive the reinvestment.

Andy Dickey explained that a placeholder has been put in the Capital Improvement Plan; it is in the area of Neighborhood Connections. We look at this as Sunset Drive and Shelby Drive are public streets, but the connection between the two is private, so essentially it is a neighborhood connection. We've placed that placeholder in that strategy area, because it hasn't been prioritized at this point and as he recalls it is a couple of years out, but it is in the Plan. If it gains traction, it could move up in relation to all of the other projects, but now, it is a couple of years out.

Vice Chair Levin then stated that wastewater will drive new residential activity, so that is the other component in the infrastructure plan that potential investors need to know. Andy stated that when

the storm drainage project crossing of Shelby Drive was completed, a line was put in underneath the culvert, so it wouldn't need to be done in the future. When we were building the large box culvert, it was a minimal effort and we knew it would be better to do it then. The idea was that in the future, we would likely be looking at some collaboration with residents or private group to extend the sewer facilities in that area.

Commissioner Klein indicated that his main question was how staff envisioned that improvements were going to be made to the private part of Shelby and extending the wastewater system, because no matter how great this Plan is, and it is great, he isn't sure that any of this is going to happen if that doesn't happen.

Commissioner Klein stated that another question is he is not sure of the purpose of putting a bridge over the wash; how is that different from the existing Sunset Road that he presumes goes . . .; he knows that right before they got to Sunset Park, the wash was on the right, so where is the bridge going to be and what is the purpose of it? Cynthia identified the proposed location on the map, and Andy explained that we will typically close that crossing at least once a year, because it is at grade and it doesn't have capacity. It has to be closed if there is any depth of flow, because as they say, two feet of water will float a car, so it doesn't take a lot because the cross-section of that crossing is fairly narrow, and when you turn it and look at the capacity of the wash, it is not huge, so it doesn't take a lot of flow before you get a good depth in there. In the past, we had a couple of improvement projects planned in 2005 and it went out to bid, but we could not get projects to come in within budget and the City decided it wasn't worth the additional cost. It is not a new concept and we considered even separating a pedestrian crossing structure, because we recognize the need for a minimal pedestrian crossing there, but that also came in too high, so we tried but were not able to get the projects done, although it is something that should stay on the radar.

Commissioner Klein indicated that he loved the idea of mixed-use buildings with commercial on the bottom and residential on top. That is something we really need, so people can live and work in the same place and don't have to commute. He assumes that we are talking about the mixed-use structures being built along the private portion of Shelby Road, but asked if that is where we are primarily talking about. Cynthia explained that they could be pretty much be built anywhere in the CFA, but they would have to rezone if we are talking about a full mixed-use, although we are looking at a new Mixed-Use District in the new code. The Commissioner then referenced in Figure 5 a vacant Medium-Density Multi-family area along Sunset Drive on the northern portion and asked if that is within the CFA. Cynthia indicated that the RM-3 is 20 units per acre and the referenced location is RM-2 with 12 units per acre and that is out of the CFA, but we wanted to highlight it, because there are so few of those properties in town.

Commissioner Kinsella indicated that we need to be conscious of the potential conflicts between use types. She lived and worked in Manhattan on a Planning & Zoning Board and there was an area called the Flatiron District, which was a manufacturing, publishing and commercial district that went through an economic downturn with a lot of vacant properties. People then said they could address their housing shortages by changing the zoning to allow mixed use, and a lot of conflict happened between the use groups. The success of it led to newer people coming into the neighborhood than the existing commercial properties, and they formed associations to try to drive some of the businesses out, because of their impact on the promoted residential use. She doesn't see that it would happen on the same scale here, because we're talking about different types of uses, so it is something to be conscious of. She really wants to see mixed-use development, multi-family housing and affordable alternatives, but at the same time, she wants to respect job retention. We want to develop new opportunities for businesses to grow and employ more people and shy away from using words like condemnation or seeing this area as completely redeveloped with an entire character change, because job retention is very important to people who live and work in Sedona. We have a large retirement population and a large group of people who work here and come in from other areas, but some of the jobs that are not entertainment and tourism-related are in this area with the body shop, foundry and pet boarding, etc., so she wants to see those jobs protected in Sedona. She wants someone to come to Sedona, find an affordable place to live and find a job that allows them to have

that affordable place to live. She wants some language to say we are achieving balance; she doesn't want to sacrifice one for the other.

Commissioner Kinsella agreed that this is dependent on the infrastructure, so it is impossible to have a discussion in any depth or give staff guidance unless we talk about the infrastructure needs, especially the road. Obviously, if there is wastewater and water hook-up coming in, we would want to talk about that at the same time a road is being put in, but the road is a practical concern, because that is where the limitations will occur. If you get the rights to the roadway, the expansion and the ability to bring it up to standards, then it makes sense to put in all of the underground infrastructure, but if you can't get the lots deeded over or if we don't understand the impact on the property assessments at the county level, it is hard to frame the discussion.

Commissioner Kinsella then stated that the information she needs is, from your discussion with property owners, she wonders if there was a willingness on their part about offering some of their land for deed to the City without a condemnation process, so to talk about the deeding, to understand if they did lose land their assessment would change so what services would have to be provided by the City, how is it going to affect that and how will the cost of the road and infrastructure put in and maintained be spread throughout the rest of the City. Andy Dickey asked to clarify some of that; however, Chair Losoff stated that we ought to be careful. Our concern is infrastructure and how the City deals with that is how they deal with it. We can oversee it to an extent, but we don't want to start telling the City how to do it. Commissioner Kinsella stated that it is part of our role to vet these questions to say that we think this is a good idea, but now you have to figure out how to pay for it. At least, they deserve to know that we were cognizant of that when we started the conversation.

Cynthia explained that in the CFA Plan, for those strategies referring to the infrastructure, we talk about multiple options and the CFA is proposing those multiple options, which could be partnerships amongst the property owners, not necessarily involving the City, so that is as far as the CFA Plan goes. We are not at a point where we would discuss things like taking over easements, etc., because we haven't even gotten past the point of all of the options to deal with the road – one of them being where the private owners would give an easement to the City. We haven't gotten to that level of discussion, because we still need to go through all of the alternatives with them.

Chair Losoff referenced the fact that it is a complicated CFA and this is an initial conceptual draft, so we are trying to give an overall picture as to what we are thinking, and staff is hearing infrastructure issues, wastewater, etc., and we will be looking as to how you are going to deal with them in future meetings. Commissioner Kinsella stated that there had been a reference to there being some preliminary discussions, so she would like to get the flavor of those and hear from the Engineer.

Andy Dickey clarified how the project has been proposed by explaining that we thought of these things, but the way the project was contemplated was that it would be based on the property owners donating the land. We see this similar to the way we do drainage projects, because the benefit we are providing is so great, we feel that it is not a worthwhile project unless the landowners are willing to come forward as a partner, and at least give that much to the project.

Chair Losoff indicated that in summary, staff is talking about this draft Plan proposing a bold vision and he would underline bold; it is a good word for this CFA. While many of the existing features and mix of uses will remain, the Plan calls for 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. It is a great vision. Whether it is pie-in-the-sky, he doesn't know, but the things we have talked about -- infrastructure, incentives, etc., is going to take a bold step to accomplish. Commissioner Barcus mentioned a plan, and an overall plan – not just what we've drafted here, but a plan. For example, should the colors apply to all of the buildings, even existing ones, and can we say that if we are moving forward, we are going to do that and have all buildings comply? If so, will there be incentives for current owners to go along with that? The Plan has to be very comprehensive; we can't just say that some of the new CFA buildings will comply but existing ones don't have to. If we are going to really transform this area and be bold, we have to look beyond what we have been

doing over the years. We've also heard a lot of concerns in getting this done, and that is true of any major change. We have to recognize those but put them aside and not let them hinder us in moving forward. We need to go forward, and if we find out later that the incentives aren't strong enough or we can't do the infrastructure or the bridge is too expensive, etc., maybe the bridge is too expensive, but that shouldn't be a major priority. Look at the other issues in the CFA. He is encouraging to really move forward on this but look beyond our current thoughts and think bold; don't let it get in the way of other things.

Audree Juhlin added that it is also going to take some boldness on the Commission and Council's part, because you are going to get some proposals, if we are using incentives, that may push the boundaries of what is normally accepted. You may see some three-story buildings, and they will be asking for some flexibility in our design standards and review process, so we're going to need to partner in every respect. With all of us working together, we can achieve this goal.

Chair Losoff indicated that we use the bridge as an example, but if we look at the whole Plan, and there are other expenses and add-ons involved, maybe that is not a high priority given what the City can afford in other areas. We need to look at the whole picture, the big vision and continue working with partners, getting everyone around the table to see how it is going to play out. It is exciting and, when you talk about taking an obscure area of the City and making it an active district, that is terrific. Maybe it becomes a district unto itself; the Vice Chair added, "The Cool District".

The Chair stated that if he heard the group, there is a consensus that we like the idea; how it plays out is another issue. Commissioner Mayer referenced the environmental impact from the existing industries -- tilling and earth movement, etc., with several excavators there, so there is the possibility of dust pollution. He then asked how that is going to affect the people who live there. Those were things which were not brought up.

Audree Juhlin stated that staff has some very clear questions and items to address for further information for the Commission. This document is considered to be 75% to 80% complete, and we will work on the items brought up tonight to bring you more data and inventory of the area to have something that will be approvable.

#### 4. 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.**

*No Executive Session was held.*

#### 5. ADJOURNMENT

Chair Losoff called for adjournment at 5:00 p.m., without objection and indicated that the Commissioners would reassemble at 5:30 p.m. for the next meeting.

I certify that the above is a true and correct summary of the work session of the Planning & Zoning Commission held on March 6, 2018.

\_\_\_\_\_  
Donna A. S. Puckett, *Administrative Assistant*

\_\_\_\_\_  
Date

**Summary Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Work Session/Public Hearing**  
**Council Chambers, 102 Roadrunner Drive, Sedona, AZ**  
**Tuesday, May 15, 2018 - 3:30 p.m.**

**1. CALL TO ORDER & ROLL CALL**

Chair Losoff called the work session/public hearing to order at 3:30 p.m.

