

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Thursday, October 13, 2016

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a Work Session open to the public on Thursday, October 13, 2016, at 3:30 pm in the City Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov/planning

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your name and city of residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS
3. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
 - a. Discussion/possible action regarding a request for a Conditional Use Permit to modify existing rooftop wireless equipment at 254 State Route 89A (Orchards Inn). A general description of the area affected includes but is not necessarily limited to the area east of the intersection of State Route 89A and Jordan Road. The subject property is approximately 1.01 acres and is zoned PD (Planned Development). **APN:** 401-12-001A. **Applicant:** T-Mobile West LLC **Case number:** PZ16-00006 (CUP)
 - b. Discussion/possible action regarding a request for an Amendment to a previously approved Development Review to modify the colors and materials board for a new warehouse building at 60 Sinagua Drive. The property is zoned C-2 (General Commercial). A general description of the area affected includes but is not limited to the east side of Sinagua Drive south of Southwest Drive. **APN:** 408-24-319. **Applicant:** Larry Garnello **Case Number:** PZ16-00008 (DEV)
 - c. Discussion/possible action regarding the Draft Schnebly Community Focus Area Plan **Applicant:** City of Sedona **Case Number:** PZ16-00010 (CFA)
4. Discussion regarding the Draft Ranger Station Park Master Plan. **Applicant:** City of Sedona **Case Number:** PZ16-00011 (MP)
5. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, October 18, 2016; 5:30 pm (Public Hearing)
 - b. Thursday, October 27, 2016; 3:30 pm (Work Session)
 - c. Tuesday, November 1, 2016; 5:30 pm (Public Hearing)
 - d. Thursday, November 10, 2016; 3:30 pm (Work Session)
6. 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).
 - b. Return to open session. Discussion/possible action on executive session items.
7. ADJOURNMENT



Scan with your mobile device to access project documents online

Physical Posting: October 6, 2016 By: DJ

Note that members of the City Council and other City Commissions and Committees may attend the Planning and

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:
CITY COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

AGENDA

City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Thursday, October 13, 2016

Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

A copy of the packet with material relating to the agenda items is available for review by the public in the Community Development Office, 102 Roadrunner Drive after 1:00 p.m. the Thursday prior to the Planning and Zoning Commission meeting and on the City's website at www.SedonaAZ.gov.

Staff Report

PZ16-00006 (CUP) T-Mobile Wireless
Summary Sheet



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

Meeting Date: October 13, 2016

Hearing Body: Planning and Zoning Commission

Action Requested: Approval of a Conditional Use Permit

Staff Recommendation: Approval, with conditions, of a Conditional Use Permit

Location: 254 State Route 89A (Orchards Inn)

Parcel Number: 401-12-001A

Applicant: T-Mobile West LLC (Kay Hennessy)

Site Size: ± 1.01 acres

Current & Proposed Zoning: PD (Planned Development)

Current Land Use: Hotel

Current SCP Designation: Commercial/Lodging

	<u>Area Zoning</u>	<u>Area Land Uses</u>
Northeast, Southeast:	PD	Existing Commercial and Hotel
Northwest, Southwest:	C-1	Existing Commercial

Report Prepared By: Cari Meyer, Senior Planner

Project Summary:

T-Mobile is requesting approval of a Conditional Use Permit (CUP) to allow for modifications to an existing rooftop wireless communications facility.

Attachments:

Page

1. Application Packet	1
<i>Application, Vicinity Map, Letter of Intent, Citizen Participation Plan, Paint Samples, Inventory of existing T-Mobile Facilities within 1 mile, Photo Simulations, Propagation Models, APS and Radio Authorization</i>	
2. Citizen Participation Report	27
3. Expert Review Analysis (Provided by CityScope).....	36

Due to file size constraints, the following documents are not attached to this Staff Report and are included as a separate document:

- A. Project Plans



BACKGROUND

T-Mobile is requesting approval of a Conditional Use Permit (CUP) to allow for modifications to an existing rooftop wireless communications facility. The property is located in Uptown Sedona directly east of the State Route 89A and Jordan Road intersection (Orchards Inn). Based on Coconino County Records, the hotel was constructed in 1974. The wireless facility has been in operation since 2008.

In July 2015, the applicant submitted a building permit application to make modifications to the existing wireless facility. The modifications included replacement of existing rooftop equipment, shifting the location on the rooftop, addition of additional rooftop radio equipment, and a 2 inch increase to the overall height. Upon review of the building permit application, Planning Staff determined that the application would need to first obtain approval of a Conditional Use Permit.

Requirement for a Conditional Use Permit

Wireless communications facilities within the City of Sedona are regulated by Article 17 of the Land Development Code (Sedona Wireless Communications Facilities Ordinance). While the City is currently updating this section of the Land Development Code, the update has not been adopted and the current ordinance applies to this project. This ordinance outlines what projects are exempt and which are required to obtain approval of a Conditional Use Permit (LDC 1703.01 – Applicability). As this application is proposing replacement and relocation of the existing equipment, addition of new equipment, and an increase in height, it is considered a new attached wireless communications facility and is required to obtain approval of a Conditional Use Permit (LDC 1703.02.A).

SITE CHARACTERISTICS

- The property is located on the eastern side of State Route 89A at the Jordan Road intersection (See Attachment 1).
- The existing businesses on this property are the Orchards Inn and 89 Agave Cantina.

DEVELOPMENT PROPOSAL

- The applicant is applying for a Wireless Communications Facility CUP to allow for modification of an existing rooftop wireless communications facility.
- The applicant is proposing to replace existing rooftop equipment, shift the location on the roof, add additional rooftop radio equipment, and increase the overall height by 2 inches.
- Rooftop equipment will be painted to match the existing roof.
- Photo simulations of the proposed changes have been submitted by the applicant and are included in Attachment 1.

Expert Review

- As required by LDC 1703.06, this application was reviewed by the City's Wireless Consultant, CityScope. Their analysis is included as Attachment 3.
- CityScope classified this application as a *new wireless communications facility* and reviewed the application for compliance with the City's Wireless Communications Facilities Ordinance.
- After reviewing the application, CityScope recommends approval of the application with the following conditions:

- Appropriate RF warning signage shall be placed at the entrance(s) to the rooftop, in compliance with LDC 1704.03.H.
- Only authorized personnel shall have access to the rooftop.
- CityScape’s recommended conditions of approval have been included in Staff’s Recommended Conditions of Approval.

Access, Traffic, and Parking

- Access to the site is off of State Route 89A. This application will not impact any existing access.
- There are no anticipated changes to current traffic levels as a result of this CUP and there is sufficient parking available on site.

Public Input

- The applicant completed a Citizen Participation Plan and did not receive any responses. A copy of the Citizen Participation Report is attached.
- Staff completed the public notification for this project. As of writing this report, Staff has not been contacted by any members of the public regarding this project.

COMMENTS AND CONCERNS

All internal and external review agencies were given an opportunity to review this application. Comments were received from the following review agencies:

1. Community Development Department, Long Range Planning
2. Sedona Fire District

None of the comments received required any changes to the application.

REVIEW, COMMENTARY, AND ANALYSIS

The following action is requested from the Planning and Zoning Commission:

CONDITIONAL USE PERMIT Approval from the Planning and Zoning Commission

DISCUSSION

Section 1703.02.A of the Sedona Land Development Code (LDC) states that new and replacement antenna-supporting structures intended for commercial use shall obtain approval of a Conditional Use Permit as set forth in LDC 402 and subject to the review criteria in Section 1703.03. The Land Development Code criteria are noted in Section 402.06 of the LDC:

- A. That the proposed location of the conditional use is in accordance with the objectives of this Code and the purpose of the zoning district in which the site is located.

Staff Evaluation: *The purpose of the PD zoning district is stated in LDC 624.01 as being to provide for various types and combinations of land uses. In addition, Article 17 lists the PD zone as one of the acceptable zones for wireless communications facilities.*

- B. That the granting of the conditional use permit will not be materially detrimental to the public health, safety or welfare. The factors to be considered in evaluating this application shall include:
 1. Property damage or nuisance resulting from noise, smoke, odor, dust, vibration or illumination;
 2. Any hazard to persons and property from possible explosion, contamination, fire or flood;

3. Any impact on surrounding area resulting from unusual volume or character of traffic.

Staff Evaluation: *The proposed modifications to the existing wireless communications facility are not anticipated to create a nuisance. The property is surrounded by other commercially zoned properties and has had an operational wireless communications facility for 8 years. No hazards as a result of explosion, contamination, fire, or flood are anticipated as a result of this use. This use is not anticipated to increase traffic in the area.*

- C. That the characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area.

Staff Evaluation: *This site is surrounded on all sides by other commercially zoned properties. Staff believes that this use is compatible with the other uses and permitted uses in the area.*

- D. That the proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances.

Staff Evaluation: *By complying with the Conditions of Approval, this project will be in compliance with the applicable provisions of the Land Development Code. In addition, the City's wireless consultant has reviewed the application and determined that it complies with all applicable wireless communications facilities regulations.*

- E. That the proposed expansion or change of a nonconforming use (if applicable) is no more deleterious to other properties in the surrounding area than the existing use.

Staff Evaluation: *No expansion or change of a non-conforming use is proposed.*

In addition to meeting all the required CUP findings, this application is required to meet all of the requirements of the City's Wireless Communications Facilities Ordinance (LDC Article 17). CityScape, the City's wireless consultant, and reviewed the project application and evaluated it for compliance with LDC Article 17. After their review, they have recommended approval of the application.



Staff Recommendation

Based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings of the Land Development Code, staff recommends approval of case number PZ16-00006 (CUP), T-Mobile Wireless Facility at Orchards Inn subject to all applicable ordinance requirements and the attached conditions of approval:

Recommended Motion for Approval

I move for approval of case number PZ16-00006 (CUP), T-Mobile Wireless Facility at Orchards Inn, based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move for denial of case number PZ16-00006 (CUP), based on the following findings (*specify findings*).

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

Conditions of Approval

PZ16-00006 (CUP) T-Mobile Wireless
As proposed by Staff



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • Fax: (928) 204-7124

1. The use shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all supporting documents, as reviewed, modified, and approved by the Planning and Zoning Commission. Proposed changes in operation or activities to the approved Conditional Use Permit determined to be substantial by the Community Development Director shall require reconsideration by the Planning and Zoning Commission at a public meeting.
2. The applicant shall ensure that the use is operating in compliance with the Land Development Code requirements and applicable conditions of approval. If contacted by City Staff regarding a potential violation in the operation of this use, the applicant shall work with City Staff to address the issue in a timely manner. If a satisfactory solution is not found, City Staff may initiate proceedings to revoke the CUP.
3. Appropriate RF warning signage shall be placed at the entrance(s) to the rooftop, in compliance with LDC 1704.03.H.
4. Only authorized personnel shall have access to the rooftop.
5. The applicant shall obtain a building permit for the proposed modifications. Prior to issuance of a building permit, the applicant shall submit to the City a check for \$2,000 for the outstanding balance of the Expert Review for this project, as required by SLDC 1703.06.
6. All requirements of the Sedona Fire District shall be satisfied.
7. Within thirty days of approval of the Conditional Use Permit, the property owner of record of subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Conditional Use Permit.

Project Application



City Of Sedona

Community 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 Community Plan Amendment

PROJECT CONTACT:		Phone:		App. #:	
Address:		Cell Phone:		Date Rec'd:	
E-mail:		Fax:		Rec'd by:	
PROJECT NAME:		Parcel #:		Fee Pd:	
Project Address/ Location:		Acres:		Zoning:	PD

Project Description:	
----------------------	--

OWNER NAME:		APPLICANT NAME:	
Address:		Company Name:	
Phone:		Address:	
Cell Phone:		Phone:	
E-mail:		Cell Phone:	
		E-mail:	
ARCHITECT/ ENGINEER:		AUTHORIZED AGENT/OTHER:	
Company Name:		Company Name:	
Address:		Address:	
E-mail:		E-mail:	
Phone:		Phone:	
Cell Phone:		Cell Phone:	
ID #/Exp. Date:			
City Business License #:			



Feet



Coconino Parcel Map

August 4, 2015

THIS MAP WAS GENERATED BY **Orchards Wireless Attachments, Page 2** FOR GENERAL PURPOSES ONLY.
NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.



City of Sedona
Planning and Zoning Commission
102 Roadrunner Drive
Sedona, AZ 86336

LETTER OF INTENT

**Project: Request for approval of a Conditional Use Permit, APN 401-12-001A
PH37650A Orchards Inn, 254 N. State Route 89A, Sedona, AZ 86336**



Pinnacle Consulting, Inc. on behalf of T-Mobile West LLC
Kay Hennessy
1426 N. Marvin Road, #101
Gilbert, AZ 85233
Kay.hennessy@pinnacleco.net

Purpose of Request

The Wireless Communications Facility (WCF) will provide wireless services as required by T-Mobile's FCC license. The upgrade to this facility will satisfy the gap in coverage for T-Mobile wireless service in this area of Sedona. This application complies with City of Sedona Code Article 17, Wireless Communications Facilities, Section 1703.05 Application Submittal Requirements. T-Mobile strives to serve its subscribers while working with municipalities to meet the local site design requirements and utilize collocation opportunities when practical to reduce unnecessary visual impacts. T-Mobile holds that wireless communication infrastructure is critical to enterprise, quality of life and safety in the community. People are empowered through such connectivity.

The upgrade to this facility will use the latest state of the art technology. As Long Term Evolution (LTE) Technology networks evolve, the need to densify all carrier's networks is required to keep up with the general public's capacity demand.

Site Design

The existing property is a two story hotel with a T-Mobile Wireless Communication Facility on the rooftop of the building. This existing Wireless Communication Facility (WCF) will continue to provide wireless communication and data services to T-Mobile customers. The WCF is an unmanned facility that will run 24 hours, 7 days a week, 365 weeks a year. There will be a technician at the site possibly once a month to monitor the site during normal business hours. The unmanned WCF includes replacing a tripod stand with (2) antennas with two new tripods. (1) Tripod will support (2) antennas and the 2nd tripod will support (1) antenna. There will be a steel platform installed to support (2) radio stacks and (2) H-frames for power and fiber boxes. Power will be upgraded to a 200-amp service.

Color and finish choices for the modified antennas shall be in substantial conformance with Article 1704 and will be painted to blend in with the natural backdrop. A color sample has been included in this application package.

The modification to the existing rooftop WCF will upgrade service to improve internet, and E911 service to the area that is needed to enhance for 4G LTE technology. This application is intended to improve wireless and data services for T-Mobile customers. This site improvement is designed to satisfy the demand for T-Mobile service in this area as required by their Federal Communications Commission License.

SECTION 17

All Notification and hearings processes will be followed. Public outreach will be conducted in a professional manner and in accordance with City of Sedona standards.

