



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • Fax: (928) 204-7124

Memorandum

To: Historic Preservation Commission
From: Cari Meyer, Associate Planner
Date: October 7, 2014 (for the October 13, 2014 meeting)
RE: PZ14-00011 (Minor CPA, ZC, CUP), Dr. Williamson House Bed and Breakfast

Debra Beck, the owner of the Dr. Williamson House (City of Sedona Landmark No. 13), has submitted an application to use the house as a bed and breakfast (short term rental). This use is supported by the Sedona Community Plan as an incentive to preserve historic landmarks (Sedona Community Plan, page 28).

The property is currently designated SFHD (Single Family High Density) by the Community Plan and zoned RS-6 (Single Family High Density) with a Historic Overlay. Though the Community Plan supports use of historic landmarks as bed and breakfasts, the zoning of the property does not currently allow for use as a bed and breakfast. In order to facilitate the use of a Bed and Breakfast in this historic house, the property owner has submitted an application with 3 separate components:

1. Minor Community Plan Amendment (Minor CPA)
 - a. The current designation of the property is SFHD. The applicant has applied for a change to MFMD (Multi Family Medium Density). Both of these designations have the same overall density (4 to 8 dwelling units per acre), so this change may be done through a Minor Community Plan Amendment.
2. Zone Change (ZC)
 - a. The applicant is proposing to change the zoning from RS-6 (Single Family) to RM-1 (Multi-Family). This change would be consistent with the proposed Community Plan Amendment and would allow the property owner to apply for a Conditional Use Permit (CUP) to use the house as a bed and breakfast.
3. Conditional Use Permit (CUP)
 - a. A CUP is required to be able to operate a bed and breakfast (short term rental) in a multi-family residential zone.

City Review of this Application

The applicant has met with City Staff on numerous occasions to determine the application process and submittal requirements. Eventually, the Planning and Zoning Commission will take action on the CUP and make a recommendation to City Council on the Minor CPA and ZC.

Since this is an application involving a historic landmark, the Historic Preservation Commission will also be reviewing the application. In previous discussions with the Building Division, it has been determined that some work will be required to meet ADA (Americans with Disabilities Act) requirements. This will involve re-grading some of the exterior areas, providing proper

landings at doorways, and interior alterations to the units to be rented. The applicant has not proposed any alterations to the exterior of the building.

Purpose of Work Session

The purpose of the work session scheduled for October 13 is to give the Historic Preservation Commission a chance to review the submitted documents and offer comments or concerns regarding this application as it relates to historic preservation. The applicant and City Staff will be available to answer questions.

Attachments

Page

1. Vicinity Map & Aerial Map.....	1
2. Application Materials (submitted by Applicant).....	3

Vicinity Map

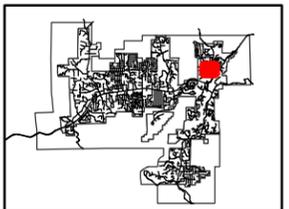
Parcel #
401-16-045A
Beck Property

-  Parcel #401-16-045A
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 40 80 Feet