**Roll Call:**

**Planning & Zoning Commissioners Present:** Chair Losoff, Vice Chair Kathy Levin and Commissioners Randy Barcus, Eric Brandt, Kathy Kinsella, Larry Klein and Gerhard Mayer.

**Staff Present:** Warren Campbell, James Crowley, Andy Dickey, Audree Juhlin, Cynthia Lovely, Robert Pickels Jr., Rob Pollock, Mike Raber, Donna Puckett and Molly Spangler.

**Councilor(s) Present:** Mayor Sandy Moriarty and Councilor Jessica Williamson

**2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF**

Audree Juhlin noted that Commissioner Barcus submitted his resignation, and we received two applicants. The interview committee met about a week ago and is recommending George Braam. The City Council will consider his appointment next Tuesday at 4:30 p.m. Her other announcement is that she has also submitted her resignation from the City and her last day will be July 5<sup>th</sup>. She has been with the City over 24 years but will be heading for Montana.

**3. APPROVAL OF THE FOLLOWING MINUTES:**

**a. April 17, 2018 (R)**

Chair Losoff indicated that he would entertain a motion to approve the minutes.

**MOTION: Vice Chair Levin so moved, and Commissioner Klein seconded the motion. VOTE: Motion carried seven (7) for and zero (0) opposed.**

**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.)**

*Chair Losoff opened the public forum and, having no requests to speak, closed the public forum.*

**5. Discussion and possible direction regarding the Land Development Code Update.**

Chair Losoff noted that the Commission has been going through the Land Development Code for many months. Today's subject of chickens and bees was discussed at the last meeting and the public's comments are on the record.

**Presentation:** Mike Raber explained that this item is a continuation of the April 3<sup>rd</sup> work session regarding the potential keeping of bees and chickens in the City. We received a lot of comments about raising chickens and bees, so as a result, the new Land Development Code draft was drafted to include the keeping of chickens and bees under the land use of Urban Agriculture. We're continuing to work on the specifics for those topics and based on the Commission's input regarding chickens on April 3<sup>rd</sup>, the draft Code would allow the keeping of poultry as an accessory use in all districts, as accessory to residential or educational uses only on lots with an occupied dwelling unit,

so some things have been added, including a sliding scale to regulate the maximum number of chickens. On lots under 10,000 sq. ft. up to two would be allowed, between 10,000 and 20,000 sq. ft. up to four would be allowed and on lots greater than 20,000 sq. ft., a maximum of six would be allowed. No roosters would not be allowed. Enclosures would have to be at least 10 ft. from the property line and 25 ft. from nearby residences. We are also developing standards for the enclosures and ranging areas that you will see in the consolidated draft.

In the April 3<sup>rd</sup> work session, the Commission requested more information about the beekeeping issue, and some of the common regulatory tools implemented elsewhere include limiting the lot size, the maximum number of hives, setbacks, vertical barriers or flyway of sorts to cause bees to fly upward, and assured access to water. Staff contacted both Yavapai and Coconino County Health Departments and their Planning staffs, and we have a local beekeeper with the Northern Arizona Organic Beekeepers' Association with us today. We have Cecil Newell who is the Section Manager for Environmental Health with Yavapai County and Ken Miller with the Northern Arizona Organic Beekeepers' Association to talk about their experience and perspectives.

Mike noted that staff had the opportunity to briefly discuss the topic of chickens with Jeff Schalau, Director of Yavapai County Cooperative Extension Office for the University of Arizona, and we got a little correspondence with him.

**Cecil Newell, Section Manager for Yavapai County Community Health Services:** Mr. Newell stated that under Arizona Statutes, they have the public nuisance dangers to the public health law, §36-601, which gives them the authority to have them removed voluntarily or by court order if bees become a problem. He has been with the County for 12 to 13 years, and they have had to do it three times that he is aware of. It is a route they prefer not to take, because bees are very important to the community and agriculture throughout the County, plus for our flowers, etc. They have a handout for training material, "Yavapai County Africanized Bees", and you can make copies and hand them out if you like. They have the authority, but if someone is being attacked by bees call 911, have the bees removed immediately, and seek medical attention. If they are a problem and are not being attacked, you can call them, and they will investigate it and either contact a beekeeper or have them remove the bees voluntarily or by court order.

Chair Losoff asked about the reason for the three times they had to take action, and Mr. Newell explained that in one they had a beehive in a storage unit next to a house. They contacted the family to have the bees removed, but got no response, so they did a Notice of Violation and again got no response, so they had to remove the bees because of complaints in the neighborhood. Another time there was an elderly lady in the Black Canyon City/Cordes Junction area that had bees in the roof and it destroyed her walls, and the bees were starting to attack neighbors, so they had to get a court order to remove them. Then, they were able to get some funds to help the lady remove the bees and do part of the repairs.

Vice Chair Levin asked Mr. Newell to compare and contrast a residential beekeeping practice versus a commercial one, and Mr. Newell explained that he is not an expert on that, but he knows other counties have allowed residential, like in Maricopa and a few other cities. He also is not an expert on behavior, but bees are good.

Commissioner Brandt asked about the third incident, and Mr. Newell stated that was at a residence in Cottonwood, and his predecessor took care of that issue, because they refused to remove the bees. The Commissioner noted that the first two sounded like they had bees accidentally, and Mr. Newell confirmed they were feral hives, not maintained hives, where the beekeeper couldn't get in to remove them or the property owner just refused to move them, and they had to take action. Commissioner Brandt asked if the third incident was the same and Mr. Newell stated yes, all three of them were feral.

Commissioner Mayer asked about any accidents or injuries in Arizona; and Mr. Newell indicated that he is aware of a few in the Prescott Valley area where they foamed the bees, because they were



attacking, but he doesn't get all of the reports. The Commissioner then asked about the Africanization of honeybees, when other bees get into the hives, and Mr. Newell deferred to the expert. You can't tell by the naked eye which ones are Africanized or European honeybees just by the action, and it is not a good idea to have feral bees on your property, because of the possibility and risk that incurs.

**Ken Miller, Northern Arizona Organic Beekeepers' Association:** Mr. Miller indicated that he has lived in Rimrock since 1991 and has been keeping bees for the last several years. He has a rare approach in that all of his involve feral bees; a specialty that he started as a way to get bees without paying for them by doing structural removals. The incidents that were described is what he does. The Africanized bee, as stated, you can't tell the difference. According to the federal bee lab, the Carl Hayden Bee Lab in Tucson, all feral honeybees in Arizona are considered Africanized. The characteristic that would apply to this group is that they are more defensive. People use the term 'aggressive', but bees aren't aggressive. They won't go looking for somebody, but if they feel threatened, they will attempt to discourage the threat. In the European hives, America's experience with honeybees historically has been that if you stir up a honeybee hive and they come after you, they will usually follow you up to maybe 50 yards, but the Africanized bees will follow you for one-quarter of a mile. They are really serious about not wanting to be bothered.

Mr. Miller stated that to contrast that with his experience in the last two weeks; he has done at least four structural removals in shirt sleeves without a veil. He did two of them with grandchildren, and they also were quick to remove their veils. Honeybee behavior is quite variable; this time of year, they are generally a lot more docile, but later when they get honey stores laid up as the hive grows, which grows and shrinks with the season, they shrink for winter and make babies in the spring, so as their numbers increase and their stores increase, they become more protective. The recommendations you have to create for urban beekeeping should take into account – someone asked about the difference between commercial and residential or hobby beekeeping, and he has four different out yards where he keeps his bees. Last year, he had 22 hives on his residential lot. He had more neighbors thanking him than complaining; only his adjacent neighbor had a couple of birthday parties disrupted by grumpy bees, because he works with the feral hives and doesn't try to calm them down. |

Mr. Miller indicated that if he gets a hot hive, he takes it to a remote location. His definition of remote for keeping the hottest hives is that it be 300 ft. to 500 ft. from where people will be working. He has one yard on a gravel pit, another one on an isolated private property. For urban beekeeping, because the hobby beekeeper works with the bees more and would say they don't want the hot bees, so the process is to move them or re-queen them. The act of re-queening a hive, even with another feral queen, will calm the hive for a season. You can take a hive that wants to eat your face and give them another queen, and in a month, that hive will be as gentle as the colony that produced that earlier queen. Most hobbyist beekeepers are buying queens from sources that are breeding for docile bees.

Mr. Miller stated that he saw Flagstaff's recent rules, and the size or number of hive limitations, setbacks, and two things he would like to point out is their definition of a flyway screen. It was mentioned that if you get them up to fly at 6 ft. close to the hive, they will maintain that altitude until they drop in to where they are working, and if you have a tree that is full of bees, you can do almost anything, because when the bees are out working, they are not looking to defend anything. The only risk is when you disturb a hive and whether that is a feral hive in a structure or in one of the hive boxes. You pretty much have to get in the region of the hive and be perceived as a threat.

Mr. Miller explained that for a flyway barrier, a porous barrier is as effective as a solid one. A chain link fence is seen by the bee's compound eye as a wall. He was working a hive in Cottonwood yesterday, and she was pointing out their flight path. They have a 4 ft. chain link fence about 2 ft. from the hive, another fence on the side and trees all around, and the bees fly a circular route to go out through an opening in the branches. If you have a lattice or chain link or a bamboo screening, they work well and let air flow continue, but solid things work as well. Flagstaff also addressed swarming. People misunderstand swarming, which is just bee reproduction, and when they go out to

make a new colony, they are their most gentle. He removed a swarm yesterday out of a fruit tree in Clarkdale in shirt sleeves. He hasn't been stung since January and he currently has about 40 hives.

Chair Losoff explained that we don't want to be bee experts, but we are trying to update the Land Development Code for the safety of the public. Mr. Miller pointed out that this town is loaded with bees. He does numerous removals and spoke with someone who has been keeping bees illegally in Sedona for years and has only moved hives by his own initiation and has had no problem with his neighbors. Verde Valley is very healthy. You have heard of Colony Collapse Disorder and the bees being in trouble, but the Verde Valley is almost an exception. There are some strains and stresses on the bees, and in his opinion, it is man-caused, but the Verde Valley is very healthy, and he does removals all over the Verde Valley all year long.

