

**Summary Minutes
City Of Sedona
Citizens Steering Committee Meeting -
Sedona Community Plan Update
Community Plan Room, 1725 West S.R. 89A, Suite D, Sedona, AZ
Tuesday, May 1, 2012 – 3:00 p.m.**

- 1. Verification of Notice, Call to Order, and Roll Call.**
Members of the Citizens Steering Committee will attend either in person or by telephone, video or internet conferencing.

Chairman Thompson called the meeting to order at 3:02 p.m.

Committee Members Present: Chairman Jon Thompson, Vice Chairman Rio Robson and Committee Members Mike Bower, Barbara Litrell - arrived at 3:04 p.m., Elemer Magaziner, Gerhard Mayer, Judy Reddington - arrived at 3:12 p.m., and John Sather. Angela LeFevre, Jim Eaton and Marty Losoff were excused.

Staff Present: Kathy Levin and Mike Raber

- 2. Announcements from staff and committee.**

Mike Raber asked for the number of Committee Members and Planning Team Members that plan to attend the tour on May 15th and approximately 12 members raised their hands. Mike explained that the group will gather at 12:30 p.m. in the Yavapai College parking lot and members should contact Kathy to let her know if they are going to attend.

Mike then announced a special meeting of the Steering Committee on May 8th at 3:00 p.m. to discuss the May 14th program and May 15th tour, plus the discussion on housing and Prop 207. Additionally, the Format Team began to work out some descriptions of the different plan alternatives, so the Committee Members should look at those and make any comments. The Format Team will keep a running record of the work done on those.

Mike then indicated that staff met with the Fire District last week to give them an update on the Plan and to let them know that as a reviewing agency, their input is very important. One of the issues they raised was water adequacy and there is a Water Resources Element in the Plan. We don't control the water, which is through the private water companies, but we will look into whether or not there is an infrastructure issue or if their concern is just the water supply in general.

- 3. Adoption of minutes. Tuesday, April 17, 2012**

Chairman Thompson stated that he would entertain a motion to approve the minutes of the April 17th meeting.

MOTION: Mike Bower so moved. Elemer Magaziner seconded the motion. VOTE: Motion carried seven (7) for and zero (0) opposed. (Angela LeFevre, Jim Eaton and Marty Losoff excused; Judy Reddington not present)

- 4. Public forum for items not listed on the agenda – limit of three minutes per person. (Note that the Citizens Steering Committee may not discuss or make decisions on any matter brought forward by a member of the public). (10 minutes for items 1- 4)**

The Chairman opened the public forum and having no requests to speak, closed the public forum.

5. Presentation/Discussion on Sedona planning concepts by Planning Working Team. (2hours & 20 minutes 3:10 – 5:30 p.m.)

Chairman Thompson indicated that there are four Working Teams and they all have presentations, so he suggested that if it is necessary to defer to who gets the most time, it should be the presenters. They should take the time they need to fully present their presentations and each Team has about 35 minutes, so we will probably have to limit discussions to questions or burning comments. Mike Raber added that input could be given to staff over the next several days, because that would be very valuable.

Chairman Thompson then commented on agenda item 6.

6. Discussion regarding the route for the “neighborhood tour field trip” by the Citizens Steering Committee on May 15, 2012. (5 minutes 5:30 – 5:35 p.m.)

Chairman Thompson indicated that if anyone had to leave the meeting early, a tour map had been designed and would be put on the back table. Barbara Litrell added that the tour is currently 13 stops and it is intended to give participants an idea of the neighborhoods where the tour will stop for some commentary. The Chairman explained that they are ensuring that all areas presented are on the tour and that he wanted to mention the map in case someone needed to leave early, but the remainder of the discussion for this item will follow agenda item 5.

5. Presentation/Discussion on Sedona planning concepts by Planning Working Team. (2hours & 20 minutes 3:10 – 5:30 p.m.) (Continued)

Team 1 - Paul Cate, Michael Hadley, August York, Kimber Griesser, Alan Wilson

Team 2 - Dan Surber, Paolo Scardina, Bill Welter, Marty Losoff, Theresa Huyser

Team 3 - Bobby Woods, Rod Abbott, Jon Thompson, Sandy Moriarty, Norman Taylor

Team 4 - Max Licher, Chuck Adams, Elemer Magaziner, Andrew Gansenberg, Chris Anderson

Team 1: Paul Cate acknowledged the Team 1 members listed above and indicated that August and Kimber were going to discuss a diagram related to circulation.

August York explained that they have three phased ideas for circulation -- traffic, biking and pedestrian circulation. The first phase starts in Uptown where they are proposing the elimination of parking spaces as you drive through 89A, so there would no longer be stop and go traffic in that area from people waiting to get in or come out. Additionally, they are proposing one underground pedestrian-bike path near Jordan Road, so the pedestrians are circulating underneath the road, and then there would be two pedestrian bridges at other points further north in Uptown. August then explained that the "blue" identifies the new pedestrian-bike lane separated from the traffic with a basin for road runoff and trees blocking that new "pedestrian mall" area from the traffic, and again, traffic would no longer be stopped by pedestrians and cars would no longer be waiting to get into parking spots, and there would be places where they could pull out and drop people off.

In the Art Barn area, August indicated that the Team is proposing a parking garage for the 100 spots of parking that would be lost. It would be clearly marked with a roundabout before passing Wilson Lane where they are proposing a small extension to connect 89A for local traffic to bypass Uptown. There would be a little roundabout and two ways to go, with parking clearly marked -- one way would go to the Uptown parking that already exists off of Schnebly Road, which would extend across that hillside, and the other would go down by the Art Barn area, which would be a mixed-use area with a parking garage for additional parking. August indicated that would be Phase I for traffic circulation and traffic flow with no more traffic blocking 89A for miles.

August then indicated that Phase 2 is the idea of removing the center turn lane on 89A all the way through town and putting in something aesthetically pleasing like melded rebar or something for a road divider that would be very thin and not take up much space, and then there would be additional roundabouts in certain areas for people that need to go the other direction. With that

additional space, you could have bike lanes on either side. They would be pretty narrow bike lanes divided by a 4-inch cement, 6-inch high physical divider from the traffic, because they all agreed that would be very important for people to feel safe along 89A, and there shouldn't be just a little white line to separate them from the traffic. Along with that Alan Wilson had an interesting idea of proposing a bike and pedestrian-only path all the way along the south side of Sedona, connecting the heart of Sedona off of Brewer Road to the Cultural Park. It would be an easy way for bikers to get from one side of Sedona to the other, and with these proposed ideas, it would create a pedestrian-friendly corridor through Sedona, along with the more public commuter route along 89A.

