



**DEPARTMENT OF COMMUNITY DEVELOPMENT**

Current Planning Division

**104 Road Runner Drive  
Sedona, Arizona 86336**

**Tel: 928-203-5049  
Fax: 928-282-7124  
TDD: 928-282-3113  
cmeyer@sedonaaz.gov**

March 1, 2013

Jonathon Kerchner  
445 Concord Drive  
Sedona, AZ 86336

**RE: PZ 13-00005 (CUP), Over the Edge Eatery**

Dear Mr. Kerchner:

Department of Community Development Staff have completed a preliminary review of the submitted materials for the above referenced project. Comments from this preliminary review are attached and are presented in no particular order of importance.

Any other ideas or comments and copies of comments and concerns provided by other reviewing agencies on this application will be provided to you at the Project Review meeting. The Project Review meeting for your proposal will be held in the Department of Community Development Conference Room at 104 Roadrunner Drive on **Thursday, March 28, 2013 at 10:30 a.m.** Please be prepared to address my comments and concerns at this meeting, and provide any additional data and materials requested. If plan revisions are required, please bring one set of revised site plans for discussion. Additional sets to be included in the Planning and Zoning Commission packet, modified as necessary, must be submitted by **April 15, 2013**. The Citizen Participation report is also be due at this time.

The introductory work session for this project is also scheduled on **Thursday, March 28, 2013 at 3:30 p.m. in the Vultee Conference Room**. Please plan to attend this session during which you will introduce the project to the Planning and Zoning Commission. The regular work session is scheduled for **Thursday, May 2, 2013 at 3:30 p.m. in the Vultee Conference Room** and the Planning and Zoning Commission's public hearing is scheduled on **Tuesday, May 7, 2013 at 5:30 p.m. in the City Council Chambers**. You or your designated agent must attend all of these meetings. An agenda will be provided to you with a copy of the staff report when it is distributed to the Commission prior to the public hearing.

If you have any questions or comments on this matter, or require any additional information, please call me at the numbers provided above.

Sincerely,

Cari Meyer, Associate Planner  
Department of Community Development

Attachment: Community Development Department Preliminary Review Comments

**Community Development Department Preliminary Review Comments  
PZ13-00005 (CUP); Over the Edge Eatery; 1695 W Highway 89A**

- 1) Please address the following issues/comments regarding the letter of intent:
  - a) Please specify the amount of time you are requesting the Conditional Use Permit for.
  - b) You will be required to obtain a City of Sedona Business License and Transaction Privilege Tax (TPT) number prior to beginning operation. Please include a statement acknowledging that you will have to obtain these items if you do not have them already.
- 2) Please address the following concerns/comments regarding the site plan:
  - a) Please provide dimensions for the back patio area, including the dimensions of the trailer, the proposed amount of fencing, and the distance between the two existing buildings. Also include the total area of the outdoor patio.
  - b) Please provide dimensions for the parking area in the front of the store and show parking spaces available. The City's Land Development Code requires that parking spaces be a minimum of 9' x 18' with backup space determined by the angle of the parking. Please contact staff with any questions about these requirements.
  - c) Please include the dimensions of the "What You Want" store and the parking available for that business.
- 3) The Engineering Department has expressed the following concerns/comments:
  - a) Please continue to work with the Engineering Department to determine the impact of this use on the sewer system.
- 4) The Building Division has expressed the following concerns/comments:
  - a) You will need to provide an electrical plan with electrical load calculations and get an electrical permit prior to extending electrical service to the location of the proposed food trailer.
- 5) The Community Development Department has the following general comments:
  - a) Please work with the Sedona Fire District to ensure that the trailer meets all fire code requirements.



