



102 Roadrunner Drive
Sedona, Arizona 86336
www.SedonaAZ.gov

AGENDA

CITY OF SEDONA PLANNING AND ZONING COMMISSION

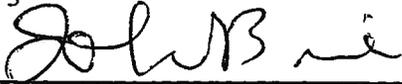
PUBLIC HEARING TUESDAY FEBRUARY 7, 2012 5:30 P.M.

Pursuant to ARS 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 public hearing open to the public on **Tuesday, February 7, 2012 at 5:30 p.m.**, in the **City Council Chambers**, located at 102 Roadrunner Drive, Sedona, Arizona. **NOTE: Times noted on the agenda are approximations only and may vary.**

The Order of Business shall be as follows:

(10 minutes 5:30 - 5:40 for agenda items 1-4)

1. Verification of notice, call to order, pledge of allegiance, roll call.
2. Commission/Staff announcements and summary of current events by Chairman/staff
3. Approval of minutes for the following meetings:
 - Thursday, December 29, 2011 (WS)
 - Tuesday, January 3, 2012 (R)
4. Public Forum – for items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).
5. **CONSIDERATION OF THE FOLLOWING REQUEST THROUGH PUBLIC HEARING PROCEDURES: (30 minutes 5:40 – 6:10)**
 - A. **Discussion/possible action regarding a request for a Conditional Use Permit renewal for Safari Gas & Repair Jeep Tour.** The applicant is proposing to operate in the same manner as the original Conditional Use Permit (related case CUP2006-5) approval without modification, to allow the parking of up to four jeeps on the property. The subject property is currently zoned C-1 (General Commercial) and is approximately 0.21 acres in size. The property is located at 145 West SR-89A. A general description of the area affected includes but is not necessarily limited to the area south of SR-89A between SR-179 and Brewer Road. The subject property is further identified as Assessor's Parcel Number: 401-17-005.



John O'Brien, Director
Department of Community Development


For

Marty Losoff, Chairman
Planning and Zoning Commission

Posted Date: _____ Time: _____ By: _____



DEPARTMENT OF COMMUNITY DEVELOPMENT

Current Planning Division
104 Roadrunner Drive
Sedona, Arizona 86336

Tel: 928-203-5100
Fax: 928-204-7124
ngioello@sedonaaz.gov

Memo

TO: Planning and Zoning Commission

FROM: Nicholas R. Gioello, Senior Planner *NRG*

DATE: January 20, 2012

SUBJECT: Safari Gas and Repair Jeep Tour – Conditional Use Permit
Renewal

CASE NUMBER: CUP2011-5 (Related case: CUP2006-5)

PUBLIC HEARING: February 7, 2012

On February 6, 2007, the Planning and Zoning Commission granted a five-year Conditional Use Permit to Dave Swartwout for a Conditional Use Permit for the Safari Gas and Repair Jeep Tour. The Conditional Use Permit approval allowed for the parking of up to four jeeps and Tomcars at this location (145 SR-179) and the occasional staging of jeeps tours. The previous staff report from 2007 is attached for the Commission's review.

With this renewal request, there are no significant changes to the proposal. Staff has reassessed the parking requirements for the site, and agrees with the applicant that there are no issues with the parking arrangements currently on the property. The primary customer use of the property is a gas station and automotive repair facility. Although a small retail convenience market exists inside the building, it is primarily for customers who have stopped to purchase gasoline. It is staff's opinion that the interior retail component does not require additional parking spaces normally required for convenience stores (such as Circle K) and that four marked spaces will be adequate for customer and employee parking needs. Staff supports allowing three marked spaces for jeep and Tomcar storage. In order for the fourth parking space (as shown on the site plan) to be used for jeep and Tomcar storage, a signed parking agreement for one off-site parking space within 300 feet of the subject property will need to be submitted to the Director of Community Development for approval.

Staff supports the renewal of this CUP for the requested 10 years. There have been no complaints or issues raised during the past 5 years of operation. Per the Land Development Code, section 402.10-E, the Director of Community Development may suspend the Conditional Use Permit for failure to comply with any conditions and, upon meeting specific criteria, bring the conditional use permit before the Planning and Zoning Commission for revocation.

Review Agency Comments

Sedona Main Street Program

The proposed conditional use permit for jeep tours and rental does not impact or involve the Sedona Main Street Program Design Guidelines.

City of Sedona Public Works Department

Per Engineering comments from CUP2006-5 dated 2/7/07, if vehicles will be washed on-site, runoff will need to be contained and treated, as noted in a previous letter to the owner of this parcel from Charles Mosley dated 3/31/06.

United States Forest Service

The applicant should consider providing “tread lightly” information to all prospective clients and encourage clients who rent jeeps and Tomcars to stay on established forest service vehicular trails.

RECOMMENDATION

Based on compliance with all ordinance requirements and satisfaction of the conditional use permit findings of section 402.06 of the Land Development Code, staff recommends approval of case number CUP2011-5 subject to all applicable ordinance requirements and the attached conditions of approval.

Recommended Motion for Approval

I move to approve case number CUP2011-5 based on compliance with all ordinance requirements and satisfaction of the conditional use permit findings of section 402.06 of the Land Development Code, staff recommends approval of case number CUP2011-5 subject to all applicable ordinance requirements and the attached conditions of approval.

**CONDITIONS OF APPROVAL
CUP2011-5
As approved by the Planning & Zoning Commission February 7, 2012
Safari Gas & Repair**

1. The Conditional Use Permit approval shall be valid for a period of 10 years and shall expire on February 22, 2022. At least 63 days prior to the expiration date, the applicant shall file a renewal application of the Conditional Use Permit. The Planning and Zoning Commission shall then reevaluate the jeep tour and storage business based on consistency with City ordinances, the conditions of approval, and compatibility with the surrounding area. During this period, staff will complete annual reviews and assessments of the jeep tour and storage business to ensure that its operation is consistent with Land Development Code requirements and the specific conditions as approved by the Planning and Zoning Commission.
2. No more than three off-road vehicles shall be parked within the western parking aisle, as shown on the approved site plan.
3. If the applicant submits a shared parking space agreement for one off-site parking space from another property owner within 300 feet with excess parking, subject to the approval of the Director of Community Development, then no more than four off-road vehicles may be stored on the subject property.
4. Vehicle washing shall not take place on the subject property, unless on-site runoff is contained and treated per the satisfaction of the City Engineer.
5. A fence or other suitable screening shall be installed along the north side of the first parking space, to the satisfaction of the Director of Community Development.
6. Within thirty days of approval, the property owner of record of the subject property shall sign a waiver agreeing to comply with all conditions of approval associated with Case Number CUP 2011-5 and further acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this conditional use permit.

Arizona Safari Jeep Tours
335 Jordan Road
Sedona, AZ 86336
928-282-3012

December, 20 2011

RE: Revised Letter of Intent for Conditional Use Permit for Safari Gas&Repair

Attached is our original letter of intent. Over the last five years we have found that we are not picking up people for Jeep tours very often. We have averaged 1 per month. We have found that we needed 2 more rental vehicles because they break a lot so we found we had enough parking for 3 total without a shared parking agreement and if we need 1 more we will obtain a shared parking agreement.

We also have a more mature business now so we know what the impact of our operation of the Gas Station with tours and rentals is and it has had no adverse effect.

With the completion of the roadwork and the roundabouts we find we have more room to park vehicles and the egress and ingress works well and there are not any problems.

I would request a 10 year CUP at this time because we are a mature business with minimal changes in the future that would be within the scope of the CUP and we would work with city staff if there were any concerns that come up.