August then described Phase 3 as distinct roads with more than just the white stripe on the road for bike lanes to connect as veins off of the main arteries, i.e., Coffee Pot, Soldiers Pass. It would be a way for people to bike through Sedona safely by using protective medians, which would increase the human capacity for travel through Sedona.

Paul Cate indicated that they identified four areas and that all of their drawings and design ideas include input from everyone on the Team, plus input received from the general public. Diversity in these areas, by trying to combine functions, densities and uses, etc., combined with sustainability and use by both tourists and residents were critical elements for them, since most areas in Sedona tend to have a single tone.

Paul explained that the displays were set-up north to south, starting with the Art Barn and Cliffs area. Tying back to what August was talking about, from a traffic standpoint, he heard from a number of people that there is a major traffic logjam, and coming down the canyon, there can be a back-up of 20 or 30 minutes, so short of solving the problem of a highway going through a mall, they did what they could to improve and diversify the traffic circulation. They connected the two arms of Wilson Canyon mostly for residents, and since Schnebly Road now dead-ends, they did an extension of Schnebly Road to 89A. Additionally between Wilson and Apple, he added a second incoming lane with as much signage as possible to the parking. There is existing parking and they added some, and if people initially miss the turn lanes, there is still a lane to find another path, so it accommodates more traffic and gives two ways to get traffic off of 89A and take people to parking on that side of the road.

Paul then indicated they wanted to provide access to the aesthetics of the creek and Forest Service. He then identified the edge of the sharp drop-off down to the creek and explained that the Team considered that like the edge of the world, and working from there, they did a creekside promenade that wraps along all of that, which anyone could go to. It varies from 25 ft. to 40 ft. in width and different functions lead off of that. Then starting back from 89A, he pointed out the location of the Art Barn and Sedona Art Center and indicated that their main access would be there, but if people miss that, there is a two-way access to enable them to loop back into it.

Paul noted that there is a serious shortage of parking in Uptown, so for that reason and the additional parking that would be needed if parking was taken off of 89A, he identified a location where the grade drops and a large flat spot exists, and their thought was to have a parking garage there that could be one-story and hold about 145 cars. If it was a two-story, which would be his suggestion, with one-half level down from grade and one-half level up from grade, we could still build on top of that within the height limits and it could hold about 250 cars. As August mentioned, there are about 100 cars now parked along 89A, so this suggestion would provide quite a bit of additional parking.

Paul then identified the area they looked at for visual arts and indicated that they were looking at the Cultural Park for performing arts. They also were looking for a place for people to enjoy the area as well as live there, so on top of the parking garage, there would be artist-in-residence lodging and artist studios, and at ground level, there would be art galleries, etc. Other commercial office and restaurant functions are also shown as additional buildings in purple, and all of it has sort of a courtyard pedestrian access. Lastly, they also did a small section of clustered cottages, and from a sustainability standpoint, they were looking at using rooftops and any paved surfaces for

rainwater collection and solar. They put a permaculture bio-swale through the middle of it, separating ground level residential from businesses and introduced historically-based apple orchards through there.

Paul then described that on the other side of the road, they have more retail on the ground floor with rental apartments above, and then across the street from that would be two-story condos higher yet. As a point of reference, Paul pointed out the location of Arroyo Roble and explained that only the new stuff is shown.

Paul indicated that their next area was Posse Grounds, and he pointed out Barbara's Park as a point of reference. He then explained that their discussion was mostly to try to keep it as natural and green as it is, while getting more use out of it. He then indicated that Alan had some suggestions and pointed out the "little spaghetti lines" for bicyclists, and they would have a pump track and a flow track, with an obstacle course off of that. Additionally, there are some existing foot paths, but none of them create a loop, so they took different routes and the one shown in burnt red would be a walking and jogging track encircling the Posse Grounds area with about a 1½ mile circuit. It all has good terrain, so on a bike or on foot it will be good exercise.

Paul referenced recent discussions about trying to reintroduce the recreation center and indicated that he gave Mike Raber an alternate suggestion of where that could go, but in this case, they thought this area was zoned for Parks & Rec. He then pointed out a nice level area that is much less visible than the location that was originally intended and indicated that they are proposing a recreation center there that would be the size of the original design for the Cottonwood Rec. Center. Paul then indicated that parlaying additional parking for the existing pool and for the rec. center, any of the hatched area shown is covered parking, which would double as a shade frame for solar and rainwater collection.

Paul then indicated that their next area was Windsong, a beautiful setting that has a lot of potential, but needs as much diversity as possible by bringing in many different kinds of activities. He then explained that next to ProBuild would be low-cost apartments, because they wanted to do something for the workforce that would be displaced, and he pointed out where the site drops off and indicated there would be a one-story and some two-stories, and instead of the renters having to stand on the road, there could be a small piece of land that is put in the parking lot mostly, where they could indicate what they do, so people needing day workers could find out who does what and the unit they are in, and that site is not currently developed.

Paul indicated that, as indicated in the West Sedona Plan, they wanted to get as many people off of 89A as possible and find ways to get to destinations without traveling 89A. Paul then referenced Andante, Rodeo and Madole and indicated that they can be reached through a neighborhood, but from another area, people have to go onto 89A. He then pointed out that above the retaining wall at Safeway there is a large well-graded spot for a small connector that they connected to Rodeo, which would allow people to go from the Cultural Park to Coffee Pot on side streets.

Paul then explained that they graphically showed retail, office and restaurant space with its own parking and overflow for a park. He noted that there is no real full-sized park; there are pocket parks and a couple of school grounds, but no real parks. He then pointed out where, minus the existing houses in the white area shown, there is almost 13 acres of space, and in the middle, there is almost 4 acres of park space that with trees, some manicuring and some grass could be turned into a very useful park space that would be ringed by some cluster housing for rent or purchase and a small apartment building.

Paul then referenced recent discussions about community gardens and indicated that they wanted to fold that element into this, so they included a community gardens teaching room as part of the buildings, and any of the new trees planted would be edible fruit trees. He then explained that the little dots ringing that, which totals several hundred linear feet, are basically about 2 ft. wide planters that could be divided by whomever wants to use them, but they would be both landscaping

embellishments and edible landscaping. Anyone could usurp an area, and one way to do it would be to do "square foot gardening", which is basically done with 2 ft. square boxes. They could put their name on it and take care of it. Lastly, they wanted to accommodate a farmer's market there, so there would probably be days requiring more parking, but they wanted a way to get from Safeway to there, so there is a simple access and overflow parking could be in Safeway Plaza.