Relationship to Surrounding Properties

The subject site has been in operation in the community, supporting wireless communications since 2008. Enhancing the facility's ability to offer expanded services, coverage, call quality and data transmission will benefit the entire community. A minor increase in the size of the facility will not generate significant visual impacts, given the nature of the site's design. The facility should have few, if any impacts, beyond improving wireless service within the market coverage area of the site. There should be no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare. Beyond a once-a-month operations inspection, the site should generate no activity or impact, and will not utilize connections to water, sewer or refuse utilities/services. Parking at the facility will be served by utilizing existing parking lot access and existing space at the property.

PUBLIC UTILITIES AND SERVICES- Power and telco access are the only utilities required by the facility.



CITIZEN PARTICIPATION PLAN

RE: Conditional Use Permit (PH37650A Orchards Inn) 254 N. State Route 89A, Sedona, AZ 86336.

Dear Neighbor,

An application has been filed with the City of Sedona by T-Mobile West LLC for a modification to a Wireless Communications Facility at the above mentioned property. The modifications consist of swapping out (3) antennas and replacing them with new mounting hardware and (3) new antennas. All antennas will be painted to match the existing landscape and surrounding area. New equipment will be mounted on a new steel structure and will be screened by the existing roof parapet.

According to the Coconino County Assessors records, you are a property owner within 500 feet of the property under consideration. In order to better inform you this notice is being sent to you via USPS mail. Please see additional pages for project narrative and other exhibits.

If you have any questions concerning this matter, please contact Kay Hennessy, Site Development Specialist, at 480-204-8390 or you can also email me at kay.hennessy@pinnacleco.net

Sincerely,

A handwritten signature in black ink that reads 'Kay Hennessy'.

Kay Hennessy
Site Development Specialist



Paint Samples for Antennas





Inventory of Existing T-Mobile Facilities within 1 mile

PH23992A Cell One – Colocation Sedona Air, 137 Shrine
Road

PH7642A Poco Diablo Resort, 1752 S. Highway 179

Map of T-Mobile Site Locations



T-Mobile®



PH37650A
SITE PHOTO
EXISTING VIEW FROM NW
SEPTEMBER 14, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE
ORCHARD'S VISION REPRESENTATION OF THIS PROJECT.

 **PINNACLE**
CONSULTING, INC
Construction - Project Management - Site Development

T-Mobile®



PH37650A
SITE PHOTO
PROPOSED VIEW FROM NW
SEPTEMBER 14, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE
ORCHARD'S INN OF SEDONA PROJECT.

PINNACLE
CONSULTING, INC
Construction - Project Management - Site Development



PH37650A
SITE PHOTO
EXISTING VIEW FROM S, SE
SEPTEMBER 14, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE
ORCHARDS VISUAL REPRESENTATION OF THIS PROJECT.



PH37650A
SITE PHOTO
PROPOSED VIEW FROM S, SE
SEPTEMBER 14, 2015

THIS PHOTOSIM IS INTENDED TO BE AN APPROXIMATE
ORCHARD VISUAL REPRESENTATION OF THIS PROJECT.



PH37650A – Orchards Inn

Proposed Site Coverage Analysis

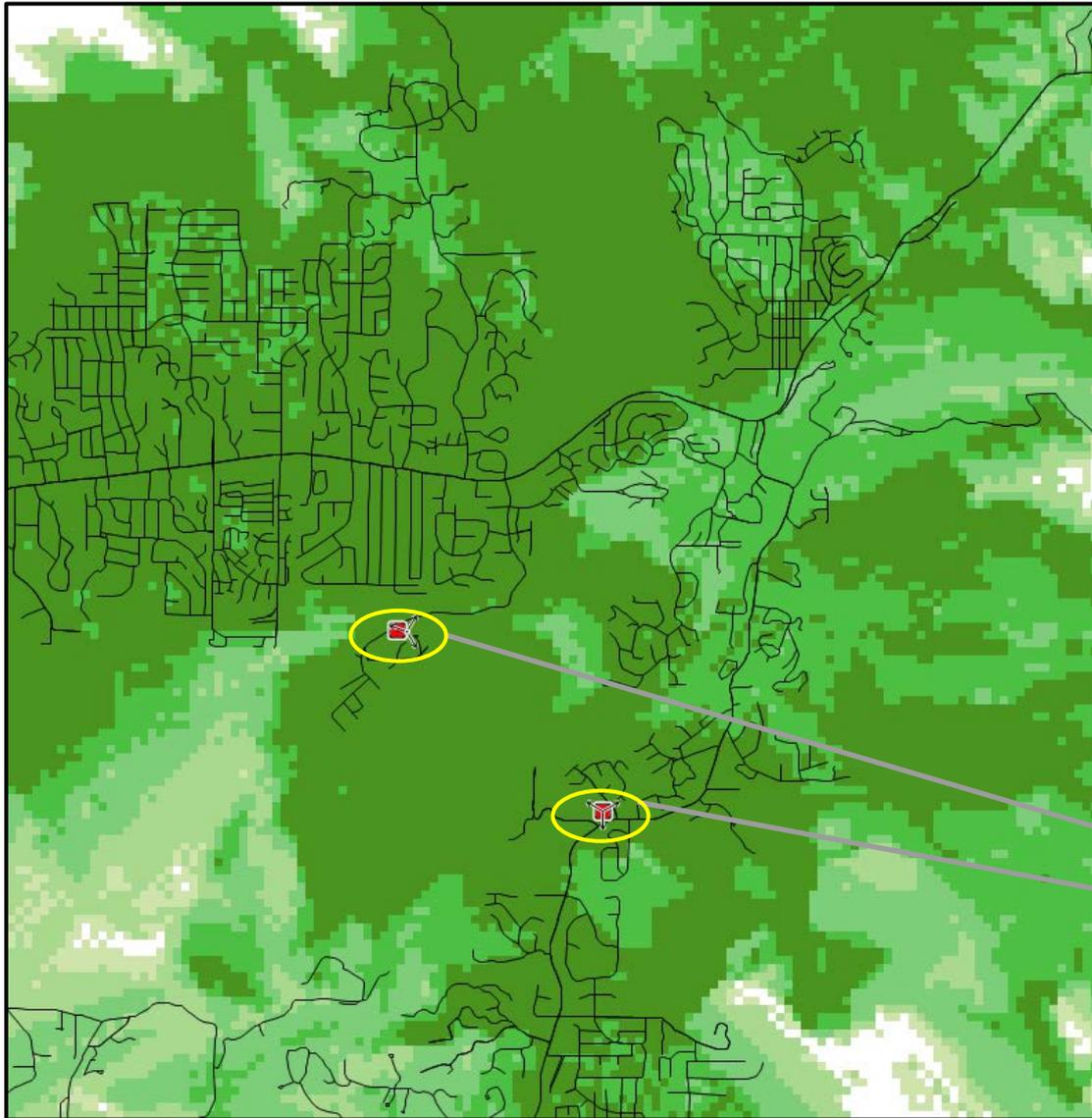
Site Location: 34.86937900, -111.7603550

County: Coconino

Design Engineer: Yamuna Sundar

Date: 08/20/2015

Before Coverage (PH37650A)



Best Server
GSM-Default
UL

- 70.0 <= x dBm -70
- 76.0 <= x < -70.0 dBm -76
- 84.0 <= x < -76.0 dBm -84
- 91.0 <= x < -84.0 dBm -91
- 97.0 <= x < -91.0 dBm -97

AMPS-Default

- 0.0 <= x dBm -70

StreetPro_AZ

Point

-

Line

- Line 1

Polygon

- Line 1

Text

- Fill

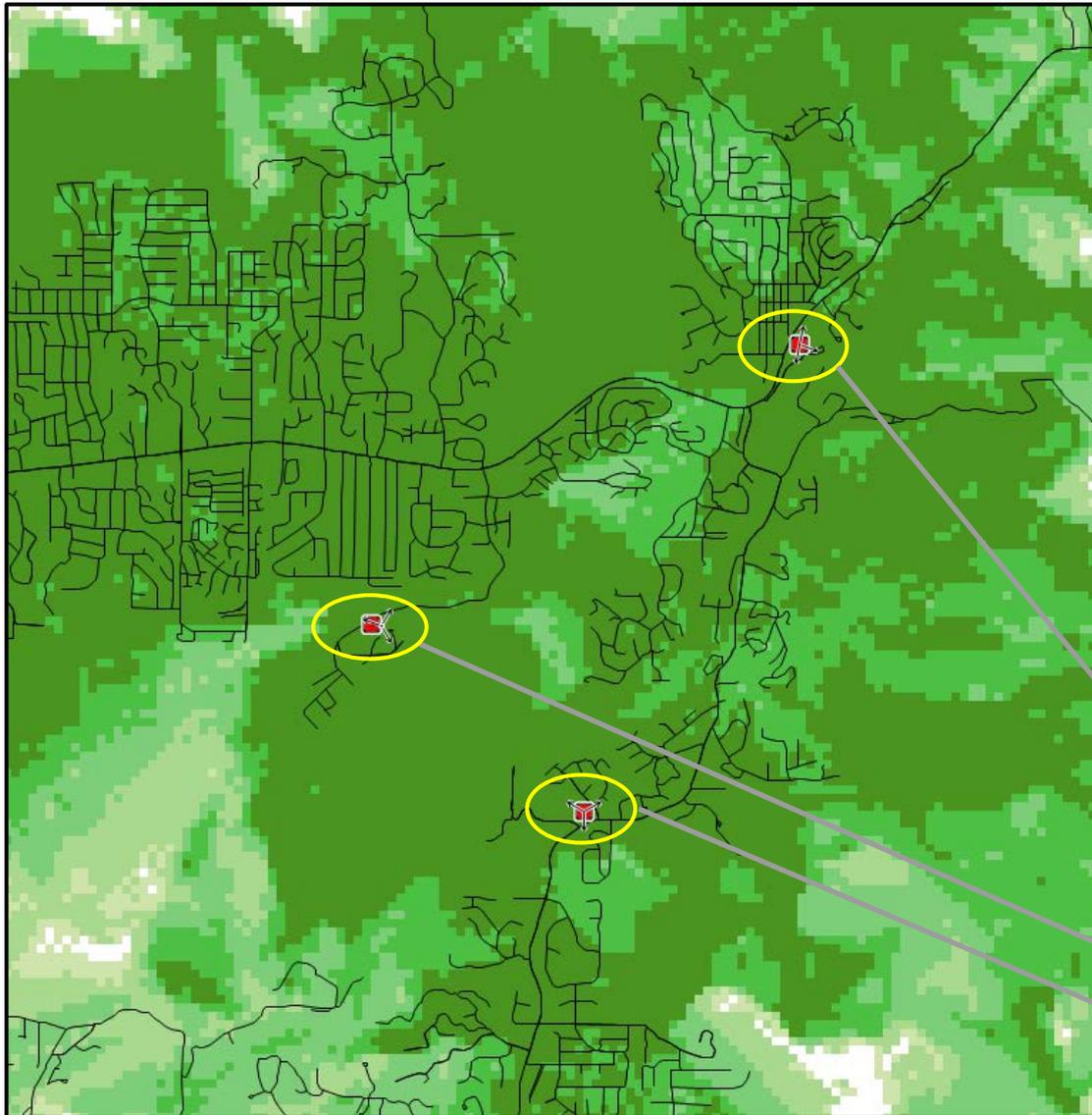
'Selection' filter

Cell Site

-

Existing Coverage from neighboring sites
PH23992A (77' Rad)
PH37642A (30' Rad)

After Coverage (PH37650A)



Best Server
 GSM-Default
 UL

- 70.0 <=x dBm -70
- 76.0 <=x <-70.0 dBm -76
- 84.0 <=x <-76.0 dBm -84
- 91.0 <=x <-84.0 dBm -91
- 97.0 <=x <-91.0 dBm -97

AMPS-Default
 0.0 <=x dBm -70

StreetPro_AZ
 Point

Line
 Line 1

Polygon
 Line 1

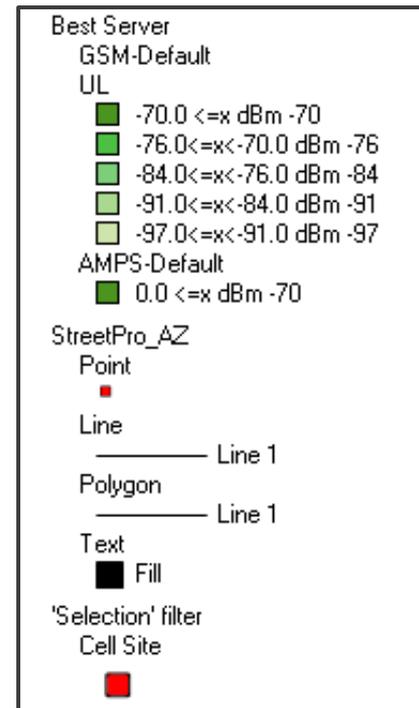
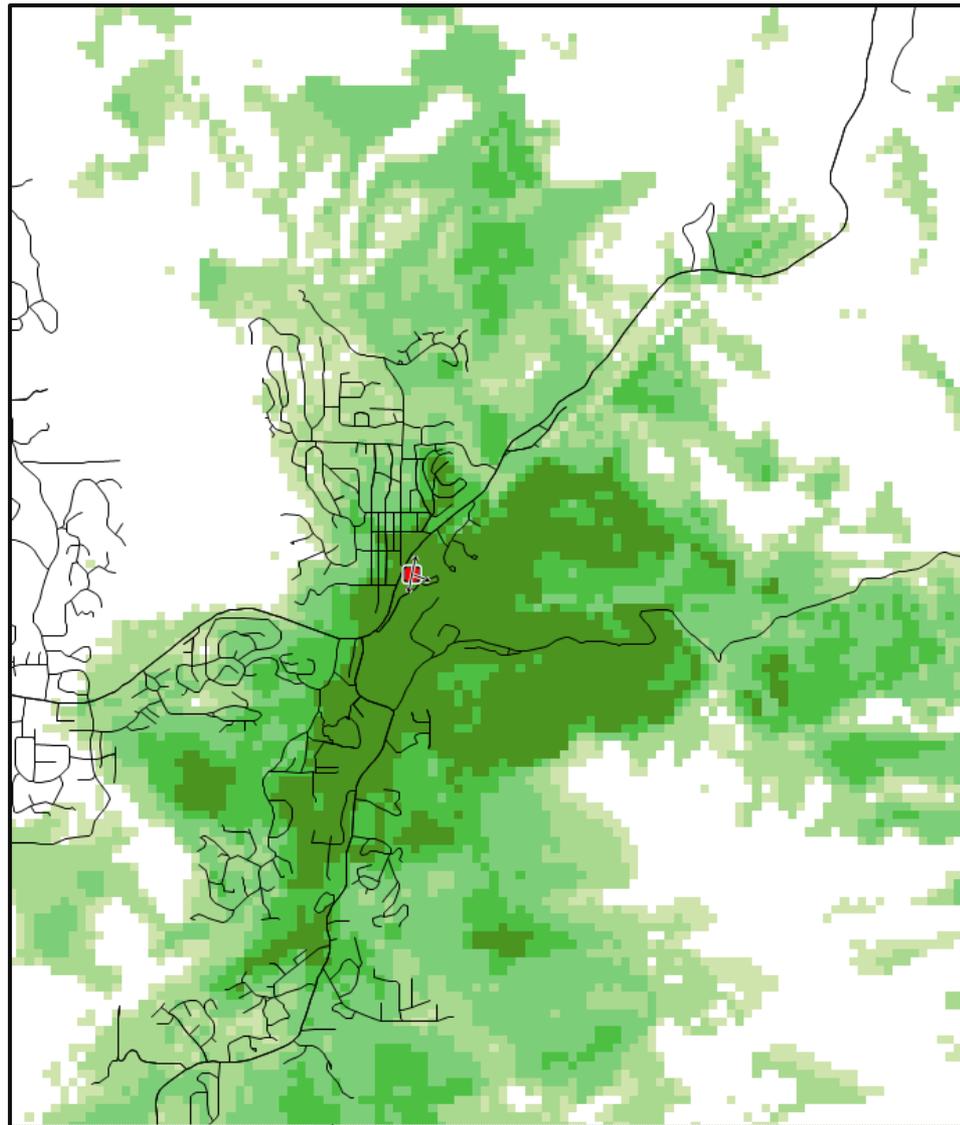
Text
 Fill