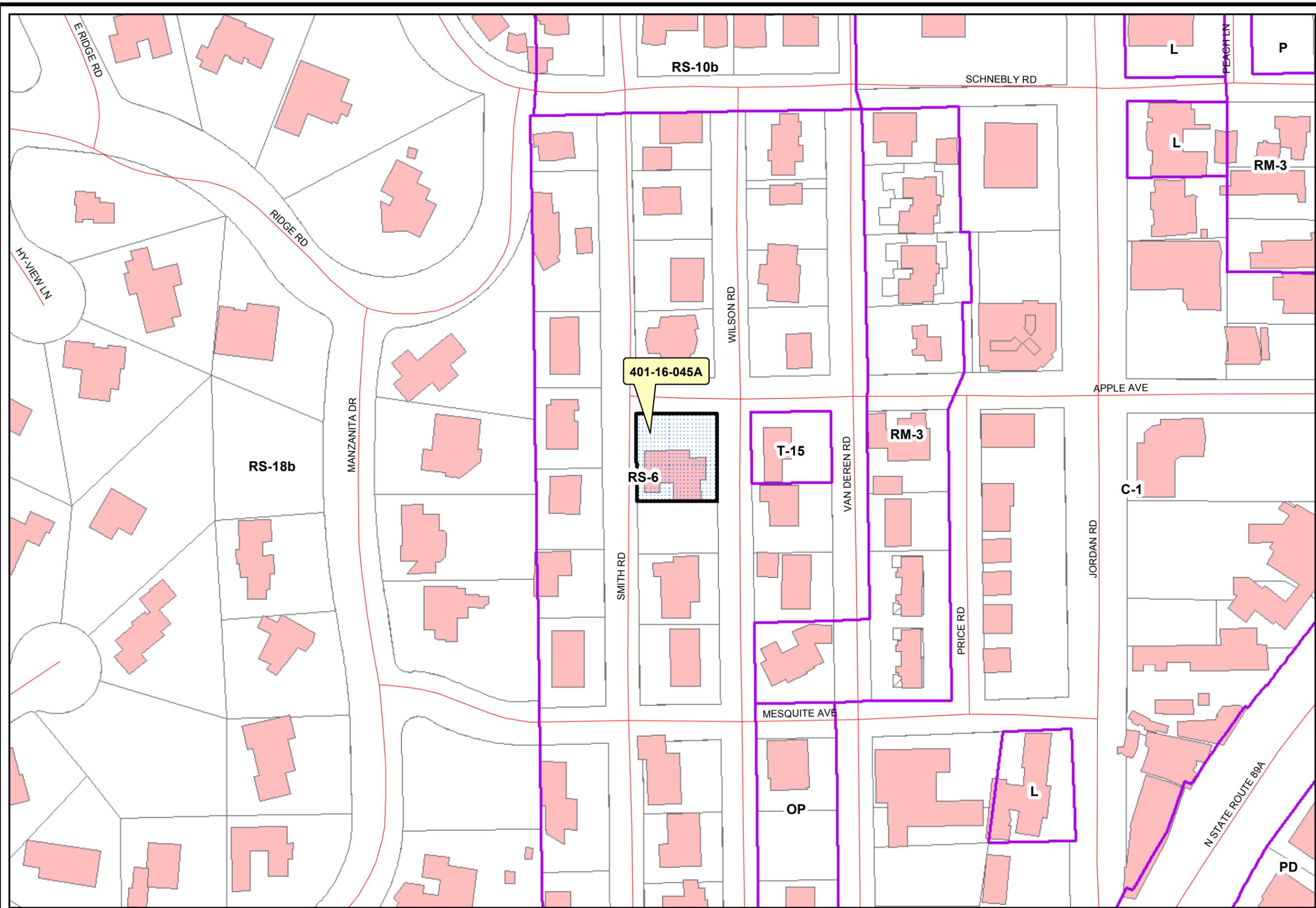
City Index



GIS, City of Sedona
05/28/2014
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This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.



Aerial View

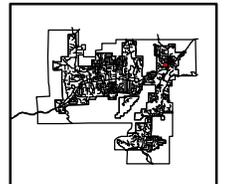
Parcel
#401-16-045A
Beck Property

-  Parcel #401-16-045A
-  Parcel Boundary
-  Street Centerline



0 5 10 Feet

City Index



GIS, City of Sedona
05/28/2014
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401-16-045A

APPLE AVE

WILSON RD

SMITH RD

Project Application

RECEIVED

SEP 08 2014

CITY OF SEDONA
COMMUNITY & ECONOMIC
DEVELOPMENT



**City Of Sedona Community & Economic
Development Department**
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

The following application is for:

- Conceptual Review
 Final Review
 Appeal
 Time Extension

- Development Review
 Subdivision
 Variance
 Conditional Use Permit
 Zone Change
 Major Community Plan Amendment
MINOR

PROJECT CONTACT:	Debra Beck	Phone:	928-300-0447	App. #:	DZ14-0001
Address:	340 Smith Rd Sedona, AZ 86336	Cell Phone:	928-300-0447	Date Rec'd:	
E-mail:	debrabeck57@gmail.com	Fax:	928-204-0579	Rec'd by:	
PROJECT NAME:	B&B	Parcel #:	401-16-045A	Fee Pd.:	\$2,200 fee
Project Address/ Location:	340 Smith Rd Sedona	Acres:		Zoning:	\$180 CPA \$150 CUP