Paul explained that their last area was Cor D' Amor, Sedona Medical Center and the Cultural Park where they wanted to find a way to connect off of 89A, so they did a little connector behind KAZM and the library that connects to Dry Creek Road. They also added two roundabouts to funnel people into those areas at a slower speed. Regarding Cor D' Amor, there is an unused parcel of about five acres, and that park was for about four acres, which could be a very nice natural-setting park. It is a hilltop and the views are phenomenal. They also felt the subdivision was underused, so they kept the little pocket park and felt they could get more use of a lower area by going with apartments, and there is plenty of room for open space between those apartments. They left some of the lots their current size and subdivided some into half of their current size to get more use out of the area.

Regarding the Sedona Medical Center, Paul indicated they did a small expansion to that by bringing in senior assisted living and condos, medical research and medical office space, and all of that was off of Navoti, rather than off of the highway. Additionally, Michael Hadley spotted a choice piece behind the subdivided lots where there is a large alley of land that is not subdivided and is unused where there could be an equestrian center, plus there is a link to trails and there could be a few equestrian lots.

Paul explained that at the Cultural Park, they indicated retail and restaurant space on one side, and then in the Cultural Park proper, they expanded Yavapai College by more than the size of the existing building and did a separate building for the film institute, and in the interest of having on-site live and work for performing artists, they included an Elderhostel with parking below, a Youthhostel, an artist colony, a hotel with parking below, some retail and a few smaller performance venues that could be used on a daily basis. They also kept the existing amphitheater and added a trail system running through with the possibility of sculpture gardens.

Michael Hadley pointed out that there is also a pedestrian overcrossing as a gateway into the west side, and Paul pointed out the overpass foot bridge to the high school and a new roundabout there, and then in Uptown, he also had a larger gateway with a foot bridge, plus another smaller overpass foot bridge.

Team 3: Bobby Woods identified the members of Team 3 listed above and described their areas as an arts and culture education campus at the Cultural Park, a retirement and wellness center at Cor D' Amor, a retreat and conference center at Biddle's, and between Basha's and Safeway, a big town center. He explained that Team Members had different ideas, but they came together with a pretty good presentation.

For the arts and culture education campus, Bobby explained that they felt that where the Yavapai College and Cultural Park is now, they could expand the education idea and have Yavapai College serve Sedona in the way that Sedona needs arts. Their ideas concentrated on an art, music and theatre village, education buildings, a culinary institute and restaurant, hospitality, bed & breakfast, farming and ranching and a sustainability village. Also, as you come into Sedona, they thought that was kind of the first time you enter Sedona and education is a reflection of it.

Bobby explained that some of the features of that site include student housing, restoral of the amphitheatre, some small indoor theatres, a museum, smaller opera venues, a theatre of music, and they had four large parcel structures, some one story and maybe even two stories, and that might support a park 'n ride idea and make those sites a heavy pedestrian use. They also had a bridge from the Yavapai campus over to the high school where we have the Performing Arts Center. Also, there is a good place for an information center as you enter Sedona by making that

right turn towards the high school, and on the Miller site on the right-hand side of the road coming from Cottonwood, they put an executive retreat center with a gas and recharge station, and a restaurant to support the center.

Bobby then referenced the existing site and location of the Cultural Park, high school, etc., and summarized that Yavapai College would become a campus, and they kept the site sort of open as a visual for the commuters coming through, but the site also has all of the ingredients -- a museum, restaurant, parking structure, etc., and as you enter from Cottonwood, there is the bridge, information center, retreat, lodging and commercial. He then identified the location of the sustainability village, amphitheater and other structures used during events at the amphitheater, plus a housing component for students and faculty.

Bobby explained that the Cor D' Amor area would include assisted living and housing choices for single-family, plus some more independent apartment-type living, and a nursing care facility. He noted that this location is near the medical campus and would have a central backbone with a library and other appropriate services. The Team also thought those uses might be used by neighbors, as well as an adjacent rehab center, so it is also kind of a recreation center that would serve the hospital site too. Additionally, there is kind of a green belt that separates this site from the neighbors behind and a wash that could be made into a permanent water feature, and then there is a little bit of a commercial node.

Bobby then pointed out the location of the hospital, Cor D' Amor, the surrounding neighborhood, the campus and the parking, plus the proposed location for the rehabilitation and recreation center, the new assisted living area, the single-family lots, the clustered housing lots, and the nursing facility with the larger facility in the middle, plus the little commercial node and green belt that could become a nice pedestrian path and an existing neighborhood walk that it could connect to.

Bobby referenced the Miller site and indicated that the big thing was that they saw another facility in Sylmar, California that they thought would work well in Sedona. The park was interesting and very simple with nice materials, and folks could come to the retreat and go off into smaller groups. Then, they went to clustered housing with a central hall for large groups, maybe up to 600, and a dining hall in that same facility. They also included a welcome area on the other side of the road, so they would check-in and come across to the center, and that becomes a pedestrian area with winding paths, bikes and cart traffic. They also thought that along 89A, it would be kept like a park with a few of those historic buildings along that strip. Bobby then pointed out that they also had another pedestrian bridge from the check-in to the site.

Moving to the Biddle's area, Bobby pointed out the check-in and meeting area. He also identified the location of the administrative offices, parking structure, lobby, check-in and main meeting room, which could be a facility that is also open to the public, but they suggested a privacy wall, so they would have access, but there is also a community access. He then identified clusters of lodging and meeting rooms with lots of different choices for large groups and for smaller groups, plus an area along 89A that retains a few of the existing structures that could become new restaurants.

Norm Taylor explained that they also were supposed to create a town center, so it is located in West Sedona and they planned to have some social space for all ages, plus City Government with Council Chambers and law offices, arts & crafts studios with workshops and classrooms, coffee and sandwich shops, a daycare space, and a gallery for the arts & crafts. The social space would include lounges, places to play pool, billiards, game rooms, etc. The arts & crafts studios, workshops and classrooms are intended to be space for people in the community to take classes and use the space for teaching, like painting and drawing studios, where somebody can hold a class, and people can just go and work. There would be working shops where you might have a class, but people could go there with supervision and build furniture or whatever they want, so there would be painting and a place to dance or do yoga, metal work, etc. The coffee and sandwich shops are self-explanatory and the idea of the daycare space is to have a daycare center to serve all of the people that work in some part of the community.

Regarding the Town Square, they would connect the Safeway, Basha's and Harkins areas. Highway 89A would be for thru traffic only, and there would be a right-turn only section on 89A. The highway could be kept open and we could run a parade on a closed loop road or we could close 89A for a parade and direct traffic around the loop road. Then, the loop around the central part of the City could be used for parking access. They also put a pedestrian tunnel over 89A connecting the plaza and facilities on the north side of 89A to those on the south side.