Commissioner Barcus indicated that his understanding is that beekeeping is not a cheap hobby and asked about the cost for equipment and to process the honey, etc., because there is a fear that every backyard will have a hive. Mr. Newell stated that beekeepers are considered like electricians, almost godlike, because they mess with these stinging critters. He has spent nothing on bees and so far the bees have paid for their whole thing. The removal business can be quite profitable. Typically to get into a beehive you are looking at \$500.00. By the time you buy the hive equipment, personal equipment and buy the bees, you will easily be over \$500.00. You've heard of the flow hive maybe, where you turn the tap and it comes out, but that starts at over \$500.00 for the box, so unless someone is very industrious, you will have a significant investment, but the biggest thing that will limit beekeeping in your community is that people are scared of them.

Commissioner Mayer asked what a resident needs to know about beekeeping, and Mr. Newell indicated that you need a lot of education. Beekeeping is incredibly diverse and can be as complex as doctoral dissertations. We are continuing to learn. The Commissioner then asked where one would go if interested in having a beehive, and Mr. Newell indicated there are numerous local clubs, like the Northern Arizona Organic Beekeepers' Association, which he is the Vice President of. Commissioner Mayer stated that a bee sting is more hurtful than the wasp sting; however, Mr. Newell stated no way. Commissioner Mayer then said it lasts longer, because it keeps the stinger in your skin, but Mr. Newell stated not necessarily. The Commissioner then commented that beehive transportation from orchard to orchard for pollination is a big business, and Mr. Newell agreed.

Commissioner Brandt asked how big his property is and Mr. Newell stated 150 ft. square and the nearest neighbor is 100 ft. away. The Commissioner then asked about the problems at the birthday parties, and Mr. Newell explained that he worked the hives and angered a couple of colonies without knowing it, and his neighbor told him that several kids took several stings, and then she said that she didn't know that they were his bees, but that is the exceptional attitude. People are always fussing that his bees were messing up their backyard party, and he asks if they had his brand.

Commissioner Brandt commented that he heard that a fellow in Utery Park outside of Mesa or McDowell Mountain Park outside of Scottsdale was killed by African bees last year. The Commissioner then asked how you get them so mad that they are going to take you down. Mr. Newell explained that one thing about the sensational and tragic death reports are that they never follow-up with the analysis of whether the fellow was allergic. Beestings cause anaphylaxis in a certain percentage of the population, and in that case, one sting could take them out. There was somebody in Cordes Junction last year running a backhoe and broke into a colony; and he died, but Mr. Newell didn't hear a sting count or whether he was allergic to it. The rule of thumb is that a healthy person can take 100 stings per pound. Commissioner Brandt asked how you find out if you are allergic to bees, and Mr. Newell stated that most people who think they are allergic aren't. They think that because it swells up or itches for a week; they are venomous insects. Allergy is when you get anaphylaxis – either a rash that indicates you may be more sensitive next time or restricted breathing, and those happen with sensitive people with just one sting, but most people find their sensitivity diminishing with subsequent stings. Early in the season, he gets a sting and it swells up and itches, but today, he doesn't even know that night where the sting was.

Commissioner Kinsella asked if the Association recommends warning signage or do other municipalities require it, and Mr. Newell stated that he has seen codes that require it; but most people recognize the white boxes and that is enough of a warning sign. He does have warning signs at one of his yards by the owner's request, because it is a commercial operation, so they put one on the road into the yard. Commissioner Kinsella asked how much honey is produced by a hive, because this is going to get into the residential hobbyist versus commercial. Mr. Newell explained that the biggest money now is in pollination. Honey for the commercial guys is a byproduct and a well-managed hive can produce 100 lbs. to 200 lbs. per year. Honey is heavy at 12 lbs. per gallon, and most hobbyists get less than a gallon. With similar hives next to each other, one may produce a bountiful amount and the one next to it may need to be fed.

Commissioner Kinsella then asked if, somebody was maintaining five hives, they could expect about five gallons in the course of a year, and Mr. Newell stated yes in a decent year. If we don't get some rain this year, all of the hobby beekeepers, unless they are urban – the urban vegetation is watered, so it provides a more stable food source for them, but that would be a good rule of thumb with great variability.

Chair Losoff commented that if you are around you can move a hot hive or act to control it, but what if you are not around? Mr. Newell stated that you would be notified, and if someone is being attacked, the Fire District comes in with foam. If you just encounter nuisance bees, the Fire Districts typically say to contact a beekeeper.

Chair Losoff asked about his experience with cities being sued; and Mr. Newell stated that he hasn't heard of it and in the codes, such as in Flagstaff's, there is a statement that if any of the code violates law or is considered to be illegal, it doesn't invalidate the rest, and you have nuisance laws in place, but he hasn't heard of municipalities, because you have bees everywhere, and backyard beekeeping is probably not going to cause a significant increase in population; however, the population in the Verde Valley is increasing.

Mike Raber asked Mr. Newell which of the issues listed are most important if we develop regulations, and Mr. Newell stated lot size. Flagstaff's is two hives on the smallest size lot and around a one-half acre, they jump to four hives. There is some discussion and disagreement there; again, as far as the resources and health of the bees, he kept 24 hives on his lot last year without any problems except for the two birthday parties, so their numbers are a good guide. The maximum number of hives should be around the six to ten range even on a couple-acre site, because with the work involved to notice if you have a hot hive, it is easy to overlook, and they might get away from you. Setbacks of 20 ft. to 25 ft. are unnecessary if you use the fly barriers. You could have it within 4 ft. of your property line if you have a fence that causes the bees to go straight up; that is one benefit in his backyard. It is a sloping lot and they take off level, but they are soon 10 ft. to 12 ft. in the air. Access to water is unnecessary in urban beekeeping, because there are so many leaking faucets, bird baths and swimming pools. You will get calls about bees in swimming pools, and the only thing they can do to prevent that is drain the pool. Bees love chlorinated water; they will fly over a pond to go to a swimming pool, but there is so much water here, he wouldn't expect that to be a problem. Sedona doesn't need to worry about that; commercial beekeepers need to make sure there is water within one-quarter mile.

Commissioner Klein asked about how high the vertical barriers are supposed be, and Mr. Newell stated 6 ft. would be great and 4 ft. is probably effective, because you establish them climbing. They should be within 4 ft. to 6 ft. of the hive to force them up, but they see a chain-link fence as a solid barrier. Chair Losoff asked about the height of fences in the Land Development Code and Audree stated that it is 6 ft.

Mr. Newell indicated that regarding chickens, his neighbor called and asked if he wanted five roasters. He had a friend that had to get rid of them, so Mr. Newell said sure, throw them over the back fence to go with his other chickens. The neighbor then texted him and said he was wrong, there were eight

and Mr. Newell said no problem. About 5:00 p.m., Mr. Newell's wife texted him and asked what idiot was throwing roosters over their back fence; they are 3 ft. tall.

Commissioner Barcus referenced the suggestions for chickens, including accessory use, non-commercial use and licensing or permitting, and asked if we are going to have the same kind of list for beekeeping and can they be as compatible as possible. Mike Raber indicated that staff wanted some direction from the Commission on that. Flagstaff takes that approach for bees and chickens, but they have some different standards for both, although they are all basically allowed in the same districts. Commissioner Barcus repeated his suggestion for the regulations to be as identical as possible to simplify things for the public.

Chair Losoff asked if licensing and permitting had been decided, and Mike Raber indicated that would be included in the draft, but part of it has to be flushed out with the City Code, because there is some overlap.

Commissioner Mayer asked if an expert on chickens was present, and Mike Raber indicated no, but he can relay some information. The Chair mentioned that the issue of Salmonella came up at the last meeting, and Mike Raber stated that he talked with Jeff Schalau, Director of the Yavapai County Extension Office and acting Director for Mohave for the University of Arizona AG extension, and he indicated that fenced containment for chickens is probably important. Salmonella is probably not a big issue if pens are kept clean, and there is an NPR article on the importance of having some regulations. There is a trend in urban areas to have no regulations for chickens, but when you have an unsanitary condition, the threat of that or other diseases would increase. Mr. Schalau felt that the suggested two chickens on the smaller lots would have a very small impact on neighbors.

Commissioner Mayer stated that he is more concerned about attracting predators, and Mike stated that is another reason for the fencing. The Commissioner commented that bobcats can get over the fence; however, Mike Raber pointed out that the fencing is important to keep the chickens from roaming, but they return to the chicken coop at night, so if you have standards for those that are predator-resistant that is a way to deal with that. Commissioner Mayer explained that he is concerned about neighbors who might not have chickens but have kids or pets. The predators are attracted there because of the chickens. Mike Raber then repeated his information about fencing and coops.

Commissioner Klein asked the City Attorney about any potential liability for the City if a bobcat or coyote jumps in the yard and injures someone or the bees sting someone and they die, and Rob Pollock explained that we have health and safety and public nuisance laws in the Code that would cover that. The Commissioner questioned if that would protect the City from liability; how is the City protected from liability? Rob repeated that it would be a public nuisance issue; however, Commissioner Klein stated that you can make a complaint against someone, because they are creating a nuisance on your property and asked how that has anything to do with protecting the City from liability. Rob indicated that personal injury is one thing, but he doesn't see a risk; that would be an issue of trying to prove causality, but he can look into it if the Commission wishes.

*Chair Losoff opened the public comment period.*

**Meghan Kincheloe, Sedona, AZ:** Ms. Kincheloe stated that she is a lifelong resident, except for four years when she lived in Camp Verde and raised bees, chickens, turkeys, ducks, pigs and cows during that time. She is really supportive of keeping chickens and bees, and from her personal experience, she has two little kids and dogs, and they had two hives on their property and never had any issues. The only time she and her husband were stung was when they opened the hives if they hadn't sufficiently calmed the bees beforehand, and distance does matter; they are not going to chase you for ages. They never felt anybody would be unsafe around those hives. Regarding chickens and predators coming, they never had any issues with predators except before they put in their fence and the chickens were running free on their property. They go into their coop every night around sundown, and they had a fence, so there were no issues with animals trying to break in the coop, etc., so she never felt any real concern about that. Hawks would be the only type of animal that might

come into a yard like that. With a fence, they are not going to try to get the chickens; there are plenty of rabbits out there. It would be a lovely thing for the community to support local agriculture and people sustaining that. The one thing she thought of while you talked about numbers was that when you keep chickens, they bear eggs successfully for about three years, so people are going to want to get chicks and you might want to include how many chickens you can have plus chicks that are coming in to replace the chickens that are going to retire.