Project Description: *wanting a minor plan amendment, zone change and Conditional use permit to have B&B status. for historic property*

OWNER NAME:	Debra J. Beck	APPLICANT NAME:	Debra J. Beck
Address:	340 Smith Rd	Company Name:	
Phone:	928-300-0447	Address:	340 Smith Rd Sedona
Cell Phone:	SAME	Phone:	928-300-0447
E-mail:	debrabeck57@gmail.com	Cell Phone:	
		E-mail:	debrabeck57@gmail.com
ARCHITECT/ ENGINEER:	Contractor Monty Wilson	AUTHORIZED AGENT/OTHER:	
Company Name:	Homes by Monty	Company Name:	
Address:	335 Wilson Rd Sedona	Address:	
E-mail:	—	E-mail:	
Phone:	928-300-3166	Phone:	
Cell Phone:	SAME	Cell Phone:	
ID #/Exp. Date:	on file		
City Business License #:	on file		

Letter of Intent

I am proposing a minor community plan amendment, zone change and conditional use permit that would allow my historic house at 340 Smith Rd to be used as a bed and breakfast.

The house was landmarked on July 2006 as the Dr. Williamson House, (see attached designation.) It was named the Dr. Williamson House because he lived and practiced medicine and he was the first Doctor in Sedona. The film and TV celebrity Debbie Walley also occupied the home. She is the one that was responsible for the beautiful garden.

1. Minor community plan amendment- current community plan designation for the property is *single*-family high density which allows for 4 to 8 units per acre. Proposed community plan designation is *multi*-family medium density, which also allows for 4 to 8 units per acre. Density will be the same.
2. Zone Change- current zoning on property is RS-6 single-family and proposed zoning is RM-1 multi-family, which would comply with the proposed community plan designation.
3. Conditional Use Permit- the proposed zone of RM-1 allows Bed and Breakfasts to be approved with a conditional use permit.

Project summary (Community Plan Amendment and Zone Change):

- Consistency with the community plan-Pg-28 states that B & B's are supported to preserve historical landmarks. This property is in the Uptown CFA expectations for this CFA include retaining historic character and small-scale buildings. By converting this house to a B & B it would provide an income that would contribute to the expenses of maintaining a historical home.
- Housing density-No increase in housing density is proposed although the B & B would contain 2 rental units plus my personal living quarters.
- Proposed land uses-residential with a B & B component.
- Lot coverage- no changes
- Number of lodging units- 2 maximum
- Parking area coverage-existing one space for B & B and two personal. (One garage space) See site plan for possible parking expansion.
- Mitigation of impacts on adjacent properties- on the Wilson side of my property there is a multi-family property: 345 Van Deren 2 BR and Rental unit. Due to the character of the neighbor no significant impacts are anticipated.
- Traffic generations- not going to be any more traffic it is already high-density neighborhood.
- Timing or phasing of development- my initial use would be for a 1 unit B & B with potential for a 2nd unit in the future. Some work is needed in 1st unit to meet building code requirements, please see attached.

- Impact on community character- it fits into the neighborhood; increase walkability to Uptown for guests potentially decreasing traffic. This would also enhance the neighborhood appeal and will bring guests who want to stay in a true traditional Sedona B & B, in the first and most historic neighborhood. It adds to the creation of making Sedona a unique place to visit.