Thanks,

Dave Swartwout

Vicinity Map

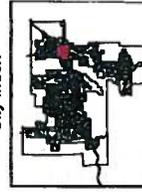
Parcel #
401-17-005
Safari Gas & Repair

- Parcel #401-17-005
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline

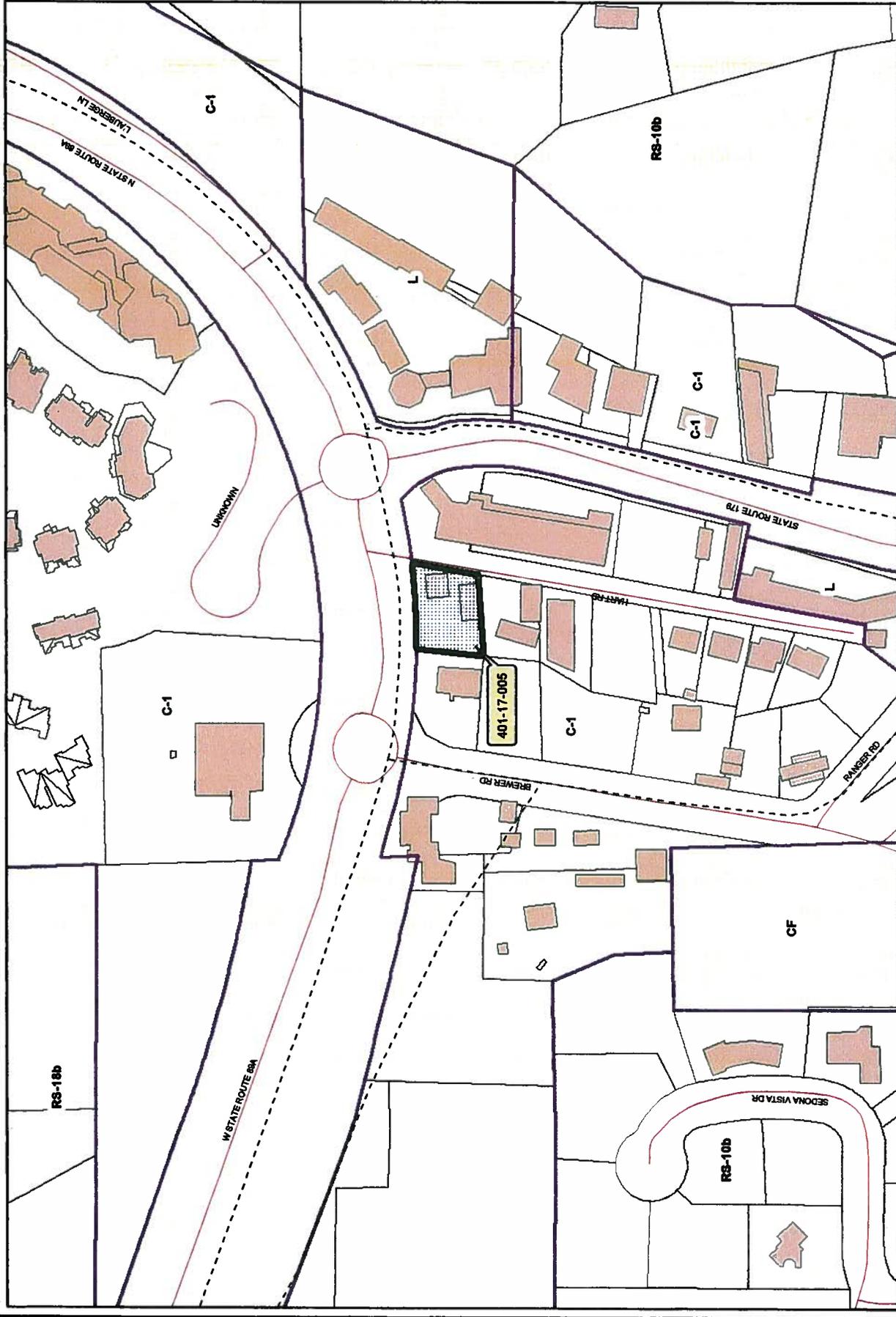


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City Index



City of Sedona
11220211
Safari Gas & Repair
401-17-005
This map is prepared for the City of Sedona
and is not intended to be used for any other
purpose. The City of Sedona is not responsible
for any errors or omissions on this map.



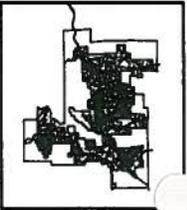
Aerial View

Parcel
#401-17-005
Safari Gas & Repair

-  Parcel #401-17-005
-  Parcel Boundary
-  Street Centerline



0 5 10 Feet

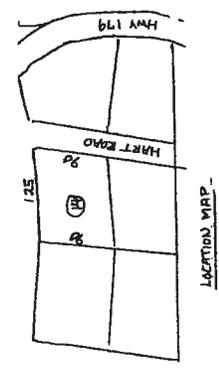
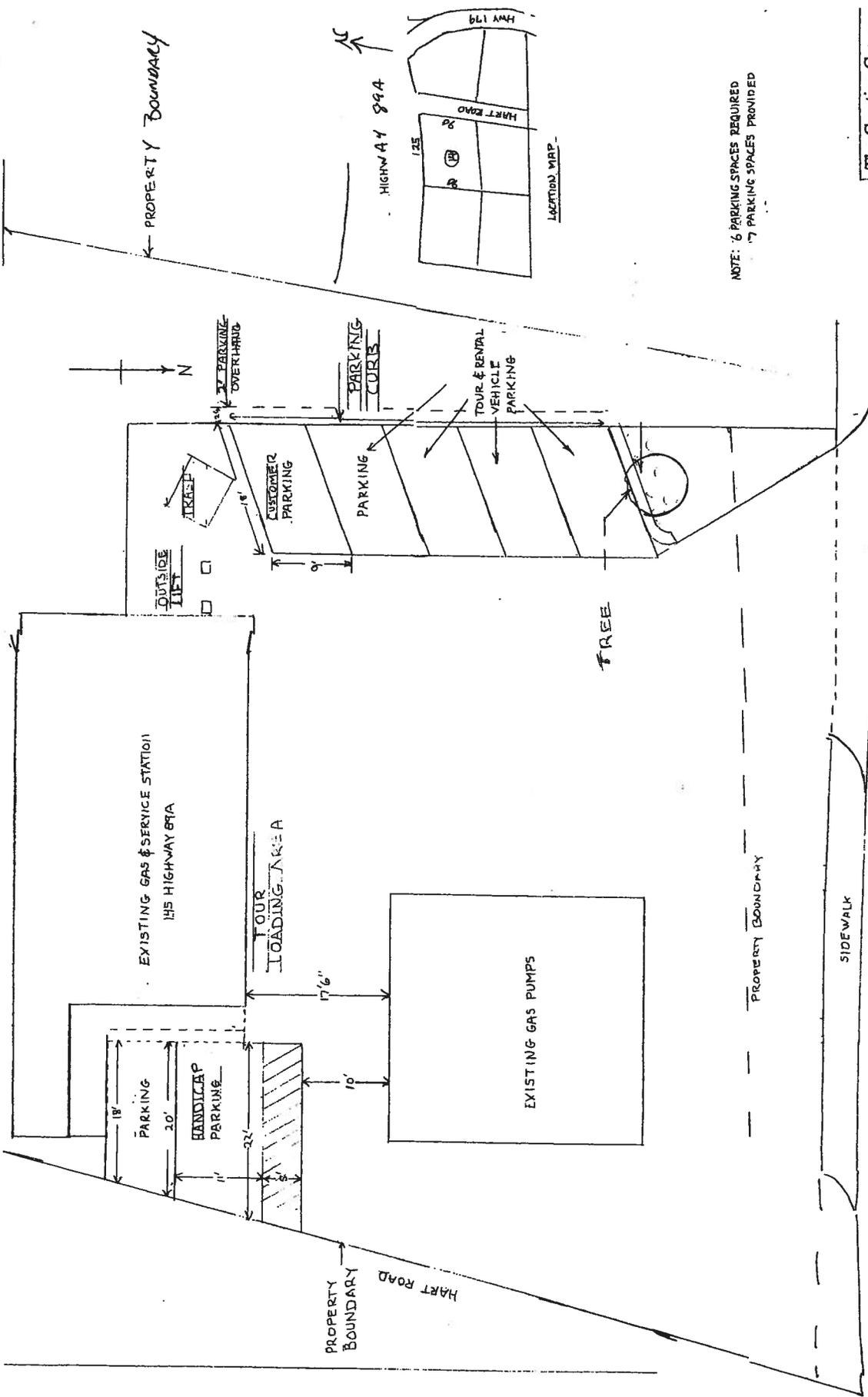


City Index

GIS, City of Sanders
11/20/2011
GeoWorkshop
Data: App, Served: 11/20/2011
401-17-005_Served: 11/20/2011



This map is designed to provide information about the location and boundaries of the parcel. It is not intended to be used for legal purposes. The City of Sanders is not responsible for any errors or omissions on this map.



NOTE: 6 PARKING SPACES REQUIRED
 7 PARKING SPACES PROVIDED

The Creative Group
 Project name: Sheet 6/24/2011
 Drawn by: CJS Date: 12-2-2
 Scale: 1/8" = 1' Dwg. # 1
 Title: SITE & LANDSCAPE PLAN

 SAFARI GAS & SERVICE
 1HS HWY 87A
 SCODINA, AZ 86336

RECEIVED
 NOV 23 2011
 COMMUNITY DEVELOPMENT



DEPARTMENT OF COMMUNITY DEVELOPMENT
Current Planning Division

104 Road Runner Drive
Sedona, Arizona 86336

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SUMMARY SHEET
Conditional Use Permit -Safari Gas & Repair

Case number: CUP2006-5
Recommendation: Approval with conditions.
Parcel number: 401-17-005
Meeting date: February 6, 2007
Applicant: Dave Swartwout
Proposal: Request for a Conditional Use Permit to allow for a jeep tour, sales office and jeep storage area.
Location: 145 West Highway 89a
Site size: ± 0.21 acre
Current zoning: C-1 (General Commercial)
SCP Designation: Commercial

Surrounding land use and zoning:

	Area zoning	Area land uses
North:	C-1	Highway 89a and existing commercial development
South:	C-1	Existing commercial development
East:	C-1	Existing commercial developments
West:	C-1	Existing commercial development

Summary of Issues: Jeep tour facility adjacent to Highway 89a at existing gas station.