**Kurt Gehlbach, Sedona, AZ:** Mr. Gehlbach indicated that he is a 22-year resident of Sedona, and he wrote a 7-page brief on this subject that is online. Regarding the town and its liability, if the town decides to go through with this, his suggestion would be umbrella insurance for the hens and bees. Also, when he looked at the henhouse that was built online, it unfortunately is going to decrease the property values of not only that home, but the homes around it, so he would suggest that if the henhouse is going to be built, stick with our codes and guidelines. Let's have it match the homes and structures as much as possible or keep them hidden. He wrote about sustainability and our town is in a unique position for self-sustainability. We are in a position to be at the forefront of sustainability globally, so when dealing with things like this, he highly suggests that we all start considering keeping bees and hens where others can use this for their own income, revenues, and help generate those revenues around town. We have possibilities of bringing in younger adults and children in the future to teach them to be part of our growth. He isn't talking about playing games with little gardens, but full agriculture to support our stores and our community. We have it in place and it can succeed if only we could come together as a community. In the back of the room, he has a poem and when you read it, the holy spirit shared it with him for all of you -- it is called the "Winds of Change", so read the whole thing, start on the red line, skip every line, the purple line. He wants the community to come together in love; let's make this happen. *(Mr. Gehlbach was advised that his allotted time was up.)*

**Linda Crawford, Sedona, AZ:** Ms. Crawford stated that she supports sustainable organic agriculture and apiculture, all pollinators and chickens in Sedona. She has been a resident since 1976, and she is a property owner, business owner, and a retired teacher from the Sedona Oak Creek School District. She is a member of Northern Arizona Organic Beekeeping Association whose purpose is to support the efforts of its members as we work together to advance the health and wellbeing of honeybees and encourage organic beekeeping practices in our home bioregion. She is also a member of the Bee Corp out of Santa Fe, New Mexico who promote sanctuary cities, which guides a cultural change towards replacing chemical living with systems that promote healthy living. These 501(c)3 organizations are continually sharing current scientific and experiential information, classes, discussions and workshops to promote a healthy environment. The history of bees and apiculture is ancient. According to archeological evidence, humans have been beekeeping for around 9,000 years through cultural and religious practices. The honeybee, this wild animal, needs support now more than ever. It is essential to seek to understand her needs and support her with appropriate organic beekeeping and land management practices, creating landscapes where all bees can thrive. Her concern for Sedona, as she practices organic gardening on her properties, is that she knows that if all of the surrounding properties are using chemicals, it adversely affects her beings on her land. The use of Roundup and other products that contain Glyphosate puts all of us at risk of slowly being poisoned by the use of these products in the gardens, neighborhoods, public spaces, sports fields and school playgrounds. Both NAOBA and the Bee Corp support these endeavors through education of alternatives to strategically plan for the removal of systemic pesticides and other neurotoxins, so our community can truly become safe havens for bees, other pollinators, humans and beings. With the world's insatiable demands, we have lost our reverence and compassion for all forms of life and understanding of the web of our 'interdependentness' and connectedness. Sedona was founded on agriculture with people caring for the land and nurturing this beautiful environment. We need to respect and remember to be aware that the important thing is not good intentions, but what we actually do. The European Union officially banned harmful pesticides last month. Now Sedona has the opportunity to be a city that is different, going beyond and becoming a chemical-free community, which will allow our lands to heal and have sustainable, organic urban agriculture including bees and chickens. As you develop your standards, she urges you to collaborate, educate and seek understanding for the love of bees and all beings. Create a city that is not only a dark-sky

city, but a pollinator-protected city as well. Become the environmental stewards of Sedona's 2020 vision.

**Dan Hester, Sedona, AZ:** Mr. Hester indicated that he previously spoke about the predator issue, but he doesn't think he answered any of the topic on it that came up today. The one thing about people is that the ones usually going into your yards are sick, so you can't stop that by not having chickens. If you have anything in your yard, they will attack a grown man, so that is a predator issue to have people. As far as chickens, they are no different than other pets that are always out. Most of the time a lot of people have them inside, but there are a lot of times they are outside and would attract predators a lot easier than a chicken that is kept in a coop. Regarding bees, he has been stung a few times and had a shock from it over the course of probably about four times in his life, but he is not afraid of bees and has never worried about going around hives. His problem was if you smash one on your finger when you are driving, you get stung and when the stinger stays in you, it has a little bit more affect on him. When you are hiking, the mean bees, watch out for those, because they are really aggressive, and he has been stung by them too.

**Mary Elizabeth Raines, Sedona, AZ:** Ms. Raines indicated that she also belongs to the beekeeping organizations mentioned and, as a hobbyist beekeeper for 13 years and a seven-year resident of West Sedona, she is strongly in favor of permitting beekeeping in Sedona city limits. There are three powerful reasons to support this. One, honeybees have made a little comeback but are still endangered across the world. Honeybees continue to disappear and die at an alarming rate; some believe that honeybees are facing possible extinction. According to sources like *Scientific American*, this is due in large part to our uncontrolled use of pesticides and herbicides not just on farms but in cities and backyards. Since one-quarter of our food supply depends specifically on honeybees for pollination, it is crucial that we encourage hives wherever and whenever it is feasible. Having honeybees in Sedona is also a boom for many neighbors who have gardens or fruit trees, as the bees ensure pollination and an abundant harvest. Let's address beestings and defensive bee colonies and recall that Ken Miller's hives are feral; he has a specialty. The type of bees found in the backyard beehives in Sedona would be of European strains that have been domesticated for thousands of generations, and these honeybees are extremely mild and gentle. Beekeepers monitor the temperament of their hives carefully; the more managed hives we have in our City, the fewer opportunities there will be for highly defensive Africanized bees to invade our neighborhoods and that is very important to consider. It is also important to note that the honeybees that leave the hive do not linger around their home; they immediately fan out for up to a distance of two miles to gather nectar, and again, European honeybees are very mild. Many cities permit hives; there are honeybee hives in New York City at such places as the Waldorf Astoria and the Bank of America towers. By permitting beekeeping in Sedona, we will join such cities as Chicago, Los Angeles, Milwaukee, Boston, Denver, Detroit, Portland, Salt Lake City, Minneapolis, Sacramento, Montreal, Toronto, Berlin, Sidney, Hong Kong, Tokyo and London to name a few. When queens from new colonies are ready to mate, they leave the hive, and as a member of Sedona Organic Beekeepers, she recommends that they be consulted about any rules and regulations regarding city beekeeping, since they know the best and safest way to situate hives and have the knowledge about how many hives can be supported per acre, according to the kinds of plants we have in and around Sedona, which is different from other cities like Flagstaff. They would be happy to work with the City in recommending the safest and most sustainable regulations.

**Radhika Jen Marie Warr, Sedona, AZ:** Ms. Warr stated that she has been a resident in the area for about 13 years, and she is a beekeeper as well as a gardener and restaurateur. Chocolatree Organic Oasis is her home to many bees and a beautiful orchard. Sedona was founded on orchards and those orchards all depend on the bees; the culture and heritage of Sedona depend on bees. She also is the chicken mother of about 200 chickens and many roosters, but she does not live in Sedona, so that is okay. She is surrounded by National Forest, so they have the idea of many predators that could possibly come up but that has never been an issue. Last summer, she homed over 60 beehives, and it was never an issue with any wildlife or any stings to any of her animals. She has nine goats and three potbelly pigs, and they never harmed her pigs, chickens, goats, dogs, cats or the people or kids. She agrees that the local beekeepers and chicken farmers and friends of all of



our furry-faced and two-legged winged ones should be notified of any changes to this code. We are all one voice, because we all eat daily, and we would not be eating, whether it be chickens or beautiful flowered friends like almonds if not for the bees.

*Having no additional requests to speak, Chair Losoff closed the public comment period.*

**Summary Discussion:**

Commissioner Kinsella asked to see a more fully-developed list regarding the bees, as we have done for the poultry, and there be a Conditional Use Permit and all those kinds of things on each and we enumerate them, but one thing we hadn't talked about for the bees was some warning signage that we might consider requiring, because that might ease some of the liability concerns. She also is interested in the vertical barrier and that is something we might want to consider requiring. She would lean towards the 6 ft. height that is allowed under the zoning.

Commissioner Kinsella referenced the first slide regarding poultry and the maximum number based on lot size. Prior to coming to the meeting, she was thinking of larger lot sizes; that seems a little small. The Commissioner then asked what those were based on, and Mike Raber stated that several communities don't have it quite as restrictive. Flagstaff allows five on lots less than 20,000 sq. ft. and up to 15 on lots of 40,000 sq. ft. This was suggested based on comments from the Commission on April 3<sup>rd</sup>, and we had talked about two to six and having a sliding scale, so staff just came up with these as the cutoff points, but we are certainly open to the Commission's thoughts. Commissioner Kinsella noted that she doesn't have anything to base it on in terms of the appropriate lot size, so she is leaving it to staff, but she thought it looked a little small based on the last conversation. She then asked if six would be a cap, and Mike stated yes. In the more urban residential zones, Yavapai County allows chickens without a minimum lot area. Cottonwood has a cap of 12 chickens, so there is a wide range, and this is more conservative than some of the ones we checked.

Commissioner Kinsella suggested having language to make it clear that if a Conditional Use Permit is being sought, there will be a list of conditions and could we specify that a community's CC&Rs or Rules and Regulations apply first? Mike Raber explained that we can make people aware that they should check their CC&Rs, but we are not responsible for enforcing those, so he is not sure that would go into a code. Commissioner Kinsella then referenced the previous discussion on poultry and indicated that she had more of an understanding of the needs of chickens in terms of their quality of life and their need for a coop and access to care, natural light and earth, but she doesn't know what bees need for quality of life, so she wants to ensure there is some research done and considered in the regulations as well.