Norm indicated that this is a plan for all of Sedona and you can see that this is the concentration of people in the City. As you move out of the area, you get into higher acreage per lot, and we have Basha's, Safeway and Harkins, plus Sanborn and Thunder Mountain Road that serve as a connection to the homes up above. Norm then pointed out the old lumber yard location, Sedona Moving & Storage and other businesses in the area, plus Contractors Road as points of reference, and indicated that they put a road from behind Safeway to Andante, but it would not be too simple, because of the slope.

Norm identified what could be City Council Chambers, Mayor's Office and administration in the Town Center, and another part that could also be more City Government space. He then identified the proposed daycare center location, a location for swimming with maybe eight 75 ft. lanes, a diving tank, children's swimming pool, waterslide, etc., therapy pool and a two-lane Olympic pool. He also pointed out the location for offices for the community center, classrooms, studios and workshops, and possibly a little display gallery for their art & crafts, and on the second floor, the proposed café and coffee places. Norm indicated there also would be a 250-seat theatre for something like the Sinfonietta, plus a theatre for something like Canyon Moon performances, and the rest would be for shopping, a gas station, etc.

Norm explained that they tried to break up the Basha's parking area to make it a more interesting place, and on the other side of the road, there is the new grocery store with Walgreens, so there would be a bridge for a walkway across, plus there also could be a ramp to cross to Harkins, and instead of having six little Flicker Shacks, we would have one nice theater with maybe seven little theaters, then there would be more shopping and office space, plus the bank.

Norm indicated that the other thing about this plan is the fact that working with this is the loop road and that we could call this area the inter-city of Sedona as defined by the circles, but one circle is Andante and that might not be needed. He then explained that people could pick up a shuttle at the Super 8 Motel location and that he extended the loop road to Mountain Shadows, because by doing that, we pick up most of the people living on this side of town between Andante, Rodeo and Coffee Pot. He then referenced Sunset and Shelby and indicated that road picks up a good deal of that part of town, so there is only one part left out. Norm also identified the right-turn only section, parking, and surrounding businesses again.

Norm then noted some of the sites he visited while researching the plan and Barbara Litrell asked if he was imagining 89A as a two-lane or four-lane road and Norm indicated four-lanes. A question was then asked about whether or not this concept had been shared with property owners, because some of them might be surprised. Chairman Thompson explained that the Teams are really imagining what ifs and the Committee would have to deal with several property owners to explain what we are doing. We are allowing ourselves to dream and create ideas that reflect what we are hearing from the community, and when we finalize these, we will have them tell us whether or not we heard them right, and it is another huge leap to get to where any of this would actually be implemented in this way, but unless we start dreaming about this stuff, we never will look at what might be possible, so we value the patience of the owners as we go through this process.

Team 4: Max Licher identified the members of Team 4 listed above and indicated that several of the Team Members decided to look at neighborhood centers, and what they will show will be much more modest than the other concepts presented.

Max indicated that making neighborhoods more cohesive came up in discussions a lot, so they looked at what that notion might entail in general, and they thought a park or common green space would be key to any neighborhood center, but there would also need to be a strong network of pedestrian connections to bring people to the center. A neighborhood is defined by a walkable area that encourages more interaction among neighbors. The common green space might include community gardens or greenhouses, and there could be a meeting space or just a shade structure, water feature, etc. Depending on the location, you could also have a small market or café, and each of the neighborhood centers would take on a different character, depending on the character of the neighborhood and where it is located. Max showed one idea found on the Internet that had a green space in the middle with a garden at one end, some exercise equipment, and a path running all the way around it, plus a little shade structure.

Max then showed different images that might be neighborhood centers in different neighborhoods. One showed a little artful gate to a common gathering space, another showed a larger plaza that might even have a little commercial activity, although it was a relatively open space with a gazebo. Another example was almost a little pocket park with a little commercial clustered at the edge of the neighborhood, and another was just a big green space in the midst of a neighborhood development, and any of those examples could serve the function of a neighborhood center.

Max indicated that a common thread that came up in all of their discussions was the notion of community gardens, and he showed a variety of images of community gardens that were mostly in a neighborhood context. He then explained that was the genesis for looking at the Schnebly Hill neighborhood as one of their areas, and there is an interested property owner that has told the City that he wants to think about creating a community garden in the midst of the neighborhood, and it could be a great neighborhood center.

Max described the character of the Schnebly Hill neighborhood as one of the older neighborhoods in town that is all metes and bounds properties with a fair bit of historic character and a lot of open rural space. Max showed some of the views as you travel up Schnebly Hill Road and some of the undeveloped old homestead lands that are still there. He also pointed out that the City Plan has identified that there is some historic ranch-style character there, so the Team thought they should look at what had been done before.

Max explained that in the existing Sedona Community Plan, Schnebly Hill - Bear Wallow is identified as a Special Planning Area, and there are five particular goals listed. One is to preserve the historic ranch flavor of large parcels and low densities, and it noted the need for pedestrian improvements, plus a goal to minimize auto traffic. There is a fair bit of traffic up Schnebly Hill, since it is one of the gateways to the Sedona wilderness, and there are a lot of jeep tours, so there is a lot of traffic on the road, but not as much in the neighborhood once you are off of Schnebly. The Plan also indicated that any new development should be of a similar scale to the historic pattern, and there was a goal to retain the affordable housing that exists in the mobile home park -- Rancho Sedona.

Max then showed an overview of the area from the roundabout at Schnebly to the Creative Life Center and residential parcels, which showed there is a fair bit of open space in the middle of the neighborhood; however, the primary issue is that even though those goals are articulated in the Community Plan, the underlying zoning is for high density, small lot zoning. He then referenced the big green undeveloped area and pointed out that all of the building footprints drawn in reflect what the property owners could do if they subdivided under the existing zoning law, without any Community Plan change or approval, so we could have a subdivision in the middle of the area and not retain what we are looking to preserve. Max also pointed out that none of the neighbors would necessarily like to see that happen, but it is an entitlement that the property owners currently have.

Max indicated that they also decided to look at the Uptown Creek Area Plan from almost 20 years ago, because it also looked at that area. He then displayed a map of the area and indicated that the Plan had a variety of ideas for Schnebly Hill Road. One idea was called an Artist-in-Residence

Overlay Zone, which also included parts of Uptown and Brewer Road. The idea of that zone was basically to interject a mixed-use into the neighborhood by allowing resident property owners to have an artist gallery, shop or open studio on the property, as long as they lived there. The Guesthouse Rental Overlay Zone was saying that where some of these might have a little commercial overlay, a guesthouse or mother-in-law apartment could be rented as long as the property owner was still the primary occupant on the land, so the idea wasn't to turn property into multi-family dwellings, but if you were the property owner, you would take care of it.

