

Summary Minutes
City of Sedona
Planning & Zoning Commission Work Session
Vultee Conference Room, 102 Roadrunner Drive, Sedona, AZ
Thursday, October 29, 2015 - 3:30 p.m.

1. VERIFICATION OF NOTICE

Chair Losoff confirmed that the work session had been properly noticed.

2. CALL TO ORDER & ROLL CALL

The Chair called the work session to order at 3:30 p.m.

Roll Call:

Planning & Zoning Commissioners Present: Chair Marty Losoff, Vice Chair Kathy Levin and Commissioners Eric Brandt, Avrum Cohen and John Curriwan. Commissioner Larry Klein was absent and Commissioner Gerhard Mayer was excused.

Staff Present: Warren Campbell, Matt Kessler, Adam Langford, Cari Meyer, Rachel Murdoch and Donna Puckett

Councilors Present: Mayor Sandy Moriarty and Councilor Jessica Williamson

3. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS

There were no announcements.

4. DISCUSSION REGARDING THE FOLLOWING ITEM ON THE PLANNING & ZONING COMMISSION'S PUBLIC HEARING AGENDA FOR NOVEMBER 3, 2015

- a. Discussion regarding a request for Development Review approval to construct a new commercial building at 1425 W State Route 89A (Thai Spices). The property is zoned C-2 (General Commercial) and is approximately 0.78 acres in size. A general description of the area affected includes but is not limited to the south side of W State Route 89A between Willow Way and Saddlerock Circle. The lot is further identified as Assessor's Parcel Numbers 408-26-018B & C. Applicant: Thai Spices Natural Inc. (Pearl Pardee) Case Number: PZ15-00010 (DEV)

Chair Losoff indicated that he and Commissioner Brandt were the only Commissioners currently on the Commission when Thai Spices originally came before the Commission. Their timeline expired, so they are asking to review it again as a new project, and since most of the Commissioners are new, it really is like a new project.

Presentation, Cari Meyer: Cari explained that they originally applied for this approval in 2010 and it was approved in 2011. Their building permit was issued within two years of that approval, and they kept it active for a little less than two years by doing some pre-construction work, so they didn't actually start building the building. Building permits require an inspection every 180 days to keep the permit active, and their last inspection was in November of last year, so the permit expired in May of this year. They were notified that the permit had expired, and they expressed a desire to build the project; however, since the Development Review had passed its timeframe, another building permit could not be issued under that Development Review approval, and the project has to be reapproved by the Commission.

Cari indicated that all of the original information is in the packet, and they are not requesting any changes to the original design of the building, except for things that came up during the building permit review. There were a couple of requirements by the Health Department, and as

far as a covering for the detached cooler, we were able to approve that administratively, because it wasn't a significant enough change to bring it back to the Commission at that time.

Cari stated that the applicant completed the Citizen Participation Outreach process during this application and that is included in the packet, and this request is scheduled for a public hearing on Tuesday.

Chair Losoff advised the audience that this is a work session and normally we don't entertain public comments, but we will probably make an exception for the next agenda item, since it is a CFA communitywide issue; however, for this particular project, we will hold public comments for the formal meeting on Tuesday. The Chair then asked the applicant to introduce himself

Applicant, Paul Davis, with Thai Spices Restaurant, Sedona, AZ, then introduced himself to the Commission.

Commission's Questions:

Commissioner Cohen referenced Mr. Amsbaugh's letter and indicated that Mr. Amsbaugh asked that the building not be any higher than 15 ft., The Commissioner then stated that it appears to be 14.5 ft. and asked if that is still the same. Cari Meyer indicated that all of that is the same, and she talked with Mr. Amsbaugh after he submitted the comment, and he was thinking it was on the Biddle's back property.

The Commissioner then referenced another neighbor that was concerned about needing a fence to keep headlights from hitting the back of her house, but he didn't see a fence in the papers. Cari explained that the building would be on the front portion of the auto shop building, so the neighbor may have been thinking of a different location, as there would be no headlights, but we can address that if it needs to be addressed. Chair Losoff stated that this came up in the original project, and it is far enough upfront that it is almost shielded by the auto shop's building and some trees, so he didn't think there would be a problem. Paul Davis then added that there is a 9 ft. wall on the back of the property that would shield any headlights from the residential area in back.

Commissioner stated that he had a question regarding light reflection and indicated that when Fire Station #6 was built, the neighbors had a problem with the metal roof reflecting, and they had to do something with it. This is going to have a metal roof and solar panels, so has the reflection been tested so neighbors won't be bothered?

Mr. Davis noted that having materials tested had not come up when the materials were approved previously. The roof is a rather standard matte finish-type material and the solar panels in the back have an opaque-type glass on them. The Commissioner then asked if the applicant didn't anticipate a problem for the neighbors, and Mr. Davis stated no, the problem hadn't come up before.

Cari Meyer explained that the Fire Station roof was a different type of metal roof that required rusting, and as it is exposed to the elements, it rusts more, which is a little different than this roof. Cari also indicated that a black matte frame is required for the solar panels, so they can't use the reflective frames. Chair Losoff then asked to have some verification of that for the next meeting and although it is the same as the Commission saw last time, most of the Commissioners were not here at that time, so these are good questions.

Vice Chair Levin referenced the applicant's September 10th letter and asked about the status of the future minor land division mentioned, and if they have gone ahead with that, does that affect the site plan and setbacks between the two properties. Cari indicated no, staff looked at a preliminary plan and the lot split would be an administrative approval. There are some things they would have to do with easements and getting water lines back to the rear lot, but there wouldn't be any effect on the site plan.

Commissioner Cohen noted that the owner talked about not selling off a second lot in one of the documents and asked if that still holds. Mr. Davis explained that the reason for the lot split is because of SBA financing. If you need financing for commercial construction, you have to go with the SBA, because banks aren't doing that, and to qualify for the SBA financing needed, they don't want to take a tenant on the property; it has to be a sole property, which means they have to split the property, but they have no intention of selling it, and that is not the reason for the split. The reason for the split is to qualify for the financing, which has been their impediment and the reason they haven't been able to start construction.