Project Summary (Conditional Use Permit)

- 2 unit B & B with living quarters, 7 days a week
- No employees accept a maid service, no additional parking required, they will use the parking spot designated for the unit they are cleaning
- No anticipated traffic impacts to the neighborhood.
- Signage-low key, small with name and contact information
- No safety or health issues
- Compatibility with the neighborhood
- Will comply with all city codes and regulations

Public Participation

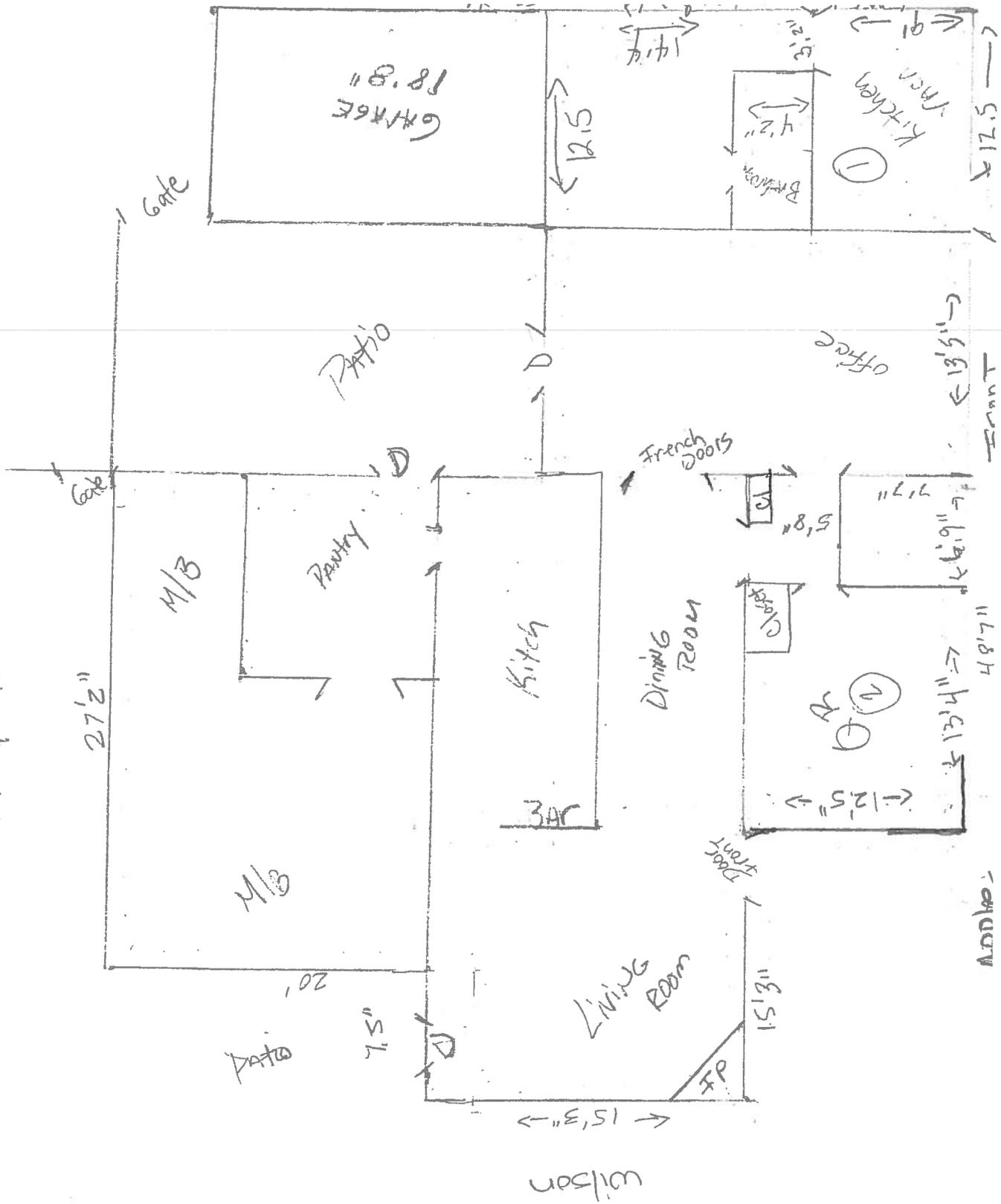
- Letter to neighbors using City supplied labels
- Letter will explain the project and give them a way to contact me
- Possible open house
- Results of public participation will be compiled and presented to City when complete

Thank you for your consideration. I am excited to add a unique visitor experience and add to the character of Uptown.

Sincerely,

Debra Beck
340 Smith Rd
Sedona, AZ 86336

Monkey's house









Kitchenette for unit # 1. unit # 2 doesn't have one.