'Selection' filter
 Cell Site

Proposed Site Coverage
 PH37650A (26' Rad)

Existing Coverage from neighboring sites
 PH23992A (77' Rad)
 PH37642A (30' Rad)

Proposed Coverage (PH37650A only)





Project Initiation Request

Name of Project: Ph 37650 Orchards INN		Project Location or Address (Include Ste. Number if applicable): 254 N State Rt 89A Sedona, AZ 86336	
Customer Name: T-Mobile	Mailing Address: Mandan ND PO box 1090, 58554	Phone: 866-999-6772	E-Mail:
Party Responsible for Billing: T-Mobile c/o NISC	Mailing Address: 58554 PO box 1090 Mandan, ND	Phone: 866-999-6772	E-Mail:
Authorized Agent for Legal Agreements:	Mailing Address:	Phone:	E-Mail:
Field Contact Name: Jeremy Wutterberg	Address:	Phone: 602-910-6070	E-Mail: Info@singlecomminc.net

Requested APS In-Service Date

Project Type: Select all that apply

- Single Family: Sq Ft Largest A/C Unit
- Subdivision: # of Lots Sq Ft Smallest Largest %Largest Largest A/C Unit
- Multi-Family: # of Units Sq Ft Smallest Largest Largest A/C Unit
- Planned Area Development
- Commercial: Largest A/C Unit Largest Motor (HP) Sq Ft
Type of Business **Cell Site** NEC Connected Load **200 Amps (75)**
- Dual Feed, Automatic Transfer Switching, Vault, Network Service, etc. *Non-Standard Charges may apply*
- Overhead Underground
- Dual Energy Total Electric Solar
- Temporary Construction Power Required
- Relocate existing lines
- Convert Existing Overhead Lines to Underground
- Remove Existing Lines
- Additional Meters Required (Gates, Cable/Telephone, Irrigation, Mailbox, Guard House, etc.)
- Model Homes (Identify Lot Numbers)
- Phased Project: (Identify Phases)

Comments: **Need 120/240 1Q service**

Size and Quantity of Individually Metered Service Entrance Sections Planned:

QUANTITY	<input type="text"/>	NONE

Voltage Requirements:

- 120/240
- 120/208 Single Phase (Typically used in mixed use developments for residential component)
- 120/208 Three Phase
- 277/480
- 12.47KV
- Other

	Start Date	Finish Date
City Approved Plans or Second Submittal Plans		
Grading		
Wet Utilities		
Dry Utilities		
Curb and Pavement		

Kay Hennessy

From: Jeremy Watterberg <info@singlesourceinc.net>
Sent: Wednesday, June 01, 2016 7:01 PM
To: Kay Hennessy
Subject: RE: PH37650A Orchards Inn Power Design
Attachments: PH37650 APS Application.pdf

Kay,

I was able to dig this email chain up. I also found the app.

Yes--120/240v. Use 167 kva.

-----Original Message-----

From: Jeremy Watterberg [<mailto:info@singlesourceinc.net>]
Sent: Monday, April 27, 2015 6:52 AM
To: Finley, Sandra K
Subject: RE: T-Mobile PH37650

Sandy,

Our connection will be 120/240 single phase correct? I also need to know the AIC for the service. What size xfmer is feeding the jbox?

Thanks,

Jeremy Watterberg
602-910-6030

-----Original Message-----

From: Sandra.Finley@aps.com [<mailto:Sandra.Finley@aps.com>]
Sent: Friday, April 17, 2015 5:49 PM
To: Jeremy Watterberg
Subject: RE: T-Mobile PH37650

Jeremy,

There is room in the j-box for a new service. Have a good weekend.

-----Original Message-----

From: Jeremy Watterberg [<mailto:info@singlesourceinc.net>]
Sent: Tuesday, April 14, 2015 4:25 PM
To: Finley, Sandra K
Subject: RE: T-Mobile PH37650

Thank you for your reply..

Thanks,

Jeremy Watterberg
602-910-6030

-----Original Message-----

From: Sandra.Finley@aps.com [mailto:Sandra.Finley@aps.com]
Sent: Tuesday, April 14, 2015 4:18 PM
To: Jeremy Watterberg
Subject: RE: T-Mobile PH37650

I left a message for the inspector--but I haven't heard back yet. I will keep bugging him. We are overly busy--sorry for the delay.

-----Original Message-----

From: Jeremy Watterberg [mailto:info@singlesourceinc.net]
Sent: Tuesday, April 14, 2015 12:40 PM
To: Finley, Sandra K
Subject: RE: T-Mobile PH37650

Sandy,

Any update for this project? I really need to be able to finish off my design. Please let me know if there is anything that I can help out with.

Thanks,

Jeremy Watterberg
602-910-6030

-----Original Message-----

From: Sandra.Finley@aps.com [mailto:Sandra.Finley@aps.com]
Sent: Wednesday, April 08, 2015 1:23 PM
To: Jeremy Watterberg
Subject: RE: T-Mobile PH37650

Jeremy,

I called the inspector and he didn't get a chance to look at it. He said he would send me some pictures tomorrow. As soon as I get the info, I'll let you know. Sorry it is taking so long.

Thank you,

Sandy Finley
Customer Project Manager, Verde District
1250 E. State Route 89A, Cottonwood, AZ 86326 M.S. 4718 Tel (928)646-8463 sandra.finley@aps.com aps.com

-----Original Message-----

From: Jeremy Watterberg [mailto:info@singlesourceinc.net]
Sent: Tuesday, April 07, 2015 5:15 PM

To: Finley, Sandra K
Subject: RE: T-Mobile PH37650

Sandy,

Were you able to get the j-box opened? If so, how does it look for us to use it?

Let me know if it will be ok then I'll figure out where we can put the meter pedestal.

Thanks for all your help on this one.

Thanks,

Jeremy Watterberg
602-910-6030

-----Original Message-----

From: Sandra.Finley@aps.com [<mailto:Sandra.Finley@aps.com>]
Sent: Friday, April 03, 2015 12:49 PM
To: Jeremy Watterberg
Subject: RE: T-Mobile PH37650

Not the best picture--using Google Earth. I'll send someone to look inside the j-box to make sure there is room for an additional service.

-----Original Message-----

From: Jeremy Watterberg [<mailto:info@singlesourceinc.net>]
Sent: Friday, April 03, 2015 5:58 AM
To: Finley, Sandra K
Subject: RE: T-Mobile PH37650

USE CAUTION - EXTERNAL SENDER: (info@singlesourceinc.net) Do not click on links or open attachments that are not expected.

Never give out your User IDs or passwords.

Sandy,

Can you please call me to discuss this site? I need to figure out the point of connection for the new service. Please let me know if you need anything from me.

Thanks,

Jeremy Watterberg
602-910-6030

-----Original Message-----

From: Sandra.Finley@aps.com [<mailto:Sandra.Finley@aps.com>]
Sent: Tuesday, March 10, 2015 7:22 AM

To: Jeremy Watterberg
Subject: Automatic reply: T-Mobile PH37650

Thank you so much for your e-mail! Unfortunately, I am out of the office returning Monday, March 16, 2015. If your e-mail requires a response, I will get back with you then.

--- NOTICE ---

This message is for the designated recipient only and may contain confidential, privileged or proprietary information. If you have received it in error, please notify the sender immediately and delete the original and any copy or printout. Unintended recipients are prohibited from making any other use of this e-mail. Although we have taken reasonable precautions to ensure no viruses are present in this e-mail, we accept no liability for any loss or damage arising from the use of this e-mail or attachments, or for any delay or errors or omissions in the contents which result from e-mail transmission.

Thank You,

Jeremy Watterberg
602.910.6030

From: Kay Hennessy [mailto:kay.hennessy@pinnacleco.net]
Sent: Wednesday, June 1, 2016 11:14 AM
To: Jeremy Watterberg <info@singlesourceinc.net>
Subject: PH37650A Orchards Inn Power Design

Hi Jeremy:

Do you have any communication from APS on the power upgrade for this site? Thanks.

From: Jeremy Webster [mailto:JWebster@meqcm.com]
Sent: Wednesday, June 01, 2016 11:01 AM
To: Kay Hennessy <kay.hennessy@pinnacleco.net>
Subject: RE: PH37650A Orchards Inn Power Design

Kay,
The power design was completed by Jeremy Whatterburg when he was with your team. I do not have any documentation other than what is attached.

Thank You,

Jeremy Webster
Construction Manager
MEQ Construction Management LLC
Mobile 602.332.7675

JWebster@meqcm.com

From: Kay Hennessy [<mailto:kay.hennessy@pinnacleco.net>]

Sent: Thursday, May 26, 2016 7:51 AM

To: Jeremy Webster <JWebster@meqcm.com>

Subject: PH37650A Orchards Inn Power Design

Good Morning Jeremy:

Do you have any documentation from APS for the power design? We need something in writing from APS to submit with zoning. (Approval of Servicability).

Kay Hennessy

Pinnacle Consulting, Inc.

1426 North Marvin Street, Suite 101

Gilbert, AZ 85233

kay.hennessy@pinnacleco.net

(m) 480-204-8390

(o) 480-664-9588 x 215

(f) 480-664-9850





Federal Communications Commission
Wireless Telecommunications Bureau
Radio Station Authorization

LICENSEE NAME: T-Mobile License LLC

DAN MENSER
T-MOBILE LICENSE LLC
12920 SE 38TH ST.
BELLEVUE WA 98006

FCC Registration Number (FRN)	
0001565449	
Call Sign	File Number
KNLG805	0002902201
Radio Service	
CW - PCS Broadband	

Grant Date	Effective Date	Expiration Date	Print Date
04-26-2007	04-26-2007	04-28-2017	04-27-2007

Market Number	Channel Block	Sub-Market Designator
BTA144	E	O

Market Name: Flagstaff, AZ

1st Build-out Date	2nd Build-out Date	3rd Build-out Date	4th Build-out Date
04-28-2002			

SPECIAL CONDITIONS OR WAIVERS/CONDITIONS

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

("Special Conditions or Waivers/Conditions" continued on next page ...)

Conditions:
Pursuant to Section 309(h) of the Communications Act of 1934, as amended, 47 U.S.C. Section 309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. Section 310(d). This license is subject in terms to the right of use or control conferred by Section 706 of the Communications Act of 1934, as amended. See 47 U.S.C. Section 606.

To view the geographic areas associated with the license, go to the Universal Licensing System (ULS) homepage at <http://wireless.fcc.gov/uls> and select "License Search". Follow the instructions on how to search for license information.

Licensee Name: T-Mobile License LLC

Call Sign
KNLG805

File Number
0002902201

Print Date
04-27-2007

Special Conditions or Waivers/Conditions

Grant of the request to update licensee name is conditioned on it not reflecting an assignment or transfer of control (see Rule 1.948) if an assignment or transfer occurred without proper notification or FCC approval, the grant is void and the station is licensed under the prior name.

This authorization is subject to the condition that the remaining balance of the winning bid amount will be paid in accordance with Part 1 of the Commission's rules, 47 C.F.R. Part 1.



Federal Communications Commission
Wireless Telecommunications Bureau

RADIO STATION AUTHORIZATION

LICENSEE: T-MOBILE LICENSE LLC

ATTN: DAN MENSER
T-MOBILE LICENSE LLC
12920 SE 38TH STREET
BELLEVUE, WA 98006

Call Sign WPOJ735	File Number 0003858122
Radio Service CW - PCS Broadband	

FCC Registration Number (FRN): 0001565449

Grant Date 07-31-2009	Effective Date 07-31-2009	Expiration Date 06-30-2019	Print Date 08-01-2009
---------------------------------	-------------------------------------	--------------------------------------	---------------------------------

Market Number BTA144	Channel Block C	Sub-Market Designator 0
--------------------------------	---------------------------	-----------------------------------

Market Name Flagstaff, AZ

1st Build-Out Date 06-30-2004	2nd Build-Out Date 06-30-2009	3rd Build-Out Date	4th Build-Out Date
-----------------------------------------	-----------------------------------------	---------------------------	---------------------------

Waivers/Conditions:

This authorization is subject to the condition that, in the event that systems using the same frequencies as granted herein are authorized in an adjacent foreign territory (Canada/United States), future coordination of any base station transmitters within 72 km (45 miles) of the United States/Canada border shall be required to eliminate any harmful interference to operations in the adjacent foreign territory and to ensure continuance of equal access to the frequencies by both countries.

Conditions:

Pursuant to §309(h) of the Communications Act of 1934, as amended, 47 U.S.C. §309(h), this license is subject to the following conditions: This license shall not vest in the licensee any right to operate the station nor any right in the use of the frequencies designated in the license beyond the term thereof nor in any other manner than authorized herein. Neither the license nor the right granted thereunder shall be assigned or otherwise transferred in violation of the Communications Act of 1934, as amended. See 47 U.S.C. § 310(d). This license is subject in terms to the right of use or control conferred by §706 of the Communications Act of 1934, as amended. See 47 U.S.C. §606.

This license may not authorize operation throughout the entire geographic area or spectrum identified on the hardcopy version. To view the specific geographic area and spectrum authorized by this license, refer to the Spectrum and Market Area information under the Market Tab of the license record in the Universal Licensing System (ULS). To view the license record, go to the ULS homepage at <http://wireless.fcc.gov/uls/index.htm?job=home> and select "License Search". Follow the instructions on how to search for license information.