Chair Losoff asked Cari if the split in any way impacts the zoning, ordinances, etc. and Cari stated no, both of the lots would meet the minimum size requirement, so it would not create a nonconforming situation as far as setbacks. Even if a split happens, it is going to be the same property owner, and since you have no guarantees that someone is going to keep a property forever, staff does review it as if there will be two separate properties, although they are not intending for that to happen. The Chair then asked what if the opposite happens and they want to go back to one? Cari stated that they could do that too.

Vice Chair Levin asked if there would be a recorded easement for access to the southern parcel and Cari indicated yes. Mr. Paul Davis added that there are several of them with access for the different utilities. Chair Losoff then confirmed that staff deals with that administratively.

Commissioner Currivan indicated that since this was approved four years ago, he started with the proposition that it ought to be a pretty straightforward project, so he only had a couple of questions. First, in the four years that have passed since this project was approved, have there been any significant changes in our rules or the criteria looked at, so that something that qualified four years ago would no longer qualify. Cari responded no, there had not been any changes. The Commissioner then stated that he noticed the project wasn't quite identical to the previous one, because the original included a deceleration lane, so was that deceleration lane mandatory or optional? Mr. Paul Davis explained that before they started the project, John O'Brien had said that before applying for this, get with ADOT and see what they want. ADOT and the engineers got together and decided they wanted a decel lane of substandard length and it extended over to also service the restaurant next door, but it took a couple of years, and they received their permit two years ago. During those two years, there were four pages of conditions and they had to come to grips with changes that came out of the Sedona requirements, which included an ADA access. They didn't like the ADA access provided in the Planning & Zoning meetings and made them come up with something different. It took 1½ years to get through ADOT, and it took them probably more than six months to decide whether or not they wanted the turn lane. ADOT is different to deal with; initially they wanted the turn lane, and an engineer was hired for \$13,000 to design the turn lane, and then ADOT decided they didn't want the turn lane, and they could not have it, so that money was wasted and he then had to plan some new changes. Also, there is a culvert that runs under S.R. 89A that ADOT initially wanted left open for the 16 ft. that goes across the ADOT right-of-way, so they negotiated a grill structure and access.

Commissioner Currivan indicated that if he understood what was said so far, the original concept was that ADOT would require a turn lane, and then they changed their mind, so not only did they not require one, they wouldn't permit one. Mr. Davis indicated that was correct. The Commissioner then asked if that is still the same situation and Mr. Davis stated yes, and he spoke with ADOT a few months ago and asked if they had changed anything else, and he was told that they were good with what they had. They have different requirements, for example, their permits are good for 90 days, and it is useless to get one of their permits until he is ready to build, because they want insurance to have started, etc., so it is frustrating. They are not doing the turn lane; they are doing a 90° ADA sidewalk off of their sidewalk, which goes into a ramp, a landing, and then a switchback to another landing, so we can get legal ADA access to the front door of the building. Chair Losoff told Mr. Davis that it is not personal and recalled another project that ran into similar problems and it cost them a lot more to change things.

Chair Losoff then indicated that it was an interesting project when it came up several years ago, and it seemed that the biggest issue was an architectural concern about the angle of the building. One Commissioner at that time was concerned with the way it was facing, but it was all worked out and there were no more issues once that was solved.

Cari stated that for Tuesday, staff will bring the material samples and clarify some of the questions about those. Staff could bring the proposed lot split as well, if the Commission is interested in seeing that. Mr. Davis noted that he has that today; however, the Chair suggested just making that available and asked if there is anything else wanted for Tuesday's meeting.

Commissioner Cohen asked if this will affect the auto shop's business, and Mr. Davis explained that they lease the back half of the property and will be able to access that. Originally, when the property was leased to them, they were aware that there would eventually be a restaurant in front, and the property for the restaurant was not leased to them. He had a used car lot on the property at that time, but it became not a good idea, so he shut it down and told them that they could park there, and a lot of people got used to that, but they may have to not store so many cars on their property. That property has enough parking to run that business; it limits their growth, but the growth onto this other lot was never on the table for them.

Chair Losoff asked if the restaurant is in conjunction with or in competition with some of the other Thai restaurants in town or are they in the same group. Mr. Davis explained that Thai Spices in West Sedona is the same people, but any other Thai restaurant is not. The Chair then noted there were no other questions, and thanked Mr. Davis for coming. He also thanked Cari for a good report as usual.

5. Discussion of the Draft Ranger Station Park Master Plan Proposal for a new park at the historic Ranger Station located at 250 Brewer Road.

The Chair explained that the city purchased the property not too long ago, and staff has been meeting with the public and has a Citizen Engagement process going as to what could be done with that property. Today, we will see the first draft of what that is for conceptual issues only; we are not making any decisions today.

Cynthia Lovely explained that she was not going to read the handout; the presentation will roughly follow the handout, but she will be going into more detail. First, what you are seeing is just the concept, the vision for the park; it is not the full Master Plan at this point. The thought is that we will also be talking with the Historic Preservation Commission, holding public meetings probably in December, and going to the City Council, so at this stage, we are just talking about the concept, the basic vision for the park, the park features we are proposing, and getting feedback. As we move along, we will go into a lot more detail; we are getting a lot of questions and we are starting to do more specific research on certain topics, such as how big the restrooms should be, how much parking is needed, etc., so we are in the early stages of that information, and one reason we are not going into a lot of detail now is that it depends on what our final vision is. We need to know what will go into the park, and then the details can be worked out.

Chair Losoff asked Vice Chair Levin if she wanted to disclose her involvement with the project, and the Vice Chair stated that she is not involved in the project per se, but she wanted to inform the public and Commission that she is a member of the Board of Directors of the Sedona Arts Center and the Center's Executive Director will be making a short presentation about a vision that the Arts Center has for the use of this property. Commissioner Brandt then indicated that he wanted to let everybody know that he is on the work group representing the Planning & Zoning Commission.

Cynthia Lovely introduced members of the work group who were present, including Allyson Holmes who represents the Historic Preservation Commission, Rachel Murdoch from Parks & Recreation and Cindy Rovey, plus Commissioner Brandt who attended almost all of the meetings.

Cynthia indicated that regarding the history, the property was acquired in 2014 after years of interest in the city acquiring the property, even before the Forest Service sold it in 2005. Some of you probably remember the Heart of Sedona planning that talked about a park at the site. That effort kind of fizzled out after the property was sold to a private developer, so from 2005 to 2014, it pretty much just sat there and they didn't do much to the property, so the buildings haven't been used since 2005 and there are no utilities hooked up, although there has been some minor maintenance to the property.

