

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Tuesday, September 15, 2020

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session open to the public on Tuesday, September 15, 2020, at 3:30 pm in the City Hall Council Chambers.

NOTES:

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

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

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

PROCEDURES:

- It is strongly encouraged that public input on agenda items be submitted by sending an email to mraber@sedonaaz.gov in advance of the 3:30 p.m. Call To Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

Due to continued precautions related to the COVID-19 pandemic, Planning and Zoning Commission and staff will attend this meeting remotely through electronic means. Comments in advance of the 3:30 p.m. call to order are strongly encouraged by sending an email to mraber@sedonaaz.gov and will be made part of the official meeting record. There will be very limited seating for the public within the Council Chambers arranged in compliance with CDC guidelines for physical distancing. Those wishing to comment on scheduled agenda items may be asked to wait outdoors or in an alternate location if there is not adequate seating in Council Chambers. The meeting can be viewed live on the City's website at www.sedonaaz.gov or on cable Channel 4.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. August 18, 2020 (work session)
4. PUBLIC FORUM: ***Due to precautions related to the COVID-19 pandemic and pursuant to A.R.S. § 38-431.01(H), there will NOT be a public forum for this meeting.***
5. Discussion regarding proposed amendments to the Schnebly CFA Plan and Land Development Code regarding campgrounds and other related land use issues in both the CFA and the Oak Creek Heritage (OC) zoning district. Case Number PZ19-00014 (CFA, LDC).
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, October 6, 2020; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)
 - b. Tuesday, October 20, 2020; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)
7. 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.

8. ADJOURNMENT

Physical Posting: September 10, 2020 By: DJ

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

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



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Memorandum

DATE: September 8, 2020

TO: **Planning and Zoning Commission**

FROM: Michael Raber, Senior Planner

MEETING DATE: **Work Session: September 15, 2020**

SUBJECT: Work Session: Discussion regarding proposed amendments to the Schnebly CFA Plan and Land Development Code regarding campgrounds and other related land use issues in both the CFA and the Oak Creek Heritage (OC) zoning district. (PZ19-00014, CFA, LDC).

Attachments: Attachment 1: Aerial View and Vicinity Map
Attachment 2: Current Zoning
Attachment 3: Final Commission Recommendations: Dec 17, 2019
Attachment 4: Public Comment

HISTORY OF CURRENT REQUEST

On October 15, 2019, the Planning and Zoning Commission (Commission) held a public hearing for the rezoning of 44 acres in the Schnebly Community Focus Area (CFA) to the new OC zoning district, recommending approval of the rezoning to City Council. Six property owners were included on the rezoning application. Subsequent to the recommendation, concerns were expressed by multiple stakeholders about the allowable density of permitted land uses, particularly campgrounds. In an attempt to address stakeholder concerns, on December 17, 2019, the application was brought back before the Commission for consideration of several amendments to the CFA and OC District. The Commission considered the amendments and ultimately forwarded a modified recommendation to City Council for approval. Once again, after this modified recommendation, a majority of the stakeholders again expressed disagreement with the Commission recommendations. The amendments and rezoning were put on hold in January 2020 in order to seek clarity and agreement about the direction of the CFA and the application of the OC District to the 44 acres.

In this work session, staff would like to discuss a possible solution to the disagreement over the application and implementation of the CFA and OC zone district. The key consideration for the Commission will be the discussion of the removal of campgrounds as an allowable use in the CFA and OC district.

BACKGROUND

CFA Plan

For many years the Sedona Community Plan identified the Schnebly Hill Road area as a location for a focus area plan, and featured a concept plan for the area in the Plan's appendix. The City was approached by property owners requesting a CFA plan for the area, and the planning process began in 2015. The primary impetus for developing a plan was the desire to retain the character and landscape

of the area by proposing alternatives to current zoning. The community feared that the permitted detached, single-family residential zoning would result in residential subdivisions that would drastically alter the landscape and character of the area through the development of allowable 10,000 to 18,000 square foot lots. The CFA Plan was adopted on April 11, 2017.