Max explained that there also was a creekside park in the middle of one of the undeveloped areas, plus a parking structure, and it also identified new pedestrian paths, a hillside preserve and a trailhead connection. The Team noticed that in looking at the idea of a park and a parking structure, the park was a good idea, but the parking structure seemed to be counter to the goal of preserving that character, because it was in the primary area we wanted to preserve as green space.

Max indicated that the Team created an idea that relies on the notion of Transfer of Development Rights in order to preserve a significant amount of green space in the middle, because the property owners would need something of value, in comparison to subdividing it into residential lots. Their new ideas included thinking that it was a natural for an agriculture and garden theme for the main neighborhood character, and that it would be centered around a community garden on Bear Wallow. Additionally, they would try to reinstate the historic ditch that ran through the area, but has been abandoned, and there are several neighbors that are interested in doing that, which would support the idea of agriculture, and then the Transfer of Development Rights to mixed use would preserve agricultural open space.

Max then showed the location of the ditch that enters the creek and explained that it originally went all the way across up to the Creative Life Center and further, and it is conceivable to reinstate it, but a flume would have to be built across Bear Wallow Wash or historic water rights could be pumped out of Oak Creek to a point to let it flow back.

Max then explained that an idea for the two-acre parcel in the center would be a neighborhood center and community garden area, and that was a concept generated after talking with the property owner. It would entail a simple three-way split, reserving two small lots that might be residential or nightly rentals as an adjunct to another inn in town, and one could be for a caretaker for the area; the larger parcel would become public community garden space. Max identified the location of the ditch, natural hillside, adjoining orchard, little pond, and the structure that would be a community gathering space with possibly a market for produce grown by the community gardeners. He also pointed out the pedestrian connections with foot paths through easements on adjacent properties and indicated that the owner is interested in preserving a huge portion of the land as open space, but needs something to help make it work.

Max explained that the mixed-use concepts were a creekside park moving closer to the Schnebly Hill roundabout, a café and B&B close to the park, a farmstay vineyard lodge, age-in-place housing, and artist-in-residence studio/galleries, plus nightly rentals. They noticed that the Creative Life Center has many week-long retreats and if those people could rent in the area, they could walk. There are plenty of people with guesthouses and little studios in the area, and it would be natural for them to rent to people going to the Creative Life Center.

Max then referenced the first empty lot going up Schnebly Hill Road and indicated that the notion was making a creek park and linking it to the creek park identified in the Heart of Sedona Plan, with a little green space and some small pedestrian bridges crossing to the island and on over, so it would become public creek access near the existing bridge. It would be simple to do, and it includes the conversion of the existing historic house into a little café or B&B.

Max explained that the Heart of Sedona Plan included the Market Green, so with the suggested Schnebly creekside park, it would work as a loop in a more public area. The Team went through a

number of iterations and talked to a number of the property owners to incorporate their feedback, but there might be some additional little cabins for a B&B and a little café and plaza overlooking the creek, adjacent to the little green space creek park, so it would be a nice place for both neighbors and tourists.

Max then referenced the community garden/neighborhood center area and indicated that a three-acre parcel is one of the other main green spaces, and the location of what the Team is calling a Farmstay Inn that would have 10 to 12 units with at least two-thirds of the property retained for vineyards, gardens or orchards, and they would market themselves in connection with the whole theme. Behind that, they would take a piece of Rancho Sedona that is basically a wasteland now, and turn it into some age-in-place housing for elderly who want to live in a walkable, but rural feeling that is by the creek and near a lot of amenities. There would be parking underneath and just a handful of age-in-place units. Additionally, there is a natural drop-off, so the parking structure could be underneath the housing that would be at the same level as the vineyard and farmstay inn, so it would all be easily walkable.

Max then explained that there are also some infrastructure goals that the Team discussed, including:

- A pedestrian path network partially off of Schnebly Hill Road
- Some monument signage at the Schnebly Hill roundabout that identifies it as a walkable neighborhood.
- There would be a need for the City to participate financially and accept liability for public easements.
- Different Engineering Standards would be needed, including:
 - Paver and gravel paths, not concrete curb and gutter
 - Narrow driveways
 - Revised parking standards to facilitate pedestrians
 - Retention of quirky stone retaining walls, etc., not what ADOT and the City is doing these days.

Gerhard Mayer asked how much is in the floodplain and Max pointed out the floodplain line and explained that everything that the Team drew, other than the park, is out of the floodplain and there are no restrictions above the floodplain line.

Paul Cate pointed out that Team 1 had suggested a foot bridge across the creek to access the Huckaby Trail, plus another arm to connect to this area, because it looked like it could be exciting and the more it can be a walkable loop, the more people can enjoy all of the things. Max then explained that what they were looking at as foot bridges were more like what they have at Red Rock State Park, where they are a few feet above the water and basically break-away on chains in a flood. They weren't thinking of any huge structure.

Max then indicated that Elemer Magaziner would discuss how neighborhood center ideas could be appropriate for the Mountain Shadows area. Elemer Magaziner showed the Mountain Shadows area on a map and indicated that some of the red lines are existing trails and some are existing overhead power lines where easements could be used for bicycle and pedestrian pathways. There is also an opportunity for a pocket park, and where a wash comes through the neighborhood and widens would be an ideal place for a community garden and for catching rainwater.

Elemer then showed a view of the area from the top of Sugarloaf and identified the location of the West Sedona School, Mountain Shadows neighborhood, Coffee Pot, etc. He then pointed out the location of the potential pocket park and indicated that the whole neighborhood is very walkable, so the philosophy is to use what they already have. It is very quiet and there are very few cars, and in talking with some of the neighbors, the idea is to make some of the streets one-way, and then mark off part of the street as a place to safely ride bicycles or walk. Existing trails can be accessed through this neighborhood and you can go up Sunrise Trail and on to the base of Coffee Pot, and return to the neighborhood on an existing trail. Elemer then referenced the bottom part with New

Frontiers, Basha's, the wash, and a perfect place for a very nice park. He pointed out the trails and existing power lines, and routes to Basha's and New Frontiers without having to go onto 89A. Additionally, he noted that people would also be able to get to Barbara's Park.

He then referenced the wide spot in the wash that would be a perfect place to catch rainwater, slow it down and create a community garden, and he pointed out the power lines where a walking and bicycling path could be created. Elemer explained that there are a lot of them in the neighborhood, and the neighbors would be very happy to have them used instead of having people walking by.

Elemer then indicated that some of the ideas were to slow the water flows and you could terrace or have waffle gardens below terraces, plus we could catch some of the water. Then, whatever water is left over could go to another area with berms, etc.

