

**RESOLUTION NO. 2020-23**

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,  
ARIZONA, AMENDING THE SCHNEBLY COMMUNITY FOCUS AREA  
PLAN OF THE CITY OF SEDONA, ARIZONA.**

WHEREAS, A.R.S. §§ 9-461.08 and 9-461.09 provide for authority and scope of Specific Plans and the procedure for adoption of Specific Plans by resolution of City Council; and

WHEREAS, the Sedona Community Plan which was ratified by citizens of the City of Sedona on March 11, 2014 recognized Community Focus Areas (CFA) as areas where Specific Plans will be developed to provide guidance for future development, and the Schnebly area is identified as a Community Focus Area in the Sedona Community Plan; and

WHEREAS, the amendments to the Schnebly Community Focus Area Plan, as shown in Exhibit A, are consistent with the vision and goals of the Sedona Community Plan and meets the CFA community expectations as listed in the Community Plan; and

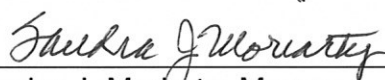
WHEREAS, the City of Sedona Planning and Zoning Commission held public hearings and recommended amendments of the Schnebly Community Focus Area Plan to City Council on December 17, 2019 and October 20, 2020; notice of the hearings was published at least fifteen (15) days and not more than thirty (30) days prior to the hearings; and

WHEREAS, the Sedona City Council conducted a public hearing on the amendments to the Schnebly Community Focus Area Plan on November 10, 2020 and notice of such hearing was published at least fifteen (15) days and not more than thirty (30) days prior to the hearing.

NOW THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA as follows:

That the proposed amendments to the Schnebly Community Focus Area Plan, are approved by the City Council on November 10, 2020 and incorporated herein as Exhibit A, are hereby approved and adopted.

PASSED, ADOPTED AND APPROVED by the Mayor and Council of the City of Sedona, Arizona, this 10<sup>th</sup> day of November, 2020.

  
\_\_\_\_\_  
Sandra J. Moriarty, Mayor

ATTEST:

  
\_\_\_\_\_  
Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

  
\_\_\_\_\_  
Kurt W. Christianson, City Attorney

**RESOLUTION NO. 2020-23  
EXHIBIT A**

**Proposed Amendments to the  
Schnebly CFA Plan**

1. Amending Page 10 of the Schnebly Community Focus Area Plan (CFA) Potential Development Scenarios, Paragraph 2, first sentence, as follows:  
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. Amending Page 11 of the CFA, Scenario 2, as follows: Delete "~~camping~~"
3. Amending Page 13 of the CFA, Strategies, as follows:  
Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures ~~other than tents or tentlike structures. such as yurts.~~
4. Amending Page 25 of the CFA, Implementation, Proposed Oak Creek Heritage District, as follows:  
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

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 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, and alternative lodging types, including cabins and other similar permanent structures, but not including RV's and tents or tentlike structures.~~
- Lodging may have associated amenities and accessory uses as listed below.

Campground/RV Parks:

- ~~Campground density: 12 sites/acre~~
- RV Park Density: 8 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.~~
- An RV Park is an outdoor facility designed for accommodation in RV's for recreation, education, naturalist, or vacation purposes. An RV is a mobile structure designed as temporary living quarters for recreation, vacation, camping or travel use, which is either self-propelled or is mounted on or drawn by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, fifth-wheel trailer, truck camper, motor home or camper van.
- RV Parks are limited to the location of the established RV park as it existed at the adoption of the CFA Plan, covering 10.8 acres.

5. Amending page 26 of the CFA Plan, as follows:

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

6. Amending page 27 of the CFA Plan, as follows:

Delete: ~~Examples of campground accommodations.~~  
Related photos.