Cynthia stated that it is 3.4 acres and she identified the location of the house, barn, and the old administrative office building that is slated to be demolished. She also indicated that there are a couple of other things that will go away; there are three sheds -- a larger carport shed near the house and a couple of smaller sheds, so other than the two historic buildings, it will be a relatively blank slate, especially to the south.

Cynthia explained that the whole site is on the National Register of Historic Places, which is a federal designation, and it is also a designated city landmark, and when the city acquired the property, the intent was to preserve the buildings, so that is our number one goal through this park planning process. The second goal, as she has been told by some City Councilors from when we acquired it, was to be a community-gathering place and kind of the number one goal in the Community Plan was to have a community-gathering place for the city, so those are the two main reasons the property was acquired.

Cynthia then noted that because the buildings are on the National Register, we have to be sensitive to that, so when we talk about park planning, we will be thinking about what goes around the buildings, because we don't want to affect the historic context. The exterior of the buildings will remain the same, but hopefully, we will be able to fix them up, because they are not in very good shape, so that also plays into what we are considering for use of the property.

Cynthia referenced the planning process and the May 30th Open House where a lot of comments were received, and indicated that after that other comments were flowing in. There were emails and an online questionnaire, and since that time, we have had one-on-one meetings with different people and organizations, so we have gotten other input besides from the Open House.

Cynthia explained that after the Open House a work group was formed through the Citizen Engagement Program, and there are six members who have been helping throughout the process. The main thing the work group did was to go through all of the public comments one-by-one and discuss if they were appropriate for the site, and part of the decision of trying to decide what was appropriate was in relying a lot on the Community Plan. In the handout, all of the blue quotes in italics are taken from the Community Plan, so those were a lot of the goals the group followed. The Community Plan was used as the guide, and then there were some other things like what the cost of constructing and maintaining something was and what was suitable for the property. The group also discussed that we already have two city parks, Posse Grounds and Sunset, and we wanted this park to be different and didn't want to duplicate what is happening at the other parks as well. So, there were a variety of different considerations in mind.

Cynthia explained that the work group whittled down the list, and regarding the existing city parks, she prepared a comparison to provide an idea of size. She then explained that the dark red outline represented the Ranger Station and that property is 3.4 acres. For comparison, the developed part of Sunset Park is about 5.2 acres as shown in the yellow outline, and coincidentally, it happens to be the same shape, although it is flipped on its side. It doesn't look like a lot more, but that is an extra couple of acres and they have all of their parking along the south side, so in a way, all of the extra space at Sunset is where they put all of their parking. The little yellow square represents the Sunset lawn and that is the size of their lawn, because we would like to have a similar open lawn, and that fits pretty nicely in that spot at the Ranger Station Park.

Cynthia then explained that the larger outer red line roughly represents the size of Posse Grounds' developed area, which is about 19 acres, and that doesn't count the Dog Park and where the BMX area will go, but you can see the varying sizes. People think that the Ranger Station is really big, but relatively speaking, it is not as big as the other properties.

Cynthia indicated that what they have discussed for the buildings is that they would be multi-purpose for community events, keeping the community-gathering place goal in mind, and then the multi-purpose flexibility aspect is to try to encourage lots of different activities that might involve lots of different people and different interests, and the idea there is trying to get communitywide and making this usable for all sorts of different activities.

Cynthia stated that the place shown in the pictures with the white buildings is called McPolin Farm in Park City, Utah. It looked like a model for this project and the similarities were amazing. She talked with their staff, and it is much a larger and was a huge family ranch. Their classic barn is huge; it is like three stories and is L-shaped. They have owned it for quite a while and have yet to restore the interior of the barn, so in talking with them, there were a lot of lessons learned. They are trying to get grants to restore the interior of the barn, but until then, they don't use the inside of the barn, so they don't let the public use it or rent it out. The other building, called the "shed", is more comparable to the size of our barn, and they have restored it and use it. Similar to ours, they have doors on the side, but theirs has sliding doors that open, so it can be an indoor/outdoor facility. The other similarity is that there also is a house like ours. She then identified the location of their house and open space. The open space was concreted in, but it is in a similar set-up, so we discussed the kind of events they have, and they have a lot of community events, festivals. They have parking issues, but they also have transit and shuttle everyone in for events, and they only do events hosted by the city. It was a very good example of how a city is using space like this with historic buildings, etc., for similar activities.

Cynthia then referenced the buildings themselves and stated that the barn could be used for all sorts of different activities, and because of the three or four double doors, the building could be used as a combo indoor/outdoor facility or events could just be inside or just be outside. The barn has a lot of walls in it, and originally, it had five main sections, so it was never an open space. If we do what we are proposing, you would have to remove two of the walls. Additionally, the Forest Service added some office walls, so it would take some work to get it usable and make it into an open space on the inside.

Cynthia indicated that for the house, they are proposing to use it as a rental space, and it would be somewhat unique compared to other community rooms in the city, in that if you look at the main room that could contain a conference table, and the thought was if you rented it, you could move tables around, and if you don't need tables, you don't have to have them. What is unique is that you have the main room plus the two side rooms and a partial kitchen with a sink and refrigerator. There seems to be a lot of interest and a need for community rental space, and the thought was that it could be as simple as a club like a knitting group or an organization that has monthly meetings. The other thought as far as generating revenue would be weddings, which could use all three spaces -- the barn, house and area in-between or they could rent just one of the buildings, so there is again a lot of flexibility.

Cynthia stated that they haven't landed on a good name, but the plaza or courtyard would be the area between the barn and house, and there are lots of examples, such as the Flagstaff Heritage Square that is a bricked in area and there is a small amphitheater. She then pointed out pictures of a bike tour festival with tents and indicated that when there aren't activities, it is just an open area and in a photo, people are just hanging out and eating ice cream there. There also are more formal things like weddings that could be out there or concerts.

Showing a potential site plan, Cynthia pointed out that there is already a red rock retaining wall on one side and it could be cleaned up. More walls could possibly be added for seating, and then you would get more of a courtyard feeling.