The following is an excerpt of a City Council Agenda Bill (April 11, 2017) that describes the CFA Plan:

The Schnebly CFA is a unique area of the city with potential for future development due to the amount of undeveloped land in close proximity to the Uptown commercial area, Oak Creek, and the National Forest. The draft CFA plan focuses on preserving Oak Creek, protecting the hillside and scenic views, protecting and enhancing the rural character, and making the most of its prime location between Uptown and the National Forest. One of the key issues for this CFA area is the amount of vacant land with zoning that allows for a much higher density of housing than its current use and open rural feel. The CFA plan recommendations are intended to guide future development when it does occur in a manner consistent with the Community Plan, and the CFA vision, which is:

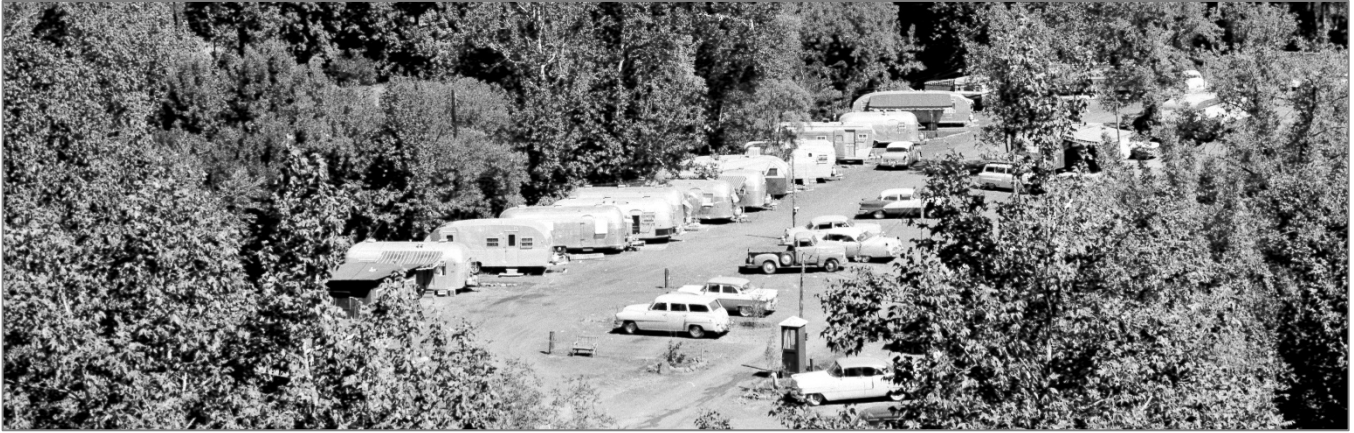
This CFA is located within the Heart of Sedona, a pedestrian-friendly area focused on Oak Creek and Sedona's heritage. Future development and redevelopment is a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields, and a variety of modestly scaled buildings, thus sustaining the distinct historic context and character.

To provide a tool to implement the plan, a new zoning district is proposed that offers new options for landowners. As an incentive, the new zone proposes to allow for a mix of uses, including a limited amount of lodging in exchange for the preservation of open space, protection of the hillsides, scenic viewshed, and Oak Creek.

OC District and Campgrounds

The Land Development Code (LDC) as updated in 2018, established the Oak Creek Heritage Area (OC) zoning district. The OC district contains various land uses at various allowable densities. The purpose of a new zoning district that offers land uses other than detached, single-family residential is to encourage development that could better meet the CFA goals. The incentive to steer development in the desired direction was to expand the list of permitted land uses and increase the densities higher than what is allowed under current zoning. The OC district listed different densities for each of the permitted land uses.

Campgrounds, which are prohibited elsewhere in the city as a permitted use and only allowed as a conditional use in the Lodging and Community Facilities zones, were proposed as a permitted use within the OC district for several reasons. One of which is that there is an existing and historic RV Park within the CFA boundaries. It has been considered a unique, acceptable, and appropriate land use thus it was carried forward as a permitted use in the OC district. Additionally, one of the CFA goals is to retain the historic character and this has been a historic land use (see photo below, courtesy of the Sedona Historical Society).



Campgrounds were also considered to be more environmentally friendly than the alternative of a housing subdivision. While the photo above shows a clearing with RVs lined up, the RV sites seen today seem to fit into the landscape as they are under and between the trees (as shown in the photo below). Unlike houses, there is minimal disturbance from campsites (whether for RVs or tents) when compared to a subdivision with its typical impervious paved roads, driveways, patios, and buildings. At most, the only structural elements for a campground would be an office and/or caretaker building, restroom building, and perhaps wooden decks for yurts or tents. Campgrounds are also thought to be a more appropriate land use in floodplains than houses. If flooding is anticipated RVs and tents can be removed, and flood damage to structural elements like decking is more manageable than flood damage to houses (See the December 17, 2019 Staff Report for more background on camping and “glamping”). <https://www.sedonaaz.gov/Home/ShowDocument?id=40560>



In the CFA Plan, the cap for lodging density was originally set at double the existing density, and the rationale was to keep it aligned with the original zoning yet still provide a worthwhile incentive. The community did not want to see too many people, too much traffic, or too many parking lots in this area, but understood that other land uses like lodging could be concentrated in a smaller area than is possible with single-family residential. The rationale was that the benefits gained were worth the trade-off of higher density.