CITIZEN PARTICIPATION PLAN REPORT



TABLE OF CONTENTS

LETTER OF INTENT	PAGE 3 - 5
NOTIFICATION AREA	PAGE 6
LIST OF PROPERTY OWNERS CONTACTED	PAGE 7
NOTIFICATION LETTER	PAGE 8
PARTICIPATION PLAN COMMENTS	PAGE 9



LETTER OF INTENT

**Project: Request for approval of a Conditional Use Permit, APN 401-12-001A
PH37650A Orchards Inn, 254 N. State Route 89A, Sedona, AZ 86336**



Pinnacle Consulting, Inc. on behalf of T-Mobile West LLC
Kay Hennessy
1426 N. Marvin Road, #101
Gilbert, AZ 85233
Kay.hennessy@pinnacleco.net



Purpose of Request

The Wireless Communications Facility (WCF) will provide wireless services as required by T-Mobile's FCC license. The upgrade to this facility will satisfy the gap in coverage for T-Mobile wireless service in this area of Sedona. This application complies with City of Sedona Code Article 17, Wireless Communications Facilities, Section 1703.05 Application Submittal Requirements. T-Mobile strives to serve its subscribers while working with municipalities to meet the local site design requirements and utilize collocation opportunities when practical to reduce unnecessary visual impacts. T-Mobile holds that wireless communication infrastructure is critical to enterprise, quality of life and safety in the community. People are empowered through such connectivity. The upgrade to this facility will use the latest state of the art technology. As Long Term Evolution (LTE) Technology networks evolve, the need to densify all carrier's networks is required to keep up with the general public's capacity demand.

Site Design

The existing property is a two story hotel with a T-Mobile Wireless Communication Facility on the rooftop of the building. This existing Wireless Communication Facility (WCF) will continue to provide wireless communication and data services to T-Mobile customers. The WCF is an unmanned facility that will run 24 hours, 7 days a week, 365 weeks a year. There will be a technician at the site possibly once a month to monitor the site during normal business hours. The unmanned WCF includes replacing a tripod stand with (2) antennas with two new tripods. (1) Tripod will support (2) antennas and the 2nd tripod will support (1) antenna. There will be a steel platform installed to support (2) radio stacks and (2) H-frames for power and fiber boxes. Power will be upgraded to a 200-amp service.

Color and finish choices for the modified antennas shall be in substantial conformance with Article 1704 and will be painted to blend in with the natural backdrop. A color sample has been included in this application package.

The modification to the existing rooftop WCF will upgrade service to improve internet, and E911 service to the area that is needed to enhance for 4G LTE technology. This application is intended to improve wireless and data services for T-Mobile customers. This site improvement is designed to satisfy the demand for T-Mobile service in this area as required by their Federal Communications Commission License.

SECTION 17

All Notification and hearings processes will be followed. Public outreach will be conducted in a professional manner and in accordance with City of Sedona standards.

1703.05 Application Submittal Requirements.

A. Application

2. An accurate inventory of applicant's existing towers, antennas, and wireless communications facilities, which are existing or for which application for approval or permit has been submitted for zoning or construction, which are within the jurisdiction of



this article or within 1 mile of the city limits. The inventory includes the location, height, and type of each facility within the RF engineering exhibit.

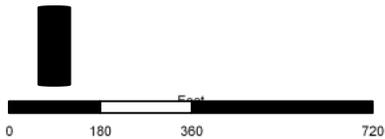
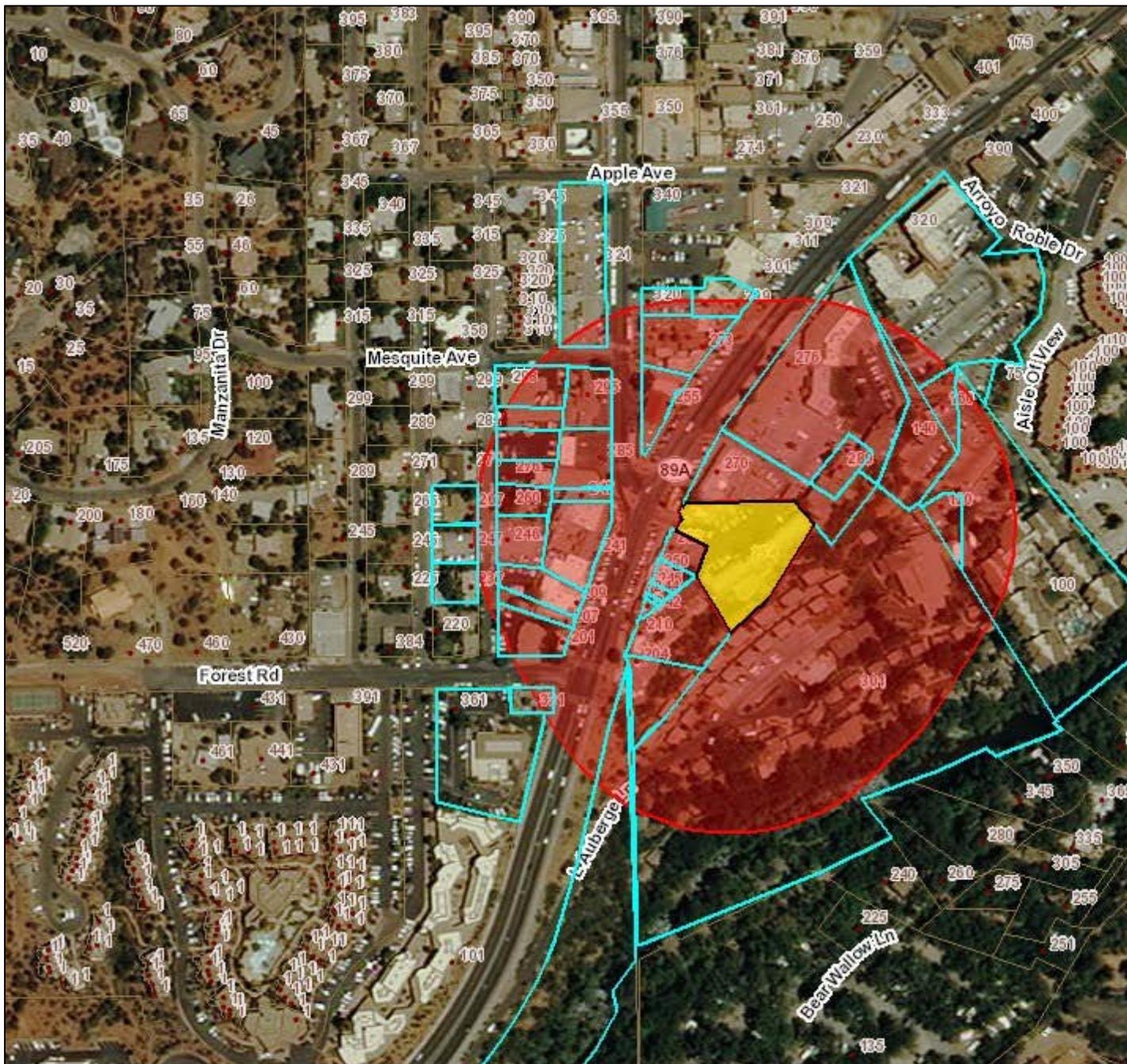
3. A map of all locations owned, leased or operated by the applicant and their coverage which are located within 10 miles of the proposed site or which are capable of communications with the proposed site by wireless means is included within the RF engineering exhibit.

16. e. T-Mobile did not research alternative locations, configurations, and facility types because this site is considered a modification to T-Mobile. T-Mobile has secured a lease agreement for the existing rooftop installation and the new modification.

Relationship to Surrounding Properties

The subject site has been in operation in the community, supporting wireless communications since 2008. Enhancing the facility's ability to offer expanded services, coverage, call quality and data transmission will benefit the entire community. A minor increase in the size of the facility will not generate significant visual impacts, given the nature of the site's design. The facility should have few, if any impacts, beyond improving wireless service within the market coverage area of the site. There should be no discernible impacts to pedestrian or vehicular transit, and the facility will not emit odor, dust, gas, noise, vibration, smoke, heat or glare. Beyond a once-a-month operations inspection, the site should generate no activity or impact, and will not utilize connections to water, sewer or refuse utilities/services. Parking at the facility will be served by utilizing existing parking lot access and existing space at the property.

PUBLIC UTILITIES AND SERVICES- Power and telco access are the only utilities required by the facility.



Coconino Parcel Map

August 4, 2015

THIS MAP WAS GENERATED BY THE COCONINO COUNTY WEB MAP APPLICATION. IT IS FOR GENERAL PUPOSES ONLY. NO WARRANTY OF ACCURACY IS GIVEN OR IMPLIED.



APN	OWNER NAME	SITUS ADDRESS	SITUS CITY	SITUS	SITUS ZIF	OWNER ADDRESS	OWNER AD	OWNER CITY	OWNE	OWNER ZI
40117019K	MITCHELL CAROLINE S	361 FOREST RD	SEDONA	AZ	86336	39 STEPHENS WAY		BERKELEY	CA	94705
40116011D	L & L PRINTING	298 VAN DEREN RD	SEDONA	AZ	86336	PO BOX 619		SEDONA	AZ	86339
40113047A	FELSOT FMYL LTD LIABILITY PTNRSH	255 N STATE ROUTE 89A	SEDONA	AZ	86336	PO BOX 2273		SEDONA	AZ	86339
40116003A	SYKES ROBERT H & MAUREEN	247 N STATE ROUTE 89A	SEDONA	AZ	86336	PO BOX 201		GREENWICH	NY	12834
40116012C	L & L PRINTING	298 VAN DEREN RD	SEDONA	AZ	86336	PO BOX 619		SEDONA	AZ	86339
40113034B	LAUBERGE NEWCO LLC	120 AMARA LN	SEDONA	AZ	86336	7001 N SCOTTSDALE RD	SUITE 2050	SCOTTSDALE	AZ	85085
40116008A	SEDONA CENTRE DEVELOPMENT GROUP LLC	246 VAN DEREN RD	SEDONA	AZ	86336	267 VAN DEREN RD		SEDONA	AZ	86336
40116016	SEDONA 2000 LLC	267 VAN DEREN RD	SEDONA	AZ	86336	PO BOX 4106		W SEDONA	AZ	86340
40113045	OAKASON JOHN E & CAROLYN JT	242 N STATE ROUTE 89A	SEDONA	AZ	86336	PO BOX 3399		SEDONA WES	AZ	86340
40113036	ATHERTON VENTURES LLC	270 N STATE ROUTE 89A	SEDONA	AZ	86336	6900 E CAMELBACK RD STE 915		SCOTTSDALE	AZ	85251
40113048A	MCNULTY-PHILLIPI LIMITED PARTNERSHIP	273 N STATE ROUTE 89A	SEDONA	AZ	86336	PO BOX 1277		SEDONA	AZ	86339
40113030A	SINAGUA PLAZA II LLC	320 N STATE ROUTE 89A	SEDONA	AZ	86336	6900 E CAMELBACK RD STE 915		SCOTTSDALE	AZ	85251
40112001C	LAUBERGE NEWCO LLC	301 L AUBERGE LN	SEDONA	AZ	86336	7001 N SCOTTSDALE RD	SUITE 2050	SCOTTSDALE	AZ	85085
40116004	SEDONA CENTRE DEVELOPMENT GROUP LLC	241 N STATE ROUTE 89A	SEDONA	AZ	86336	267 VAN DEREN RD		SEDONA	AZ	86336
40116005	ATHENOUR LLC	201 N STATE ROUTE 89A	SEDONA	AZ	86336	PO BOX 949		SEDONA	AZ	86339
40113046	WOODARD PATTY TRUSTEE	210 N STATE ROUTE 89A	SEDONA	AZ	86336	3040 W FOOTHILLS WAY		FLAGSTAFF	AZ	86001
40113037E	CONIGLIO CARLA LEPORI SUCCSSR TRUSTEE ; PACINI	280 N STATE ROUTE 89A	SEDONA	AZ	86336	6900 E CAMELBACK RD STE 830		SCOTTSDALE	AZ	85251
40113034C	CANYON PORTAL PROPERTIES	140 AMARA LN	SEDONA	AZ	86336	6900 E CAMELBACK RD STE 915		SCOTTSDALE	AZ	85251
40116014	S & M SUMMERS LLC	237 VAN DEREN RD	SEDONA	AZ	86336	7616 N 77TH PL		SCOTTSDALE	AZ	85258
40116007	SEDONA CENTRE DEVELOPMENT GROUP LLC	209 N STATE ROUTE 89A	SEDONA	AZ	86336	267 VAN DEREN RD		SEDONA	AZ	86336
40116009B	SEDONA CENTRE DEVELOPMENT GROUP LLC	260 VAN DEREN RD	SEDONA	AZ	86336	267 VAN DEREN RD		SEDONA	AZ	86336
40112026C	204 NORTH HIGHWAY 89A NVD LLC	204 N STATE ROUTE 89A	SEDONA	AZ	86336	350 BERKELEY PARK BLVD		KENSINGTON	CA	94707
40117019V	GROWTH INVESTMENT INC			AZ		PO BOX 292		SEDONA	AZ	86339
40117015	CHAMBER OF COMMERCE	331 FOREST RD	SEDONA	AZ	86336	PO BOX 478		SEDONA	AZ	86336
40116006A	LINDE ARNOLD M TRUST DTD 3-17-05	207 N STATE ROUTE 89A	SEDONA	AZ	86336	75 RAVENS CALL PL		SEDONA	AZ	86336
40113050	SORRELL SKY L L C	299 N STATE ROUTE 89A	SEDONA	AZ	86336	545 DEER PASS DR		SEDONA	AZ	86351
40116012B	L & L PRINTING	298 VAN DEREN RD	SEDONA	AZ	86336	PO BOX 619		SEDONA	AZ	86336
40113032A	AMARA RESORT SPE LLC	160 AMARA LN	SEDONA	AZ	86336	100 AMARA LN		SEDONA	AZ	86336
40113034D	AMARA RESORT SPE LLC	100 AMARA LN	SEDONA	AZ	86336	100 AMARA LN		SEDONA	AZ	86336
40112001A	ORCHARDS NEWCO LLC	254 N STATE ROUTE 89A	SEDONA	AZ	86336	7001 N SCOTTSDALE ROAD	SUITE 2050	SCOTTSDALE	AZ	85253
40113042	LINDE AM TRUST DTD 3-17-05	250 N STATE ROUTE 89A	SEDONA	AZ	86336	75 RAVENS CALL PL		SEDONA	AZ	86336
40116034	PMW FAMILY LTD PARTNERSHIP	321 JORDAN RD	SEDONA	AZ	86336	PO BOX 1277		SEDONA	AZ	86339
40113043	WHITE HOWARD & KATHY ANNE TRUSTEES ; WHITE H	246 N STATE ROUTE 89A	SEDONA	AZ	86336	930 COWBOY SPRINGS TRL		PRESCOTT	AZ	86305
40113037F	CANYON PORTAL PROPERTIES	276 N STATE ROUTE 89A	SEDONA	AZ	86336	6900 E CAMELBACK RD STE 915		SCOTTSDALE	AZ	85251
40113049A	SORRELL SKY L L C	320 JORDAN RD	SEDONA	AZ	86336	545 DEER PASS DR		SEDONA	AZ	86351
40116015	SEDONA 2000 LLC	247 VAN DEREN RD	SEDONA	AZ	86336	PO BOX 4106		WEST SEDON	AZ	86340
40113044	WHITE HOWARD & KATHY ANNE TRUSTEES ; WHITE H	244 N STATE ROUTE 89A	SEDONA	AZ	86336	930 COWBOY SPRINGS TRL		PRESCOTT	AZ	86305
40116010C	L & L PRINTING	276 VAN DEREN RD	SEDONA	AZ	86336	PO BOX 619		SEDONA	AZ	86339
40113041	EARNSHAW INVESTORS LTD PARTNERSHIP	252 N STATE ROUTE 89A	SEDONA	AZ	86336	PO BOX 1886		SEDONA	AZ	86339
40116001A	DESROSIERS MARCELLE G TRUSTEE ; DESROSIERS HJ D	295 JORDAN RD	SEDONA	AZ	86336	PO BOX 1320		SEDONA	AZ	86339
40116002	CEDIC PLAZA LLC	285 JORDAN RD	SEDONA	AZ	86336	PO BOX 1906		SEDONA	AZ	86339



RE: Conditional Use Permit (PH37650A Orchards Inn) 254 N. State Route 89A, Sedona, AZ 86336.
Coordinates: 34.869379 Latitude, -111.760355 Longitude

Dear Neighbor,

An application has been filed with the City of Sedona by T-Mobile West LLC for a modification to a Wireless Communications Facility at the above mentioned property. The modifications consist of swapping out (3) antennas and replacing them with new mounting hardware and (3) new antennas. All antennas will be painted to match the existing landscape and surrounding area. New equipment will be mounted on a new steel structure and will be screened by the existing roof parapet.