Cynthia explained that the next major highlight of the park would be the open lawn, very similar to Sunset Park with just a big open grassy area, and similar to the plaza, you could have scheduled events there, but more likely more informal activities. Sunset Park is used a lot in that way for everything from people with their dogs just meeting up with each other to yoga, kids playing Frisbee, people setting up a tiny soccer field, etc., which fits in with our whole community-gathering goal.

Cynthia then referenced two photos and explained that one is looking south to north showing all of the green space, and then the area next to the old green building, so you can visualize that there are pieces of that already there. It may not be one big large lawn, because of the topography. It is higher in one area and it is kind of in three levels that step down, but it is yet to be determined whether we do a terraced thing or regrade it to get a large open lawn.

Cynthia indicated that another activity, which could be very popular, would be picnicking and to have picnic tables scattered around the park. The thought was to put them in different areas, so you could have a different experience. At the southeast corner, there are nice shade trees, so it could be the quiet experience, and some could be next to the lawn or play area, so picnic tables as well as benches could be scattered all over the park, and benches could be along the walking path and around the lawn as well – again going back to the community-gathering goal.

Cynthia stated that another thought would be food trucks, and that idea grew out of the May 30th Open House when a lot of people got excited about turning the house into a coffee shop or café, and the working group talked about that and decided that might not be the best idea for the house, because if the business failed, you would end up with an empty building, not to mention the need to put in a full commercial kitchen. People loved the idea of the café, because for community-gathering, people would get coffee and hang out in the park, then the thought was about food trucks, because you could get that same effect. They are an attraction and a draw, and they get people to linger and hang out. We don't know if the food trucks would be successful; we've had them come to the office showing interest and asking, but because we don't exactly allow it, it is not like there are a bunch of them here; however, if we allowed this, maybe we would attract them. There are like 70 of them in Phoenix and Flagstaff has five now. Then other possibility is to have Food Truck Festivals for a day or a weekend where you get a bunch of them in there. Vice Chair Levin asked if our code would allow food trucks, and Cynthia indicated that she believes that with our code, they could get a Conditional Use Permit to do it.

Cynthia then referenced “art in the park”, and stated that in the Community Plan, art is a big theme. If we are going to be a city animated by the arts, then we want the park to have art. Looking at the other parks, Sunset and Posse Grounds, this would have a different focus. One idea would be in the very back south end of the property, and on the southeast end is Los Abrigados, there is a block wall that wraps around maybe 1/3 of the way on the east side. It isn't really attractive right now, but the thought was to do murals on the wall. Another suggestion was to have do-it-yourself murals, like chalkboard things, to make it interactive. There was also a suggestion for a sculpture garden or to have sculptures throughout the park, and they could be temporary or permanent or like art installations, which actually ties into another suggestion from a community member who wanted a bug zoo; however, somebody would have to manage that, so rather than have real insects, we could have sculptures.

Cynthia indicated that regarding art-related activities, there would be the big open lawn and plaza area; the buildings could be rented out, and if it was on the lawn, you wouldn't have to rent it, you could just show up. There could be art classes inside or outside and workshops, and the other thought was galleries -- one idea was a pop-up gallery, so perhaps on the first Friday, there could be art walks, and you might partner with some organization and turn the buildings into an art gallery for a night or a weekend or a week, so there are a lot of different things that could be done at the park. Again, having flexible multi-purpose facilities would allow different activities, and then by having these different spaces, you could hopefully find a space for whatever activity you wanted.

Cynthia stated that preserving the history and interpreting the history of the site would be a major goal, and the location of the park was kind of in the original core of Sedona, so besides just having interpretations at the park site, one suggestion was to do historic walking tours. Cynthia then showed an old picture of Sedona with the old school and the ranger's house, and the rest of the area was basically nothing, so all sorts of things could be interpreted. She then referenced smaller samples and explained that there could be smaller interpretative signs or they could go big and have a lot of different panels. Another thought was to have some of it on a mobile app, so with a smartphone, you could go to a site and have a self-guided tour.

Regarding the green building, Environmental Stewardship is a big goal in the Community Plan, so we would want to do some green design techniques and have landscaping that has a purpose, so you could do a xeriscape demonstration with landscaping, and another thought was to do like a grape arbor that could provide shade for picnic tables or benches, so instead of having a typical ramada shelter, a grape arbor could be used, which might fit more with the look we are going for.

Cynthia explained that besides the look being more environmentally conscious, if you have permeable parking and use decomposed granite gravel parking lots, it also would fit in with the look of the park. One picture showed pavers for the ADA with gravel around it, and that is the thought for the parking lots here.

In terms of other activities, Cynthia indicated that the thought was to have things to do for all different ages, and the other thought was to tie-in with the historic themes of the park and the kind of things they did back then – hopscotch, horseshoes, croquet and swings, and you could have the typical children's swings, but also do some swings for adults. Then, pickleball was actually a big topic of debate, because a lot of people do not know what pickleball is, so she watched some people playing. There is one at Los Abrigados and to her it looks like ping pong on a court or a cross between that and badminton, but it is a much smaller court, and the thought was that it could fit, since it is a pretty small court like 20 ft. x 44 ft.

Commissioner Cohen asked if it is cement and Cynthia states yes, and she then confirmed that they are usually fenced. An example would be that you could get four of them on a tennis court, but if it is a little more spread out, you could do two on the size of a tennis court. You are very close together, and our impression was that it seems to be a more social activity. It is not as intense, because part of the debate about doing pickleball in the park was that we wanted this to be more relaxing and natural with a more quiet atmosphere, not an athletic sports park, and that was another concern as to if pickleball would fit in. The thought was that it seemed to be much more social and a little more relaxed type of sport, plus if you look at the other things, it would be nice to have some lively activity.

Cynthia explained that for walking, there could be a trail that goes all the way around the perimeter and that would give you a walking path of about 1/3 of a mile, and then we could also crisscross the property with walking trails as well, and then hopefully connect to future sidewalks on Brewer heading up toward Ranger and connecting to SR 89A and SR 179 as much as possible. There is already a gate on the south side with Los Abrigados, so we could connect with them, and we've talked with El Portal on one side of the property and Tlaquepaque owns the parking lot in there, and there is actually a historic spot where people were already walking through, and it lines you up pretty well with a footbridge in the Tlaquepaque parking lot on the north end that goes over the wash, if you have a cut-through path. According to surveys over the years, walking is the number one activity as far as outdoor recreation, so that is another good reason to have walking facilities, because it is something that almost everyone engages in.