Campgrounds were an even higher density (12 units per acre) than lodging because it was expected to be a more sustainable land use. Camp sites could be placed in locations and in such a way that there would be less disturbance to the natural environment than buildings and associated infrastructure.

October 15, 2019 Commission Meeting

On October 15, 2019 the Commission held a public hearing for the rezoning of approximately 44 acres in the Schnebly CFA to the new OC district and recommended approval of the rezoning to City Council. Six property owners were included as applicants on the rezoning application. The next step in the rezoning process was to present the rezoning proposal to City Council. However, the October 15 public hearing raised concerns from stakeholders as word of potential projects brought the reality of future development closer to fruition. The density and type of development being discussed was considered by some as not in alignment with the CFA vision. It was felt that prior to applying the new zone district to any property a reevaluation of the density of permitted uses was warranted, particularly campgrounds because they had the highest density.

December 17, 2019 Commission Meeting

For the December 17th Commission meeting, the staff evaluation concluded that if campgrounds are not more sustainable than lodging, and multi-family residential could be used as vacation rentals like lodging, both of which could have impacts similar to hotels, then the density of these land uses should be the same. By continuing to allow campgrounds as a permitted use at the same density as lodging, the OC district can still allow for creative and alternative land uses that meet the CFA vision and contribute to the unique character of the area.

In the December 17th Commission meeting, staff proposed amendments to pages 25 and 26 of the CFA Plan that lists density as a separate sub-category, consolidating and standardizing density for all permitted uses. Campground/RV Parks were grouped with Lodging. Language was also added to clarify the fact that the OC density depends on the property's zoning designation prior to rezoning, with examples for RS-10 and RS-18. These changes also eliminated campground density of 12 sites per acre. Changes were also made to the LDC to ensure consistency with the CFA Plan.

In an attempt to address stakeholder concerns, additional amendments to the CFA and the OC district were considered, modified and recommended to City Council for approval by the Commission. Chief among these amendments was the addition of flexibility in maximum density for campgrounds that would be considered in conjunction with a development proposal, up to 8 units per acre. This addition was thought to provide additional incentive to not simply develop under the current single-family zoning, particularly since the 12 campsites per acre density was being removed.

Over the following week, however, it became clear that a majority of the stakeholders involved in the rezoning proposal were not in agreement with the Commission recommendations. The amendments and rezoning were put on hold in January 2020. **Attachment 3** (Exhibit A) contains the final amendments recommended by the Commission.

February – July 2020

Area stakeholders conducted a neighborhood meeting on February 28, 2020 to try to gain consensus on campground uses and lodging density. At that time, there seemed to be general agreement among several of the stakeholders that campground uses should not be allowed in the CFA, except in the existing RV park. The main area of concern was that campgrounds could essentially become lodging uses and potentially develop with up to 8 units per acre within the RS-18 district (subject to an approved development plan). In moving this forward to Council, one option discussed was the possibility of making the exclusion of campgrounds, except for RV's and travel trailers in the existing

RV park, a condition of approval in the rezoning rather than deleting from the CFA (which would necessitate going back to the Commission).

Over the next several months, the COVID-19 pandemic impacted forward progress on the Plan amendment and rezoning, but by the end of June, staff had confirmed that the majority of the rezoning applicants were in support of removing campgrounds completely as a supported land use within the CFA and did not want individual rezoning conditions since the CFA would not be affected and future applicants would not have to abide by the conditions. The applicants believe that it is and has been hard to agree on a definition of campground and the option of campgrounds anywhere within the CFA would be contrary to the CFA vision. Since this is a substantial change to the CFA Plan and OC district, staff is bringing this back to the Commission.

By the end of July, staff had notified property owners within the CFA and within 300 feet of the CFA, of the September 15 Commission work session and the focus on removal of campgrounds from the CFA and the LDC.

PUBLIC INPUT

Some of the past concerns before and immediately after the October 15th public hearing included:

- Building to the maximum densities, including campgrounds at 12 units per acre that would result in too much infrastructure, traffic, too many people and would be at odds with the goals of preserving open space, riparian areas and hillsides.
- Camp sites do not allow for clustering and would be spread out across the landscape, and if built to the maximum density, would not fit with the desired rural character of the area.
- Camp sites of any type would be noisier than lodging units that have solid walls to contain the noise.