Report prepared by: Beth Escobar, Associate Planner



Current Planning Division

STAFF REPORT

To: Planning and Zoning Commission

Through: John O'Brien, Director
Nicolas Gioello, Senior Planner
Department of Community Development

From: Beth Escobar, Associate Planner
Department of Community Development

Meeting date: February 6, 2007

Applicant: Safari Gas & Repair

Case number: CUP2006-5

BACKGROUND

The applicant operates a Jeep Tour business at 335 Jordan Road under Conditional Use Permit CUP 2004-4. The applicant also leases the subject property at 145 West Highway 89a that currently operates as a gas station, vehicle repair facility and convenience store. The gas station and convenience store are legal non-conforming uses on the property. The applicant is requesting to use this location as an auxiliary to the 211 Highway 179 location to allow for jeep tours and a tour sales office and storage and outdoor display of jeep tour vehicles. These proposed uses would be in addition to the existing uses at the site. Per the applicant's letter of intent, the majority of clients are picked up at their hotels and resorts; however, some foot traffic customers could be anticipated with the display of the jeep vehicle at the site. The subject property is approximately 200 feet east of the intersection of Highway 89a and 179 and surrounded by existing commercial uses, including Burger King to the east, and the Hyatt at Pinon Point across the highway to the north.

SITE CHARACTERISTICS and DEVELOPMENT PROPOSAL

- The applicant estimates one tour per day to be staged at the site.
- Tours would be available for pedestrians who walk up to the facility, and for customers getting their vehicles repaired at the facility.
- The applicant proposes to park a maximum of four Safari Jeep Tour vehicles on the site.
- A shared parking agreement with commercial businesses in the area is being pursued.

- Based on the current land use and the square footage of the commercial building, staff has determined that six parking spaces are required to serve the existing uses.
- There are seven parking spaces indicated on the site plan.
- Currently, there is only sufficient additional parking to allow one jeep vehicle space.
- One ADA parking space will be provided.
- There is a steep drop-off from the edge of the parking area to the western property boundary.
- The tour loading area is proposed to be located in front of the convenience store.
- The applicant proposes to operate seven days a week, from 8:00 am to 7:00 pm.
- No vehicles will be washed on site.

Access and Traffic Issues

- There are two existing driveways for ingress and egress that connect to Highway 89a.
- The property is also accessible from Hart Road, a paved city maintained road.
- There are no proposed changes and access will remain as it currently exists until the ADOT improvement project reaches this location.
- At the time of the ADOT improvements, it is possible that some property frontage may be converted to right-of-way.

Grading/Drainage

- The existing asphalt parking surface and parking area will remain unchanged. Therefore, no grading or changes to existing drainage systems are proposed.

Vegetation/landscaping

- The entire site is almost completely paved.
- The applicant plans to add six Hawthorne shrubs, fifteen gallons each, in front of the parking aisle on the west to provide screening from the highway.

Signage

- Existing.
- No additional signage is proposed

Outside lighting

- Existing.
- No additional lighting is proposed.

COMMENTS AND CONCERNS

Community Development – Long Range Planning

- The Sedona Community Plan designates the site for the jeep tour pick-up and drop-off location as Commercial. The existing uses of a gas station and convenience store are legal non-conforming uses. Automobile repair, minor, is a permitted use in the C-1 General Commercial District.
- Overall, the proposed use is compatible with the Community Plan.

Community Development – Current Planning

- The applicant contacted 29 neighboring properties by mail within 300 feet of the subject property and received only one response from the owner of the apartment building on Hart Road concerned about parking in front of the Hart Road sign. The applicant assured him that this project would not affect parking along Hart Road.
- Staff is supportive of granting the Conditional Use Permit subject to conditions of approval.

City Engineering Department

- Engineering has no concerns with the proposal provided that no vehicle washing takes place on the premises. This will be addressed in the conditions of approval.

Sedona Fire District

- Premise identification shall be clearly posted.
- Fire extinguishers shall be provided.
- Damaged fuel dispensing nozzles shall be replaced.
- Tank monitoring shall be in compliance with the State Fire Marshall requirements.
- No objection to Conditional Use Permit.

Arizona Department of Transportation (ADOT)

- No comments on this proposal.

Sedona Police Department

- No comments on this proposal.

Other applicable review agencies

- No comments on this proposal.

ANALYSIS

Staff's review focused on:

Compliance with ordinance and reviewing agency requirements

Ordinance requirements and reviewing agency concerns have either been satisfied or will be satisfied through application of conditions of approval.

Consistency with the Sedona Community Plan

The development proposal is consistent with the General Commercial designation on the Sedona Community Plan Land Use Map.

Compliance with Conditional Use Permit findings

According to Article 620 of the Land Development Code, both “*Jeep tour offices and staging areas, excluding on-site storage of vehicles*” and “*Automobile...sales and services, including rental agencies*” require approval of a Conditional Use Permit when the proposed use is located in a C-1 (General Commercial) District. The proposal being brought forth by the applicant is a combination of these two categories of uses and therefore requires approval as a Conditional Use

Permit. Section 402.06 of the Land Development Code requires that the following findings shall be made before granting a Conditional Use Permit.

- A. *That the proposed location of the conditional use is in accordance with the objectives of the Code and the purpose of the zoning district in which the site is located.*
- B. *That the granting of the Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. The factors to be considered in evaluating this application shall include:*
 1. *Property damage or nuisance resulting from noise, smoke, odor, dust, vibration or illumination.*
 2. *Any hazard to persons and property from possible explosion, contamination, fire or flood.*
 3. *Any impact on surrounding area resulting from unusual volume or character of traffic.*
- C. *That the characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.*
- D. *That the proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances.*
- E. *That the proposed expansion or change of a non-conforming use (if applicable) is no more deleterious to other properties in the surrounding area than the existing use.*

It is staff's opinion that the request for a Conditional Use Permit to operate jeep tours and a tour sales office and storage and outdoor display of jeep tour vehicles on the subject property meets the necessary findings. Operation of a commercial enterprise on the subject property is in accordance with the Community Plan and the C-1 zoning district. It is important to note that section 620.02.B of the Land Development Code, "Uses Subject to Conditional Use Permit", states "*Automobile...sales and services, including rental agencies...(subject to the minimum requirements of the C-2 District)*". Article 621.02A.7 of the Land Development Code describes specific requirements for the outside display area including a twenty foot setback from the nearest edge of pavement or useable road surface, and a six-foot landscaped border around the periphery of the display area. The applicant has proposed the planting of a Hawthorne shrub hedge at the front of the western parking aisle where the jeep vehicles will be stored.

The applicant has indicated a desire to park a maximum of four off-road vehicles on the site, however at this time, there is only enough parking to provide one additional space over and above the minimum parking requirements. The applicant is attempting to secure a shared parking agreement at a nearby commercial site and is requesting that if an agreement is secured, that four vehicles could be parked on site. Per Article 912.03.B a shared parking arrangement may be

allowed if it is in accordance with ITE (Institute of Traffic Engineers) standards and may be approved by the Director of Community Development.

The Land Development Code indicates on-site storage of jeeps is not permitted. However, staff believes in this case it is appropriate to allow parking, including overnight storage of a limited number of vehicles, based on Article 402.5.B of the Land Development Code that allows the Planning and Zoning Commission to waive or modify regulations of the code. The overnight parking of vehicles in this area would not have a detrimental impact to the surrounding neighborhood. All surrounding adjacent properties are zoned commercial. The predicted one tour trip a day would not cause a noticeable increase in the traffic volume for the intersection of Highway 89a and Highway 179.

In staff's opinion, the establishment of a small off-road vehicle rental and sales display area business at this location on Highway 89a is appropriate and compatible with the other commercial uses in the surrounding area. The general vicinity is a mix of commercial uses including lodging, fast food restaurants, gas stations, retail sales, and commercial offices. At present, there is adequate parking available on the site to accommodate the needs of the existing businesses plus one space for jeep parking. If the applicant is able to secure off-site parking for employees, thus freeing up three additional parking spaces on the subject property, a total of four jeep vehicles could be stored on site. Since the applicant estimates one tour per day, the other vehicles would be on the site to undergo minor repairs and maintenance.