Cynthia referenced the playscape and explained that they are calling it "playscape" instead of playground, because they wanted it to fit with the more natural vision for the park, and they didn't want the typical plastic playground. There are all sorts of examples and companies that specialize in this, where you can build your playground into the park, so it could be a slide built into a hillside, and there are examples of a climbing wall built into the side of a hill. They could be very simple

things like a rock wall or a wood arch that the children could play on, so the thought was to have stuff like that for the children.

To see how all of that might look, Cynthia showed a possible site plan and indicated that they were still in the early stages. There were a few things that probably could be put anywhere, and for some of them, we were looking at the context of the buildings, but you could also see the walking path that would go all the way around with other paths crisscrossing the park. The main thing in the middle would be the lawn area, which might be broken up because of the grade. She then pointed out the potential area for the playscape and explained that around the old building is already mostly grass and parking is shown all the way around the barn. They looked for some historic photos of the barn to see what it used to look like, and there were pictures of people on horseback and it was a working barn, so it was just surrounded by dirt. On the north side, the curve follows the existing retaining wall, and that could become the courtyard area in-between, leaving the area around the house pretty much as is.

Cynthia indicated that the south area has really nice somewhat healthy trees compared to the rest of the park, so there is nice shade in there and you could have a picnic area there. They just started talking about the restroom as to how many and how big, etc. Sunset Park has one with five stalls, and since this park is of a comparable size, we thought probably one restroom would serve the whole park, and then for parking, they are kind of just big blobs right now; because we haven't figured any of the details out yet, but we did some calculations and think we could probably get roughly 68 parking spaces and split them up with 20 or so around the barn and another 40 or so on the south end. The other issue with parking is we could probably partner with the school; they have two parking lots across the street and the Parks Department already has agreements at Posse Grounds to use the West Sedona School parking lot, so there is a precedent for that.

Cynthia indicated that every time the group goes out there and talks to more people there are different ideas, and then as we get more feedback, other ideas might come up as well. She then referenced a summary of the ideas that were received and considered, and indicated that some were talked about a lot more, such as the coffee shop in the house and the group pavilion. Also, there was a lot of talk about doing a large picnic ramada or gazebo, but then we would have all of the other areas, and the question was if we really needed that, so it didn't make the final list of recommended activities.

The other one that was discussed a lot was the artist in residence program, and the work group joined with the arts & culture work group for a presentation about what an artist in residence program is, and there was a lot of discussion before and after that meeting with the work group. The thought was to use the house and the barn for an artist in residence program, but for different reasons, like getting the buildings into a livable condition, there would be costs to do that, plus the fact that a major goal was community-gatherings, so we wanted those buildings to be used by the community as much as possible, and most of the ideas including the artist in residence, except the residence part, could already happen the way things were proposed. The buildings could be rented out as multi-purpose facilities, and you could do a lot of those activities like art classes in the buildings the way they are now.

Chair Losoff reminded the Commissioners that we are talking about concepts today, so try to be big-picture if possible.

The Chair then opened the public comment period.

Bob McCormick, Sedona Pickleball Club, Sedona, AZ: Mr. McCormick expressed appreciation for the opportunity to tell the Commission about pickleball. He distributed a handout from the U.S.A. Pickleball Association that tells about the phenomenal growth in pickleball, and he then asked the members of the audience to raise their hands if they were there for pickleball, and most of the public raised their hands. He then stated that shows the enthusiasm that has taken by storm a lot of communities.

Mr. McCormick indicated that the handout explains that pickleball is the fastest growing sport in America, and the membership of U.S.A.P.A. Pickleball has grown 102% in the last 1½ years, and they are expecting 10,000 members by the end of the year. There are 3,260 locations in the country and 76 new locations per month. They figure there are 400,000 playing on U.S.A.P.A. sites, but the Fitness Industry Association estimates 2.5 million pickleball players.

The Sedona group is represented and there are some Cottonwood people here; they work back and forth. There is a facility in a rec. center in Cottonwood, and they have 40 – 50 members now, and there is a nominal fee for balls and things. They are now at Posse Grounds sharing a court, and each week they have visitors from around the country in Sedona to play pickleball. Right now a couple from Florida is visiting, and there are visitors every week, because they are on the United States Pickleball site, and they are one of the 3,200 sites. Sedona is listed with the times and a contact person, and they get calls weekly, so it is really a destination just like Sedona is for everything else. It is starting to be a pickleball destination, and they are outgrowing their site, so they appreciate the consideration of possibly having a facility. Flagstaff just built six new courts, and the Continental Country Club; they are going up all over, so he wanted to tell the Commission a little about it, and they would glad to be back at a future date if it works out. They appreciate the consideration and will be back if that is okay.

Eric Holowacz, Executive Director for Sedona Arts Center, Sedona, AZ: Mr. Holowacz indicated that the Sedona Arts Center is almost 60 years old and has been part of animating the community through the arts, culture and creative development for that time. They would like to propose that the City Council and this Commission review their response to some of the draft documents that came out of the consultation for the Brewer Road facility. He has a mock-up that he can email for distribution, but in it, they outlined a proposal that they would like to partner with the city to lead, for the development, the use, the activation and the future creative arts, culture and heritage programming there. They have a staff of eight professional folks, a board of civic leaders, a \$1.2 million annual budget and a long track record of being a non-profit that is very active in Sedona, so that is part of the equation that they are putting forward.

They would like to incorporate the Brewer Road facility, the two historic properties and grounds, to create an art station. There are four major components – an artist in residency program, which is outlined in the document. There were 60 artists' residencies known in 1980 and there are 500 around America now. They are heavily involved in activating, creating community and place-making; they are located in all sorts of facilities, including historic properties, warehouses, heritage buildings, in the woods and in urban settings. There is a wide mix of how they are put in place. The second component is a community arts center; you are familiar with the art barn and their facility in Uptown and this would be an extension to that and a special purpose development on this historic site. The third component is to manage and operate the objectives of the park as an event site -- all the things that Cynthia just went over could still happen there and would happen in partnership there. The last component is to preserve and celebrate the history of the Brewer Road Ranger Station as something significant to the community and the history of the city.