Concerns that have been raised since December 17th proposed changes:

- Campgrounds could become lodging uses and develop with up to 8 units per acre (with development plan) within the RS-18 zoning district.
- Campground use in this area is inconsistent with the vision for the area.
- Never envisioned a proliferation of campgrounds throughout the CFA. The original vision was to preserve the ranch-style character of Schnebly Hill. Campgrounds as well as yurts and similar interpretations don't fit that character. Our vision for lodging was more along the lines of El Portal.
- Concerns regarding the increased numbers of people and traffic and impact to Oak Creek.

See **Attachment 4** – Public Comment. Staff has not received any comments favorable to campgrounds at this point.

DISCUSSION

The purpose of the September 15th work session is to discuss the removal of campgrounds as an allowable use in the CFA and OC district. Another consideration would be whether or not to include RV Parks with recreational vehicles and travel trailers only. It seems that a majority of the applicants were only supportive of the existing RV Park, not the possibility of the expansion of others elsewhere

in the CFA. The existing RV Park could be specifically highlighted within the CFA Plan as an allowable use as it has unique value as its own character area. Attempting to map other locations becomes more problematic in creating criteria for those sites. If RV parks are removed with the campground uses, the existing RV park would also continue to operate as a non-conforming use.

In the last series of proposed amendments, staff and the Commission were supportive of campgrounds at the same density as lodging with the additional incentive for consideration of up to 8 units per acre for campgrounds with the submittal of a development plan. While campgrounds may be appropriate in certain areas and not others, it would be difficult to dictate exactly where they should or should not be allowed. Similarly, certain types of camping units may be more acceptable or appropriate to certain locations, but this too can be subjective.

The purpose of the incentives and the OC Zoning District in general, is to provide a less impactful alternative to subdividing the residential area, which would be allowed under the current zoning. A majority of the stakeholders in the area, however, believe that as a land use, campgrounds are inconsistent with the vision for this CFA and do not represent a desirable alternative to the existing zoning.

POSSIBLE TEXT CHANGES

The following provides the possible text changes (in red) to both the CFA and the OC District with campgrounds and RV Parks removed. All other changes reflect the Commission's recommendations from December 17, 2019.

A. Schnebly CFA Plan

1. Page 10 of the Schnebly Community Focus Area Plan (CFA)

Potential Development Scenarios, Paragraph 2, first sentence:

The new zoning district would allow for lodging ~~and camping~~ which could serve a different niche that would diversify the City's lodging inventory with ~~camping and~~ small, intimate options such as cottages and cabins.

2. Page 25 of the CFA, Implementation, Proposed Oak Creek Heritage District:

Narrative, Paragraph 3, second sentence.

This is an ideal location for low intensity lodging ~~and camping~~ where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Permitted Uses

Density:

The density of permitted uses is not to exceed double the residential zoning density of the property prior to rezoning to the OC District.

- For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum combined density of 8 units of lodging, ~~campsites,~~ or residential per acre; and RS-18 which is a maximum of 2 houses per acre, would be allowed a maximum combined density of 4 units of lodging, ~~campsites,~~ or residential per acre under the OC District.

Lodging:

- ~~Lodging Density: not to exceed double the established residential zoning density of the property.~~
- ~~For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum of 8 units of lodging per acre.~~
- Lodging ~~including campgrounds and RV Parks~~ will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and cabins.
- Lodging may have associated amenities and accessory uses as listed below.

Campground/RV Parks:

- ~~Campground density: 12 sites/acre~~
- ~~Camp sites for recreational vehicles (RVs), tents, travel trailers, etc.~~
- ~~Alternative camping experiences may include tent structures, yurts, RVs, and other temporary or mobile structures.~~
- ~~Lodging including campgrounds and RV Parks will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.~~
- ~~Flexibility in maximum density for campgrounds will be considered in conjunction with a development proposal, up to 8 units per acre.~~

3. The proposed amendments to page 26 of the CFA Plan:**Single-Family Residential:**

- ~~Density: not to exceed the established residential zoning density of the property~~
- The housing must be clustered in order to preserve areas of open space.

Multi-family Residential:

- ~~Density: not to exceed established zoning density~~
- ~~Increased density may be considered on a case by case basis when associated with community benefits, such as affordable housing, creek access, or agricultural uses.~~
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- ~~The housing must be clustered in order to preserve areas of open space.~~

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- ~~RV storage~~
- Café, bar, or restaurant

B. Land Development Code

Proposed changes to the LDC are as follows:

1. Proposed amendments to Article 2: Zoning Districts, 2.20 OC: Oak Creek Heritage Area, 2.20B. OC Lot and Building Standards and 2.23 Summary Tables of Lot and Building Standards (Table 2.4):

Density, maximum: 4 or 8 units/ac as allowed by the CFA Plan
~~Multi-family: 8 du/ac~~
~~Residential, other: lesser of 4 du/ac or as allowed by the CFA Plan~~
~~Lodging: 8 units/ac~~
~~Combined: 9 units/ac, including dwelling and lodging.~~

2. Proposed amendment to Article 3: Use Regulations, 3.2 Table of Allowed Uses. Delete “Campgrounds” as a permitted use (P) in the OC District
3. Proposed amendment to Article 3: Use Regulations, 3.3. Use-Specific Standards, 3.3.C. Commercial Uses, 4. Campground or RV Park. Delete sub-section “e. OC Zoning District”.