According to the Coconino County Assessors records, you are a property owner within 500 feet of the property under consideration. In order to better inform you this notice is being sent to you via USPS mail. Please see additional pages for project narrative and other exhibits.

If you have any questions concerning this matter, please contact Kay Hennessy, Site Development Specialist, at 480-204-8390 or you can also email me at kay.hennessy@pinnacleco.net

Sincerely,

Kay Hennessy
Site Development Specialist



CITIZEN PARTICIPATION PLAN RESPONSES

Notification Letters were mailed out to property owners on August 8, 2016. To this date of August 31, 2016, there has been no contact made to Kay Hennessy or any other representatives of T-Mobile regarding the modifications to the T-Mobile rooftop wireless facility.

City of Sedona, Arizona
Telecommunications Site Review
Equipment Upgrade Application

CityScape
CONSULTANTS, INC.
7050 West Palmetto Park Road, #15-652
Boca Raton, FL 33433
Tel: 877.438.2851 Fax: 877.220.4593

August 10, 2016

Ms. Cari Meyer
Senior Planner
City of Sedona Community Development
102 Roadrunner Drive (Bldg 104)
Sedona, AZ 86336

RE: PH37650A Orchards Inn (T-Mobile)
254 N. State Route 89A, Sedona, AZ

Dear Ms. Meyer,

At your request, on behalf of the City of Sedona, Arizona (“City”), CityScape Consultants, Inc. (“CityScape”) in its capacity as telecommunications consultant for the City, has considered the merits of the above referenced application submitted by Pinnacle Consulting, Inc (“Agent”) on behalf of T-Mobile (“Applicant”) to modify equipment on the rooftop of an existing, two-story building, owned by Orchards Newco LLC. The building is located at 254 North State Route 89A, Sedona, Arizona, *see Figure 1*.

Cellular Macro/Microsite Design

In addition to the minimum effective needed height for signal coverage, as more wireless devices are deployed, capacity issues become the limiting factor. Technology is improving which allows towers to handle more devices, but it is not keeping up with the speed that such devices are connecting. As the industry heads for fifth generation (5G) in the next 3 - 4 years, more *localized* cellular sites will be needed. This will involve shorter towers that are closer together to limit their “reach.” This practice has already begun in urbanized areas for the past few years and will continue, especially in more residential areas. The future will also involve what are known as “small cells” which are antennas places on street lamps, shorter buildings, etc. For these reasons, as well as the fact that the proposed site is surrounded by neighborhoods, the City has the ability to limit the height of the proposed structure and require it to be concealed *or stealth*.

Application Description

While this application proposes to replace existing rooftop equipment and shift the locations on the rooftop, as well as proposing additional rooftop radio equipment, there is no classification in the Sedona Ordinance for *replacement attached facility*, only *replacement antenna support structure*. Ordinance §1703.01(A) does make mention of “modification” of wireless communications facilities, but “attached wireless” is not an option listed. The exemption in §1703.01(B)(3) does not apply because the proposal increases the overall height (by 2 inches) and it may or may not apply due to the relocation on the rooftop. Thus, the most appropriate classification for this application is *new attached wireless communications facility* (§1704.03).

Ordinance Requirements

§1703.01(C, D): Siting Hierarchy

Applicant proposes #2 (attached wireless communications facility). Justification for this is provided in *Appendix, Exhibit A. Appendix, Exhibit B*, is a photo simulation of the proposed rooftop facility.

§1703.02: Conditional Use Required

§1703.03: Approval Criteria

The Applicant proposes to replace existing equipment on a rooftop. The site location is essentially unchanged from an engineering perspective and relocating to another site was not considered as this site is already an existing site and considered a *modification* by T-Mobile.

§1703.04: Location by Zoning District

Proposed property is zoned PD

§1703.05: Application Submittal Requirements

The Applicant’s initial submission was missing many of these requirements. This was likely due to the proposal assuming to be a replacement facility, but in actuality needing the requirements for a *new attached facility*. In an email, dated July 26, 2016, the remaining items were provided.

(A): Application

1. Form and fees - provided
2. Tower inventory – provided
3. Applicant’s leased sites within 10 miles – provided
4. Site plan – provided
5. Scaled exterior drawing of facility – provided
6. Photo-simulated drawings of facility – provided
7. Paint Samples – provided
8. Property Owner authorization - provided
9. Compliance with FCCs RFE requirements - provided
10. FCC license - provided
11. Structural Analysis – needed at permitting
12. FAA compliance - provided
13. Collocation statement - N/A
14. Ownership map of nearby property owners - provided
15. Cover letter description of project - provided
16. Other documentation – provided, except for structural analysis (to be provide at permitting)
17. Citizen Participation Program - provided

§1704.03: Attached Wireless Communications Facilities

- A. Height – complies with 15-foot maximum height above rooftop
- B. Construction – complies with monopole-type design
- C. Structural Integrity - provided
- D. Antenna Mounting - complies
- E. Color - complies
- F. Radio Frequency Emissions - complies
- G. Intensity Requirements – Town determination
- H. Signage – no signage is proposed per plans
- I. Screening and Placement - complies

All of the general application requirements in §1703.05 have been provided/met, except for #13 (collocation statement). This is not applicable for an *attached* facility as the applicant has no ownership in the support structure and the design of such an attachment is not conducive for collocations, due to its small size. All of the specific application requirements in §1704.03 have also been provided/met.

Appendix, Figures C & D show the existing and proposed mounting of the rooftop antennas while *Appendix, Figure E* shows the new rooftop equipment.

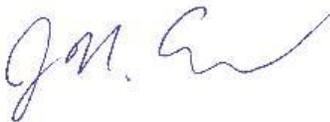
The Applicant submitted an appropriate letter of compliance with all Federal Communications Commission (FCC) guidelines regarding Radio Frequency (RF) energy and exposure limits in a letter, *see Appendix, Exhibit E*.

Under the Middle Class Tax Relief and Job Creation Act of 2012 (“The Act”) any personal wireless facility collocation, modification or upgrade may qualify for streamlined processing. Furthermore, under Section 6409(a) it can qualify for administrative approval if the request meets six criteria, most notably (1) it does not increase the structure height by 10% or 20 feet, whichever is greater, (2) it does not increase the structure width by 20 feet and (3) it does not require any excavation outside the existing ground compound or leased area. Furthermore, in cases of rooftop installations changes in height resulting from a modification should be measured from the original support structure in cases where the deployments are or will be separated horizontally, such as on buildings’ rooftops. Section 6409(a) further states that if an application meets the criteria, the application should be approved and not denied. This application complies with the Act because horizontal modification is not part of the criteria and the 2-inch height increase is within tolerances. Therefore, CityScape recommends approval with the following conditions:

1. Appropriate RF warning signage shall be placed at the entrance(s) to the rooftop, in compliance with §1704.03(H); and,
2. Only authorized personnel shall have access to the rooftop.

I certify that to the best of my knowledge all of the information included herein is accurate at the time of this report. CityScape is only employed by local governments and has unbiased opinions. All recommendations are based on technical merits without prejudice, according to prevailing laws and codes.

Respectfully submitted,



Jonathan N. Edwards, P.E.
CityScape Consultants, Inc.

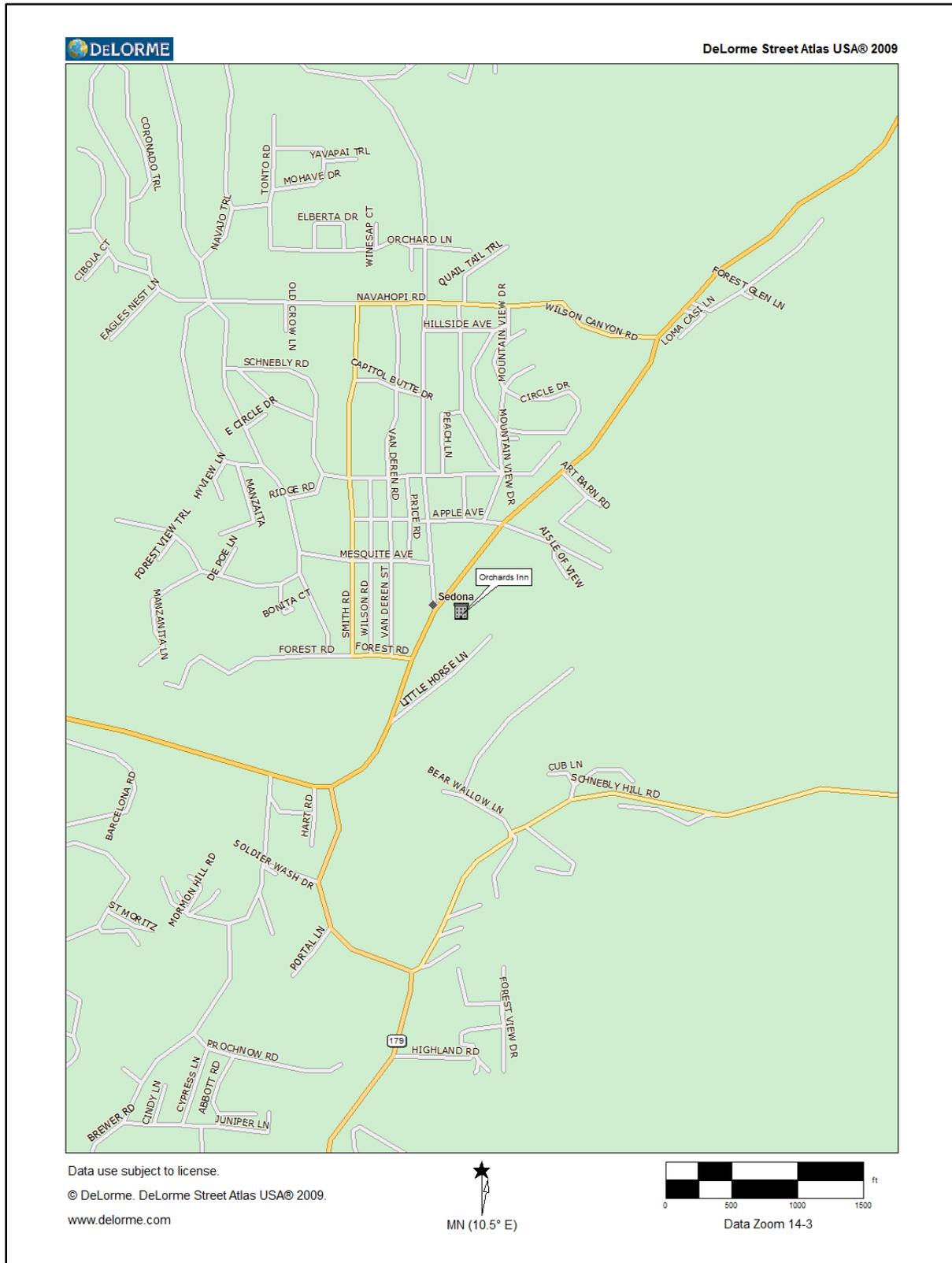


Figure 1 – Site Location

Appendix

AFFIDAVIT

The State of Arizona)
) S.S.
County of Maricopa)

I, Kay Hennessy, of Gilbert, Arizona, MAKE OATH AND SAY THAT:

1. Despite diligent efforts to adhere to the established hierarchy within the geographic search area, as determined by a qualified radio frequency engineer, higher ranked options for a site location are not technologically feasible.
2. Additional Screening on this location is not necessary as it has been an existing site with antennas painted to match. Future antennas will also be painted to match and will be hidden from the street level.

SUBSCRIBED AND SWORN TO)
BEFORE ME, on the)
5th day of August, 2016)

Anna Fugere)

NOTARY PUBLIC

My Commission expires: 9/24/2019)