Room Unit # 1.



HERITAGE

Land Survey & Mapping Inc.

EXHIBIT "A"

The following is a description of a parcel of land located within the East half of the East half, of the Northeast Quarter of Section 7, Township 17 North, Range 6 East, of the Gila and Salt River Base and Meridian, Coconino County, Arizona; being a portion of the Sedona Subdivision recorded in Case 2, Map 26, as described in Docket 3248, Page 869, [Record Source #1 (R1)] Records of the Coconino County Recorders; said parcel being more particularly described as follows:

BEGINNING at the Northeast corner of Lot 4, Block 8 of the said Sedona Subdivision, being marked with a plastic cap atop a 1/2" rebar stamped L.S. 14184; From which a plastic cap atop a 1/2" rebar stamped L.S. 14184, marking the Northwest corner of that parcel of land described in (R1) bears North 89° 26' 30" West, [Basis of Bearing (R1)] at a distance of 93.74 feet;

Thence South 01° 09' 12" West, a distance of 95.03 feet, along the East line of that said parcel of land described in (R1), to a plastic cap atop a 1/2" rebar stamped L.S. 26925;

Thence North 89° 14' 29" West, a distance of 93.25 feet, to the West line of that said parcel of land described in (R1) and a plastic cap atop a 1/2" rebar stamped L.S. 26925;

Thence North 00° 51' 33" East, a distance of 94.70 feet, along the West line of that said parcel of land described in (R1), to a plastic cap atop a 1/2" rebar stamped L.S. 14184 marking the Northwest corner thereof;

Thence South 89° 26' 30" East, a distance of 93.74 feet, along the North line of that said parcel of land described in (R1) to the POINT OF BEGINNING;

Subject parcel of land contains 0.204 acres more or less, and is subject to all exceptions, easements and or right-of-ways, of record that may be pertinent to the subject parcel.



Page 1 of 1

Dugan L. McDonald R.L.S. P. O. Box 3270 • Camp Verde, Arizona 86322
Office (928) 567-9170 738 S. Parks Drive Fax (928) 567-6351

Historic Significance of this Home

This home is designated as the City of Sedona Landmark No. 13 - Dr. Williamson House, 1949. It is perhaps the first to be built in the "Sedona Sub-division". The "Sedona Sub-division" was developed by Earl Van Deren and is recognized as Sedona's first sub-division.

Lee Van Deren, cattleman, arrived to put his children in the Sedona School after it opened in 1910. About 1924, Lee's son, Earl, bought 40 acres along the west side of the road and with hard work soon paid-off the property and became a successful rancher. Earl occasionally added to his income by fighting fires for the Forest Service and renting cattle, horses and wagons for use in movies being made in and around Sedona. Earl sold out in the late 50's and moved to Montana knowing that ranching would soon not be viable in Sedona. A Street in Uptown that traverses the old Van Deren property is named for the Van Deren Family.

Dr. Williamson was retired when he moved to Sedona but because there were no other doctors in town at the time, he occasionally saw patients in a make shift office in his garage.

The Williamsons lived in the home until 1968 when Mrs. Williamson, then widow, sold to Oma Bird. Oma and her husband built the Oak Creek Tavern in 1945. Mrs. Bird used the house as a home for her brother and mother for a few years and then sold. A series of owners held property until 1992 when actress Deborah Walley move in, living there until her death in 2001. Walley is best known for her "Gidget" films and roles in several Disney films and teen "beach blanket" type films in the 1960's and 1970's.

The builder and masons are unknown although two anecdotal memories by people living in the area at the time are of Elmer Purtymun as builder and the Cook brothers as the masons. Both the Purtymun and Cook families are significant Sedona Pioneer families who built many native rock structures. The Dr. Williamson home is an excellent example of the vernacular architecture style of Sedona homes built in the 1940's and 1950's.

Vernacular Architecture

Vernacular architecture is the non-verbal language through which cultures express a shared heritage in patterns of construction of their shelter. It is a term used by the academic architectural culture to categorize structures built by non-academically trained builders. Another distinguishing feature of vernacular architecture is that design and construction are often done simultaneously, onsite, with non-manmade materials. Also, some of those who eventually use the building are involved in its construction, or at least have direct input in its form.