DEPARTMENT OF COMMUNITY DEVELOPMENT
Current Planning Division

104 Road Runner Drive
Sedona, Arizona 86336

Tel: (928) 282-1154
Fax: (928) 204-7124
TDD: (928) 282-3113

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- APPLICATION FOR:
[ ] Development Review
[ ] Subdivision
[ ] Conditional Use Permit
[ ] Time Extension
[ ] Conceptual Review
[ ] Zone Change
[ ] Variance
[ ] Appeal

CITY OF SEDONA
COMMUNITY DEVELOPMENT

Property Owner: Hal J. Dick, 2/23/2013
Address: P.O. Box 211 Cottonwood, AZ 86326-0211
Telephone: 928-300-4293 Fax: E-mail:

Applicant: Jonathon Kerchner
Address: 445 Concord Dr. Sedona AZ 86336
Telephone: 928-702-7810 Fax: E-mail: jknerchner@gmail.com

Authorized Agent (if applicable):
Address:
Telephone: Fax: E-mail:

Project Name: OTE open air food trailer
Project Address/Location: 1695 W. Hwy 89a Sedona, AZ 86336
Description: Installation of a food vendor trailer at/over the Edge of Bikes Shop
Signature: Jonathon Kerchner Date: 2/25/2013
Print Name: Jonathon Kerchner

For Staff Use Only
Taken By: Cari
Date Filed: 2/25/2013
Hearing Date: 5/7/2013
Parcel #: 408-26-431
Application #: PZ13-00005
Filing Fee: \$1500
Zoning: C-2
Acreage: 0.283

Jon Kerchner  
445 Concord Dr.  
Sedona, AZ 86336  
[jonkerchner@gmail.com](mailto:jonkerchner@gmail.com)

February 22, 2013

Planning and Zoning Commission  
102 Roadrunner Drive  
Sedona, AZ 86336

RE: Letter of Intent: OTE Open Air Food Trailer

Dear Planning and Zoning Commission,

This letter is to inform you about the plan we have to create an open-air food business in cooperation with Over The Edge bike shop so that we may obtain proper permitting. In the following paragraphs I will outline the details of the business as well as the purpose of and benefits to creating a food service extension to the bike shop. I will also outline any conditions that we will meet during the follow through of our plan.

The proposed food business will operate from a professional food trailer that will be parked behind the OTE shop, 1695 AZ 89a Sedona, AZ 86336. The trailer will be in a set location on the property and will be landscaped and fenced to create screening from adjacent businesses and streets. The trailer will have a paint or sticker wrap finish that conforms to the Design Review Manual. The Bike shop and its patio space will serve as seating and dining space, the trailer will be positioned at the back of the shops patios space (see site plan). This will create a courtyard between the food service and the bike shop. Most food and snack items on the menu will be designed to be a healthy and quick meal before and after bike rides. All items will be packaged in to go containers to take on the ride when needed. We are currently still building our menu; however, we do plan to sell a variety of healthy foods including coffee and smoothies, as well as sandwiches, pizza, and salads. All foods will be prepared on site in the trailer, or in an off site commissary. The trailer will operate with utilities supplied from the bike shop, and any criteria needed to allow for this will be met with each utility company and/or the city. Operations will be designed to reduce the use of utilities, in particular the sewer system, by using carry out food packaging and minimizing the use of dishes and utensils that need to be washed. Food and grease waste will be discarded in the trash and disposed of with our trash waste service.

This plan was first conceived by the owners of OTE to provide added service to their customers, and to create a one-stop experience for riders to prepare for and recover from their rides. There are lots of group rides that begin and end at the bike shop and currently the shop can supply gear, maintenance, and small snacks, but there has been overwhelming need for a more substantial food/snack that is healthy, quick, and convenient. Often the rides are scheduled for a

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CITY OF SEDONA  
COMMUNITY DEVELOPMENT



certain time so people that show up early often don't want to leave to get food and risk missing the start of the ride and likewise people who arrive late just don't have time to get food. Having the food service at the shop would solve this problem and in doing so increase the chances of a safe and fun ride for everyone. There are also group rides that come together on the spot and having a food service at the shop allows riders to focus on the ride and not have to drive around looking for something to eat. It will also be very convenient for customers renting bikes to get food for the ride while waiting for their rental bike to be prepared.