Chair Losoff asked if that is something that can be legislated, and Audree Juhlin indicated that it is something that we can look into. The Commissioner stated that she is not as familiar with bees, but chickens need access to earth and dirt, so if they were kept in a coop with a wooden floor or in a coop without natural light, that is not a quality of life for those chickens, and she wants to make sure we give the same consideration to bees. Audree Juhlin explained that staff can check the City Code that has a chapter on the caring of animals to see if there is something already in there that talks about the humane treatment of pets and animals. Mike Raber indicated he knows that the Commissioner will see with the chickens a set of standards for coops that has been suggested, and you will be able to look at that when the draft comes out.

Commissioner Klein referenced the rear yard 10 ft. setback and indicated that should also apply to side yards, and he agrees with Commissioner Kinsella about the bees. We need more specific standards about what will be allowed. The lady who said we should consult their organization about what to do with the bees is a good idea, and the vertical fencing is a good idea, so the bees will fly up and not into someone's yard.

Vice Chair Levin stated that she is 100% in support of enhancing and legitimizing the ability of this community to move in the direction of creating opportunities for urban agriculture, and that includes chickens and bees with appropriate standards that we have offered up. She would like to underscore

Commissioner Kinsella's suggestion about warning signs, especially as they relate to bees and the allergies that some people have. Her brother has to carry a kit, because he is deathly allergic to them, so that in addition to a Conditional Use Permit process that would enable the neighborhood to know that these potential agricultural uses may be introduced into their neighborhood. She would like to see that permitting process for both.

Commissioner Brandt stated that he agrees with everything that has been said and has nothing more to add. Commissioner Mayer commented that the people will have to obtain permits to have chickens and bees and asked if the permit has a stipulation that they have to notify the neighbors. Mike indicated that had been suggested with the CUP process, but other than . . . The Commissioner interrupted to say that people should be aware in case they have a kid, or someone is allergic. He then asked if we still have an Animal Control Officer, and Audree stated yes. Commissioner Mayer then wanted to know if he is the one who would check on the construction of a chicken coop, and Audree Juhlin stated no, that would be the Community Development staff.

Commissioner Barcus reiterated that we need to have as much identical as possible for chickens and bees and be as specific as possible on what is allowed and required. He is supportive of urban agriculture, chickens and bees in the community, but they need to be in fenced back yards. For the number of chickens, we have a problem in that this is too few. The first speaker mentioned that, and the Commissioner indicated that he has about 10 years of experience with chickens. It takes about six months before chicks start laying eggs, and people aren't going to be raising chickens to eat; they will have chickens to get the eggs, and that number is too few and should be doubled, because it takes six months for a chick to start laying eggs and, after about three years, it slows down, so managing the fleet of chickens to ensure you are getting the right amount of eggs is important, so that would be his recommendation. He would also recommend that on any size lot in the City of Sedona, the maximum number of hives would be two, because that gives a signal that we are supportive and the issue can be revisited in five years or the next time we update the Plan, but we need to go in with specificity and have the public understand that it is new for the community and we want to take baby steps. Third and most importantly, the conflict is that if you have bees, you are going to have more honey that you could use in your household, and it is going to be sticky as to whether or not people are selling honey from their hives informally. Gifting honey is fine, but we are not looking to have people establish urban agriculture for income purposes; this is for personal use. The same thing applies to chickens, and in his experience, it cost him about \$1.00 per egg, so we have those three issues.

Audree Juhlin pointed out that staff is proposing that all zoning districts, so residential and commercial. She then asked if the Commissioner is wanting to just impose the commercial-free, no commercial uses in the residential areas and allow it for commercial purposes in the commercial areas, or are you saying no commercial in any zoning district. Chair Losoff stated no commercial ventures in residential areas. He agrees that warning signs and the Conditional Use Permit process including licensing are important. Regarding barriers, he is concerned about 6 ft. fences, because if somebody puts up a fence next to him, it destroys the view. He agrees with larger lot sizes, but he doesn't agree with doubling those numbers; they should stay as they are. In fact, that would make this more restrictive. As one Commissioner mentioned, take baby steps, so he would take baby steps on the side of being more restrictive, because what we are hearing in the community today are all of the proponents. We are not hearing from those that are not too excited about this – they are all saying not in their backyard. If we could come up with a good set of criteria that shows we are listening to the pros and the cons, that would do us well in the community. The issues we heard last time and from what we've talked about today, whatever we can do to minimize the issue of predators and the health and safety with noise; all of the experts talked about that and we have enough information that he thinks we could recommend putting into the Code something to capture what we are talking about. He doesn't think there is too much of a disagreement on most of the issues.

Mike Raber stated that he is hearing that the CUP process, which we didn't really structure into the Code the way we are drafting it, so that is something we may want to change and call it a minor CUP. Which is one of those. . . Vice Chair Levin interjected "administrative" and stated that she agreed.

The Chair added or some permitting or licensing. Mike Raber noted that staff heard that from the Commission last time.

Commissioner Kinsella stated that she doesn't want to create the opportunity for a commercial business to get through on this versus other commercial ventures that are started, such as she doesn't want a 1,000-egg production, and she wants to be sure we are regulating what we intend to regulate. Audree Juhlin pointed out that it now says no commercial use, so if you have a sustainable restaurant in town growing their own herbs, vegetables and fruit for the restaurant, and they also want to provide fresh eggs, would the Commission support that? In this case, it says no commercial use, so we would probably say no. If the Commission wants to talk about it, we could structure regulations to ensure you don't have 1,000-egg production but would allow some small accessory sustainability component.

Chair Losoff pointed out that the restaurant is a commercial business as opposed to residential, and Audree agreed, but explained that in this case, we are saying no commercial use, so that restaurant wouldn't be able to incorporate eggs. The Chair asked if Audree is suggesting differentiating between the two, and Audree explained that she is asking the Commission if you want to. Commissioner Kinsella stated that most restaurants serving organic carrots are use carrots coming in from elsewhere; however, Audree stated not necessarily; we have a number of restaurants that do grow their own vegetables, herbs and fruit on site. Chair Losoff then summarized that the issue is if commercial is prohibited at all or divided between residential and commercial.

Commissioner Klein indicated that he hasn't heard any proposed solutions. If someone has a quarter-acre lot under that proposal, they could have four chickens and, after 3 years, those chickens stop laying eggs, so they want to bring in four more chickens, so what happens to the four chickens they had? Vice Chair Levin stated that they eat them. The Commissioner then asked if that is going to be a requirement in the Code that you have to get rid of the four that no longer lay eggs. Chair Losoff stated that he doesn't think we can legislate everything, but it would seem that there is somewhat of an enforcement issue and the burden is on the City, but the policy is only as good as the enforcement, unless somebody complains. Staff can't check all of the chickens, so somebody has to raise the issue for any policy.

Vice Chair Levin stated that there is a difference between a commercial operation and a neighborhood. She is not offended by the cardboard sign that says eggs for sale, in fact she would love to see that, and that is not commercial. If she only has four chickens, she is going to keep some for her family and she will have too many – like when you grow zucchini, you always have too much, so you are giving it away. She is not offended by neighborhood sales, and you might end up talking about if it is a home occupation if you are going to grow to sell eggs to a local restaurant, and she doesn't have a problem with that either if that is your home occupation, and you stick to the number that is appropriate in a residential area, but she does want to get away from saying "commercial" to what she would call living in a neighborhood where you support your neighbors who may have chickens and extra eggs and are going to give you that extra quart of honey – that is the community she would like to encourage.

Commissioner Brandt agreed that there shouldn't be restrictions on commercial uses; the scale isn't big enough to make a difference. You're restricted in the number of chickens you can have. Commissioner Barcus mentioned fencing, and just the farm needs to be fenced; not the entire backyard, and 6 ft., you look up over the fence to see the mountains, so that won't be a problem.

Commissioner Mayer stated that regarding the honey produced by the beekeepers, a lady talked about organic beekeeping, but he agrees with Vice Chair Levin that when people have a lot of honey, they could give it to that organic beekeeping organization, like a co-op, and they could sell it. Wouldn't that make sense? He agrees that this is not industrial farming; it is more a farmer's market kind of stuff.

Chair Losoff stated that he feels the more restrictive the better. Sedona is not a farming community and we move to our areas not for the chickens or bees, etc., we are here because we like the beauty that surrounds us, and he is afraid that if we get too much farming in residential areas, where the space is not a great as it could be, it could cause problems. Certainly, those areas or neighborhoods with CC&Rs can regulate this as they see fit, but those that don't are limited in what they can do, so the more restrictive a policy is, and he does agree with most of the Commissioners in that the policy should be as similar as possible for bees and chickens, and we will see the final version in the final draft. Audree Juhlin added that the next discussion on this will be on June 5<sup>th</sup>, and you will have the consolidated draft.

*Chair Losoff recessed the meeting at 5:05 p.m. and reconvened the work session at 5:12 p.m.*

**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).**

Chair Losoff noted that the Commission has had a site visit and discussions, so today depending on how comfortable we are, we could make some final recommendations or continue discussions.

**Presentation:** Cynthia Lovely indicated that the Commission discussed this item at the March 6<sup>th</sup> work session, and today she will give a brief overview of the draft plan and address some of the questions and comments from the March 6<sup>th</sup> meeting. Cynthia described the location of the CFA, read the vision and explained that they came up with the vision by looking at the strengths and opportunities in this location. Many people see it as a 'diamond in the rough' with a lot of potential for development of vacant properties and redevelopment of existing development in the area. Currently, the plan calls for a mix of uses. We already have that in the area with the park and surrounding National Forest, and the community services and non-profits with things like the Humane Society, church and recycling center. Commercial is the dominant use with everything from offices to warehouse buildings, and you also have residential, which is probably a little unexpected for some. There are some apartments associated with the Sunset Chateau Hotel and some older apartments above a warehouse that date back to the 1980s and are grandfathered, so there is a mix of a little housing in there. There is also property zoned Multi-family housing and Single-family.