~~e. OC Zoning District~~
~~1. The maximum campground/RV park density shall be 12 sites per acre.~~
~~2. Campgrounds may feature sites for temporary or mobile structures that may include tents, RV’s, yurts, or tents on decking.~~

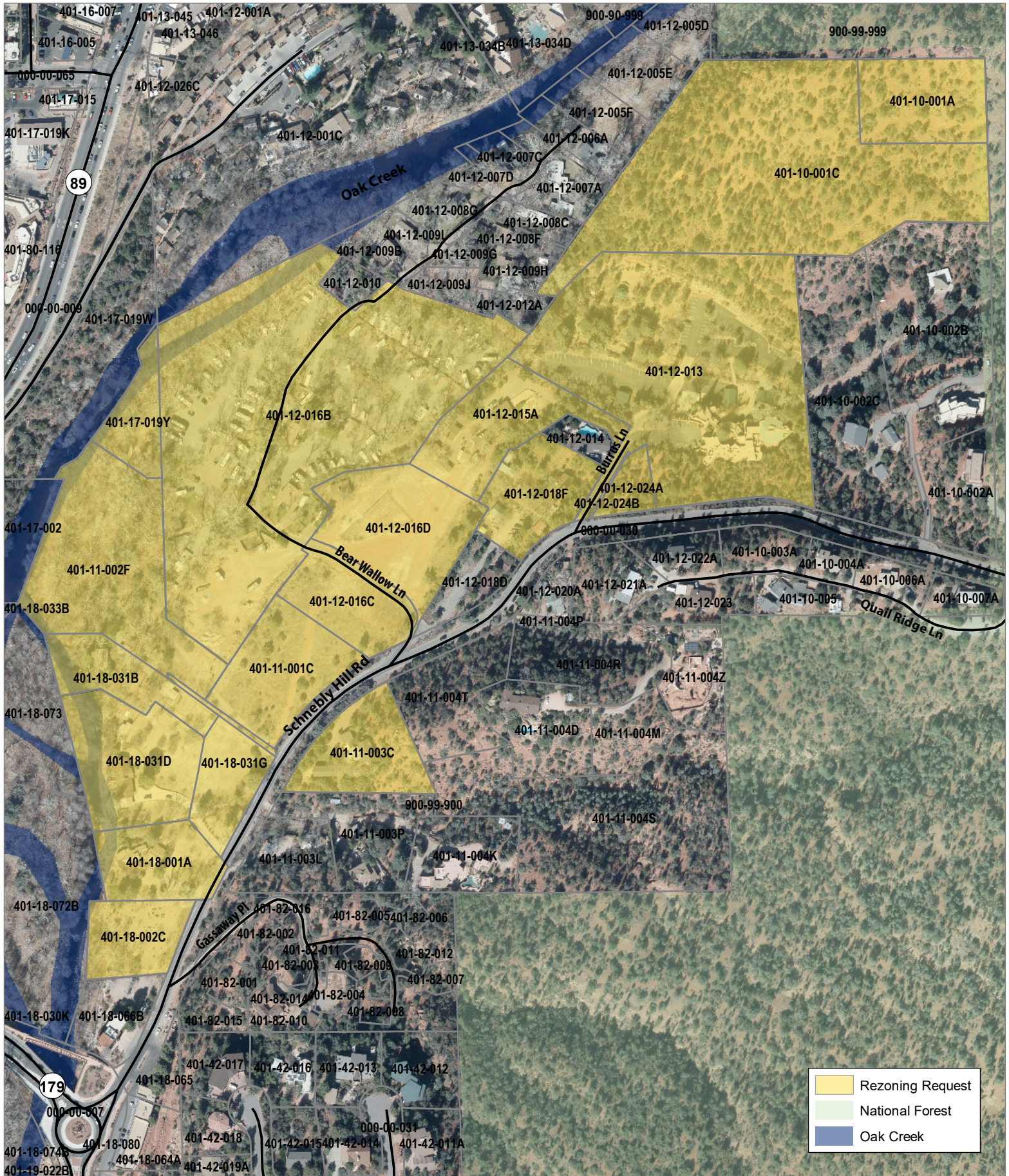
4. Proposed amendment to a portion of Article 9: Rules of Construction and Definitions, 9.4 Use-Related Definitions, 9.4.C. Commercial Uses, Recreation and Entertainment:

Campground or RV Park: An outdoor facility designed for overnight accommodation ~~of human beings~~ in tents, RVs, ~~rustic cabins,~~ and other temporary or mobile shelters for recreation, education, naturalist, or vacation purposes. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.