This venture is not designed to compete with any of the nearby restaurants, but rather to fill a niche market that is currently unfilled. The business would be a true extension of the bike shop, operating only during bike shop hours, using signage that is styled and branded like that of the bike shop, and with a site layout design of trailer placement and landscape that creates a feeling of continuity with the existing shop. As part of adding this food trailer we intend to make improvements to beautify the area behind the bike shop and where the food trailer will be positioned. These improvements will be to provide proper screening and to beautify the area which will be a benefit to the surrounding community. It is our intent to make sure the impact of the trailer is beneficial to the surrounding area. The food service is designed to serve the existing customers of the bike shop so the traffic impact will be similar to current conditions. The bike shop has plenty of parking on site in the front of the shop as well as the back lot that is rented by the shop for added parking. The impact on the area by the food trailer visually will be minimized by landscaping and fencing (See Site Plan), and the operation of the trailer does not create any loud noises. There is no generator or loud equipment that is associated with the trailer.

We feel that this endeavor would benefit the city and community by improving and adding to the Sedona mountain bike experience. Mountain biking in Sedona has been popular for years and continues to gain popularity bringing more and more people every year, increasing the overall revenue of the cities local businesses. OTE is a very popular shop that provides service to local and visiting bikers as well as visiting bike industry professionals. OTE is also very active in the community by working with the local forest service to maintain local trails, working to stop illegal trail building, and helping to create community activities such as the The Sedona Bike Festival. Improving and expanding OTE with this endeavor is a natural progression to continue growing their business and provide the best service to OTE's customers and the community.

We plan to follow all conditions set forth by the permit and city codes. It is our desire to work with the planning and zoning commission to create a viable business that serves the community while adhering to the Sedona Area Sensitive Design Principles.

Sincerely yours,

Jon Kerchner

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CITY OF SEDONA  
COMMUNITY DEVELOPMENT

Jon Kerchner  
445 Concord Dr.  
Sedona, AZ 86336  
[jonkerchner@gmail.com](mailto:jonkerchner@gmail.com)

February 22, 2013

Planning and Zoning Commission  
102 Roadrunner Drive  
Sedona, AZ 86336

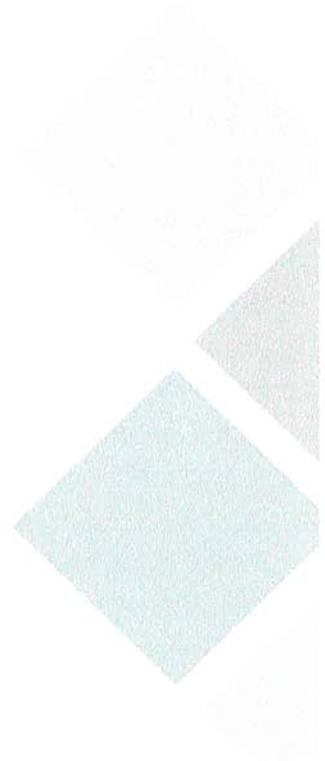
RE: Sewer Impact Letter

Dear Charles Mosely,

This letter is to inform you about how we plan to minimize the impact of the OTE Eatery food service on the sewer system. The food business will be part of Over The Edge bike shop and will run from a stationary food trailer that will tie into the sewer of the bike shop. We are designing our operations to minimize the impact on the sewer in several ways; by throwing food waste into the trash, wiping down all utensils and cooking trays to remove grease with towels and disposing in trash, using "to-go" packaging to minimize dishes, using an off site commissary to prepare food, and using disposable tray liners to cook food. We will have a hand wash sink and a three well dish sink in the trailer. These will be used to wash hand and to sanitize workstations and any utensils we do use. We will cook all food in ovens; there will be no deep fryers, which minimizes the amount of grease produced. There will be some rinsing of coffee equipment and blenders when making smoothies; however, everything will be wiped down prior to rinsing. I also plan on looking into creating a grey water irrigation system to water plants on the property. Any direction that you may have on how to improve this plan is greatly appreciated.

Sincerely yours,

Jon Kerchner





ote

The data on this map is not to engineering or survey standards. The City of Sedona is not liable.