Cynthia indicated that the area is pretty hidden off of the highway. About half-way down Sunset, you get a glimpse of the corner of the CFA at the end of Sunset Drive, but if you are going down Shelby, you don't see it at all. There are a few houses in the area that have views of it, but compared to other commercial areas in town, it is not very visible. On the flip side, the strength of the area would be the views you have from the CFA. Half of it, you are sitting up high and looking towards Thunder Mountain, so in a lot of cases, you get panoramic views.

Cynthia stated that their first focus in the CFA Plan was Economic Diversity and, compared to other CFA Plans, the primary focus on this one is Economic Development and Promoting Economic Diversity -- again, going for a dynamic mix of thriving businesses and community services would be the objective. We also have a couple of different strategies. The Plan talks about partnerships and incentives and the importance of retaining the Light Industrial, because this is one of two areas in the City that is zoned for Light Industrial, plus retaining and encouraging the mix of uses. The other one that is called out, because it was so important to property owners and stakeholders, is the need to improve the infrastructure, so the CFA Plan ties back to the Community Plan, which makes the point that infrastructure is important to support businesses and economic development. Specific to this area, the two main issues were the private portions of Shelby Drive that are in need of improvements, and the fact that a lot of these properties are not connected to the City's wastewater system, so the plan recommends improving that. Probably a lesser issue we heard from the public was the need for a bridge over Carroll Canyon Wash on Sunset Drive. Another big topic was housing diversity, which comes straight from the

Community Plan and is a big need citywide. There already is some property zoned Multi-family, so we want to encourage that development. Therefore, the objective for this area would be a full spectrum of housing options, and we say the Sunset-Shelby Drive Corridor, because all the way down Sunset and Shelby from the highway, you have one of the more diverse mix of housing types in the City with the Nepenthe townhomes and a variety of different condos and townhouses, and when you get to the CFA, there are some Multi-family zoned properties as well as a couple of apartments there already.

Cynthia indicated that the next topic would be Neighborhood Connections, so we are looking at non-motorized – bicycle and pedestrian, and this is already a well-connected area if you compare it to other parts of the City. This is one of the few areas with existing sidewalks coming down Sunset and Shelby, and Sunset also has a bike lane, so the Plan calls for a bike lane on Shelby. We are emphasizing building on what we already have and making more connections. We have the Forest Service trail system, so adding a few more connections to that with the intent of keeping people from driving as much as possible, so if you work in the CFA or live in or next to it, the idea is that you could go for a walk or bike ride without having to drive. We don't want to encourage people to drive if they don't have to, and the other piece is that if this is an Economic Development area and these are places of employment, we would like to see employees walk or bike or take a bus, if we get transit. This is one of the few spots where we could make a connection with Shelby Drive extending over to Sunset. You can do that now, but if the road was improved it would be an easier connection and an obvious loop for transit through the area.

Cynthia pointed out that another thing addressed in this CFA Plan, even though it is a citywide issue, is trailhead access. The map shows that on the south side of the highway there are very few places to park if you want to go to the trails, and in this area, there are basically three marked parking spaces in a private office development, so it has become more popular and we are seeing more cars parked in the area, especially on Shelby Drive, because the Forest Service expanded the trail system in the past two years, so more mountain bikers are going from the end of Shelby all the way over towards the high school and down towards Red Rock Loop Road, so it is an increasingly popular area. The map goes beyond the CFA boundaries and shows citywide, because if we can get some official parking trailheads in this area, it hopefully could take pressure off of some of the other neighborhoods and trailheads, plus not wanting the neighbors to have to drive to the north side, like to the Sugarloaf trailhead, because that becomes an impact on that neighborhood. If we could provide parking on the south side of the highway or give them access, they won't need to drive, and it hopefully will have an impact on the city's traffic congestion.

Cynthia stated that the other recommendation from the Community Plan is a Sense of Place, and it talks a lot about how Sedona wants to retain that unique, distinct character, and for this CFA, the objective would be a distinct character that melds modern and efficient living and work spaces with the surrounding landscape, which takes a unique twist on our citywide Sense of Place. This is a unique area with light industrial, and the idea is to take advantage of that with a modern Sedona spin on that area that you wouldn't see in other parts of Sedona.

Cynthia indicated that one of the main strategies discussed in the Plan is taking advantage of the unique topography. Half of the area sits up higher, and the other half is a lot lower than surrounding areas, especially when you are by the Carroll Canyon Wash, so the thought is that you can work with that topography and possibly do things a little differently, since some of it is not very visible. For example, if you were going to do some housing, there might be a possibility of going taller, if it is not visible from the surrounding area.

Cynthia then showed examples of mixed-use developments with housing on the second and third floors and commercial on the first floor, and she explained that the idea is if you provide affordable housing or some other options such as improving the connections, trailhead access, shared parking for trailhead access, the live-work combination with workforce housing built into the development, the thought is to encourage some of these things, so we could be a little more flexible on some of the development standards. A question raised by the Commission last time

was how people will know that they can do this, and in most cases, people ask staff what they can do. An example is if a property is for sale, we often get phone calls or have people walking in and asking what they can do with the property, so that would be an opportunity to tell them their options and what we would like to see worked in, if the CFA Plan goes forward as is. There are different options where you may or may not have to rezone, and that is the type of thing we would discuss with them.

Cynthia explained that the end of the Plan talks about implementation, and the idea is that this CFA will be implemented in a variety of ways – the City could pursue a project to improve the road. so that would be city-initiated, but there might be other projects where we could work with a developer on some trailhead parking or maybe there is a way to do some shared parking when a business is not in use; it could be used for trailhead parking. It could be a combination of things that may happen through redevelopment, partnerships or be city-initiated. This also provides policy direction on future developments as well as City projects, so if the Plan says the road is a priority, then in it could be pushed higher on the list in future policy discussions or the capital improvement planning.

**Commissioners' Questions:**

Commissioner Mayer noted that the road is privately owned and asked what comes first, the road improvement or redevelopment or the improvements on the whole CFA. Cynthia Lovely explained that if some private development came in, we wouldn't put anything on hold for that. It really depends on if we have some private developers coming in that might precede the City pursuing the road project, but there are a lot of questions on how and when the road project would happen.

Commissioner Mayer referenced the church's property and their interest in doing some residential development, but then asked if that was somebody else. Cynthia stated that the church property is zoned Residential.

**Presentation (continued):** Cynthia indicated that there had been three major questions, and we did some homework and included that information in the packet. Additionally, we sent out a survey to about 130 property and business owners, but only eight were returned. Some of that information helps form the list, and in your packet, we did a table with a spreadsheet listing the businesses we are aware of. . . Chair Losoff interrupted to ask if they were owners or renters, and Cynthia indicated that, of the eight surveys, there were seven land and business owners and one business owner that was leasing. Cynthia then continued to say that one of the questions was what type of businesses there are today, and a spreadsheet is in the packet listing those we are aware of, but unfortunately, it is not as easy as you would think. We don't have a database of all of the businesses in an area. The closest thing would be business licenses, and we did cross check our list with that, but it isn't always as comprehensive as you might think, because it could be a secondary operation like the Sedona Trolley that leases some space, but that is not their primary point of business, and their business license probably lists their main customer office. Some also are not public businesses and are not advertising, so they won't be on the warehouse complex sign, and some don't want to be known or advertised, although it is a pretty thorough list. Under the 22 Services & Specialists you get the real variety, including welders, plumbers, heating and cooling, new distillery, artists, landscaping companies, hair salon, etc., but the majority of these businesses serve residents and are not necessarily tourist-oriented, which goes back to one of the reasons we want to retain the Light Industrial, so residents have these services in the City. Like for a car repair or repairs after a crash, and in some small towns, you would have to go to another city for that type of service, so there is already a really good mix of businesses in there.

Cynthia stated that the next question was about Shelby Drive and some information is in the draft Plan with more detail in the packet. She explained that it is really more detailed questions on how this would happen, so she would remind everyone that as far as a CFA Plan, it is looking at whether or not this is a priority and if it is a priority for the City that we want to recommend



pursuing the improvement of the road. Getting to this level of detail shown in the map is probably beyond what we need to do during the CFA discussions, but it can help inform us as to the complexity; it is not a simple solution, and there are various options as to how we would tackle it.

Cynthia indicated that another question last time was how many property owners we would have to work with, and the map shows there are 16 properties that the road crosses, and as far as how that would happen, there are a couple of different ways of going about it. You could do an easement or a right-of-way, and currently the private portion of the road is an easement across these properties that is shown on the Subdivision Plat, but there are even different ways of approaching an easement. There is that method or you get an easement recorded document saying that the City would be taking over maintenance, etc., of the road, and the easement would allow public access, etc. The right-of-way would be more like breaking off a piece of property. We don't need to get into all of the technical details of the approaches, because first we would need Council support for this route, and we would also need funding and all of that would take negotiations with property owners. Some funding could be capital improvement or grants, and Molly has found some grants related to economic development that might fund road improvements, so there is potential, but it is not an easy, simple matter. The eight surveys returned confirmed what we heard from stakeholders in that their preference is the option of the City taking it over, because what is happening how isn't working; there is no formal agreement, and they don't seem to have an interest in trying to form some association, so there was support for improving the road and the city-ownership option of the three alternatives.

**Commissioners' Questions (continued):**

Commissioner Brandt asked if to bring it up to City standards, it is just the driving surface or the easement or right-of-way width, and Cynthia stated that she thinks it is going to be all of the above, but it may or may not need to be wider, and they would have to figure out if we could fit in a sidewalk and a bike lane, etc., so a lot of those details would have to be worked out to determine the width needed to do all of that.

Commissioner Mayer asked about underground utilities along Shelby, and Cynthia stated that she is not aware of the location of the utilities, but one thing that came up is if the road is rebuilt, it would be an opportunity to put the sewer line underneath.

Commissioner Klein asked if, for the goals of the CFA to be implemented along Shelby Drive, staff feels that the first thing that would have to occur would be for the road to be improved or that development could happen in conjunction with road improvements. Cynthia referenced the newest business in there, the distillery, and pointed out that is going in without the road improvements, and we have learned from some owners that if the road was improved, it would probably spur development and encourage more development than what is occurring now, but we could have redevelopment without the road improvements.