Vernacular building shapes, construction techniques, and other characteristics are often generated from centuries-old local patterns. These patterns continually change and accumulate building craft while perpetuating cultural norms. Vernacular buildings have been praised by many for their sophisticated adaptation to the environment and user's needs. Also, some of those who eventually use the building are involved in its construction, or at least have direct input in its form.

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City of Sedona
Landmark No. 13

DR. WILLIAMSON HOUSE, 1949

One of the first homes built in the “Sedona Subdivision”, recognized as Sedona’s first subdivision and developed by Earl and Leah Van Deren. Dr. Williamson was retired but had an informal medical practice in his garage.

This home is an excellent example of the vernacular architectural style of Sedona homes built in the 1940s-1950s.

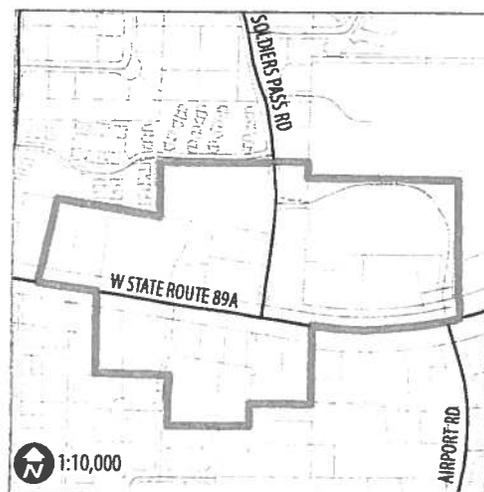
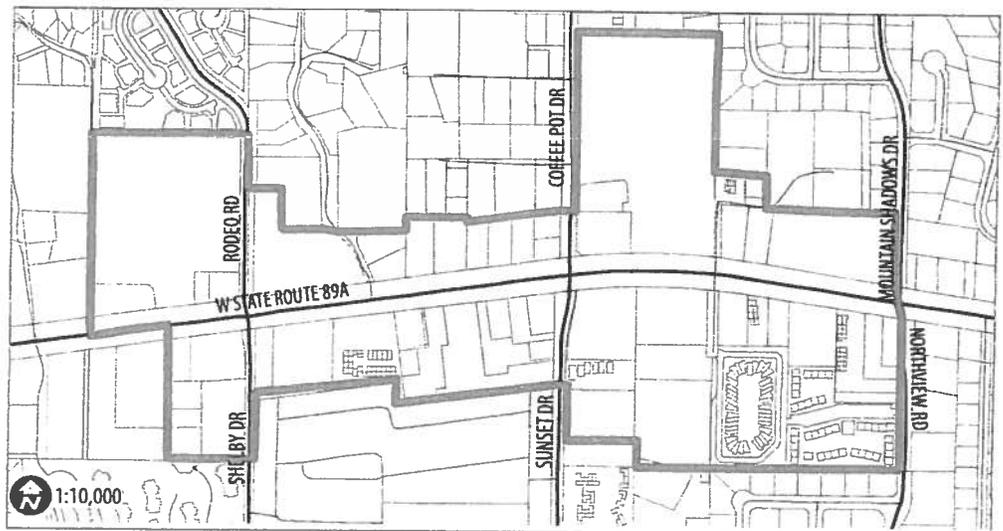
Recreational Vehicle (RV) Parks

The 28 RV spaces within the Rancho Sedona RV/Mobile Home Park constitute the only RV spaces within the City. There are no other locations identified for RV parks due to screening and traffic congestion concerns.

Bed and Breakfasts

Bed and Breakfast uses with up to six units are supported in all commercial areas and in residential locations with street or highway access that do not bring vehicular traffic through single-family residential neighborhoods. Bed and breakfast uses are also generally supported as an incentive to preserve historic landmarks.