Elemer pointed out an area that is very heavily wooded, but could have paths with benches and chairs. He also showed a view of the potential park from the street and indicated that it would be very secluded. He explained that it is a minimalist idea where you take what you have and change it a little bit without doing anything expensive.

Elemer then pointed out where you can walk out to Mountain Shadows; however, it is an uphill area where there are speeding vehicles, so it is not a lot of fun to walk. He then showed what people would see if there was a path around the wash and indicated that the power lines would be replaced by the cross section, where people could go one way or another.

Elemer identified the route that people currently have to walk on Mountain Shadows with cars roaring up the hill and where there is just gravel. He then pointed out land that belongs to the homeowners' association that is in the floodplain, so they can't build on it, and they indicated that they would be happy to have a community garden there, because there is nothing they can do with it. He also indicated that where the utility easement goes through, it is a little above the wash, so anything built there wouldn't wash out.

Elemer then referenced where Coffee Pot intersects Mountain Shadows and pointed out a very ugly corner where kids are starting to take it over by putting their plastic castles, etc., and that is already owned by the City. The plants the City tried there have already died, so it is now a dead space that could be spiffed up. The other side is private property, but he is hoping we could also do something there too.

Elemer pointed out New Frontiers and indicated that the idea is to get rid of the parking lot, although the owner was horrified by the idea, but the guy who runs the store says that the whole area should be a full-fledged marketplace. Currently, it just says New Frontiers Natural Marketplace, but it should be a farmer's market, and they always wanted to have barbeques to attract more customers, but the City says that they can't block the sidewalk in front of the store, so they can't have them; therefore, this idea would include a farmer's market with tents for crafts and an eating place for barbeques. Regarding the cars, there is Taco Bell and Kentucky Fried Chicken didn't make it, but it is tucked back on a hill and it could have a two-story structure for parking.

Max Licher explained that Chuck Adams developed an idea for Uptown and the Jordan Road triangle that is a bigger vision for a commercial neighborhood center. Chuck indicated that in looking at the character of the area, it is an historic commercial center and it has a unique layout with 89A curving through it and Jordan Road splitting off. Locals don't really go there; it is a tourist zone and all of the services for locals have been priced out, plus there are traffic circulation problems. There also is no civic center there and some of the best parts of communities that Sedona is often compared to, like Aspen and Santa Fe, have strong civic spaces that create a lot of life in the cities, and Uptown is a great place to support that. It can handle the extra density and there is a lot of potential for growing commerce there.

Chuck indicated that this concept addressed many of the comments on the board, like having a downtown community gathering plaza, integrating tourists and residents, and eliminating traffic from the canyon. He also explained that there are seven major elements to this concept. One is a bypass road that circulates traffic around Uptown, and other elements include an Uptown triangle, a pedestrian mall on Jordan Road, a senior-living facility, pedestrian connectors providing a free-flowing pedestrian access, mixed-use buildings and lots of mixed-use neighborhoods on the edge, plus dispersed parking.

Regarding the Uptown bypass, Chuck indicated it is similar to what the other Team was doing with a roundabout north of Art Barn Road that serves as an entryway into the City, and off of that roundabout, there would be a bypass that comes around to Schnebly Road right past the City parking, so it is easy to access. Then, it comes across to Van Deren with a little roundabout there, and it goes down to Forest Road and back onto 89A. All sections of that road need to be two-way traffic and any on-street parking would have to be omitted.

Chuck explained that the Uptown triangle presents the idea of a strong civic center with a lot of commerce and housing options, and a place where both locals and tourists would want to go, so it would be a strong and vibrant place. Chuck identified where there is really dense commerce that would fan out to less dense commercial as it moves toward residential. He also explained that the color orange was used to show the existing buildings, brown identifies where there would be new buildings, yellow is all pedestrian access and red is the mixed-use area.

Chuck indicated that the idea of mixed use is very important, because the more people you can bring into Uptown and the more residents there are, the more viable this concept will be. Additionally to make something like this move forward, restrictions would have to be a little more relaxed to allow for some variances.

Chuck explained that the heart of it is the idea of a pedestrian mall on Jordan Road that would have all of the amenities that it would have in a normal city center, such as a place for kids to move about, sidewalk cafes, performing musicians, and a space for events and art fairs, etc. He then indicated that two blocks would be blocked off, and he identified the existing pedestrian mall, which would be extended and pedestrians would be able to weave in and out of the buildings. A lot of gaps already exist and he put a fountain at the major access, plus there would be a little performing venue on the scale of the little space next to the Szechuan Restaurant that could be portable or permanent. There also would be trees, shade structures, benches, kiosks and he would suggest an open Wi-Fi zone supplied by the City. There would be major transit stops and one of the key drivers for this is going to be the senior-living project in the heart of it. Max pointed out the location is the lot for Sedona Memories, etc. Chuck then explained that the project is a little different than you would normally see, and all of the required services and amenities can be turned inside out. They could be on the lower ground level and become storefronts used by residents of the facility and the public-at-large. Then, the second floor would really be the facility and a lot of the services would be like a salon, physical therapy practice, etc., that are required. Things like a bakery, a convenience store, an automat, etc., could be turned into something that the public could access as well.

Chuck indicated that it is sort of a forward-looking project and attitudes toward aging are really changing. People want to be much more active as they age and by putting it in the heart of a big civic space with a lot going on, you connect all of the residents and senior citizens, rather than the traditional isolated model. The idea of pedestrian connectors is also key and it isn't a new idea; it was in the Uptown Creek Area Plan and it is a great opportunity for Sedona. It is something that can set the City apart from a lot of other communities just by using that as an organizing principle in Uptown, because there are so many little spaces. He was thinking of a location for a little plaza, etc., and you can create new connections, so it can be extended to the mixed-use areas.

Chuck then pointed out the parking lot near the southern end with a walk that goes through to the next block as a way to connect the surrounding neighborhoods and bring them through the mixed-

use areas to the central plaza, which creates an opportunity for it to really be vibrant. He explained that the more opportunity there is for mixed-use buildings to get residents into Uptown, the easier it is to create the demand, and the more demand there is, the more there will be a need for services.

Regarding parking, Chuck noted that the 2005 Parking Study suggested a lot of parking be pooled together, and there are places where we have done that, but there are three new parking areas. One is a two-story, low profile parking structure tucked in on Apple behind the buildings. He then referenced the Wayside parking lot structure, and added that in the senior-living project, there could be a garage surrounded by storefront businesses underneath the senior housing. Additionally, there would be transit stops at numerous locations, and the idea is to enhance the pedestrian flavor, so keep the parking lots small and dispersed.