Review of the Conditional Use Permit request has allowed the Sedona District Fire Marshal to identify several fire safety issues that currently exist on the site. Elimination of these issues will remove any possible hazard to persons or property in the surrounding area.

Existing vehicular movement patterns on the subject property will be maintained. Vehicles entering and exiting the site can do so by using the existing driveways and no significant increase in traffic is expected. In staff's opinion, there will be no detriment to the public health, safety and general welfare from the proposed auxiliary jeep tour business.

The applicant has not requested a specific time frame for the Conditional Use Permit. Staff suggests that the Conditional Use Permit should be approved for five years as the Highway 179 construction project will likely be completed by that time and it would seem appropriate to review the conditional use permit for potential renewal at that time.

RECOMMENDATION

Based on compliance with all ordinance requirements and satisfaction of the conditional use permit findings of the Land Development Code, staff recommends approval of case number CUP2006-5 subject to all applicable ordinance requirements and the attached conditions of approval:

Recommended Motion for Approval

I move for approval of case number CUP2006-5, based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move for denial of case number CUP2006-5, based on the following findings (*specify findings*).

(Please note that the above motions are offered as samples only and that the Commission may make other motions as appropriate.)

CONDITIONS OF APPROVAL
CUP2006-5
Safari Gas & Repair

1. The Conditional Use Permit approval shall be valid for a period of five (5) years and shall expire on February 21, 2012. At least 63 days prior to the expiration date, the applicant shall file a renewal application of the Conditional Use Permit. The Planning and Zoning Commission shall then reevaluate the jeep tour and storage business based on consistency with City ordinances, the conditions of approval, and compatibility with the surrounding area. During this period, staff will complete annual reviews and assessments of the jeep tour and storage business to ensure that its operation is consistent with Land Development Code requirements and applicable conditions of approval.
2. No more than one off-road vehicle shall be parked at the western parking aisle, as shown on the approved site plan.
3. If the applicant submits a shared parking space agreement acceptable to staff, proving that there is an alternative for three off-site parking spaces, up to four off-road vehicles may be stored on the subject property, subject to the approval of the Director of Community Development.
4. Prior to the erection of any signs, a Sign Permit shall be obtained from the Department of Community Development.
5. Vehicle washing shall not take place on the subject property.
6. Six five-gallon Hawthorne shrubs shall be planted at the location indicated on the site plan. Plants shall be continuously maintained.
7. Within ninety days of approval the applicant shall address, to the satisfaction of the Sedona District Fire Marshal, all issues raised in the letter dated December 11, 2006.
8. Within thirty days of approval, the property owner of record of subject property and the applicant shall sign a waiver agreeing to comply with all conditions of approval associated with Case Number CUP 2006-05 and further acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this conditional use permit.



DEPARTMENT OF COMMUNITY DEVELOPMENT

Current Planning Division

104 Road Runner Drive

Sedona, Arizona 86336

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TDD: 928-282-3113

ngioello@sedonaaz.gov

SUMMARY SHEET
Tranquil Community Garden
CUP2011-6
Conditional Use Permit

Action requested: Conditional Use Permit

Staff recommendation: Approval, with conditions

Parcel number: 408-24-087

Meeting date: February 7, 2012

Applicant: Verde Food Council

Project summary: Conditional Use Permit for a community garden

Location: 50 Tranquil Avenue

Site size: ± 9.05 acres

Current Zoning: RMH-10 Mobile Home and Single-family Residential

Current land use: Single-family Residential

Current SCP designation: Special Planning Area (Rigby/Madole)

Area zoning

North: RS-10a (Single-family Residential)

South: RMH-10 (Mobile Home and Single-family Residential)

C-2 (General Commercial)

East: C-1 (General Commercial)

West: RS-10a (Single-family Residential)

Area land uses

Residential

Residential

Mobile home park

Retail shopping center

Residential

Report prepared by: Nicholas R. Gioello, Senior Planner

Tranquil Community Garden - Summary:

The applicant is proposing to construct and operate a community garden on a 3-acre portion of the 9-acre Wesleyan Church property.

Strengths:

- The proposed use will allow members of the community to grow vegetables and become more self-sufficient.
- Serve as a community gathering place.
- Will retain and utilize runoff water.

Weaknesses:

- None noted.

Recommendation:

Staff is recommending approval with conditions.

Attachments:

1. Aerial Map
2. Vicinity Map
3. Site Plan
4. Revised Letter of Intent
5. Citizen participation report
6. Correspondence from neighbor



Current Planning Division

STAFF REPORT

To: Planning and Zoning Commission

Through: John O'Brien, Director
Department of Community Development

From: Nicholas R. Gioello, Senior Planner *NRG*
Department of Community Development

Meeting date: February 7, 2012

Applicant: Tranquil Community Garden

Case number: CUP2011-6

BACKGROUND

The applicant met with staff on November 16, 2011 to discuss the possibility of establishing a community garden at the subject property. The applicant submitted the application for a Conditional Use Permit on November 28, 2011. An introductory work session with the Planning and Zoning Commission was held on December 29, 2011.

SITE CHARACTERISTICS

- The parcel consists of approximately 9.05 acres, which includes the existing historic Rigby House.
- Most of the property is undeveloped with a dirt driveway that connects from Tranquil Avenue to the Rigby House. Several cleared dirt parking areas exist on both sides of the house.
- The property gently slopes from north to south.
- A number of mature trees and native vegetation exist throughout the property.

DEVELOPMENT PROPOSAL

- The applicant is requesting a Conditional Use Permit to operate a community garden for the planting and harvesting of vegetables by the public.
- A 0.75 acre area of the 9.05 acre property will be completely fenced with T-posts, 6-foot horse wire and 3-foot chicken wire fencing materials.
- Approximately 80 garden plots will be established. Swales, berms and slopes will be constructed to define the plots and will follow the natural contours of the property to retain rainfall to help water the garden area. Additional water will be available from an Arizona Water Company meter on the property.
- Plots will be leased to the public for \$20 to \$50 per year, depending on the size of the plot.
- Organic gardening methods will be used, along with natural fertilizers and soil amendments. No

pesticides will be used.

- A small tool/storage shed and compost area will be located at the north portion of the fenced garden area.
- A Porta-John and trash receptacle will be placed north of the driveway and west of the Rigby House.
- A future park east of the garden is proposed with a 400 square foot covered ramada and several picnic tables and benches. The park area would be used for special events associated with the community garden, such as a harvest festival.
- The garden is proposed to be open from dusk to dawn, seven days per week.
- People working in the garden will include volunteers, master gardeners and teachers, and community members who have rented gardening plots.
- Small gardening classes will be held to teach community members gardening and growing techniques.

Access

- Access is provided from a driveway that connects to Tranquil Avenue. No changes or improvements to this connection are proposed.

Parking

- Parking areas will be defined along the garden driveway and areas to the west and east of the Rigby House.

Traffic Impacts

- Significant traffic impacts are not anticipated for the site based on the proposed use. It is anticipated that a number of community members using the garden will also live in the immediate area and probably walk to the garden. However, there is ample space for a number of vehicles. Staff does not anticipate a parking problem at this location.

Signage

- A small sign at the driveway entrance will probably be installed, as well as several small signs in the garden area. A sign permit will be required and all City of Sedona sign codes will apply.

Outside lighting

- No outdoor lighting is proposed.

Citizen Participation Report

- The applicant has met the requirements of Section 408 of the Land Development Code for citizen participation by contacting all property owners within 500 feet by letter.
- One letter was received from an immediate neighbor on Tranquil Avenue. The owner expressed concern with the Porta-John and compost area and requested information on how these areas were to be maintained to avoid potential problems. Concern was also expressed with overflow parking onto Tranquil Avenue. The applicant responded to the neighbor and amended the letter of intent to address their concerns. Staff is recommending several conditions in the Conditions of Approval to address these concerns.

- The applicant's Citizen Participation Report and supporting documents are attached at the end of this staff report.

COMMENTS AND CONCERNS

Community Development-Long Range Planning

- Community Plan Designation: Special Planning Area (Rigby/Madole)
- The historic Rigby House (ca. 1948) is a significant yet currently un-protected historic resource. While the House is not included in the 3-acre site proposed for the community garden, there would nevertheless be some nearby encroachment from overflow car parking. The applicant is encouraged to make every effort to ensure that this community asset is not compromised.
- A community garden is not discussed per se in the existing Community Plan, however, the Plan does emphasize that land uses should be consistent with community needs and benefits. To that end, a community garden can become a unifying feature, like a neighborhood park, that helps bring residents together and helps stabilize and strengthen ties. For this reason, the proposed project is generally consistent with the Community Plan.