Cynthia indicated that there also was a question about the zoning in the area, so a map and a table were included that describes the acreage. The map shows that C-3 is primarily the Light Industrial. We talked about the Multi-family, which is RM-3; half of it is developed and half is vacant. An example would be the Sunset Chateau that is on the north end; the south end is vacant and the other portion of the RM-3 is the hotel. The church is zoned Low-density Residential and that would be large lots, single-family homes, if it were developed that way. The CFA Plan does propose those alternatives, so this would be an opportunity. If the church wanted to do something different in line with the Plan, they wouldn't necessarily have to go with RS-35; they could rezone. The other is one parcel with the existing office building that is OP. The table with the different percentages shows the number of acres of each zoning type and how much is vacant and built. Activities like outdoor storage was shown as vacant, because if the outdoor storage was removed, there are no structures there, so they were grouped into the vacant category and that is an example of something that could be redeveloped.

Commissioner Barcus stated that he likes it, and the only strong recommendation that he has is that the City pursue acquiring the road. Everything else has a nice balance, and what we want to do and not do is clear. He is a little worried that there are some million-dollar views that might push out some current light industrial uses, but each of those could be handled when a developer makes a proposal. He thought this was going to be one of the hardest ones, but the way you have laid everything out is one of the most straightforward, and he likes the connectivity issues as well that are encouraged for the walking, biking and mixed use.

Commissioner Mayer indicated that there is an opportunity to do a lot of stuff, and we know we need housing for people who work in town. Maybe there are some possibilities for housing people who work there or own businesses there, but he doesn't want to see existing businesses being pushed out just because of the value of the property, but on the other hand, the distillery started in that direction – the vision we all discussed. It is going to be a slow process. The Commissioner then asked what is considered heavy industrial, and Cynthia stated that she doesn't consider any of it heavy industrial. Commissioner Mayer then stated that it is zoned for heavy industrial, and Cynthia explained that is in the official zoning terminology. In the Land Development Code update, we will be using the term Light Industrial.

Commissioner Mayer then commented that he is a little discouraged by the response by the property owners; this affects them a lot and could make a change in the approach of what we are going to do there. Again, the distillery is a start and that is great.

Commissioner Brandt referenced Light Industrial in the new Land Development Code and asked what is by right; can you do schools? Audree Juhlin stated that the primary focus of Light Industrial/Heavy Commercial and transferring to our draft code is those uses that are outdoor or nuisance-related, such as noise and auto repair. They do allow for some limited types of office uses, but she doesn't remember specifically, regarding your question. Commissioner Brandt indicated that he is asking, because we want to create opportunities for economic diversity and provide options for housing, and they go hand-in-hand in a way to create a dynamic place, so what can happen naturally that can go along with light industrial? What is great about this spot is that no one is going to say they can't do it in their back yard. The distillery is not going to have that problem with noise, because there is no one living right over the fence and the park provides a nice barrier, but it would be good to know and maybe include in the CFA what more possibilities there are for diversification. For instance, maybe someone wants the church to be more of a community gathering place as a church or a lot of people come to learn about themselves or culinary, etc., so could someone open a school there? He needed to be reminded of what can happen by right. Even multi-family in the Light Industrial would have to go through a Planned Development or Zone Change. It would be great if you didn't have to in this district, to make it more of a downtown spot, but that would lead to a bigger question as to how those things happen that can be encouraged and how that is talked about in here? What is listed is what is already there and, to create a dynamic place that people are attracted to, you need to have things for the kids and social beyond going to a trailhead, so how can that happen naturally as opposed to going through the big process? How can it happen just by right? Cynthia stated that the incentives are if the road is improved and the sewer is expanded, and that is in response to what we heard from the property owners, plus looking at the existing uses. The impression is that one of the reasons you have outdoor storage or construction yards is that those properties have no wastewater service, but if they did, they would probably expand into other uses.

Audree Juhlin added that if the Commission agrees with Commissioner Brandt, we could add more qualifying language. We talk about the public service, non-profit component, but perhaps we expand it a little bit to say smaller-scale education or community gathering would be highly encouraged, because these are things that are not generally allowed in C-3 currently, and when you ask how we can make it easier for people, the CFA process itself is intended to make it easier, because in most cases, the Community Plan Future Land Use designation won't support some of the items we are talking about in the CFA, so this removes that additional layer of

approvals through Community Plan Major Amendment process. The CFA becomes the guiding document for the Community Plan and removes that other approval process.

Commissioner Brandt noted that we have done three or four CFAs, and Audree indicated we have done four, because the Western Gateway included two. The Commissioner added that there is a lot of development potentially happening. He then asked how much interest there has been in the CFAs for development. Has the CFA process sparked anything in the other CFAs? Audree Juhlin indicated that she doesn't know that it has sparked anything, but it is helping staff guide people coming in by giving better direction on the expectations for those areas.

Commissioner Kinsella thanked staff for the obvious amount of work done, but stated that to create more work for you, is there a way to stimulate additional survey responses? Audree Juhlin stated that is a tough question. She has been here almost 25 years and getting people to respond to surveys, to come to town halls, etc., has been difficult and is often disappointing. We'll have a neighborhood with maybe 200 properties around it and two people will show up, so getting the public participation is not easy and we have tried everything from online to going out to living rooms, etc.,

Commissioner Kinsella asked if the surveys were sent by mail, and Audree indicated yes. The Commissioner asked if there is no follow-up in terms of email, and Audree stated no. Commissioner Kinsella then asked about the sewer capacity and if we have an area that is currently not on the system and we want to encourage development in that area – where are we going to reach capacity and how will that affect that? Audree Juhlin stated that there is a process in place, and we have phasing areas throughout the City where people are connected, and those we anticipate connecting. She is not positive if this area is in that phased area, but the other part of the planning process for sewer capacity is that we have a certain number of excess capacity, so first come, first serve and that would be subtracted from the total remaining capacity.

Chair Losoff pointed out that staff analyzes that, and if they thought there was a capacity issue, they would let us know. We need to be aware of some of those issues, but at this point, he is not sure that is something we need much detail on. Commissioner Kinsella stated that her question related to if there is a way to reserve future hook-up. Andy Dickey joined the discussion, and Audree Juhlin summarized that the first question is if this area is included in the capacity figures already, and Andy Dickey stated no, because we don't have a facility there, so it would be considered not sewer. If there is an adjacent sewer system to an area, it would be considered sewer, and we would reserve capacity for that area with our facilities, but that is not the case here. Audree Juhlin indicated that the next question was how the sewer issue is addressed for future development, and Andy explained that if we were going to install the sewer main and connect it and not have just a dry line, we would need to reserve capacity at that time, if we anticipate allowing those properties to be sewer.

Commissioner Kinsella indicated that a potential stimulus in the CFA is increased heights for buildings and asked what system would limit the heights. Audree Juhlin explained it is in the Land Development Code in the development guidelines regulations. The Commissioner then asked what the highest building would be at the low point. Audree stated that based on Code without any flexibility, you can build a structure up to 22 ft. plus 5 ft. with darker colors, and then you can increase that by another 5 ft. with a pitched roof. The Commissioner then referenced the road development and alternatives 1, 2 and 3 and asked if there had been any consideration for a hybrid of options 2 and 3. Under alternative 3.B.3, she is concerned about 'contributions from property owners' and asked if that is a property tax. Audree Juhlin explained there are a number of ways that could be addressed. Tax would be one for a Special Improvement District, but that is just one component, and the City Council would set the policy direction in how that would come about, but staff is setting the stage that it could be an option. Chair Losoff added that if you look at the overall CFA, the Council would discuss funding more so than the Commission. Commissioner Kinsella stated that she wanted the Council to know that we are considering some of these issues, when we send something forward to them.

Commissioner Kinsella then referenced the easement versus a right-of-way and asked if the right-of-way means the road would be dedicated to the City, and the City would be the property owner of the fee-simple land underneath the surface, and therefore, some of the infrastructure question would be resolved, because the City would own the property and have the right to maintain, etc. but that would not be the case with some of the easements. Rob Pollock stated that the easement gives you the right to do something on that property, and Audree Juhlin added that the easement spells out the what the permission is.

Commissioner Klein stated that the CFA for this area is excellent, and the vision is great. The two biggest issues are the road and the sewer, and he noticed that of the seven people who responded to the questionnaire, six said the City should be responsible for the road, and it seems that is probably the best solution given that you have to have the financial ability to do that. Then, Andy said something that confused him, because the staff papers said that the property and business owners in the area indicated they would hookup to the sewer system except for the high cost, but he thought he heard from Andy that there is no sewer system there. The Commissioner then asked if there is a sewer system that they could hook up to, and Andy clarified that for some parcels, if they connected across other parcels and made a connection to a main like North Road, there is a possibility, but under the current Code that would not be compliant with what is allowed. There is a cost consideration with a long connection like that as well as Code considerations, if we would allow that. A couple of parcels could connect if they got an easement and passed through another parcel or if they are within a short distance from another facility, but there is no sewer main in Shelby Road. Commissioner Klein asked if, the property owners said they were willing to hook up except for the high cost, the City has a plan to allow them to hook up at a lower cost. Andy stated that he assumes the folks are talking about construction of a line themselves, and what we are proposing is the possibility of the City acquiring the street and an option of the City constructing a sewer line.

Vice Chair Levin stated that one of the most important features of this CFA and how it might build out is that we have the ability to encourage the retention of existing uses, and she doesn't know that we can build that in, but the majority of those existing uses are resident uses. They are really vital like car repair, the Humane Society, recycles and hair salon, etc. She can think of a dozen reasons that take her to that area, so she is somewhat fearful of gentrification with a buildout that would make it more attractive for people that own storage areas to create those million-dollar views, but she sees that could be balanced by the existing uses themselves, many of which are noise creators. She is just giving commentary and really doesn't have the ability to phrase it more than just having concerns. She likes the idea of additional multi-family affordable housing diversity in our community. There are reasons those highly sloped lots haven't developed, because they are highly sloped, so she is not sure we will get that kind of investor to develop those and a key component is adding residential to create the vibrancy that you created out of this CFA. Market economics are going to drive this, infrastructure improvements that the City participates in are going to drive this, but it could be affected equally negatively as it potentially could affect it positively. Some uses there are really solid; others have a much greater potential for redevelopment, and redevelopment for affordable housing - great, but redevelopment for something else like another distillery or restaurant, etc., isn't where we want to be.