Chuck indicated that what the community might need to do to support this concept would be some initiative in terms of tax incentives to attract the kinds of businesses and development that we want, and it might call for a special character district and Form-based codes may be appropriate. Additionally, some latitude as far as non-conforming designs would help developers come up with a profitable model, so you could have a public/private partnership.

Andrew Gansenberg indicated that he also worked on a part of the Uptown area and indicated that the area around the Sedona Art Center has some great creek access, and as Chuck indicated, Uptown is all for the tourists and residents don't go there anymore, so he was trying to think of some way to bring something into Uptown that would be good for the residents and tourists. Also, he heard from the community that people want a stronger arts community. There is a lot going on in Sedona, but it is fragmented, so he thought that having a small artist-in-residence on the property behind the Sedona Art Center would satisfy a lot of that. He then pointed out the location of an old mobile home park where a lot of slabs are already developed and explained that he thought that location would minimize the impact of it and bring some residents into the heart of the tourist area, and as a tourist, he would rather meet some locals, so it would enhance that area. Since it is a pretty small lot, and in trying to keep the impact low, he suggested remodeling the existing building for a public studio space with artists-in-residence, as well as for use by other local artists, and there could be a kitchen in there for local artists, to centralize that and create more of a community, and rather than having the town pay for something, which could be pretty costly, he thought it would be interesting to set some parameters and invite local architectural/design rotational school students to come and design a tiny hut and create this community, and since they would be coming from different places, he thinks the students would be excited about the project and it would create a good expression of the arts in the buildings themselves. Some of the parameters would be to keep the tiny huts under 500 sq. ft. with a central kitchen, possibly a sleeping area, small kitchenette, small sitting area and some storage.

Andrew explained that a lot of the main principles that he went with was to follow some of the Living Building Challenge, so the first one would be site analysis, such denoting the path of the summer and winter sun, summer and winter winds, traffic noise, views, water coming on and through, where the people are coming from, and all of the economic forces, etc. Another parameter is slowing water, so he planned for both passive and active water savings and tried to make it a water-neutral building, so municipal water wouldn't be needed, and that is very doable, plus the central building could be collecting water on the roof as well.

Andrew indicated that material is another big consideration, and he tried to use natural under-cycled materials with natural heating and cooling in a passive way as much as possible, such as using the summer sun to heat it, storage of local water, etc., and he would have some energy concepts to complement that. Also, they would try to eliminate as much material waste as possible and keep that waste out of the landfills by finding ways to reuse a lot of it.

Andrew also explained that human health and happiness are just as important and indoor air quality, and it is a big factor that is often overlooked. By the way the structures are laid out together, we are trying to create community and a good pleasant space, when thinking about the

human experience there. Lastly regarding beauty, Sedona is incredibly beautiful, so that factor shouldn't be too hard for designers. You just don't want some boring little huts that could disrupt the beauty of the place.

Andrew noted that this concept is just the first step for that property, but once there is a community of artists-in-residence, it will bring some great minds together to know what is needed there, so they can map out pedestrian paths and water flow across the property, etc., which will help develop the site in the future. There could be multiple phases and possibly shared parking near the northern entrance to the City, plus little shops, cafes and possibly a little bridge going across the creek to connect to Forest Service trails.

Team 2: Dan Surber identified the members of Team 2 listed above and explained that they started looking at all of the different areas and a lot of potential ideas and sites that could bring a lot to Sedona, but the overriding discussion was about how to tie everything together, so we don't just have a pretty site that doesn't relate to the rest of the community. They began by looking at the activity centers, which included the Cultural Park, the Harkins area, and the Art Barn area. Then, the discussion was how to tie those areas together so they become more cohesive and how to relate them to the community input, which had a lot to do with walkability, pedestrian-friendly, traffic, and creation of spaces that are more community-oriented.

Dan explained that Theresa Huyser started looking at the community input and tried to bring it all together and evaluate what is most important for these spaces, and she had some ideas on how to connect these activity centers and will talk about the overriding components needed to tie the centers together.

Theresa Huyser indicated that all of these things are in all of their concepts, so connecting the three focal points with pedestrian and bike-friendly pathways, along with offering shuttle travel, so all of the tourists coming in from both sides of town would have a parking garage and shuttle to be able to see the sites while on the shuttle and wouldn't have to get back in their cars. She then referenced an image of what creates a walkable and pedestrian-friendly walkway, and there is a walk and emergency access, then there is a slow walk, a sidewalk, and one of those could be a biking path, then the car path would be in the middle.

Theresa explained that what comes to mind for parking garages are big concrete buildings, so she wanted everyone to keep in mind that parking garages can be whatever we want, like vertical gardens, solar or water harvesting areas, and the water can be used on the vertical gardens, etc., so there are a lot of interesting ways for parking garages to be incorporated, and they are a vital component of our ideas to slow the traffic and get people off of the streets and into shuttles, so not only are we planning for cars, we are also planning for the housing of them and saving gas, etc.

Theresa indicated that a common theme with all of their string of pearls is outdoor community places, and that is something that she consistently saw in the community's suggestions, and that was her component as she was analyzing the community's suggestions to determine if the Team's ideas were really achieving what the community said.

Theresa referenced the Sedona Cultural Park land and indicated she went through all of the community's suggestions and determined that the Team was meeting 73% of the community's requests out of 174 requests. They were reaching 84% on community space, and they were pretty good on sustainability, because they had a large focus on sustainability and ranged from 94% to 96%.

The next area was the Sedona Art Barn Plan and this one met 53% of the community's requests, because they didn't have any medical or through streets through the Art Barn. As far as the Harkins/Basha's Plan, they met 72% of the community's requests and that was the highest, but again, they didn't have medical and education in that area, so you can keep those percents in mind, as you go through the plan.

Dan Surber indicated that the overall concept has the string of pearls and the string is 89A, so their sites were the Cultural Park, Harkins, and the Art Barn area, but there are a variety of places that have a lot of potential and a lot of amenities and benefits for the community, where you will start to see the Dry Creek node, the Soldiers Pass node, and the Heart of Sedona -- areas where we have looked and have pretty good ideas of what we could do there.

Dan explained that the idea of tying them together is important and part of it is getting the traffic to slow down, getting the traffic off of the road and promoting more multimodal transportation, such as bikes, pedestrian, shuttles, etc., so there is the opportunity to stop the cars and let people get out and enjoy Sedona using alternative transportation systems.

Dan identified the locations where we currently have heavy parking and indicated that every development should provide the potential for people to get out of the car and walk. If all of the developers looked at it that way, we would have less traffic and more opportunity to get out of the cars to walk, bike or ride a shuttle to the activity centers, and we basically called that "connecting the pearls" basically through walkability, slowing down the traffic, buffering from traffic with bike lanes, landscaping, etc., and instead of just having a sidewalk that runs parallel to the road, you let it undulate and fill it with landscaping to pull them away from the cars, so you are implementing those concepts throughout the string, making it more pedestrian-friendly, etc.