Community Development – Current Planning

- Staff generated a list of comments and concerns that were provided to the applicant as a result of staff's initial review of this project. The applicant has revised the letter of intent and the site plan to address staff's comments.

City of Sedona Building Safety Division

- No concerns.

City of Sedona Engineering Department

- The Porta-John, shed and storage of gardening supplies shall be located out of the floodplain.
- Best Management Practices shall be in place to prevent erosion and transportation of silt and sediment from the disturbed areas.

City of Sedona Police Department

- No comments.

Yavapai County Community Health Services

- The garden shall be for personal use and consumption only. No commercial sales to food establishments are allowed.
- The garden area should be fenced to exclude animals. Personal pets should not be allowed in the garden area to prevent cross-contamination.
- The water source should be verified. No reclaimed water is allowed on plants or fruit trees for consumption.

Staff note: An Arizona Water Company meter exists on the property and will be utilized for watering of the garden area.

REVIEW, COMMENTARY and ANALYSIS

The following approvals are requested from the Planning and Zoning Commission:

CUP2011-6 **Conditional Use Permit** Approval from the Planning and Zoning Commission.

Compliance with Conditional Use Permit findings

Section 402.06 of the Land Development Code requires that the following findings shall be made before granting a Conditional Use Permit:

- A. *That the proposed location of the conditional use is in accordance with the objectives of the Code and the purpose of the zoning district in which the site is located.*
- B. *That the granting of the Conditional Use Permit will not be materially detrimental to the public health, safety or welfare. The factors to be considered in evaluating this application shall include:*
 - 1. *Property damage or nuisance resulting from noise, smoke, odor, dust, vibration or illumination.*
 - 2. *Any hazard to persons and property from possible explosion, contamination, fire or flood.*
 - 3. *Any impact on surrounding area resulting from unusual volume or character of traffic.*
- C. *That the characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.*
- D. *That the proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances.*
- E. *That the proposed expansion or change of a non-conforming use (if applicable) is no more deleterious to other properties in the surrounding area than the existing use.*

It is staff's opinion that the request for a Conditional Use Permit to operate the Tranquil Community Garden is in accordance with the Community Plan and the RMH-10 (Mobile Home and Single-family Residential) zoning district subject to a Conditional Use Permit.

It is staff's opinion that granting of the Conditional Use Permit for a community garden will not materially affect the public health, safety or welfare. There are no anticipated noise, dust, vibration or illumination hazards associated with the property, provided the conditions of approval are followed. There are no anticipated hazards to any person or property from possible explosion, contamination, fire or flood. Staff does not anticipate any impact on surrounding areas resulting from an unusual volume or character of traffic.

The proposed community garden is also reasonably compatible with the residential uses in the surrounding area, since the proposed fence and shed are typical improvements that exist throughout the immediate residential area. No impact to existing view corridors are proposed. The Porta-John will be serviced with a maintenance contract for weekly emptying and sterilization. The compost area will be tended by a master gardener to ensure maximum efficacy in the break down process of the contents of the compost pile to prevent putrefaction.

Staff is recommending granting the Conditional Use Permit for five years. This provides a reasonable period of time in which to assess any unforeseen implications or issues from the use of the subject property as conditioned. During this period, staff will complete reviews and assessments of the community garden to ensure that its operation is consistent with Land Development Code requirements and the applicable conditions of approval. Per the Land Development Code, section 402.10-E, the Director of Community Development may suspend the Conditional Use Permit for failure to comply with any conditions and, upon meeting specific criteria, bring the conditional use permit before the Planning and Zoning Commission for revocation.

RECOMMENDATION

Based on compliance with ordinance requirements as conditioned, general consistency with and conformity to the Sedona Community Plan, satisfaction of the Conditional Use Permit findings of the Land Development Code and compatibility with surrounding land uses and the character of the surrounding area, staff recommends approval of case numbers CUP2011-6, subject to all applicable ordinance requirements and the attached conditions of approval.

Recommended Motion for Approval

I move to approve case number CUP2011-6, based on compliance with all applicable ordinance requirements, satisfaction of the Conditional Use Permit findings and applicable Land Development Code and requirements and the conditions of approval as outlined in the staff report.

Alternative Motion for Denial

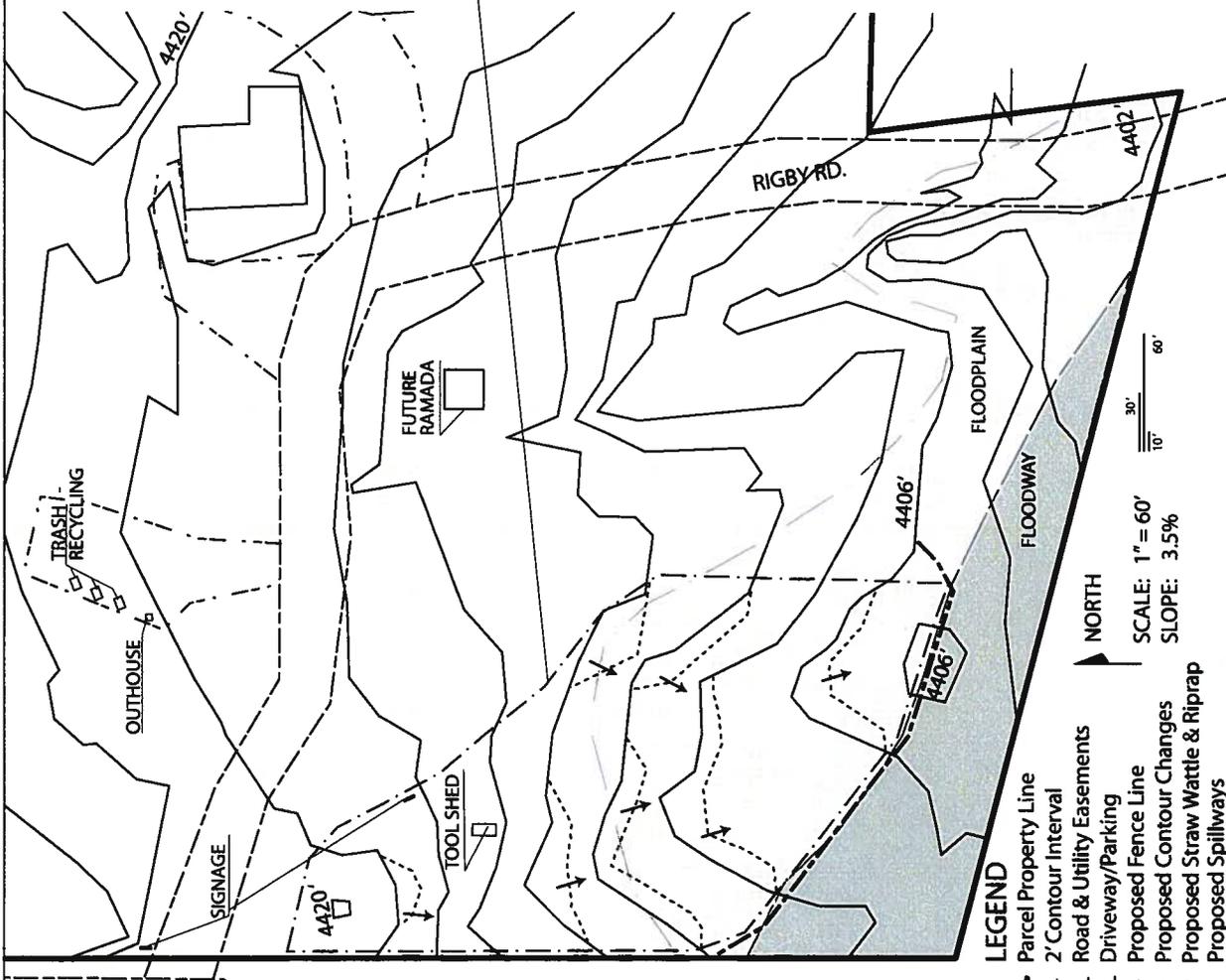
I move to deny case number CUP2011-6 (Please specify findings).