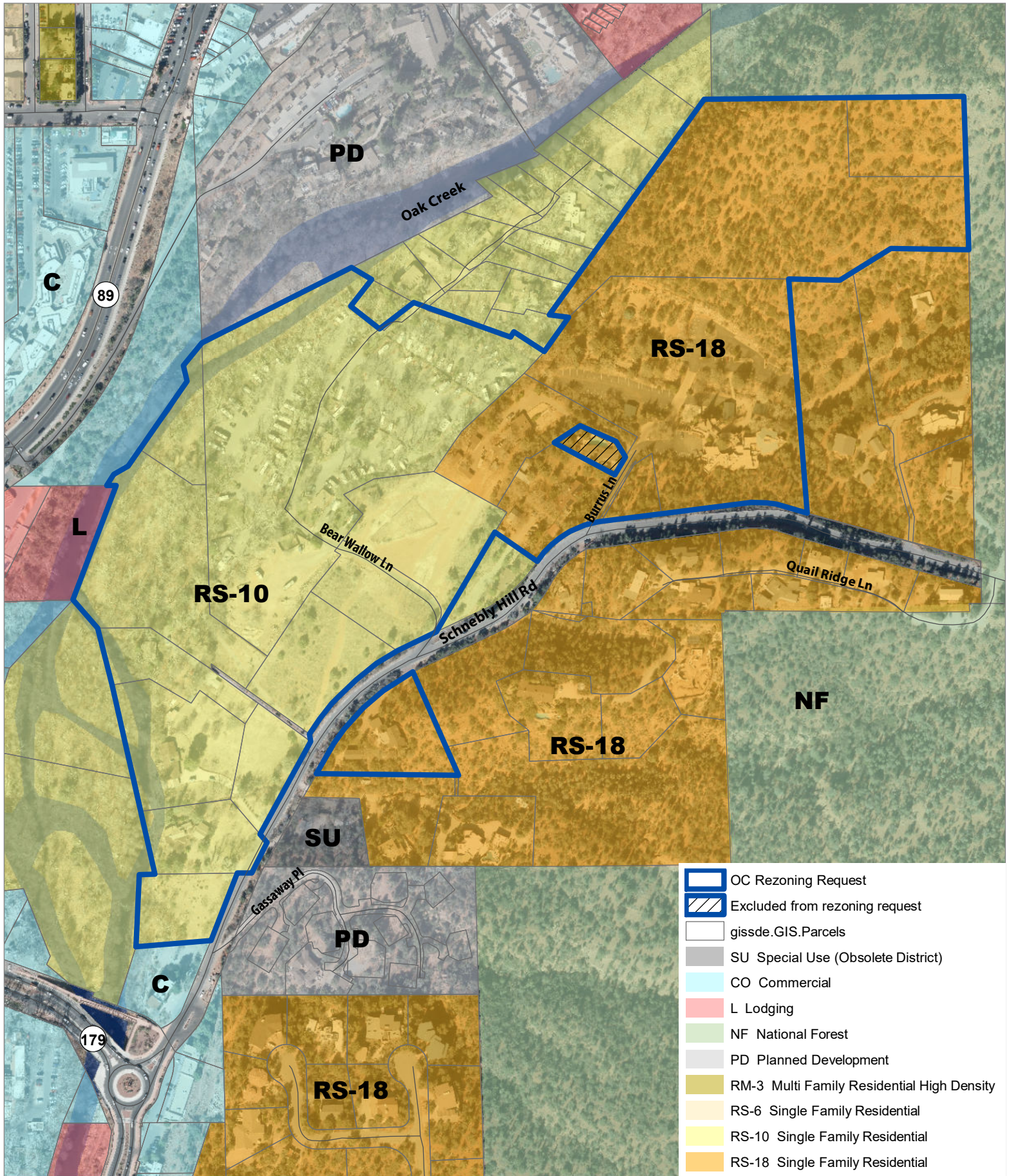
ACTION

Staff requests that the Commission provide feedback on the various amendments presented for discussion. Staff will take the feedback and seek to incorporate the direction in a set of amendments to the CFA and OC Zone District for Commission consideration at a future hearing.