Dan pointed out that another thing we heard a lot about was creating spaces for community gatherings, and again, every one of the nodes will create a place where people will gather. They called the first node the Learning Center for the Arts, and they wanted to look at what benefits it has already and how they can be used, plus what the surrounding environment is that we can draw from. This one already had the education component and the performing arts component, and it also has strong partnerships with the high school, Yavapai College, and an international organization that has the convention center, etc., so the Team basically looked at it as a learning center that is going to promote primarily the performing arts, so music, culinary, filmmaking, etc., can all go there.

Dan explained that the Team suggested extending Yavapai College, and taking the Miller property also, so it becomes a learning institute. They also realized that when looking at each of the sites, a multi-use is needed to make them feasible, so there has to be lodging, restaurants, and places where people can live and work, so you would have housing for faculty and students, museums, artist galleries with work and live units, and then a lodging component with a conference center, but everything is tied to taking classes with an extended stay or coming for a conference that builds with an education component of the performing arts.

Dan referenced the partnership with the high school where we have a performing arts venue for 750 people and parking facilities, so again we can gather the cars and promote other modes of transportation. Across the street, there would be information and restaurants, so people can get out of their cars and go to these functions or take a shuttle to other areas.

Dan explained that the Team discussed creating an emphasis on crossing the street with something that welcomes them to Sedona, so bridges in two areas were discussed, and benefits to the community for all of these properties are economic, in jobs, so it gives back to the community economically; education, in that all of the community can enjoy the educational opportunities and do art there; entertainment, in that people can see a show, attend a conference or workshop, and as far as sustainability, we already have structures and infrastructure there, so we aren't redoing something, we're reusing what is there. Dan then referenced Theresa's comments about parking structures having a low profile and multi-use for the collection of water, etc., so we would tie that into the parking structures also.

Moving down the road to the "Entertainment Center", Dan indicated the concept is to slow the cars in this area -- basically around Rodeo Road, Shelby, Coffee Pot and Sunset, where there are already restaurants, entertainment, retail, offices, etc., and with buildings that are toward the end of

their life, there is going to be redevelopment and infill, so they wanted to look at facilitating that infill and redevelopment with enough of a flexible code to have the new buildings create the desired spaces. They would provide more of a pedestrian access, and if you take the cars out of there by having alternate routes and parking, and eliminating the curb cuts, it would become slower, more walkable, and with redevelopment and infill, it would start creating spaces and plazas that define open community space, plus there would be tourists and the community coming there supporting the businesses and making it more of an activity area.

Dan indicated that they heard earlier about connecting the road to Contractors Road and coming across the back, so some cars would have an alternate access, and with the parking in the back in parking structures, the shuttle system and the bike lanes, you would have a more walkable area.

Going to the Art Barn and Cliffs Project area, Dan explained that in looking at the community input, it again was for community gathering places, and you have big assets with the creek that is heavily vegetated, the art component with the Art Barn, and the art galleries, so again you collect cars and provide an alternate route to Schnebly, and then this becomes a community festival area, but you have the components of history, galleries, museum, Native American history and museum, public facilities, and a festival area with a farmer's market, community garden, and all of the festivals. You also have an entertainment area and art festivals, etc. There also would be more of an artist-in-residence facility and a boardwalk that follows the creek, not necessarily to swim, but to give them the experience of the walk and the water, with little nodes for a developed picnic area and a community park.

Dan noted that the Team was asked to look at it from a community aspect, tourism aspect and an environmental aspect, and when you look at sustainable development, you really need all three of those to make them work. It has to be economically feasible, offer benefits to the community and preserve the environment.

7. **Discussion regarding future meeting dates and future agenda items. (5 minutes 5:35 – 5:40 p.m.)**
Tuesday, May 8, 2012
Tuesday, May 15, 2012

Chairman Thompson noted that the Committee will have a meeting one week from today from 3:00 p.m. to 5:00 p.m. here, and we want to go over these concepts and talk about them.

5. **Presentation/Discussion on Sedona planning concepts by Planning Working Team. (2 hours & 20 minutes 3:10 – 5:30 p.m.) (Continued)**

John Sather thanked everybody for doing a tremendous amount of work and for taking the ideas much farther than anyone thought the Teams would. It has been extremely helpful for the Committee. Judy Reddington added that there is a huge benefit in having so many involved in doing this and there was such a diversity of approaches, so it is really appreciated.

Gerhard Mayer indicated that he would like to see if any of the Team Leaders would be willing to come to a future meeting, so the Committee can discuss some things, like the concern about water, when we look at all of those community parks, etc. We should think about reinjection wells out there to bring that water back into the community.

7. **Discussion regarding future meeting dates and future agenda items. (5 minutes 5:35 – 5:40 p.m.) (Continued)**
Tuesday, May 8, 2012
Tuesday, May 15, 2012

The Chairman noted that Gerhard Mayer's suggestion is in line with agenda item 7 and we want to discuss these anyway, so maybe Mike Raber can pursue that idea.

6. Discussion regarding the route for the “neighborhood tour field trip” by the Citizens Steering Committee on May 15, 2012. (5 minutes 5:30 – 5:35 p.m.)

Chairman Thompson indicated that he wanted the Committee Members to check the map and Barbara Litrell explained that in terms of the sites selected, a lot of people haven't been to all of the different neighborhoods, so the question was what that would look like, such as the Cultural Park area when you are talking about a bridge, etc., so we tried to look at the neighborhoods to get an idea of those plans in specific areas, and there are 13 listed, starting at the Cultural Park, looking at the Dry Creek area, Arroyo Pinon, Harmony Hills, the church property on Tranquil and the Rigby House, Coffee Pot and the connectors, Posse Grounds and Biddle area, Mormon Hill Road, Bear Wallow and Schnebly Hill, and then in Uptown the area behind the Art Barn. Coming onto 179, we included the Copper Cliffs area that is like old Sedona, the Broken Arrow area and the Oak Creek Cliffs area.

Chairman Thompson indicated that the tour will start promptly at 1:00 p.m., but they gather ahead of time and bring a sack lunch, so we are ready to go, then we will work our way back.

Mike Raber thanked the students for their work.

8. Adjournment.

The Chairman adjourned the meeting at 5:46 p.m., without objection.

I certify that the above is a true and correct summary of the meeting of the Citizens Steering Committee held on May 1, 2012.

Donna A. S. Puckett, *Recording Secretary*

Date