Kay Hennessy

Kay Hennessy

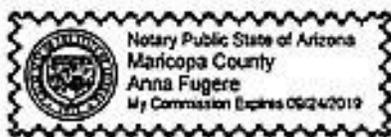


Exhibit A – Siting Hierarchy Affidavit

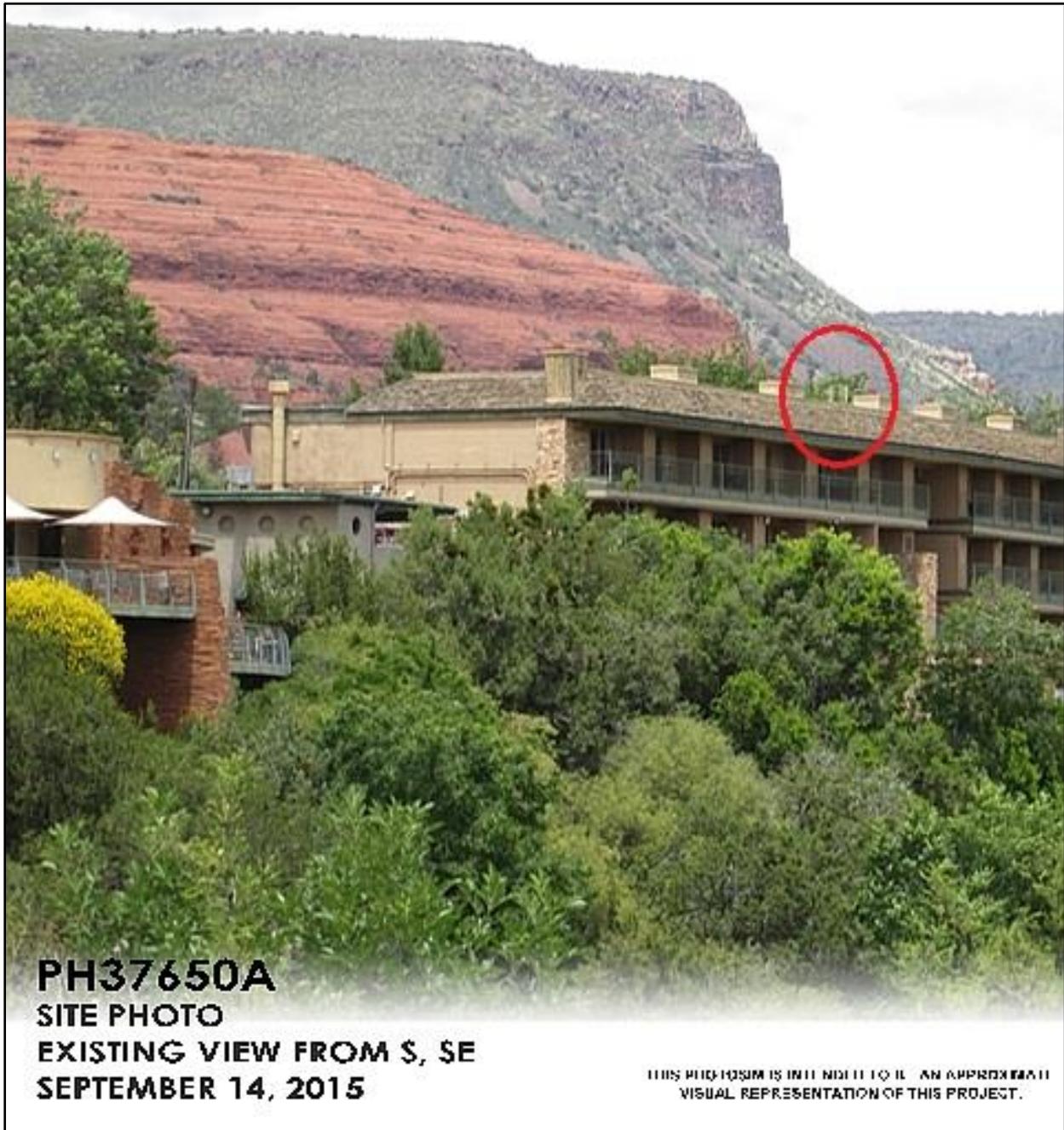


Exhibit B – Photo Simulation

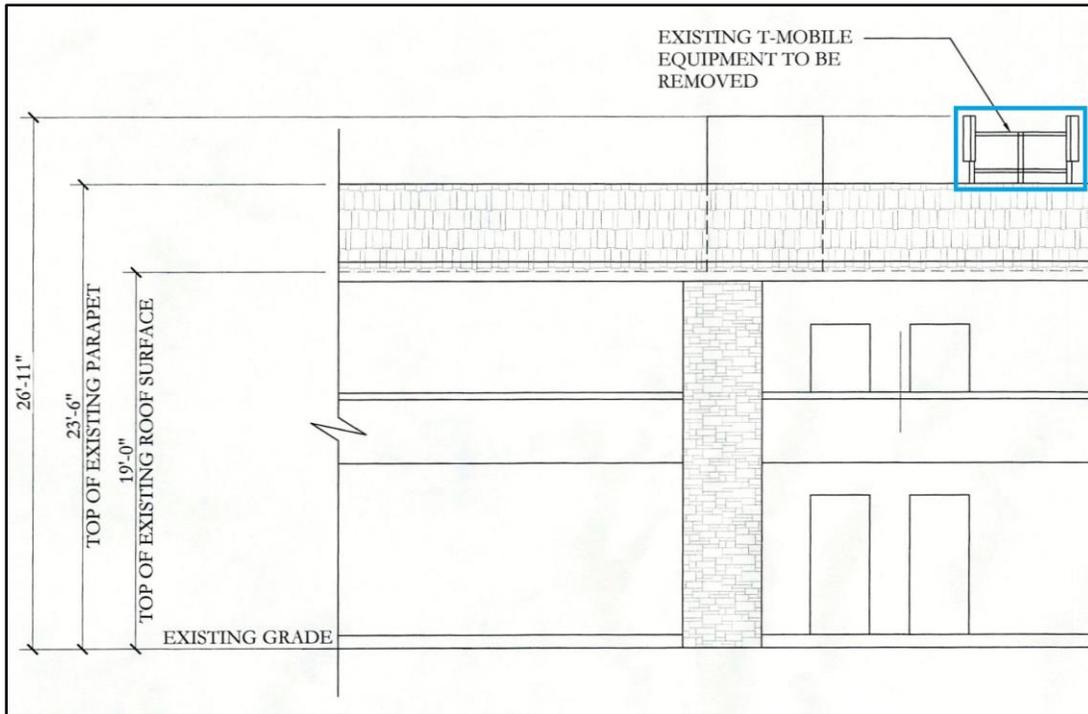
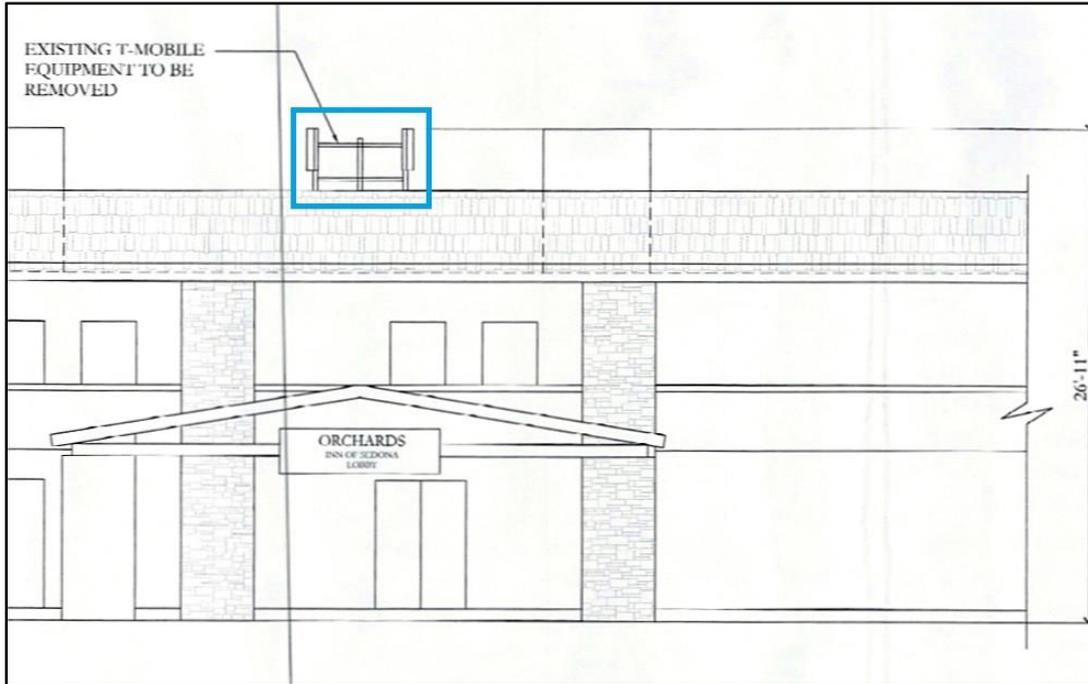


Exhibit C - Existing Support Structure

Color Legend

 Existing Equipment

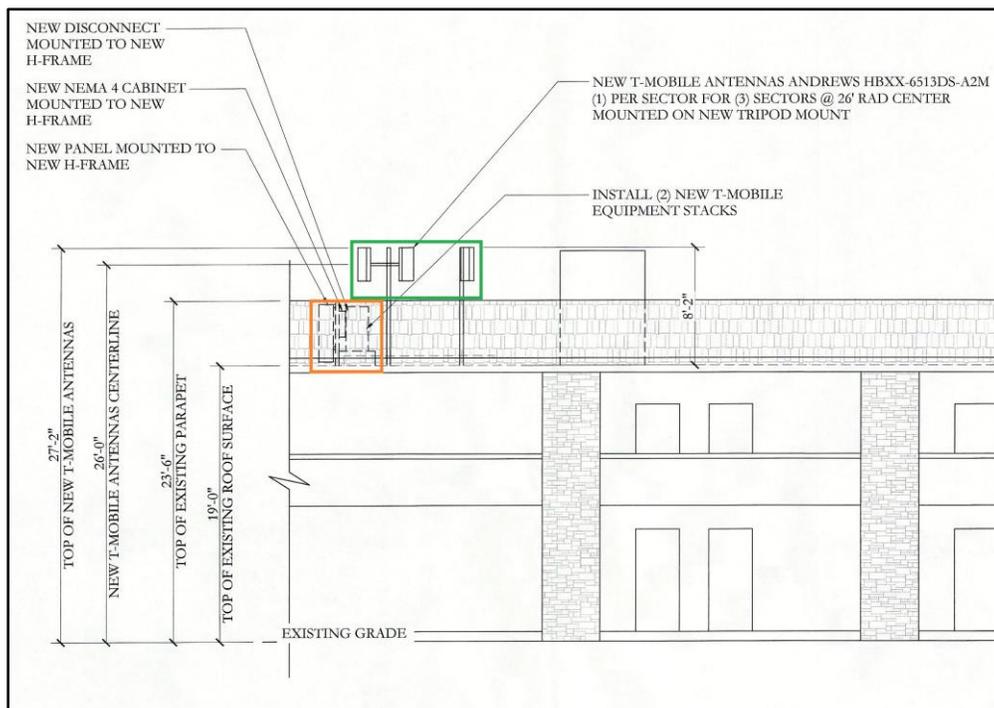
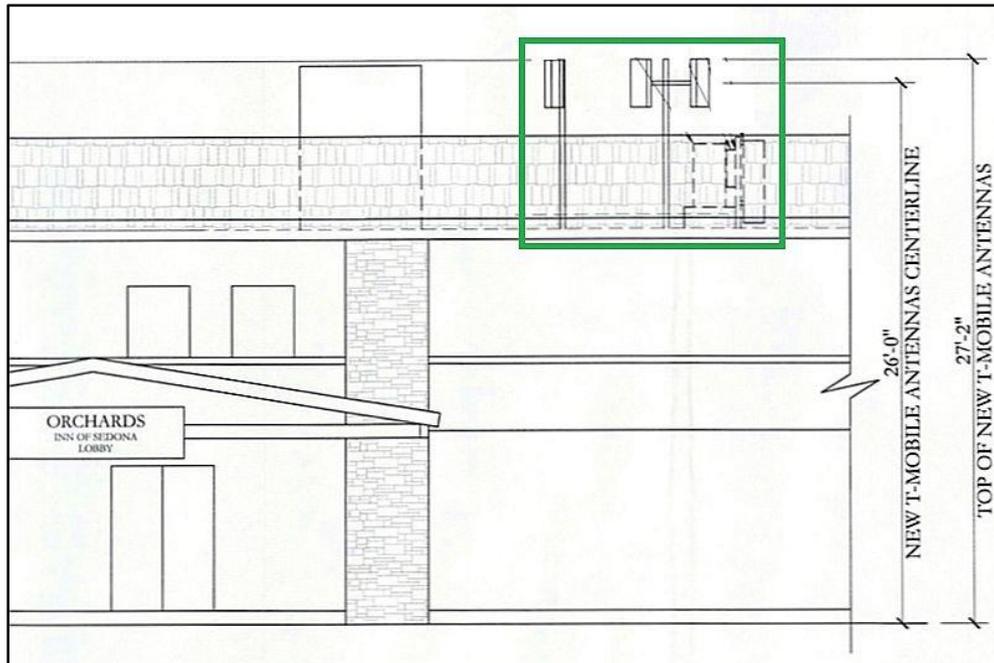


Exhibit D – Proposed Antenna Configuration

Color Legend

- New Equipment
- Replaced Equipment

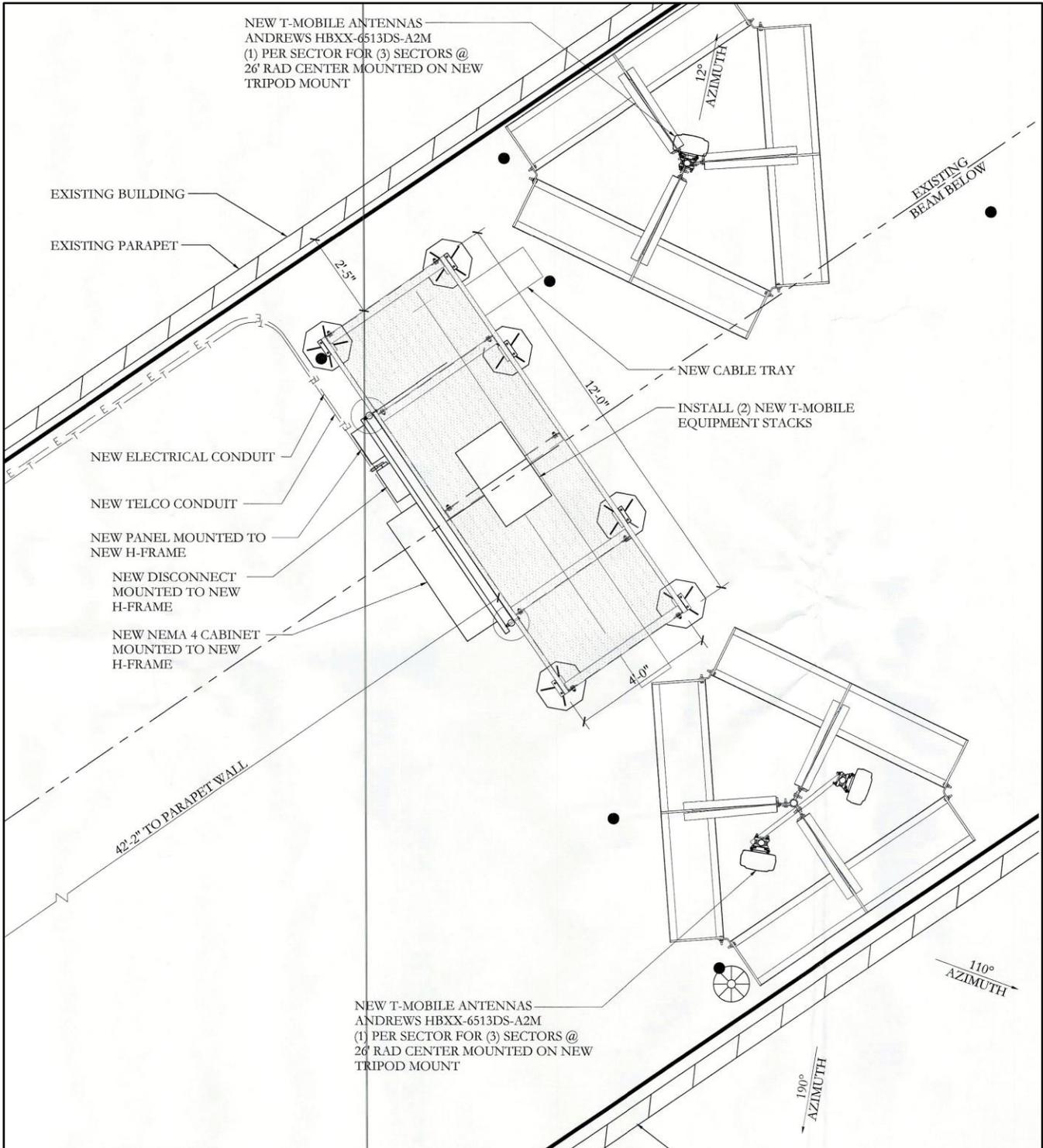


Exhibit E – Equipment Compound

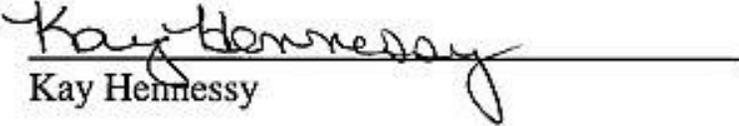


July 25, 2016

City of Sedona
102 Roadrunner Drive
Sedona, AZ 86336

RE: Compliance with FCC Emissions Standards

Pursuant to the CUP application, T-Mobile states that the radio frequency emissions comply with FCC standards for such emissions at the wireless facility at 254 N. State Route 89A, Orchards Inn.