All of those elements are in this proposal, it is a starting point draft; it is not very refined as to how it would all work, but it is something they wanted to put forth for consideration as you are developing the final proposal and plan for this property.

Having no additional requests to speak, the Chair closed the public comment period.

Commission's Questions and Comments:

The Chair noted that Commissioner Brandt is on the focus group and a couple of Commissioners attended some of the meetings at the Ranger Park.

Commissioner Cohen indicated that he is very much in favor of pickleball; he has seen it played, but he would like to know why it is called "pickleball". The Chair indicated that is out of order, and Commissioner Cohen then stated that there have been over the last 35 years several sports that

have taken hold with a lot of people, and institutions have spent a lot of money investing in them, and then they have either torn them down or turned them into something else – one is racquetball and one is squash. He doesn't know how long pickleball is going to last; it might last 30 years or 50 years, but if we are building cement courts, then what would be the plan for moving from the cement courts to something else that would be on the site. He would suggest that Cynthia look at that, because some sports do go away after a time. His next issue is the walking track. A lot of places have walking tracks and they put in exercise stations that are not very expensive, and they add a certain creativity to the walking and running exercise, so he wanted to bring that to your attention. Another concern is traffic. Brewer is a horrible road, because it is narrow and could use some repaving in places. It has a bunch of institutions – the school, KSB, etc., along the way and it has housing, including a project the Commission approved recently, which means that Brewer is going to have a lot more traffic, so he would be concerned about how we deal with the traffic, and no, he doesn't have an answer. His next question is financing and if there are renovation and development funds available to do the work that was described to renovate the historic buildings; build the restroom, the plaza and the landscaping, and then the operational costs.

Chair Losoff indicated those are good questions, but again, that is beyond the Commission's purview and is something the City Council would have to address. Commissioner Cohen suggested that grants might not do the job, so there might be a need for some fundraising. The plaza in Flagstaff has bricks that people buy with names on them and other kinds of fundraising could be done, because this will truly enhance the city. Commissioner Cohen then indicated that his next question is also out of order, because he wanted to know what kind of revenue it will generate for the operational costs.

The Chair indicated that he shared those concerns, but the Commission is restricted by what we can discuss. He then recalled the building of a major fitness center to incorporate handball courts, and a major research study was done that said handball courts were passé, so you never know; at the time, handball courts were great, but it went by the wayside, so as we look at the big picture, we have to make sure we remain flexible on all of the ideas.

Vice Chair Levin indicated that it is important to clarify how much is available for improvements, because they have the decisions that the working group and staff made about what is possible in those buildings, so she would like to have that. Cynthia explained that the City Council has budgeted money for the project; there is about \$150,000 for design and engineering, so after doing the Conceptual Plan, we would take it out for design engineering and hire a consultant to do that. Then, there is about \$530,000 budgeted, but she was told that was a placeholder with no guarantee that we would get that. The Vice Chair then asked about the source of that funding, and Cynthia indicated it is the Community Facilities Development Fees or something like that. It is a little bit different than CIP, and to give you a couple of ideas about the cost of things, there were two studies done – one in 2005 or 2006, and that was a Building Condition Assessment Report based on the Secretary of Interior's Standards for historic restoration, and the estimate on the buildings was roughly \$300,000. Then when we purchased it, we had a Structural Conditions Assessment done and that was about \$30,000, so the thought was that it would probably have to be a phased project, and going back to the example in Utah where they saved their barn restoration for last, that may be the route we go – build the park first, get the house going, and then the barn later. There have been suggestions like doing Kickstarter or something for fundraising, so hopefully people will start thinking about that.

The Vice Chair then referred to the statutory reference on page 3 of the Staff Report, and under the conclusion it reads, "Other concerns are the potential conflict with A.R.S. 9-463.05, Exclusion of Arts and Cultural Facilities", and there are probably a dozen or more references to arts, culture, outdoor events, music, etc., so while it was included in the Staff Report, it wasn't amplified. She then asked Cynthia to explain how that affects what can or cannot be done either in the buildings or on the site and if there is a distinction about that, and why it is included as an exclusionary statutory reference.

Cynthia Lovely explained that it is in the handout on the last page, and the park was purchased with Development Impact Fees that are regulated by the state, and the statute that is quoted tells you how you can spend those fees, and they are to be spent on a park, so the goal was to make it a public park. If you go into the details in the statute, they put restrictions on it, and we quoted the exclusion. We have talked to two of our attorneys about it, and basically the advice was that they don't define "arts and culture facilities", but they feel that because it talks about the necessary public services, they weren't comfortable dedicating, for example, the buildings to strictly arts and culture facilities, because you might be getting into the area of determining if that is a necessary public service, and what could be an arts and cultural facility. We wanted to point that out, because there have been suggestions that the buildings be dedicated strictly to arts and culture, whereas, we are proposing multi-purpose activities throughout the park. Vice Chair Levin then asked if this has come up in other jurisdictions, and Cynthia indicated that it was probably created because of other jurisdictions, but she doesn't know specifically.

Vice Chair Levin then asked what issues the neighborhood had expressed and Cynthia indicated that number one was traffic. They were worried that this could lead to more traffic in the neighborhood, and parking was the other issue. We talked about that in the work group and a lot of the things suggested would be smaller events and activities, and with the comparison of the size of the parks, we thought that it would have to be smaller events at the Ranger Station, because they would be limited by the amount of parking, and any larger events would end up at Posse Grounds. The Vice Chair then asked if music came up as a concern, and Cynthia indicated, music and noise. It is actually located in not such a bad spot, because it is not surrounded by houses. There are hotels immediately adjacent, and they met with one hotel owner who was really excited and suggested music. She asked if he was concerned about noise, and he said not as long as they quit by 9:00 pm or 10:00 pm, which is the city ordinance anyway.

Chair Losoff indicated that from an overall coordination point-of-view, we are talking about a major CFA, the Western Gateway, and we are discussing community gathering, plus we are discussing other CFAs for community gathering, but here you are saying that this is to be the community-gathering place, so we have to make up our minds as to where we want the community-gathering place to be. He doesn't think we can have it all over; he doesn't think we should have one in the Cultural Park, Ranger Park, etc. There should be one concentrated, so we can use all of our resources to make it work. If this is going to be the one, there are a lot more things we can do at this location to make it more of a plaza. We have to come to grips with where we want the gathering place. The Steering Committee on the Community Plan talked about different locations, and deliberately didn't put any specific one, because we wanted to wait for this process to work out, so that is his only concern with this comment if this is going to be the one; if not, we also have Barbara's Park, and Sunset Park has developed into a lovely place. He then asked if they are playing pickleball at Sunset Park, and Mr. McCormick stated that they were there, but they are at Posse Grounds now.