Vice Chair Levin indicated that something we haven't talked about is the adjacency to the other neighborhoods. There will be impacts for redevelopment in the CFA and impacts on the quiet, on the amount of traffic on Shelby and Sunset, and if we want to build out that trailhead and make those connections, there will continue to be impacts as we invite redevelopment and housing into the area. She doesn't want this to entirely sound like she is beating it back, because she likes the big picture, but she is not sure there is any way we can guarantee the redevelopment will achieve those goals, because it will be incremental over time, and someone needs to keep that barometer up there on what we want out of this CFA – just commentary and concern.

Chair Losoff stated that the CFA draft is excellent; staff did a great job. It gives us a great opportunity to redevelop an area with a solid vision, particularly since there are a lot of things in

there that haven't been done before, so the opportunity to achieve the vision is extremely strong. He likes what Commissioner Kinsella said; we need to do more outreach with the landowners and business people. We send out letters, we get a poor response and that is it, but in this case, we need to make an effort to go beyond what we have already done and make a strong effort to get these people in – not just send out a letter and hope they will respond but do some major follow-up, because one of the successes in this area will be partnerships, so don't just rely on the seven or eight who responded.

Audree Juhlin stated that she wanted to respond to that. In that case, it was the survey and was in response to the last meeting, but the previous interactions, in developing the CFA was with partnerships and the property and business owners, where Molly and Cynthia met with them on a number of occasions, and they held an open house at the park, so we have been actively engaged. It was just the response to the survey was low, but in the creation of this document we had a much higher percentage of participation.

*Chair Losoff opened the public comment period.*

**James Almada, representing the Morning Sun Homeowners Association of 74 units as the Board Treasurer:** Mr. Almada stated that they are not a 'diamond in the rough' in Morning Sun; they are a diamond. They bought this area, because of how it was zoned around them with the church above them, so they knew that certain development wouldn't happen. One of the big issues they have is the traffic on Sunset. According to Justin Clifton, City Manager, they are the third busiest residential street in Sedona, and it measured four years ago with 2,400 vehicles a day. A lot of those are trucks, and they see them all day long. He doesn't see any of this reducing that traffic. They have asked for the City for the last 12 years to put in speed bumps; that is one of the reasons the trucks don't use Shelby. The noise and pollution are one of their main concerns, and they see all of this just driving more traffic down their road. If you want to put a trailhead with parking at the top and benches and bathrooms, again, it will drive more people into the area. It really has them scared, and this is great if some of the housing could stay, low-cost housing like you are saying, but according to his information, Nepenthe was passed as low-cost housing, and it was bought and flipped, so now it is very expensive. If that indeed could be held, plus he really loves the area and the quiet, and he is scared. Those million-dollar views at the top of the hill are a beautiful spot, and he is afraid that some developer will buy it and flip it, because it is gorgeous. Some of the parts of this plan that scares him is right below the church is a well for Oak Creek Water, and when you are talking about the sewer, it runs downhill in that area. When you talk about building a bridge across Sunset, we have talked to you guys for ten years about working on the wash that comes through their property. *(Mr. Almada's allotted time expired, and Chair Losoff suggested that he put his thoughts more together and send a letter.)* Mr. Almada thanked them and indicated this was the first time they actually got a letter from the City letting them know about the meeting.

**Richard Ledbetter, Sedona:** Mr. Ledbetter stated that he lives in the same place that Jim does, and most of what he had to say is the same as him, so he would just say that looking at that view when he takes the trailhead at the top to get on Bandit or go over by the recycling center and get on a trail, when go back near his home at the bottom on the right, there will be housing there that will take away that view. He can see the tops of houses and that just doesn't cut it for him. If you take the Airport Loop around and come back, you get the same thing. The traffic is a big thing; it starts at 6:00 a.m., and there are dump trucks, 18-wheelers and vans back and forth all day long, and then they have the homeless who sleep up there, and they go back and forth all the time, and the more traffic and people you bring into this area also brings crime. They don't have a lot of crime, but the more people you bring in, the more accessible it makes it and it just brings more crime. Also, there is talk of a bike trail around the back of their complex and that would be along the arroyo, so what is to say the people won't come onto their private property. They don't have it fenced in, so it is easy to drive in and drive out, but the more people you bring in, they are going to make a mistake; they are running up and down their roads, and they maintain their own roads.

**Summary Discussion:**

Commissioner Brandt stated that this is a great CFA with the vision, etc. He asks some difficult questions sometimes, but it is just what the things are that we haven't thought about and how we can answer those. A couple of things that he would like to add – one is the notion of transit and that it could be added as a sentence somewhere that it is a dedicated loop for this area from SR 89A, when transit is a little more intense in the City, which could help with the trailheads as opposed to creating parking for the trailheads. Then, regarding walkability on page 13, the way you presented it for this CFA probably works, because the CFA is relatively small lots if it is developing in 20, 40 or 60 years as this Plan is laid out. It is a walkable place if there is the diversity of uses. People would be able to walk from businesses to restaurants to services and to their homes, but his point is that you are saying that for walkability, it might be the best walkable place in Sedona, and he thinks you are saying walking for walking sake, like for exercise, not necessarily for social improvement or to get cars off of the highway. In this case, it probably works but, in the future, the priority for walkability should be that development is created to make more of a traditional downtown where it is easy to walk to the post office, stores and restaurants, etc. Now, he might be wrong; this is what is in the Sedona Master Plan as walkability, so maybe you have come down to the actual definition, but for him, the definition should be that we are creating those walkable town spaces. There are plenty of hiking and sidewalks along the highway for walking. The other thing that could be better illustrated is the potential for diversity of uses – not just what exists but what could be accomplished to create a pearl on the string of pearls.

Commissioner Mayer noted that one Commissioner mentioned a community gathering area, and it is already there – the Sunset Park, so if you connect some of those businesses on the north side of Shelby to the Sunset Park, you need to connect it with walking paths. You also have artists living there in that one building on Mountain Road, so there is a little infrastructure there that tends to go in that direction and that is a good thing. If he could say what he thinks totally out of the box, he has a totally different idea, but he is not going to say it, because it might offend other people regarding what he thinks this could be.

Commissioner Barcus stated that when he read through the CFA draft plan, he felt it was the big picture that we have been looking for in CFA drafting, and he is prepared to move forward with a recommendation that this go to the City Council as is. The discussion we have had is good in terms of clarification, but we are not doing master planning; this is not a master plan or a blank area. It has existing development and a lot of potential for redevelopment. Some of that will change the texture and uses of the existing facilities – some for the better and some for the worse, depending on how it works. It will be gradual and this is a long-term look – the 20, 30 or 40-year look, and it gets to the guts of what we are trying to do with these CFAs.

Vice Chair Levin stated that she concurs, and Commissioner Kinsella stated that she thinks it is a thoughtful plan, but she wanted to ensure that the comments were heard about preserving the commercial and light industry uses there, and she thinks they were, so she is comfortable with this Plan.

Chair Losoff agreed that good planning was put into this and we have come up with a very different kind of CFA that will be great for the City. He likes the vision – live, work, play and meet. Those are all very good from an overall point of view. We have specific questions and get into the weeds sometimes, but once the Plan is approved, we can get involved with some of the nitty-gritty; we don't have to at this point. We heard some concerns from adjacent neighborhoods, and we have to look at those communities too. Sometimes we work in a vacuum, and residents outside of the CFA have some legitimate concerns, but we can minimize some of those issues as we develop the CFA. We can't ignore traffic and this could increase some traffic on both Shelby and Sunset, but if it is planned well, it can be achieved. He agrees with it.

***MOTION: Commissioner Barcus moved 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. Commissioner Mayer second the motion.  
VOTE: Motion carried seven (7) for and (0) opposed.**

- 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)**

Audree Juhlin stated that June 5<sup>th</sup> will be the work session on the consolidated Land Development Code draft, so we expect questions because the layout will be foreign to what you are used to with the current Code. At 5:30 p.m., there will be a public hearing for a Development Review and CUP for a small animal clinic on Pinon Drive.

Audree indicated that on June 19<sup>th</sup>, there will be a very long public hearing on the consolidated draft of the Land Development Code. If we need to go to June 20<sup>th</sup>, that date is reserved as well. The consultants will be here on the 19<sup>th</sup>, so we want to get the most use of their time, and they are planning to be here two days if necessary. Chair Losoff suggested locking the Commission in on the 5<sup>th</sup> to ask as many questions as we can; then by the time we get to the 19<sup>th</sup>, we shouldn't spend a lot of time debating and reviewing. The 5<sup>th</sup> is a key date; however, Vice Chair Levin interrupted to say that the way it is set up, that is a 3:30 p.m. meeting. The Chair then asked staff if that could be extended, and Audree explained that the plan is to include a continuation of the discussion in the 5:30 p.m. meeting after the Development Review on the animal clinic.

Vice Chair Levin asked about a Staff Report around the end of the month, and Audree stated that we are finishing staff's review and getting it back to the consultants, and then turning it around within a week, so hopefully, you will have it soon, but at least a week in advance. The Chair also requested that hard copies be printed.

Vice Chair Levin asked if everything from July 3<sup>rd</sup> to August 21<sup>st</sup> is the same, and Audree indicated yes, except July 3<sup>rd</sup>, we may have some additional items. We have the Park Place Development Review and Habitat for Humanity, but there may be one or two more items for 3:30 p.m.

Commissioner Kinsella asked about the time if the Commission meets on June 20<sup>th</sup>, and Audree indicated that she will send out an email to determine the Commissioners' availability.

- 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.**

*No Executive Session was held.*

- 9. ADJOURNMENT**
- Chair Losoff called for adjournment at 6:35 p.m., without objection.

I certify that the above is a true and correct summary of the work session/public hearing of the Planning & Zoning Commission held on May 15, 2018.

\_\_\_\_\_  
Donna A. S. Puckett, *Administrative Assistant*

\_\_\_\_\_  
Date