Signed By: 
Kay Hennessy

Owner's Agent: Pinnacle Consulting, Inc. on behalf of T-Mobile
West Corporation

Exhibit F – FCC Compliance

City of Sedona, Arizona
Telecommunications Site Review
Supplemental Review



Consultants, Inc.

7050 West Palmetto Park Road, #15-652
Boca Raton, FL 33433
Tel: 877.438.2851 Fax: 877.220.4593

September 2, 2016

Ms. Cari Meyer, Current Planning
City of Sedona
102 Roadrunner Drive (Bldg 104)
Sedona, AZ 86336

**RE: T-Mobile – Orchards Inn
City of Sedona**

Dear Ms. Meyer,

This supplemental report is in reference to the above referenced application for T-Mobile (“Applicant”) to modify equipment on the rooftop of an existing, two-story building, owned by Orchards Newco LLC. The building is located at 254 North State Route 89A, Sedona, Arizona. CityScape provided a report on this proposal on August 10, 2016.

This supplemental letter is intended to clarify the construction drawings related to the Applicant’s existing and proposed locations on the rooftop. The drawings revealed two sets of antennas, however they were actually two separate viewpoints. The existing configuration is a single lattice support structure with two antennas. The new proposal is actually two separate poles, one with a single antenna and the other with two antennas, both poles being closely located to each to each other.

As noted in our review, section 1704.03(I) of the Ordinance references the “Screening and Placement” requirements for an *Attached Wireless Communications Facility*. The Applicant did not propose any parapet or screening device to minimize its visibility. The applicant is locating these near the center of the building which is the other requirement in (I). The antenna and mounts will be painted to reduce visibility, as addressed in section (E).

Our review stated that this application “complies” with (I), which should be noted that no parapet or screening is proposed and a statement addressing this was provided by the Applicant. Since the original approval at this location did not require screening and this proposal is considered a *modification* under Section 6409 of the Middle Class Tax Relief and Job Creation Act of 2012, CityScape believes the City cannot now require any screening for this site. However, the Applicant needs to provide color matching (as they have on their existing installation).

Respectfully submitted,

A handwritten signature in blue ink, appearing to read "J.N. Edwards", is written over a light blue grid background.

Jonathan N. Edwards, P.E.
CityScape Consultants, Inc.

End of Previous Agenda Item

Beginning of Next Agenda Item

Staff Report
PZ16-00008 (DEV) Garnello Amendment
Summary Sheet



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

Meeting Date: October 13, 2016
Hearing Body: Planning and Zoning Commission
Action Requested: Approval of Amendment to a Development Review
Staff Recommendation: Approval, with conditions, of Amendment to a Development Review
Location: 60 Sinagua Drive
Parcel Number: 408-24-319
Owner: Larry and Denise Garnello
2978 W State Route 89A; Sedona, AZ 86336
Site Size: ± 0.354 acres
Sedona Community Plan Designation:
Commercial (C)
Current & Proposed Zoning: General Commercial (C-2)
Current Land Use: Vacant
North/South/East/West: Area zoning C-2 Area land uses Existing Commercial Development
Report Prepared By: Cari Meyer, Senior Planner

Project Summary:

The Planning and Zoning Commission approved a Development Review application on June 7, 2016 to construct a new 3,808 square foot commercial warehouse building on a vacant lot at 60 Sinagua Drive (APN 408-24-319). The property owner has now applied for an amendment to that application to change the approved color and materials board and allow a minor increase to height to accommodate roof vents.

Attachments:

- 1. Aerial View & Vicinity Map 1
- 2. Application Packet..... 3
- 3. Citizen Participation Report 7

Due to file size constraints, the following documents are included as a separate attachments:

- A. Project Plans
- B. PZ16-00001 (DEV) Documents



BACKGROUND

On June 7, 2016, the Planning and Zoning Commission approved a Development Review application to construct a new 3,808 square foot commercial warehouse building on a vacant lot at 60 Sinagua Drive (APN 408-24-319). The property owner has submitted a revised color and materials board that requires approval by the Commission. Specifically, the applicant is requesting to change the color of the building, remove the red rock wainscoting from the building, and add red rock to the parking lot screen wall. In addition, the applicant is requesting to increase the height of the building by 2 feet in order to accommodate roof ventilation.

SITE CHARACTERISTICS (EXISTING)

- The project site consists of 1 parcel for a total of approximately 0.354 acres.
- The site is currently vacant and was previously used as an outdoor garden nursery.
- The property has access off of Sinagua Drive.
- The eastern portion of the lot is in a City-designated 500 year floodplain.
- There is no natural vegetation.

DEVELOPMENT PROPOSAL

The applicant is proposing changes to a previously approved Development Review, which approved construction of a 3,808 square foot warehouse building. The property owner has proposed changes to the approved colors and materials board along and a slight increase in height to accommodate roof ventilation.

Colors and Materials Board

The previous application approved the following colors and materials:

- Exterior Walls: Metal, Expressive Plum (SW 6271, LRV 12)
- Exterior Trim and Roof: Metal, Mannered Gold (SW 6130, LRV 34)
- Building wainscot: Red Rock Veneer
- Entry roof support columns: Red Rock Veneer
- Parking lot screen wall: Stucco, Expressive Plum

These colors and materials would have resulted in a dark purple building with tan trim.

The proposed amendment, if approved, would allow for the following colors and materials:

- Exterior Walls and Roof: Metal, Mueller Tan (LRV 37)
- Exterior Trim: Metal, Desert Tan (LRV 33)
- Building wainscot: Stucco, Expressive Plum (SW 6271, LRV 12)
- Entry roof support columns: Red Rock Veneer
- Parking lot screen wall: Red Rock Veneer

In addition to the above changes, additional landscaping would be added to the street side of the building.

Building Height

The building was originally approved at a maximum height of 19'10" above natural grade. In order to provide adequate ventilation for the warehouse, the applicant is requesting to add a 2' high roof vent. This would increase the maximum height of the building to 21'10" above natural grade. The City's Development standards allow a height of 22' without alternate standards. The roof vent would be painted to match the roof.

Public Input

- The amended project documents submitted by the applicant were placed on the Current Projects page of the Community Development Department website.
- Staff completed the required public noticing for this project. All notices contain contact information or a way to submit comments. As of writing this report, Staff has not received any comments regarding this project.
- The applicant mailed a letter to the neighboring property owners, informing them about the amendment and inviting them to contact the applicant with any questions. The applicant was contacted by one neighbor for clarification regarding this project. No other comments were received.

REVIEW AGENCY COMMENTS AND CONCERNS

The submitted documents were routed to reviewing agencies for comments. No comments were received.

REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission:

DEVELOPMENT REVIEW Approval from the Planning and Zoning Commission

DISCUSSION (DEVELOPMENT REVIEW)

The applicant is requesting approval of an amendment to a previously approved Development Review application. This application does not reevaluate the entire project, only whether the requested amendments meet the requirements of the Land Development Code and Design Review Manual.

In considering an application for Development Review approval, the review process is guided by the following criteria noted in Section 401.06 of the Land Development Code:

1. *The degree to which all of the applicable provisions of this Code and all other ordinances have been complied with.*
2. *The degree to which the proposed development of buildings, uses or structures conforms to the design standards as set forth by the Design Review Manual.*
3. *The degree to which the proposed development integrates the proposed built environment into the natural environment with minimal disturbance to view corridors, existing native vegetation and/or established landscaping, the natural topography of the site, natural drainage ways, known wildlife habitats, rock outcrops, and other natural features.*
4. *The degree to which the proposed development integrates into, and is compatible with, the built form of surrounding properties and existing developments with regard to building height and character, landscaping, signage, building materials, historical structures or features, and pedestrian and vehicular circulation.*

5. *That the proposed use is in general conformance with applicable goals, objectives and recommendations described in the Community Plan and adopted specific plans.*
6. *The degree to which proposed vehicular ingress, egress, internal traffic circulation, off-street parking facilities, loading and service areas and solid waste collection are designed to promote public safety and convenience.*
7. *The degree to which pedestrian circulation is facilitated both on and off-site through interconnected passages, pathways and plazas, and is designed to promote public safety and convenience.*
8. *The degree to which the proposed development addresses concerns cited by participating reviewing agencies with jurisdiction in the areas of public health and safety.*

Staff Evaluation

Staff's evaluation of the original application contained an analysis of how that project met the required findings. By approving that project, the Planning and Zoning Commission agreed with those findings.

When first approached by the applicant regarding the possibility of changing the color and materials board, Staff felt strongly that the project needed to maintain a red rock element and if red rock was to be removed from the building, it should be balanced by additional landscaping. In response to these concerns, the applicant agreed to use red rock on the parking lot screening wall and add additional landscaping along the street side of the building. Staff believes that this proposal meets the intent of the Land Development Code and Design Review Manual as well as that of the original approval. All proposed materials and colors meet the standards of the City's Development Standards. No discouraged materials or prohibited colors have been added.

In evaluating the proposed change to the building height, Staff primarily focused on whether the requested increase is within the height limitations of the Land Development Code. Since the building will still be under the 22 foot height limitation, Staff is supportive of this increase in height without requiring any other changes to the building.



Staff Recommendation

Based on compliance with all ordinance requirements and satisfaction of the Development Review findings of the Land Development Code, staff recommends approval of case number PZ16-00008 (DEV), Garnello Warehouse Amendments, subject to all applicable ordinance requirements, and the attached conditions of approval.

Sample Motions for Commission Use

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

Recommended Motion for Approval

I move to approve the proposed development review for Garnello Warehouse Amendments as set forth in case number PZ16-00008 (DEV) based on compliance with all ordinance requirements and satisfaction of the Development Review findings and applicable Land Development Code requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move to deny case number PZ16-00008 (DEV). (Please specify findings)

Conditions of Approval
PZ16-00008 (DEV)
Garnello Warehouse Amendments



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

As recommended by Staff

1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the site plan, landscape plan, letter of intent, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public meeting.
2. All conditions of PZ16-00001 (DEV) remain in place and are applicable to this project.
3. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.

Aerial View

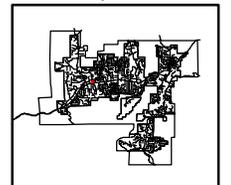
Parcel
#408-24-319
Garnello

-  Parcel #408-24-319
-  Parcel Boundary
-  Street Centerline



0 5 10 Feet

City Index



GIS, City of Sedona
09/06/2015
g:/pubreq/projects/
dans.urbier/garnello/mxd/
408-24-319_aerial.mxd



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 of 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.



Vicinity Map

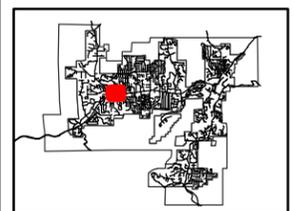
Parcel #
408-24-319
Garnello

-  Parcel #408-24-319
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 37½ 75 Feet

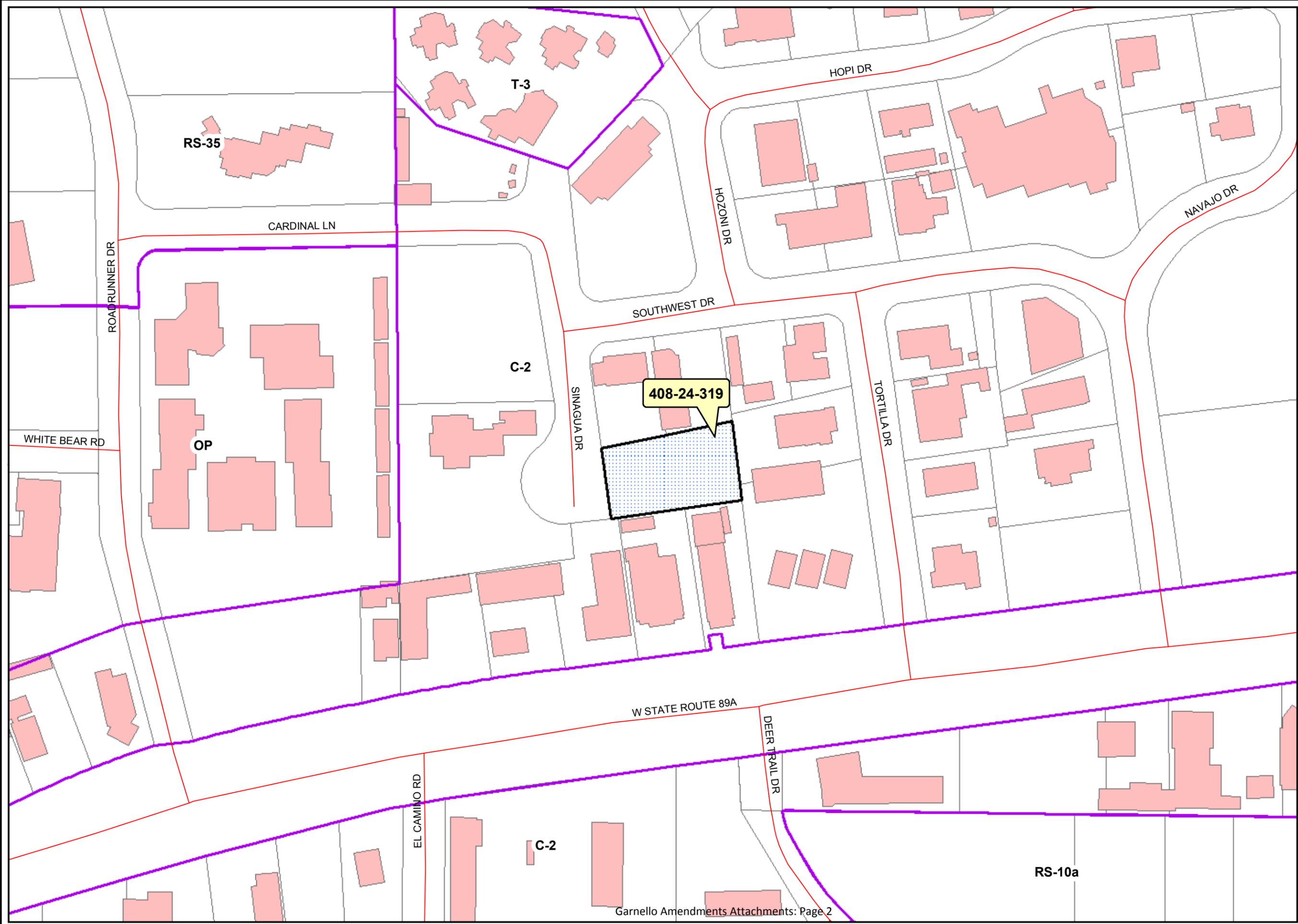
City Index



GIS, City of Sedona
09/06/2015
g:\pub\reg\projects\idansurber\garnello\mxd\408-24-319_vicinity.mxd

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.