CONDITIONS OF APPROVAL
Tranquil Community Garden
CUP2011-6

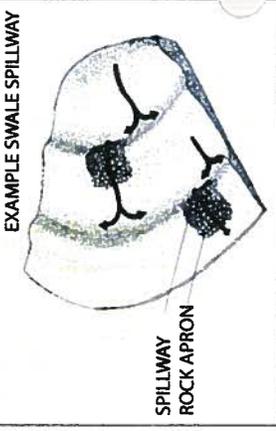
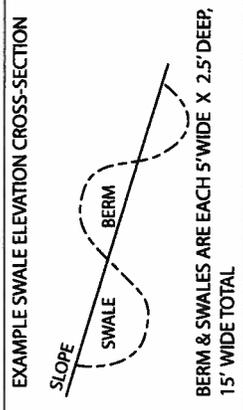
1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent and all supporting documents, as reviewed, modified, and approved by the Planning and Zoning Commission. Proposed changes in operation or activities to the approved Conditional Use Permit determined to be substantial by the Director of Community Development shall require reconsideration by the Planning and Zoning Commission at a public meeting.
2. The Conditional Use Permit approval shall be valid for a period of five (5) years and shall expire on February 22, 2017. At least 63 days prior to the expiration date, the applicant shall file a renewal application of the Conditional Use Permit. At that time the Planning and Zoning Commission shall reevaluate Tranquil Community Garden based on consistency with City ordinances and the conditions of approval, and compatibility with the surrounding area. During this period, staff will complete annual reviews and assessments of Tranquil Community Garden to ensure that its operation is consistent with Land Development Code requirements and applicable conditions of approval.
3. All requirements of Yavapai County Community Health Services shall be met. The garden shall only be used for personal use. No commercial sales to food establishments shall be allowed.
4. The Porta-John will be serviced with a maintenance contract for weekly emptying and sterilization.
5. The compost area will be tended by a master gardener to ensure maximum efficacy in the break down process of the contents of the compost pile to prevent putrefication.
6. All parking for the Tranquil Community Garden use, including special events, shall be contained on the property. No parking shall be allowed on Tranquil Avenue.
7. Uses and activities conducted on the subject property will be in conformance with all State, Federal, County and Municipal laws and ordinances. Failure to meet these requirements, or the condition of approval may result in the revocation of this Conditional Use Permit per the requirements of the Land Development Code, Section 402.10 - Revocation of Conditional Use Permit.
8. Within thirty days of approval of the Conditional Use Permit, the property owner of record of the subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Conditional Use Permit.

TRANQUIL GARDEN PLOT PLAN

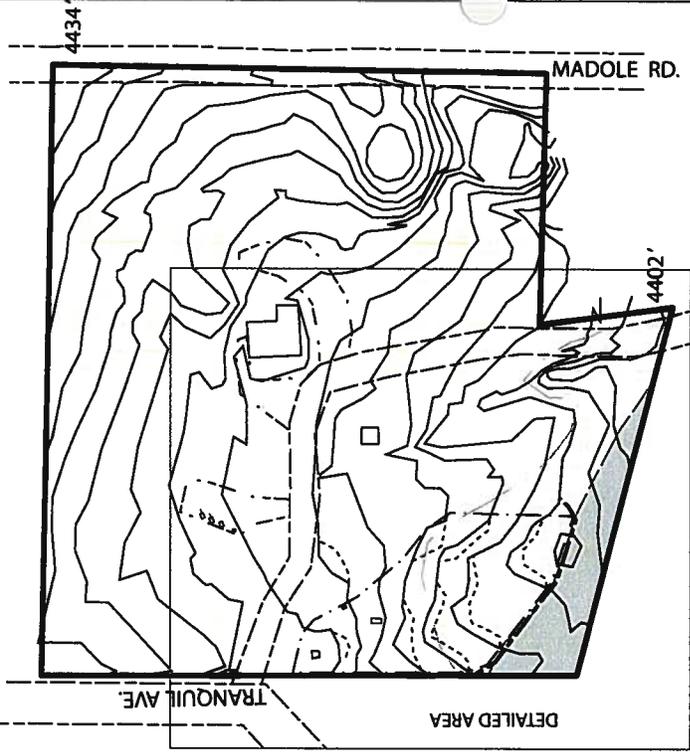
50 TRANQUIL AVE
 PN 408-24-087 ZONING: RMH-10
 S11 T17N R5E G1A & SALT RIVER
 BOOK 3665 PAGE 594



- LEGEND**
- Parcel Property Line
 - 2' Contour Interval
 - Road & Utility Easements
 - Driveway/Parking
 - Proposed Fence Line
 - Proposed Contour Changes
 - Proposed Straw Wattle & Riprap
 - Proposed Spillways



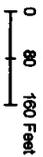
FENCED AREA DIMENSIONS:
 PERIMETER ~ 800 FT
 AREA ~ 32630 SQ FT ~ .75 ACRES



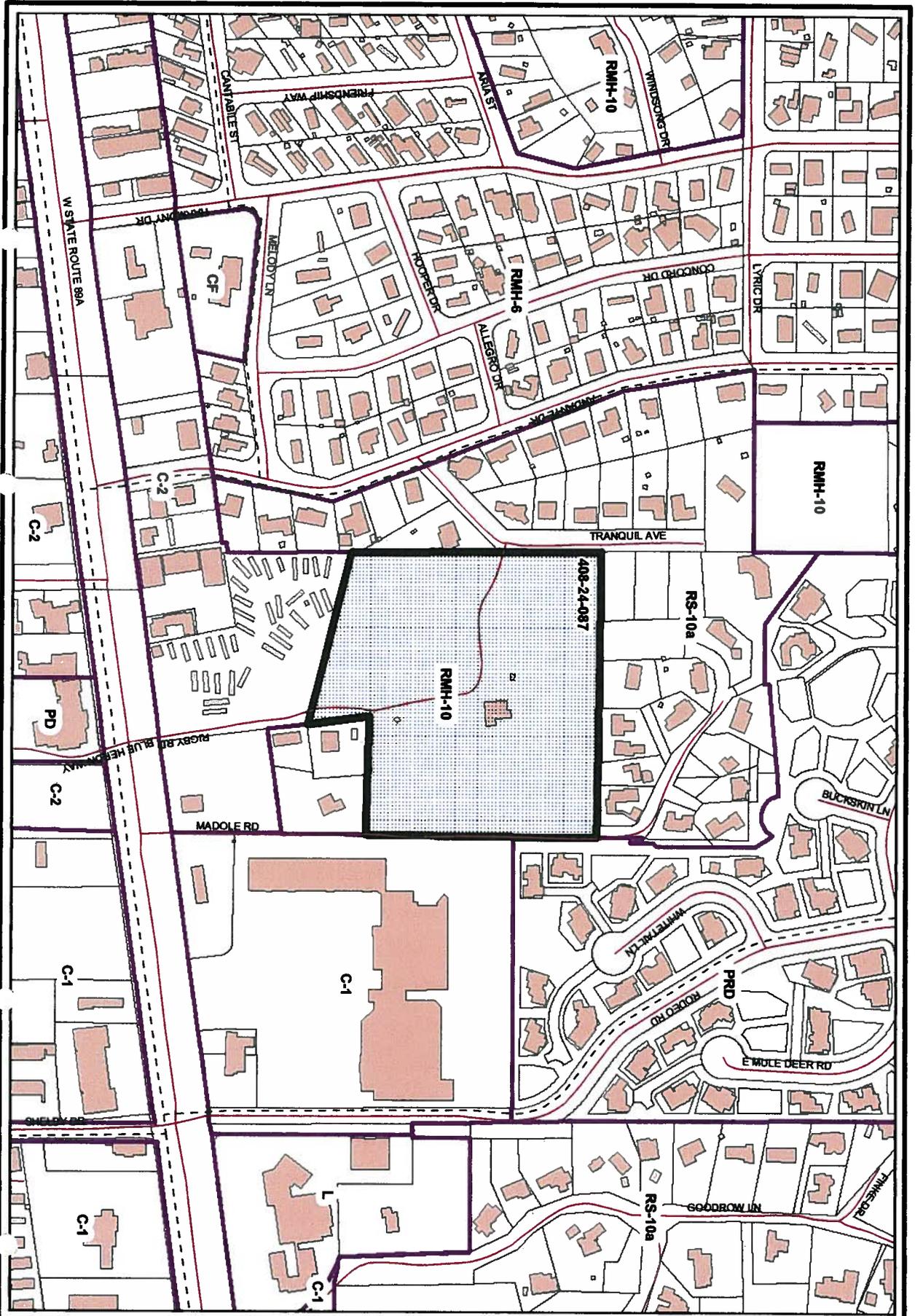
Vicinity Map

Parcel #
408-24-087
Tranquill Community
Garden

- Parcel #408-24-087
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



City of Madison
11/20/2011
This map is for informational purposes only. It is not intended to be used as a legal document. The City of Madison is not responsible for any errors or omissions on this map. The information is provided as a public service. The City of Madison is not responsible for any errors or omissions on this map. The information is provided as a public service.