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1695 W. Hwy 89a

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This is the type of trailer. Our trailer will be styled differently to match the Bike shop. We will also have it in a set location with landscaping. We will also put skirting hide the tires and bottom gap.

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CITY OF SEDONA  
COMMUNITY DEVELOPMENT

February 23, 2013

Planning and Zoning Commission  
102 Roadrunner Drive  
Sedona, AZ 86336

RE: Property Owner Letter of Authorization

Dear Planning and Zoning Commission,

This letter is to inform you that I have been made aware of the plan to add an open air food extension to the Over the Edge Bike shop. Jon Kerchner has discussed the details and shown me the letter of intent for the permitting proposal, as well as all the site plans regarding the project. I give my authorization for them to proceed with this project.

Sincerely yours,

Hal J. Dick

Hal J. Dick 2/23/2013



Vicinity Map

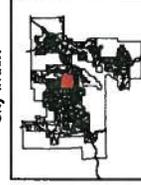
Parcel #  
408-26-431  
Over the Edge  
Eatery

- Parcel #408-26-431
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline

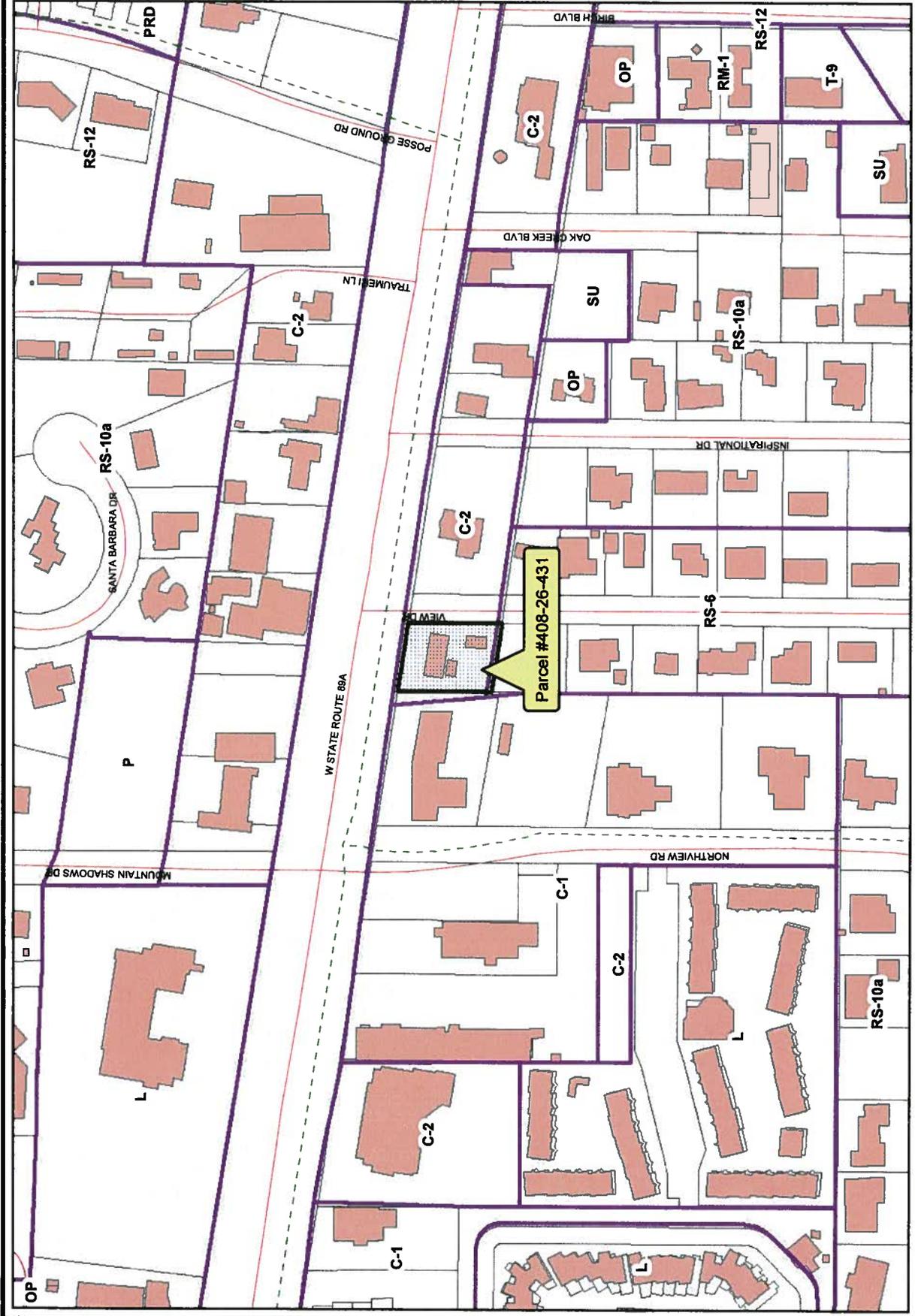


0 45 90 Feet

City Index



City of Asheville  
02202013  
Map of Asheville  
This map is for informational purposes only. It is not intended to be used as a legal document. The City of Asheville is not responsible for any errors or omissions on this map. The City of Asheville is not responsible for any damages or losses resulting from the use of this map. The City of Asheville is not responsible for any claims or liabilities resulting from the use of this map. The City of Asheville is not responsible for any claims or liabilities resulting from the use of this map.



Jon Kerchner  
445 Concord Dr.  
Sedona, AZ 86336  
[jonkerchner@gmail.com](mailto:jonkerchner@gmail.com)

February 22, 2013

Planning and Zoning Commission  
102 Roadrunner Drive  
Sedona, AZ 86336