The Chair then stated that we have to make sure that this isn't done in a vacuum. If we create a community gathering here, we have had a lot of discussion about Western Gateway as the gathering place, so that is his issue. He heard a lot of comments about an event site, and this could be open to a lot of weekly, monthly fairs – one week arts, one week food tasting, wine tasting, etc., and that could be lovely. He liked the idea about sculptures; there is a lovely sculpture park in Taos, which is almost like a destination point, but it is a big attraction for residents as well as tourists. He supports the conversations and recommendations going toward the temporary use of the buildings and not creating a permanent use for any one particular use. If this is going to be truly a community area, we have to keep flexibility and not necessarily create permanent housing for a specific group.

Commissioner Currivan indicated that from a big picture standpoint, he shares the Chair's view that we have 13 CFAs or with two combined into one, a dozen of them, and we certainly don't need a dozen community-gathering areas in Sedona, but he wouldn't necessarily rule out the possibility of having more than one. It is something the Commission should talk about and something the City

Council should think about. If we had two, he doesn't think that is necessarily a bad thing, but maybe having one is a better thing; he is not expressing an opinion, but that is something that should be open for discussion. Chair Losoff stated that is a good point, because if there are noise or parking issues, with the size, it could be limited just by those things as to what could be done as a community place versus a bigger Western Gateway.

Commissioner Currivan then referenced the big picture concept of walkability, etc., and indicated that even though this is not a big city, it is big enough that it is not that easy to walk from one end to the other, and that may also be a reason to consider having more than one community-gathering place. On the performing arts, he was going to make a pitch for a place where you could have performing arts, not arts in the broader sense of sculptures and paintings, etc., but he is concerned about the Arizona statute, and he takes it that it is still kind of an open issue as to exactly what it allows and doesn't allow. He was going to suggest that if you want to have a decent theater where small groups could perform; for example, there is a performing group in town that has performed at the historic museum in their barn area. That is okay; they have a stage, but the floor is flat and with a flat floor, the person in front of you is always taller than you, so you have trouble seeing the stage and you really need to slope the floor a little bit. He doesn't know if it would be possible to do that here, but the barn is actually configured in a way that might lend itself to that, because at one end, there is a higher roof, which is helpful for allowing the mechanisms needed for a stage, and he has discussed that with somebody who is a professional actor in Sedona. He is just throwing it out for consideration that it would be a nice place to have it, and if the City Attorneys tell us that we can't do that, because we can't have a performing arts venue, it could be a multi-purpose thing like an auditorium, and there could be lectures and classes there, etc., where having the sloped floor of a theater would be helpful.

Commissioner Currivan then asked who owns the wall for the art, and Cynthia indicated that she didn't know for sure; that is something they can check, but she would guess Los Abrigados, because the stucco matches their buildings. The Commissioner explained that he raised the question, because you might need somebody's permission before putting a mural on it. The Commissioner also asked if this property is on city water and sewer or is there an old septic tank there. Cynthia indicated that they just got into that yesterday, and it is partially hooked up.

Chair Losoff referenced the food trucks and indicated that came up one or two years ago, when a person wanted to bring in a food truck and it needs either a CUP or TUP. It is doable, so it could be done. It is not that we don't restrict it, but if somebody came in, we could provide a mechanism or an ordinance to make that happen.

Commissioner Cohen referenced the recent art show at the high school and indicated that they had food trucks. Chair Losoff then stated that if you go online, food trucks are a big thing, so we would definitely encourage those things to happen.

Commissioner Brandt indicated that starting with the big picture, he agrees with Commissioner Currivan as far as community-gathering spots; the more the better. We shouldn't be restricted to just one spot. If you think about the string of pearls concept that each node of the string of pearls should be a collective area and have some type of center for a place where people could gather naturally, and it is not necessarily something that would be created by the city, and he thinks that is what you had intended; we should figure out where this one place should be, but the funding is there. Through the CFAs, most of that property we are looking at is private property, so within the development or redevelopment, the planning is suggesting that within those private developments there is a strong encouragement for gathering spots, so they are all going to have different focuses -- some are going to be more focused towards the natural environment, some are going to be more urban-looking inward. This one happens to be planning ideas of being the Heart of Sedona, and a lot of that is because of the historic buildings and that they were public historic buildings. It was the company of the company town; it was the Forest Service, so everything revolved around that -- all the grazing and the land being homesteaded for the orchards and things, so it really is the center

and start of Sedona, so it is awesome that it is going to continue to be that way as far as the image and history, and that it is going to continue to be a public use.

Commissioner Brandt indicated that as far as Cynthia's presentation, it just amazes him when the Planning Department can take a stack of comments with a huge variety of input and distill it into something that is like three pages long, and it is what the community wants. It is like, yes, it is exactly what is wanted. Things have fallen out, because it is to be an historic park and be a quiet park as opposed to more active sports and the other uses that are already in the public parks of Sedona. Just to touch on a couple of things that Cynthia said, it is great that her presentation revolves around the recently updated Master Plan's target points and how those are addressed within this Master Plan proposal for this park. He also wanted to point out to go along with the whole idea of this being as flexible as possible, one of the goals was to have many different uses, and not to say it is going to have to be this way or it has to be that way, within the context of a historic and quieter park than other city parks, is the fact that it has got a demarcation line between where the old administration building is going to be taken down, because it is derelict and not historic, and it divides the historic part of the park and the potential uses for events, weddings, art things, and the more green part of the park. They could actually be leased separately at the same time, so it kind of has its natural dividing line. Regarding the two existing entrances, as far as traffic, there are no driveways between Ranger Road and Mormon Hill Road, so you have good sightlines at Mormon Hill Road, and then you have the school administration, which is very underutilized. When we were there midday, there was hardly any traffic at all and October is the high season, so if you think about how intensely that was used when the Forest Service was there, he doesn't think the traffic is going to be that much more than it was. Commissioner Cohen suggested driving it at night.