Tranquil Garden Proposal

Tranquil Lane
Sedona, Arizona 86336

City of Sedona
Planning and Zoning Commission
Attention: Nicholas R. Gioello

R E C E I V E D
NOV 28 2011

CITY OF SEDONA
COMMUNITY DEVELOPMENT

November 23, 2011,

Dear Nicholas,

Please see herewith a Letter of Intent from the Verde Food Council (VFC) and its partners to begin the review process for the City of Sedona's consideration for creating a community garden on private land that is currently zoned for private use. The targeted land currently is owned by the Christ Center Wesleyan Church (CCWC). Pastor Frank Robinson and the CCWC Board of Directors have agreed to provide up to three acres of the nine acres they currently own, for the purpose of creating a community garden. VFC and its partners are requesting a Special Use Permit to use this land publically for the benefit of the entire community of Sedona. The benefits of this zoning change will be multiple:

- Families and individuals will learn to grow their own food and will therefore become more self-sufficient, productive members of our community
- This plan responds directly and immediately to repeated requests at the Imagine Sedona Community Input Meetings from local community members for more gardens and community gathering spaces. At these meetings, community members have been assured over and over that their voices will be heard. This is a perfect opportunity for the City Planning Commission to respond sooner, rather than later to these requests, thus showing good will by displaying a willingness to listen and respond to the needs and desires of community members.
- This garden is also intended as a micro model / prototype for utilizing and redirecting storm water (flood water) so that it permeates into the ground and is therefore available to the garden vegetables and other trees and vegetation in the area, rather than serving to flood areas below it as it has done in the past. Other similar prototype models have proven to actually raise the water table in the designated area. Given the exceptional value of water in the desert, especially in times of drought, this practice used city-wide could prove to be invaluable.
- In multiple communities all over the country, in addition to the obvious community garden benefits of increased food production, added benefits include:
 - Incorporating local leadership, local resources, volunteers and community partners offers enhanced communication and skills-building opportunities for all participants (This goal also speaks to the goal of the City of Sedona: "The City's goal of protecting Sedona's natural and environmental qualities combined with

policies that accommodate and direct orderly growth and development create a special challenge for the community. To successfully meet this challenge, the City must continue to expand public infrastructure and facilitate services using innovation and partnerships with other public agencies and the private sector. It is important that the City establish specific policies, plans and strategies that can be implemented with community support to address financial needs and achieve stated.”)

Community Goals:

- Fosters neighborhood ownership, civic pride and desire for community-building, thus engendering a desire to support community by giving back
- Offers multi-generational opportunities for community collaboration that include all levels of community
- Elevating public consciousness about public health, thus increasing the effectiveness and quality of community health interventions, while potentially decreasing the need for medical interventions
- Creating culturally appropriate educational and training opportunities through gardening, cooking, food preservation and nutrition classes,
- Community gardens build and nurture community capacity and strengthen perception of community connection
- Ongoing, interactive learning opportunities, along with community gatherings and collaborative garden partnerships help to sustain momentum and longevity for the garden while building community.

With all of the above benefits at every level of community, many communities are actually encouraging the creation of community gardens by waiving city permit fees and expediting the land use approval process for zoning changes. **The Verde Food Council recommends** that the City of Sedona strongly consider such encouraging practices by adjusting zoning regulations and public policies to support not only sustainable, but resilient and regenerative community living. Given that the city of Sedona has already issued a “Proclamation” of partnership with the Verde Food Council, we (VFC and partners) will be happy to meet with city leaders in support of *re-visioning* city policies and codes that directly or indirectly impact sustainability and resiliency.

Citizen Review Process:

On June 14, 2011, the Verde Food Council, in partnership with the Sedona Public Library sponsored an informative public meeting (See attached flyers) to discuss the possibility of creating a community garden at the Tranquil Garden site and to assess the level of neighborhood interest. The attached flyers were hand delivered to every home in Windsong Mobile Home Park, every home on Tranquil Lane and approximately the first third of Andante on both sides of the street. In the cases where no one was at home, flyers were left in the doors with direct contact information for the Verde Food Council Executive Director, Debra Emmanuelle. Every person with whom we had direct contact was happy to hear about this garden and there were no negative comments or concerns. Moreover, Debra received no phone calls with questions or concerns about the information left at peoples’ homes regarding this garden.

On October 30, 2011 the Verde Food Council, in collaboration with the Living in Harmony neighborhood of 500 homes in the area surrounding the Tranquil Garden land and other partners, held a second gathering, this time on the garden site, with the permission of and in partnership with Christ Center Wesleyan Church. Every home in the Living in Harmony Neighborhood received notification of this community garden pot luck as well as the community at large. (See attached flyer.) Approximately fifty people attended this community gathering with food, music, raffle prizes and fun. Not only were there no complaints, but the community support for this event was outstanding.

In accordance with the requirement for the *Conditional Use Permit*, this proposal will be mailed out to every resident within 500 feet of the garden site along with a cover letter inviting interested parties to the city council hearing on this topic scheduled to be held in the City Council Chambers on February 7, 2012, at 5:30 PM. Contact information for the Executive Director of the Verde Food Council both by telephone and email will be included to accommodate any questions local residents may have regarding this proposal. Moreover, we will include a statement in the cover letter offering a Spanish translation of this proposal upon request. All inquiries and questions regarding this issue will be logged and submitted as a "Participation Report" at the appropriate time before the February 7th hearing date.

Development Review Application:

- **Site Design:** The Verde Food Council and its partners are absolutely committed to remaining sensitive to preserving the natural beauty of the land to which we have been entrusted. We have gathered a team of environmental experts who are studying the natural flora and fauna of the land as well as the natural contours, elevations and flow of water through this flood-zoned parcel. This team of experts, Chris Anderson, Ryan Matson, Gwynne Reese and Marianna Hartson has a phenomenal understanding of Permaculture, sustainability, watersheds, supporting local eco-systems, community organization and development as well as multiple, natural gardening techniques that not only feed the people, but also feed (give back to) the land.

In the area designated as the Tranquil Garden, all natural, indigenous and significant growth will be preserved. For example, Mesquite trees and some cacti provide ongoing beneficial nutrients to the soil, ultimately requiring less fertilizer for the garden and keeping soil amendment costs to a minimum.

Garden plots, swales, berms and slopes will be arranged according to the natural contour of the land and for maximum, natural water retention. (See Garden Plot Plan)

Approximately 80 garden plots will be cultivated with organic gardening methods with only natural, fertilizers and soil amendments. Regular, free gardening classes will be held in the garden for all those who want to learn organic gardening techniques and each member will agree to adhere to organic practices. Each garden participant will be

encouraged and supported in creating their own plot, thus providing both a greater sense of ownership and the opportunity for teaching and involving member participation as early as possible. With the ultimate goal of enhancing the natural beauty of this land while increasing its *functionality*, every aspect and phase of this plan will be a testimonial to these intentions.

Amenities on this garden site will be:

- A small tool/storage shed and compost area on the northwestern corner of the lot within the fenced garden area and well above the flood plane. The tool shed will be 64 square feet in area (8X8), with a 7' eave extended to the north, providing a roof over the adjacent compost pile. The height of the shed will be 7 feet, sloping to a 6' eave and wall and conform to all color requirements and city codes. The roof over the compost pile will slope at 14% to a 5' height at the lowest end.
- A permanent outhouse and trash receptacle that will be housed on the north side of the Rigby House driveway and west of the house just off the old volleyball court allowing easy access for maintenance and collection.
- As the plans for a park adjacent to the garden unfold, we eventually envision a 4 posted, 400 square foot ramada (20' X 20' X 12') with 4-6' picnic tables underneath as well as park benches and picnic tables among the juniper groves to the east of the fenced garden.
- AZ Water Company will install a bib and unlock an existing water meter on the southwest corner of the garden plot. Until money can be raised for a drip irrigation system for the entire garden, we will begin with hoses for watering.
- 1 small sign, approximately 3' X 1', will be placed on the corner of the driveway entrance and Tranquil Lane. This sign will be on a 4' X 5' monument base with interchangeable sign plates to accommodate signage for occasional events and community gatherings or classes to be held on the site. A second sign posted on the garden fence will post the name of the garden as well as the hours of operation and garden management contact information for emergencies and general information purposes. All signage will meet all city sign code restrictions.
- The Rigby House, an historic building owned by CCWC and inhabited by the assistant pastor and his family, is near the garden site, but will not be impacted in any negative way from the community garden or the increased use of this land by the community. All parties, including the assistant pastor and his family are very supportive of this garden and have agreed to the use of the diagonal parking spaces just beyond the house for extra parking when needed.