RE: Letter addressing Preliminary Review Comments: OTE Open Air Food Trailer

Dear Planning and Zoning Commission,

This letter is to address the preliminary review comments given to me by Cari Meyer. I will address each point in the order they were submitted to me, please refer to letter dated March 1, 2013, Re: PZ 13-00005 (CUP), Over the Edge Eatery.

1: We are applying for the permit with the intent of getting a 5 year permit. It is my understanding from discussions with Cari Meyer that this is the typical length of time for this type of permit. At this time it is unclear whether or not we will get the permit so we have not gotten all of our business licenses and TPT number yet. We will obtain these and other necessary licenses and certification prior to starting operations.

2:

- a) The dimensions of the trailer are submitted with this letter in an email to Cari. The trailer is mapped out with a layout for the inside of the trailer and showing outside dimensions. This drawing is titled, OTE Eatery Trailer. All the dimensions for the patio area and the back area of the shop are shown on the landscape plan which is to scale. I am currently working on a revised plan that will show labeled dimensions and give more information such as amount of fencing and other details. This will be submitted before the April 15 deadline.
- b) The dimensions for the parking spots will be added to the landscape plan revision which are still being worked on. This will be submitted before the April 15th deadline.
- c) The dimensions of the "What You Want" store will be included on the revised landscape plan and will be submitted before the April 15 deadline.

3:



- a) We intent to continue working with the Engineering Department to determine the impact of the of our plan on the sewer system. This is a major point for on our list of concerns.

4:

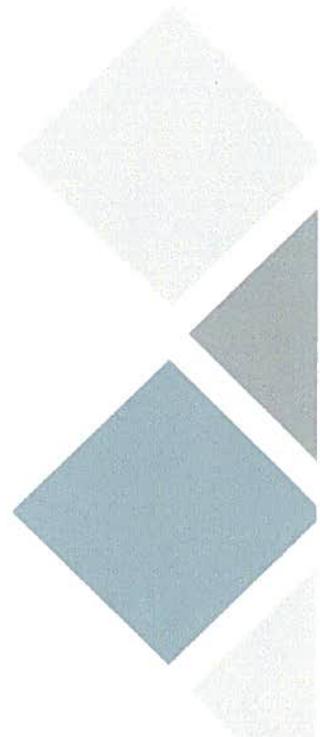
- a) I am currently working with an electrician to provide an electrical plan. This will be submitted before the April 15- deadline.