Lodging Area Limits



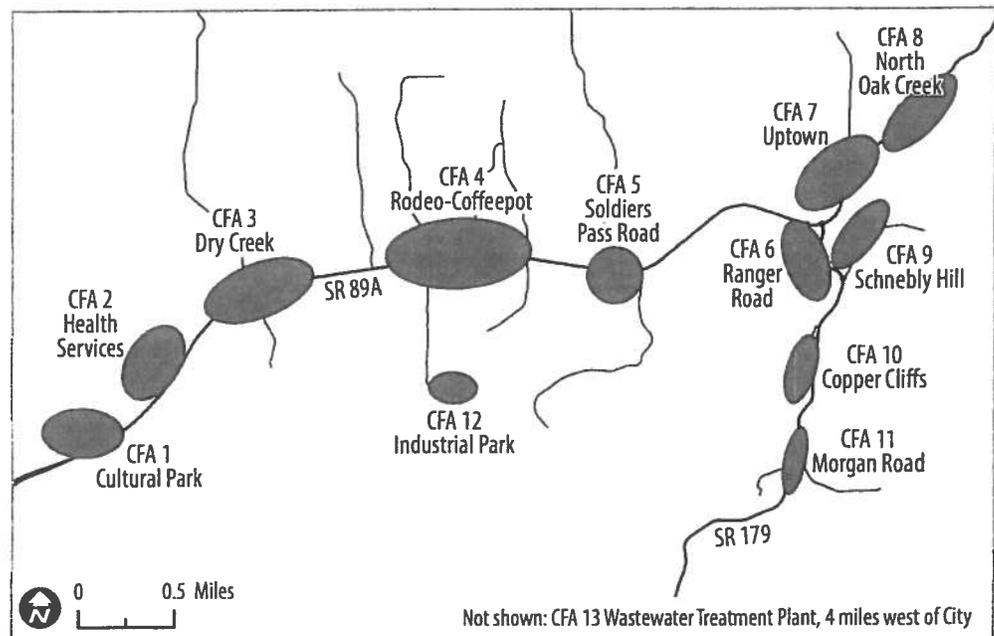
COMMUNITY FOCUS AREAS

A Community Focus Area (CFA) is a location where the City will play a proactive planning role to implement the community’s vision. With participation from property owners, neighbors, and stakeholders, the City will develop a Specific Plan, including any necessary rezoning, for adoption by the City Council. These Specific Plans may be adopted to bring properties into closer alignment with community expectations as expressed on the following pages. The specific planning process is intended to maintain flexibility for future creativity and innovation. The “Community Expectations” listed on each CFA page describe future conditions for each area that the Plan will strive to achieve over time. These Community Expectations are not intended as definitive requirements, but to provide guidance

for community-level planning efforts. Recognizing the community’s need for a town center, the CFAs for the West Sedona Corridor, Uptown, and the Ranger Road area have related public space and mixed use goals. If anchored with civic and community uses, one of these areas could eventually serve as a town center. CFAs:

- Can play a key role in furthering the community vision and environmental stewardship while fulfilling community needs and enhancing the experience of visitors.
- Contain properties likely to be re-developed or have new development potential.
- Have natural features or characteristics that should be retained and where there are opportunities for integration of open space within future development.

Community Focus Areas



- Have existing characteristics that should be retained.
- Have boundaries flexible enough to allow planning participation from property owners that may be outside the map location.

Compact and Walkable Mixed Use

Areas of compact, mixed use and walkable development can be people-friendly places, where people can live, work, shop, dine, and play, since a variety of needs are met in one appealing place. Compact development creates more walkable activity centers that contribute to quality of life by being more sustainable, less car-dependent and more people-friendly. Mixed use and more compact

development scenarios are especially encouraged within CFAs in the West Sedona Corridor.

Compact, mixed use and walkable development combine housing options with services and retail uses, and typically include venues for entertainment and the arts mixed with education and civic functions, a central community gathering space, all linked by walkways. Residents can enjoy living and working in the same area without having to drive everywhere. They can expect to have chance encounters with neighbors, co-workers and visitors, enhancing communication, collaboration and a sense of community.