Since CCWC has decided to sell all 9 acres it currently owns in this area, VFC is working toward raising the necessary funding to purchase the lower 3 acres involving the garden and park. Furthermore, we propose that the City of Sedona purchase the other 6 acres, which includes this house, in order to insure the preservation of this architecturally and

historically significant building. This would allow for the expansion of the community park into an educational “Sustainability Park”. It is fitting that this house, the first true adobe structure ever built in Sedona, becomes the *Sedona Sustainability Center*.

Drainage Design:

Since the plot of land under consideration for this community garden is in the middle of a flood zone, VFC and its partners plan to make optimal use of available watershed and water conservation technologies by creating a natural water-capture system that will not only save the community garden from flooding, but will benefit the immediate and surrounding lands and homes by capturing the excess water and returning it to the earth. The purpose of any and all excavation on this property will be focused on monitoring areas of erosion and serve to mitigate that erosion and will be kept to an absolute minimum. This proposal is an action plan for enhancing the natural beauty of the land by reducing erosion and desertification and creating a recreation and community gathering space for education and community building, while providing a source for healthy food at the same time. This approach will create a win/win scenario for all concerned which is the motivating factor for the community-building prototype we are presenting to the City of Sedona for review.

The existing run-off will be interrupted by earthen swales on contour, in order to slow, spread, and infiltrate the water into the ground. Each swale will be a long, narrow catchment basin that runs perpendicular to slope (a.k.a. on contour). Excavated earth from the swales will create a berm on the downslope, followed by another swale. (See example swale elevation cross section on Tranquil Garden Plot Plan.)

Drainage Ways:

Each swale will have a strategic point in the berm (a.k.a. “overflow”) where excess water is routed to a lower swale. Each overflow drainage will be lined with rock and / or be in the current drainage channel, in order to prevent erosion. Excess water will still leave the property via the main wash at the southern end of the property.

Stormwater Detention Basins:

Each swale will function as a stormwater detention basin. These swales on contour will have the added benefit of being planted with trees, shrubs, and other vegetation, and being heavily mulched with organic material such as leaves, adding to each basin’s ability to absorb moisture like a living sponge.

Stormwater Mitigation:

There will be a straw wattle continuously along the lower edge of the garden, just above the drainage basin. Approximately 1/3 of the straw wattles are trenched in below ground

level, and then are staked deep into the ground to prevent movement. Permanent rip-rap consisting of 4-6" rocks will be tamped in place below straw wattles. Stormwater contamination prevention measures will also include having all fertilizers stored under shelter, specifically under a large eave against the shed.

Soil Erosion and Sedimentation Control:

Each swale and basin will minimize erosion by slowing down run-off. Sediment will be caught in the swales, adding fertility to the soil for the plants. As the trees and other plants mature, their roots will also prevent erosion. Overflows from one swale to the next will be lined with rocks and / or be in the current drainage channel, in order to prevent erosion.

Parking Area Design and Landscaping:

Parking will be along the driveway to the garden as well as diagonal parking spaces provided just beyond the Rigby House.

Fences and Walls:

Due to an abundance of wild life in the area of the designated garden, completely closing it off with fencing is mandatory to a successful garden design. The fence will surround the immediate garden area only and is designed to keep out javelina, rabbits, other small rodents and deer. It will comply with all city ordinance policies regarding fencing, with horse fence in natural rust patina and painted green T posts.

Tranquil Garden Fencing Cost Estimates

Home Depot Estimate October 22, 2011

Quantity	Item	Total Cost
9 Rolls	100' Rolls of 6 ft. Horse Fence	\$224 X 9 = \$2016.00
18 Rolls	50' Rolls of 3 ft. Chick Wire Fencing	\$33.37 X 18 = \$600.66
110	7' T□posts	\$5.20 X 110 = \$572.00
1 Roll	50. T-Post tie wire	\$3.98
18 pkgs.	T-post clips (25 per pkg.)	18 X .98 = \$17.64
	TOTAL COST (Excluding gate latch)	\$3542.38

Conditional Use Permit:

This community garden will encompass .75 acres (800 ft. perimeter, 32,630 sq. ft.) on Tranquil Lane in Sedona, just off Andante. It will consist of 80 or more garden plots of various sizes and configurations, so that individuals and whole families may tailor their plot to their own needs. The cost of renting a garden plot will be between \$20.00 and \$50.00 per year dependent upon the size of the plot. CCWC has agreed to pay \$50.00 per month toward the water bill and VFC is requesting a reduced water rate for agricultural purposes.

The **hours of operation** will be from dawn to dusk seven days per week. All people working the garden will either be volunteers (including the Master Gardeners and teachers who will be teaching classes in the garden) or the community members who have rented their individual garden plots.

Traffic Impact: Since the majority of the people coming to the garden to participate will already live in the neighborhood of the garden, we do not anticipate any impact on area traffic. Parking will be alongside the private driveway off Tranquil Lane and if needed there are additional parking spaces at the end of the private road.

We will be happy to respond to any questions you any have and we thank you in advance for your consideration.

Sincerely,

Debra Emmanuelle
Chris Anderson
Ryan Matson
Marianna Hartsong
Gwynne Reese



Sedona Residents in the Vicinity of the Proposed Tranquil Garden

**Verde Food Council
Board of Directors**

January 3, 2012

Chair:

*Ed Naylor,
The Naylor Group*

Vice-Chair:

*Dawn Bershader,
Christ Lutheran
Church*

Secretary:

*Sandy Cravens,
Hearts for the Hungry
and Homeless*

Treasurer:

*Harvey Grady,
Cornucopia
Community Advocates*

*Tamara Nisly,
Yavapai Community
Health Services*

*Richard V. Sidy,
Gardens for Humanity*

*Roger Wyer
Verde Valley
Caregivers Coalition*

Dear Neighbor,

The Verde Food Council (VFC) and several other community partners are in the beginning stages of planning a new community garden in Sedona. You are receiving this letter because you are within 500 feet of the proposed garden site, located at 50 Tranquil Lane. This 9-acre parcel of land, owned and offered to VFC for this purpose by the Christ Center Wesleyan Church is located just behind Windsong Mobile Home Park and is accessed via Tranquil Lane (the first right off Tranquil).

We are working in collaboration with the City of Sedona regarding our proposal for a Special Use Permit to change the zoning designation from "Private" to "Public Use", because we envision this garden as a community meeting and education gathering place. VFC and its partners will be offering classes in all aspects of gardening for both the members of the garden and other interested community members and a Master Gardener will be available for free consultation. Eventually, we also envision a small community park next to the garden.

Those interested in being a part of this project may sign up for garden plots which you will be encouraged to design and create to fit your needs, within certain garden guidelines. A small fee of \$20 - \$50 per year will ensure your space in this ¾ acre garden. Please see enclosed Garden Agreement and Proposal. A Spanish translation of this letter is available upon request.

Please feel free to contact me with any further questions or concerns you may have.

Sincerely,

Debra Emmanuelle

Verde Food Council
Debra Emmanuelle, Executive Director
(928) 282-8738; info@verdefood.org

Dean McCall & Leonor McCall-Rodriguez
Owners: 125 Tranquil Ave.
Sedona AZ 86336

City of Sedona
Department of Community Development
Current Planning Division
Attn: Nicholas R. Gioello

12/5/2011

Dear Mr. Gioello:

In regard to CUP2011-6 Tranquil Community Garden: We are the owners of the property at 125 Tranquil Ave., just up the street from the proposed garden. This proposal sounds like a great use of available land, and in a way that brings the community closer together. We applaud the Verde Food Council for its initiative in pulling this project together, and assume they will make every effort to maintain the garden and affected surroundings in a way that is agreeable to the neighbors.

We do have a few concerns that we would like to have addressed:

- 1) Plans show that there will be a permanent outhouse and a composting area. If not attended to properly, either one or both of these areas can emit foul odors. We would like an explicit commitment from the VFC that these areas and their contents will be maintained in a way that avoids this potential problem.
- 2) 80 active plots means there is potential for a high need for parking at times. We acknowledge the assertion in the application letter that many of the users will be local and may not need to drive, but when the yields are good and need to be hauled or there are peak times to attend the garden (e.g., weekends), there is potential for parking to spill over onto Tranquil Ave. We would like to hear from the City how this is to be addressed so that access to our house and our parking is respected.

For both of these concerns, we would like to know in an ongoing fashion who the points of contact are, in the event that there is an issue needing to be addressed. We would also like to see a delineation of remedies the city would use should there be a problem.

Again, we support this proposal as written in the letter to you on Nov. 23, 2011, by Debra Emmanuelle et al of the Verde Food Council, provided the two concerns stated above are addressed to our satisfaction.

Thank you



Dean McCall

dwmccall@earthlink.net



Leonor McCall-Rodriguez

Leorod2001@earthlink.net

2409 Huntington Ln Unit B Redondo Beach, CA 90278
310-379-4486