5:

- a) The trailer has a fully functional fire suppression sprinkler system that is current. Before operations we will have it recharged and inspected by the proper authority.

Sincerely yours,

Jon Kerchner



Jon Kerchner  
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Sedona, AZ 86336  
[jonkerchner@gmail.com](mailto:jonkerchner@gmail.com)

February 22, 2013

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Sedona, AZ 86336

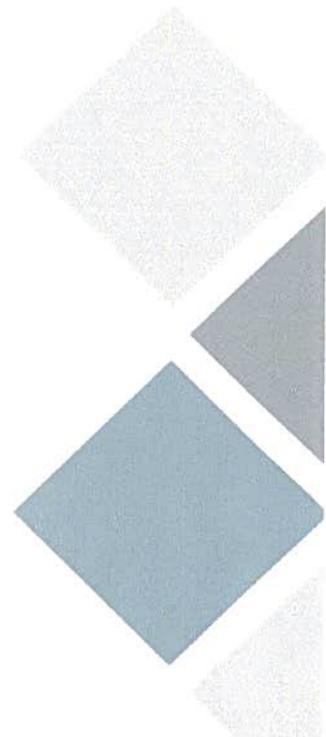
RE: AMENDED 3/19/2013 - Letter of Intent: OTE Open Air Food Trailer

Dear Planning and Zoning Commission,

This letter is to inform you about the plan we have to create an open-air food business in cooperation with Over The Edge bike shop so that we may obtain proper permitting. We are seeking to obtain a 5 year permit. In the following paragraphs I will outline the details of the business as well as the purpose of and benefits to creating a food service extension to the bike shop. I will also outline any conditions that we will meet during the follow through of our plan.

The proposed food business will operate from a professional food trailer that will be parked behind the OTE shop, 1695 AZ 89a Sedona, AZ 86336. The trailer will be in a set location on the property and will be landscaped and fenced to create screening from adjacent businesses and streets. The trailer will have a paint or sticker wrap finish that conforms to the Design Review Manual. The Bike shop and its patio space will serve as seating and dining space. Most food and snack items on the menu will be designed to be a quick meal before or after bike rides as well as packaged to take on the ride when needed. We are currently still building our menu; however, we do plan to sell a variety of healthy foods including coffee and smoothies, as well as sandwiches, pizza, and salads. All foods will be prepared on site in the trailer, or in an off site commissary that passes all health codes. The trailer will operate with utilities supplied from the bike shop, and any criteria needed to allow for this will be met with each utility company and/or the city. Operations will be designed to reduce to use of utilities, in particular the sewer system, by using carry out food packaging and minimizing the use of dishes and utensils that need to be washed.

This plan was first conceived by the owners of OTE to provide added service to their customers and to create a one-stop experience for riders to prepare for and recover from their rides. There are lots of group rides that begin and end at the bike shop and currently the shop can supply gear, maintenance, and small snacks, but there has been overwhelming need for a more substantial food/snack that is healthy, quick, and convenient. Often the rides are scheduled for a certain time so people that show up early often don't want to leave to get food and risk missing the start of the ride and likewise people who arrive late just don't have time to get food. Having



the food service at the shop would solve this problem and in doing so increase the chances of a safe and fun ride for everyone. This venture is not designed to compete with any of the nearby restaurants, but rather to fill a niche market that is currently unfilled. The business would be a true extension of the bike shop, operating only during bike shop hours and with a layout design of trailer placement and landscape that creates a feeling of continuity with the existing shop.

We also feel that this endeavor would benefit the city and community by improving and adding to the Sedona mountain bike experience. Mountain biking in Sedona has been popular for years and continues to gain popularity bringing more and more people every year, increasing the overall revenue of the cities local businesses. OTE is a very popular shop that provides service to local and visiting bikers as well as visiting bike industry professionals. OTE is also very active in the community by working with the local forest service to maintain local trails, working to stop illegal trail building, and helping to create community activities such as the The Sedona Bike Festival. Improving and expanding OTE with this endeavor is a natural progression to continue growing their business and provide the best service to OTE's customers and the community.