Attachment 1: Aerial View and Vicinity Map



Attachment 2: Current Zoning



Attachment 3

Exhibit A

Proposed Amendments to the Schnebly CFA Plan

Page 25 of the Schnebly Community Focus Area Plan, Implementation, Proposed Oak Creek Heritage District:

Permitted Uses

Density:

The density of permitted uses is not to exceed double the residential zoning density of the property prior to rezoning to the OC District.

- For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum combined density of 8 units of lodging, campsites, or residential per acre; and RS-18 which is a maximum of 2 houses per acre, would be allowed a maximum combined density of 4 units of lodging, campsites, or residential per acre under the OC District.

Lodging:

- ~~Lodging Density: not to exceed double the established residential zoning density of the property.~~
- ~~For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum of 8 units of lodging per acre.~~
- Lodging including campgrounds and RV Parks will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and cabins.
- Lodging may have associated amenities and accessory uses as listed below.

Campground/RV Parks:

- ~~Campground density: 12 sites/acre~~
- Camp sites for recreational vehicles (RVs), tents, travel trailers, etc.
- Alternative camping experiences may include tent structures, yurts, RVs, and other temporary or mobile structures.
- Lodging including campgrounds and RV Parks will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Flexibility in maximum density for campgrounds will be considered in conjunction with a development proposal, up to 8 units/acre.

The proposed amendments to page 26 of the CFA Plan:

~~Single-Family Residential:~~

- ~~Density: not to exceed the established residential zoning density of the property~~
- The housing must be clustered in order to preserve areas of open space.

~~Multi-family Residential:~~

- ~~Density: not to exceed established zoning density~~
- ~~Increased density may be considered on a case by case basis when associated with community benefits, such as affordable housing, creek access, or agricultural uses.~~
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- ~~The housing must be clustered in order to preserve areas of open space.~~

Exhibit B

Proposed Amendments to the Land Development Code

1. Proposed amendments to Article 2: Zoning Districts, 2.20 OC: Oak Creek Heritage Area, 2.20.B OC Lot and Building Standards and 2.23 Summary Tables of Lot and Building Standards (Table 2.4):

Density, maximum: 4 or 8 units/ac as allowed by the CFA Plan
~~Multifamily: 8 du/ac~~
~~Residential, other: lesser of 4 du/ac or as allowed by the CFA Plan~~
~~Lodging: 8 units/ac~~
~~Combined: 9 units/ac, including dwelling and lodging~~

2. Proposed amendment to Article 3: Use Regulations, 3.3 Use-Specific Standards, 3.3.C. Commercial Uses, 4. Campground or RV Park. Delete sub-section "e. OC Zoning District":

~~e. OC Zoning District~~
~~1. The maximum campground/RV park density shall be 12 sites per acre.~~
~~2. Campgrounds may feature sites for temporary or mobile structures that may include tents, RVs, yurts, or tents on decking.~~

3. Proposed amendment to a portion of Article 9: Rules of Construction and Definitions, 9.4 Use-Related Definitions, 9.4.C. Commercial Uses, Recreation and Entertainment:

Campground or RV Park

An outdoor facility designed for overnight accommodation ~~of human beings~~ in tents, ~~rustic cabins~~, and ~~other temporary or mobile~~ shelters for recreation, education, naturalist, or vacation purposes. Accessory uses may include office, retail, and other commercial uses commonly established in such facilities.

Attachment #4

Please submit our comments to the September 15th work session (CFA&OC District)

Marchelle Edwards <marchelleedwardsre@gmail.com>

Fri 8/21/2020 6:16 PM

To: Mike Raber <MRaber@sedonaaz.gov>

Good Afternoon Mike,

We stopped into the City offices while we were in Sedona about the 10th or 11th of August to discuss our concern with you, and at your request are submitting them now to the committee.

While we were in town visiting friends, we heard many comments regarding the massive numbers of folks visiting Sedona, notably up in the canyons. Their concerns included the traffic congestion as well as the danger with the families, especially the children encroaching into the traffic lanes as they walk along the road. Locals have seen for themselves the conditions that are now along the creeks with the destruction of the natural things that want to live in that environment; seemingly with no thought of controlling what is happening now.

This brought us to submitting our concerns. Our property abuts the Forest at the end of Bear Wallow. We have seen increasing numbers of people finding their way into the water in that area, along with all of their belongings. We have found things on our property, and are concerned that this could bring real troubling issues to that area, as well.

Thank you for listening to our thoughts, and for your consideration as you discuss the future of our Sedona.