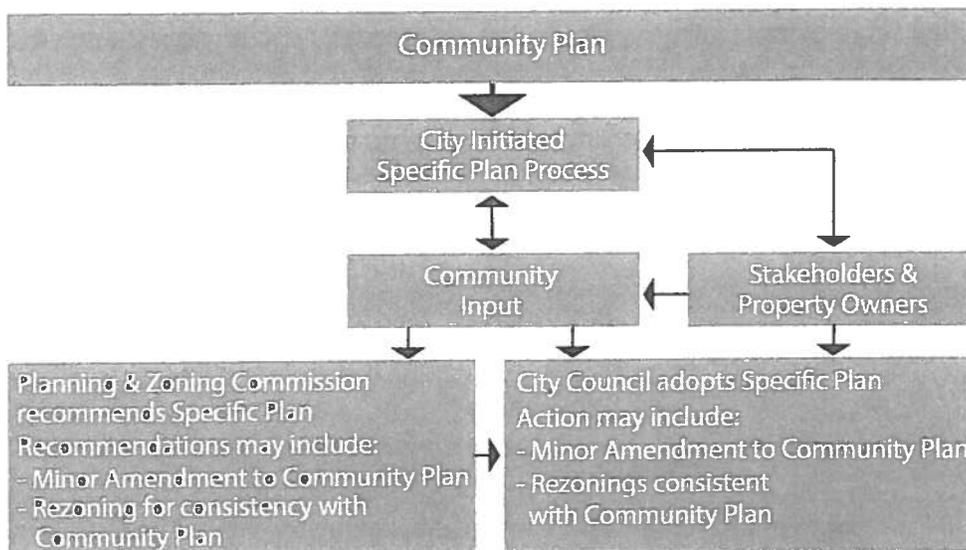
Attributes of Compact and Walkable Mixed Use Development:

- Inclusive people places
- Walkable and bike-able
- Transit-oriented
- Safe, active, and lively
- Compatible with existing neighborhoods
- Accessible from existing neighborhoods
- Inclusive of local businesses
- Diverse housing choices
- Outdoor public spaces

Examples of Compact and Walkable Mixed Use Development Features:

- Housing: condominiums, assisted living, affordable apartments, live/work studios, hotels, etc.
- Service and retail: grocery markets, household goods, medical offices, outdoor cafes, laundry, office supply
- Entertainment and the arts: theaters, art museums, dance studios, outdoor performance spaces
- Education and civic: community recreation center, library, post office, city hall, museums, nature center
- Focal point: plaza, open square, small park or a promenade

Community Focus Areas Specific Plan Process



Community Focus Area 7: Uptown



1:8,000

Note: Image is for illustration purposes only
- actual boundaries and affected parcels will be
determined through the future CFA planning process.

Attributes

- Mostly visitor-based lodging, retail, restaurant, and recreational uses.
- Some resident oriented uses—once site of a library, banks, and grocery store.
- One of City's oldest residential areas.
- Municipal parking lot.
- Area has significant parking and traffic issues.

Community Expectations

- Maintain close coordination with circulation and parking planning and planning in the North Oak Creek CFA.
- Provide short-term and long-term parking solutions.
- Enhance control of pedestrian crossings.
- Retain historic character and small-scale buildings.
- Encourage resident oriented and arts and cultural related uses.
- Implement Main Street Program Character District Guidelines.
- Improve coordination between pedestrian and vehicle movement.

7/18/14
Parcel Number: 401-16-045A
Parcel Address: 340 Smith Sedona, AZ 86336
Owner: Debra Beck
Phone Number: 928-300-0447

Dear neighbors,

This is Debra Beck (owner) of the property that was Landmarked July 2006 as the Dr. Williamson House. I am proposing to the City of Sedona the use of one bedroom at this time and possibly the 2nd bedroom in the future as a B & B.

It is my intention is to create a place were tourists would really feel the history of Sedona, staying in the first and most historic neighborhood. This would add to the creation of making Sedona a unique place to stay, while maintaining a beautifully landscaped, historical home that enhances the neighborhood for all current homeowners.

I am summiting to the City of Sedona for review a minor plan amendment, zone change and a conditional use permit.

If you have any questions, please feel free to call me at 928-300-0447 by September 24, 2014.

Thank you so much,

Debra Beck
928-300-0447