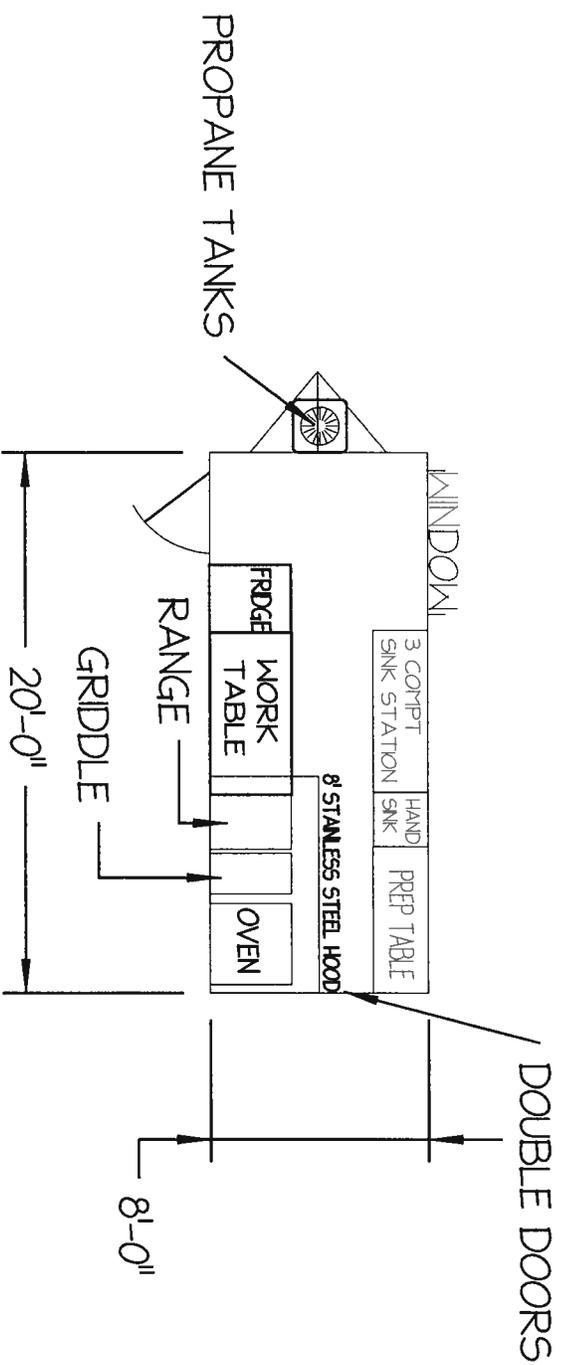
We plan to follow all conditions set forth by the permit and city codes. It is our desire to work with the planning and zoning commission to create a viable business that serves the community while adhering to the Sedona Area Sensitive Design Principles.

Sincerely yours,

Jon Kerchner



# OTE EATERY TRAILER



\*TRAILER HAS A COMPLETE FIRE SUPPRESSION SYSTEM.

Jon Kerchner  
445 Concord Dr.  
Sedona, AZ 86336  
[jonkerchner@gmail.com](mailto:jonkerchner@gmail.com)

February 22, 2013

Planning and Zoning Commission  
102 Roadrunner Drive  
Sedona, AZ 86336

RE: Citizen Participation Letter: OTE Eatery

To Whom It May Concern:

This letter is to inform you about a conditional use permit that is being applied for to create an open air dining area at Over The Edge bike shop. The project is called the OTE Eatery and will be a food trailer that will be in a stationary position behind the bike shop.

If you would like to get more info on the project there will be a meeting on Friday, March 8 at 5pm – 6pm at Over The Edge bike shop. We will be able to answer any questions that any one might have about the project.

If you cannot attend the meeting you can contact Jon Kerchner at the above email address or by phone at 928-202-2810 to get info.

Sincerely yours,

Jon Kerchner