Kindest Regards,
Frank and Marchelle Edwards

Attachment #4

Public Comments - Ed Brown

Mike Raber <MRaber@sedonaaz.gov>

Tue 9/1/2020 8:47 AM

To: Mike Raber <MRaber@sedonaaz.gov>

Hi Mike. I feel that camp ground use in this area is wrong. I feel it is inconsistent with the vision I, my neighbors and I thought the City has for the area. Other than my disagreement with camp ground use, I am supportive of the rest of the plan.

Ed Brown, 165 and 167 Schnebly Hill Road

Sent from my iPhone

Michael Raber
Senior Planner

Community Development Department
102 Roadrunner Dr.
Sedona, AZ 86336
mraber@sedonaaz.gov
(928) 204-7106

*City business hours are Mon-Thurs 7 a.m.-6 p.m.
Public safety 24/7*

Attachment #4

Fw: Comment on Development Proposal

Warren Campbell <WCampbell@sedonaaz.gov>

Thu 9/3/2020 11:07 AM

To: Cynthia Lovely <CLovely@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>; Karen Osburn <KOsburn@sedonaaz.gov>

Cc: Cari Meyer <CMeyer@sedonaaz.gov>

FYI
Form Name: Comments on Development Proposals
Date & Time: 09/03/2020 11:04 a.m.
Response #: 146
A new entry to a form/survey has been submitted.
Submitter ID: 2174
IP address: 192.183.178.253
Time to complete: 2 min. , 13 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

OC District

2. What are your comments, concerns, ideas, and suggestions about this project?

Dear Commissioners,

We will not be able to attend the September 15 work session regarding the Schnebly Hill CFA and OC District. Therefore, we are submitting our comments in writing.

We are part of the original stakeholders who worked for several years on the CFA for Schnebly Hill Road. During these meetings the option of campgrounds being an allowed use all across the CFA, and therefore the newly created OC District, was never discussed. In the process of going back and forth between the stakeholders and Cynthia and then the P&Z, campgrounds were included as an allowable use in the CFA. That is against the wishes of the original stakeholders. That includes all of us, not just The Roths as Mike Raber falsely concluded.

All stakeholders agreed that the existing RV park is grandfathered in and therefore is an exception to this rule.

We strongly state that campgrounds as well as yurts and any interpretations thereof are not what we had envisioned for this area. Our vision for housing and lodging, particularly the types of materials used and architectural character, was more along the line of El Portal. Tents and yurts do not fit these criteria and

would negatively affect the character of Schnebly Hill.

Sincerely,

Geoffrey and Katharina Roth
200 Schnebly Hill Road

3. Your contact information

Name: Geoffrey and Katharina Roth
Mailing Address: 200 Schnebly Hill Road, Sedona, AZ 86336
E-mail: 26kats@gmail.com

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

(o) Yes

Thank you,
City of Sedona

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Attachment #4

Re: OC District Rezoning

Katharina Roth <26kats@gmail.com>

Wed 7/8/2020 10:05 AM

To: Mike Raber <MRaber@sedonaaz.gov>

Dear Mike,

We agree with the decision that the Schnebly Hill CFA goes back to P&Z in order to delete "campgrounds" as a permitted land use as well as any associated references. We understand that the existing RV park will continue as a grandfathered use. We, along with the other stakeholders, never envisioned that campgrounds would proliferate throughout the CFA. The original vision was to preserve the ranch style character of Schnebly Hill, and we strongly believe that campgrounds as well as yurts and any interpretations thereof do not fit the ranch style character. Our vision for lodging, particularly the types of materials used and architectural character, was more along the line of El Portal.

Thank you,
Geoffrey and Katharina Roth

Katharina Roth
KatRothCeramics.com

On Jun 24, 2020, at 2:18 PM, Mike Raber <mraber@sedonaaz.gov> wrote:

To: CFA Stakeholders in the OC District Rezoning.

As you know, the OC District rezonings have been on hold since January. Staff has become aware that there are concerns regarding campgrounds as a land use within the CFA and OC district.

Attached are the proposed amendments from the December 17, 2019 Planning and Zoning Commission meeting for both the Schnebly CFA and the Land Development Code. This represents the Commission's recommendation to Council. Please let us know if you wish to move forward to Council with this rezoning and the changes to the CFA and LDC as recommended by the Commission. If not, please let us know the reasons for not supporting this. If there is disagreement with the Commission's recommendation, staff will not take this forward to Council and will be taking this back to the Planning and Zoning Commission for further discussion.

Thank you.

Michael Raber
Senior Planner

Community Development Department
102 Roadrunner Dr.
Sedona, AZ 86336
mraber@sedonaaz.gov
(928) 204-7106

*City business hours are Mon-Thurs 7 a.m.-6 p.m.
Public safety 24/7*

<Proposed Amendments CFA and LDC Jan2020 (1).pdf>