Commissioner Brandt then referenced the planning for connectors for sidewalks along Brewer Road connecting into Los Abrigados and Tlaquepaque, and as far as other things of importance for the Planning & Zoning Commission, he is still on the fence personally about pickleball, mostly because the direction that most people had was that we have other parks in the city that have active sports and, almost like Posse Grounds, are entirely recreation-oriented, and as Rachel pointed out there are a lot of people that just want to have a place where they can have a picnic and the children can run on green grass, and not be in the middle of a ballfield, so tennis courts, ballfields and things that are active, etc., just fell off of the table really fast, but pickleball was the code word for things that seemed to have a life that went beyond the zombie issues, so he personally, as a member of P&Z and the planning group for this, thought that if Rachel could find a home for the fabulous game of pickleball in one of the other recreational parks in the city, that would be great; if not, then there might be space here as you have shown on the plan. Regarding the artist in residence, it seemed to have fallen off of the table, because of restricting other events that could happen in the multi-purpose buildings, but at the same time, it seemed like it was somewhat of a decent idea to have someone, like an artist in residence, perhaps living in one of the spaces in the old house and being a person onsite as kind of a caretaker, so if you are going to do this, this is what goes along with this huge park, and there will be events going on in your yard and in the barn, etc., so if that could all come together, there is potential, but it seemed that the consensus among the planning group was that it was more of a specific use and it restricted other more general uses, like the Model Railroad Club wanted to use the barn, and that was like, you could have the trains going around the wedding, but . . ., so that sums it up that it is to be able to have the community come and not have one use dominating it, and everybody can use the park at the same time.

Chair Losoff indicated that Cynthia is hearing some of the Commission's thoughts, and traffic may not be the issue today, but if we are going to have activities out there that could attract a lot of people, then traffic could be a problem, but that is an issue that he is sure you are looking into. He still goes back to the need to really coordinate what we are doing in all of our discussions on the Western Gateway and here. In the Western Gateway, we are talking about artists in residence and an artists' village. In spite of everything, all of these things are good, but we are still Sedona and we are not that big to accommodate everything in every place, so he would ask that we take a look

at the overall coordination. It doesn't say that we can't have bits and pieces all over, but if we are going to have a gathering place that is going to be the City's main focus, where is it? It doesn't exclude other places from having . . . , the string of pearls is a good idea, but we could still have a central place.

Commissioner Cohen stated that we recently approved the Sedona Food Bank's See's Candy Wagon to be in Basha's parking lot, and if we are going to be talking about food trucks, he would encourage the Commission to talk to the Sedona Food Bank about the food truck thing to sell their candy, because that is one of their ways to raise money for food for people who need it.

Vice Chair Levin asked if the farmers' market was discussed for this site as a permanent location for them year-around, and if so, what was the discussion about that. Commissioner Brandt stated that was just another potential use that wouldn't conflict with other uses, so if people got used to having a farmers' market there and it is usually by the barn, and someone wanted to have a wedding by the barn, maybe it could move to the other parking lot or something. Vice Chair Levin asked if it was discussed as a year-around use, and Commissioner Brandt indicated yes.

Chair Losoff noted that the issue of pickleball is on the fence; there were a couple of comments, and in spite of all of the passion for it, is that the right location for it versus other places in the city? He then asked Cynthia about the next steps, and she indicated that they are going to the Historic Preservation Commission on November 9th, and they hope to have a public open house-type meeting in December, and then they will be going to the City Council in January on the concept, so hopefully, they will have run this concept through everybody by January. Vice Chair Levin asked if it would come back to P&Z, and Cynthia indicated yes. They will do a little more refining and hear from HPC, and with some minor tweaking, bring it back to P&Z in a month or two.

Chair Losoff asked that Cynthia clarify, maybe through email or Warren or Audree's office, the legal aspects. His understanding is that they are not saying we can't have art; it is just that we can't dedicate the space.

6. Discussion regarding the future update of the Sedona Land Development Code.

Warren explained that this is a standing agenda item, in case something comes up during the meeting, so we could talk about it. Chair Losoff noted that down the road, we could look at food trucks, but there is nothing pending.

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, November 3, 2015; 5:30 pm (Public Hearing)**
- b. Thursday, November 12, 2015; 3:30 pm (Work Session) – *canceled***
- c. Tuesday, November 17, 2015; 5:30 pm (Public Hearing)**
- d. Thursday, November 26, 2015; 3:30 pm (Work Session) – *canceled***

Warren indicated that for Tuesday, November 3rd, we have the Thai Spices final and two CUPs for the farmers' markets at Tlaquepaque and Wells Fargo, and that is to extend them for five years. November 12th is canceled and on November 17th, we may have Brewer Road potentially back to P&Z, and then we also might have some other items that come along, but nothing currently. November 26th is canceled as well.

Commissioner Brandt referenced screening for the parking at Mariposa, but explained that when he brought it up last time, it seemed as though Audree was going to see if she could take care of that. If she can't take care of it directly, then maybe it will become something to discuss. Chair Losoff indicated that he will have a discussion with Audree and see if it needs to be on an agenda, and if not, she will report on it during the next meeting. Commissioner Brandt noted that they did a fantastic job in the landscaping, materials and everything about it; that is something that just happened to fall through the cracks.

Commissioner Currivan thanked the Commission for the cake, and stated that he has enjoyed working on the Commission and with the Chair who has been a tremendous Chair of the Commission. He enjoyed working with really great people on the Commission and he thinks he has learned a lot from them, and last but certainly not least, he really appreciates the work that staff has done, because without all of the groundwork they do, we wouldn't be able to do what we do on the Commission, and he is always amazed at the volume of work that they produce just for this Commission, and they have lots of other things to do besides that, so thanks very much to the staff. He had an opportunity to meet with Randy and introduce himself and wish him well in his time on the Commission. Chair Losoff then thanked Commissioner Currivan.

8. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

- a. **To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**

Return to open session. Discussion/possible action on executive session items

There was no Executive Session.

9. ADJOURNMENT

Chair Losoff called for adjournment at 5:15 p.m., without objection.

I certify that the above is a true and correct summary of the work session of the Planning & Zoning Commission held on October 29, 2015.

Donna A. S. Puckett, *Administrative Assistant*

Date