408-24-319

Project Application



City Of Sedona
Community 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 Community Plan Amendment

PZ16-00008

PROJECT CONTACT:	LARRY GARNELLO	Phone:	928-282-9440	App. #:	PZ16-00001
Address:	2978 W. SR-89-A SEDONA AZ 86336	Cell Phone:	928-274-0411	Date Rec'd:	8-12-16
E-mail:	LJG SEDONA@GMAIL.COM	Fax:	---	Rec'd by:	Carri
PROJECT NAME:	GARNELLO WAREHOUSE	Parcel #:	408-24-319	Fee Pd:	\$150
Project Address/Location:	60 SINAGUA DRIVE SEDONA AZ 86336	Acres:	.35 ACRES	Zoning:	C-2

Project Description:
 A NEW 3808# COMMERCIAL WAREHOUSE BUILDING WITH ASSOCIATED DRIVEWAY, PARKING AND WALKWAYS
 Amendment to PZ16-00001 (DEV)

OWNER NAME:	LARRY GARNELLO	APPLICANT NAME:	DAN SURBOR
Address:	2978 W. SR-89-A SEDONA AZ 86336	Company Name:	DAN SURBOR ARCHITECT
Phone:	928-274-0411	Address:	P.O. Box 3764 SEDONA AZ 86340
Cell Phone:	928-274-0411	Phone:	928-204-2814
E-mail:	LJG SEDONA@GMAIL.COM	Cell Phone:	928-821-2182
		E-mail:	
ARCHITECT/ENGINEER:	DAN SURBOR	AUTHORIZED AGENT/OTHER:	
Company Name:	DAN SURBOR ARCHITECT	Company Name:	
Address:	P.O. Box 3764 SEDONA AZ 86336	Address:	
E-mail:	DSURBOR78@GMAIL.COM	E-mail:	
Phone:	928-204-2814	Phone:	
Cell Phone:	928-821-2182	Cell Phone:	
ID #/Exp. Date:	# 27209 9/30/16		
City Business License #:	000075		

Cari Meyer,

8-15-16

Regarding the Garnello Warehouse.

I would like to submit some changes to you for your consideration.

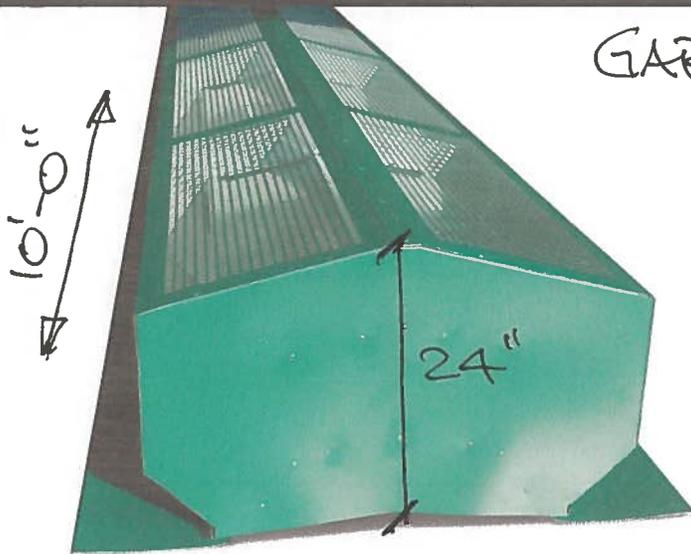
We would like to changing the lower 4 feet of wainscot, instead of Sedona rock we would like to use Stucco sand finish. We will paint the wainscot 4 feet and lower Sherwin Williams Expressive Plum (6271). From 4 feet up the walls to the facia we will be using the color Tan, this is a stock color from Mueller Steel company. The roof will be Tan as well this is the color provided to us from Mueller steel, the trim color - doors, gutters and upper facia will be Desert Tan as well this color is provided to us from Mueller Steel.

Cari, we would like to install a roof ridge vent for ventilation this is provided to us from Mueller Steel, the color will be Desert Tan as well from Mueller Steel the same color as the walls. The hight of the ridge vent is 24 inches and the length is 10 feet long this will allow for adequate ventilation to the warehouse.

Than you for taking the time and looking at the changes for me I hope I have provided enough information to you if not please let me know if there is anything else you need to for the decision making process.

A handwritten signature in black ink, appearing to read "Larry Garnello". The signature is fluid and cursive, with the first name "Larry" and last name "Garnello" clearly distinguishable.

Larry Garnello

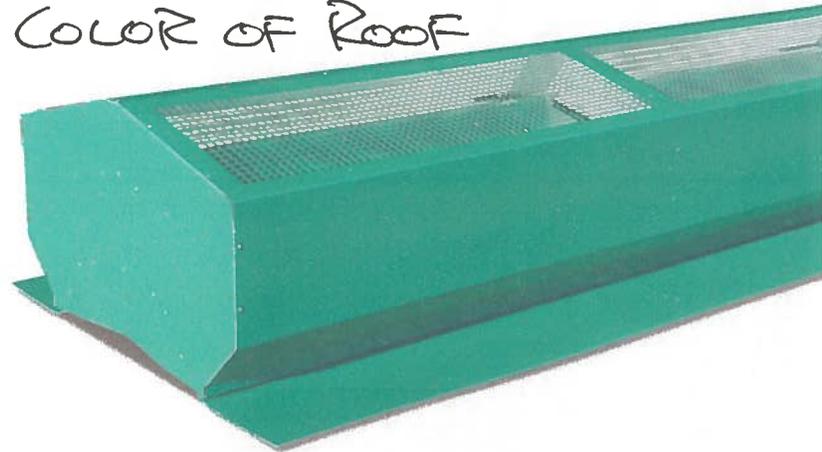


GARNELLO WAREHOUSE

RIDGE VENT

3 EACH

COLOR OF ROOF



COMMERCIAL RIDGE VENT

Size: The Mueller commercial ridge vent is a 10 foot unit, available in over 30 designer colors.

Design: Our commercial ridge vent design is meant to enhance the appearance and performance of metal roof systems. Mueller ridge vents are made to match the roof slope and color to maintain a consistent appearance while ventilating areas under the roof.

Construction: A Mueller commercial ridge vent is factory assembled for the customer. It is produced from 12, 24 and 26-gauge, grade 50 steel (50,000 min KSI yield point) for a durable, long life while exposed to the elements.

Operation: The vent is capable of being opened and closed via a chain. The damper is spring loaded to remain in the open position until the chain is pulled down and locked in the keyway, which is cut into the vent's support bracket. This vent is not designed to be used with a continuous vent operator kit.

Finish: Our ridge vents feature durable, steel construction and a top-quality paint coating, complementing every Mueller roof type and paint finish. There are over 30 designer colors to choose from to get the look you desire.

Benefits of Ventilation: One of the most overlooked components of design and installation of architectural roofing systems is ventilation. A properly engineered ventilation system using continuous ridge vents, in conjunction with an under soffit intake or wall louver, will provide air movement through the roofing system to remove air. Convection removes summer heat, which reduces cooling bills and extends the life of the roofing system. In winter, proper ventilation will assist in the control of condensation that can lead to problems such as rust and insulation degradation.

EXTERIOR

TRIM

+

GUTTERS

MUELLER

PANELS

STEEL
DESERT TAN



EXTERIOR

WALLS

+

ROOF

MUELLER

PANEL

STEEL
TAN



EXTERIOR

WAINSCOT

Paint

SHERWIN WILLIAMS

LRU 12

EXPRESSIVE PLUM

6271



STUCCO

WAINSCOT:

SAND FINISH



Cari Meyer - Re:

From: Larry Garnello <crystalmagicsda@gmail.com>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 9/15/2016 7:21 AM
Subject: Re:

Cari, I received 1 phone call it was from Unity Church owners call was at 5:50 PM September 7 2016 they wanted me to know, what I was doing was good and ok with them. That is all the contact I received from the mass mailing.

Larry

On Sep 13, 2016, at 11:58 AM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Hi Larry,

We have you scheduled for a public hearing with the Planning and Zoning Commission on October 4, 2016, for the amendment. By the end of the week, I need a summary of what, if any, responses you received to the letter you sent out to your neighbors concerning the amendment.

Let me know if you have any questions. Thanks,

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

>>> Larry Garnello <crystalmagicsda@gmail.com> 8/25/2016 3:34 PM >>>

Sedona City Hall is open for business Monday through Thursday from 7 a.m. to 6 p.m. and closed on Fridays. The Municipal Court and Wastewater system maintenance remain on a Monday through Friday, 8 a.m. to 5 p.m. schedule. Police and maintenance services are not impacted.

End of Previous Agenda Item

Beginning of Next Agenda Item



10/4/16 Working Draft

Draft

Schnebly Community Focus Area Plan

CFA Vision

This CFA is located within the Heart of Sedona, a pedestrian-friendly area focused on Oak Creek and Sedona's heritage. Future development and redevelopment is a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields and small-scale buildings, thus sustaining the distinct historic context and character.

CFA Vision

This distinctly different area of Sedona is set apart from the bustling tourist district as a quiet, natural setting reminiscent of its agricultural heritage. Oak Creek and the surrounding National Forest are the defining features that dominate the landscape. The built environment blends into the landscape, hidden by trees or hillsides, with materials, colors, and styles that reflect the area's natural and cultural history. The area has a mix of residents and visitors within easy access of both the tourist district and natural areas.

TABLE OF CONTENTS

INTRODUCTION	3	RECOMMENDATIONS	12
History of the Area	4	ENVIRONMENT RECOMMENDATIONS	
Planning Area Boundary	5	Protection of Oak Creek	13
KEY ISSUES		Preservation of Open Space	14
Character	6	LAND USE RECOMMENDATIONS	
Oak Creek	7	Sense of Place	16
Circulation	8	Development and Design Guidelines	17
Development Potential	9	Proposed Oak Creek Heritage District	20
		COMMUNITY RECOMMENDATIONS	
		Historic Preservation	23
		CIRCULATION RECOMMENDATIONS	
		Pedestrian & Bicycle Network	24
		Implementation	27
		<u>Proposed Oak Creek Heritage District</u>	

Acknowledgments

Thank you to the Stakeholders Group, Staff, Commission, Council (details to be added in final draft)

Note:

References to existing conditions are as of 2016. Relevant sections of the Sedona Community Plan may be listed on each page.

INTRODUCTION

This Community Focus Area (CFA) Plan is an addendum to the Sedona Community Plan and serves as a guide for future development of this area. The intent is to address issues that are specific to this geographic area in more detail than the City-wide Sedona Community Plan. This unique Sedona neighborhood is located across Oak Creek from the bustling tourist district of Uptown. Driving up Schnebly Hill Road from State Route 179, the shops and galleries are quickly left behind as you pass through a sparsely developed area that soon transitions to the National Forest. There are only 41 houses within this 91 acre area, most of which are hidden in the hills or set back from the road. Sedona's only RV Park is here, hidden in the trees along Oak Creek, with 84 camping sites. Visible above the trees is the glass spire of the Creative Life Center, a draw for visitors and residents to its seminars and programs.

This area is bound to see significant growth and change in the future as only 56% of the lots in this area have been developed. The area is currently zoned single-family residential, and future growth would result in far more houses than today, changing the area from its open, rural character to a typical residential area. The intent of this CFA Plan is to guide future growth in a manner that will retain the unique character of the area.

Community Expectations

The Sedona Community Plan listed the following expectations for this CFA:

- *“Retain large parcels and rural character.*
- *Support agriculture as a key character element.*
- *Support non-residential uses (e.g., bed and breakfast, neighborhood cafe) if tied to the preservation of large land areas and generates less traffic than medium-density residential.*
- *Retain similarly affordable housing currently provided in existing mobile home/RV park.*
- *Protect riparian environment along Oak Creek.*
- *Evaluate potential for environmentally sensitive public creek access.*
- *Preserve historic resources (Gassaway House).”*

- Sedona Community Plan p. 45

Existing Conditions

CFA Planning Area: 91 acres

Current Land Use:

- 75 lots, 44% of the lots are undeveloped
- 41 houses on 30 acres
- 1 office building, 1 religious institution, and 1 RV Park (84 sites)

Zoning:

- The majority of the CFA is either zoned RS-10b (40 acres) or RS-18b (44 acres):
 - RS-10b permits Single Family Residential with a minimum lot size of 10,000 square feet and a maximum of 4 dwelling units per acre
 - RS-18b permits Single Family Residential with a minimum lot size of 18,000 square feet and a maximum of 2 dwelling units per acre
- Other Zoning: Commercial (C-1): 2 lots; Transitional (T-12): 1 lot; Planned Residential Development (PRD): Red Rock Creek subdivision

Subdivisions:

- Red Rock Creek subdivision on Gassaway Place (The Gassaway House Historic Landmark and 9 undeveloped lots)
- The Gem subdivision on Quail Ridge Lane (8 lots, 1 undeveloped)

Streets:

- 1 public street (Schnebly Hill Road) maintained by the City of Sedona
- 4 private streets

Natural Resources:

- Oak Creek and its riparian area of large sycamore trees separates this area from Uptown
- Bear Wallow Canyon drains into Oak Creek, starting at the Mogollon Rim and running parallel to Schnebly Hill Road until entering Oak Creek next to the RV Park
- The north and east side of the CFA is characterized by steep hillsides and canyons

History of the Area

Oak Creek was the original attraction for settlers to the Sedona area with its flow of water year-round. The first homesteaders settled along the creek in the 1880s with the new community forming at the base of the canyon. In 1902 “Sedona” was created when the community’s first post office was established. The core of the community was concentrated near the intersections of Ranger Road and Schnebly Hill Road where a bridge eventually crossed Oak Creek.

While this area grew into what is now known as Uptown Sedona with hotels, shops, and houses, the area along Schnebly Hill Road remained agricultural. The Farley family had the original homestead on the creek, and with their daughter’s marriage to W.C. Steele in 1924, the Farleys and Steeles owned most of the land along Schnebly Hill Road.

In the 1950s the land shifted away from agricultural as the Farleys and Steeles began to split and sell property. In 1952 Schnebly Hill Road was established officially as a county highway. It was in 1954 that the one platted subdivision built in the area was created (The Gem subdivision on Quail Ridge Dr.).

Development was not influenced by zoning until 1969, at which point most of the area was zoned residential by Coconino County. When the City of Sedona was incorporated in 1988, the residential zoning was carried forward. Despite the zoning and proximity to Uptown, development of the area has been minimal compared to the surrounding area.

Highlights in the History of the Area

- 1896 Flagstaff residents petition for a new wagon road to Jerome (to become the Schnebly Hill Road)
- 1902 Schnebly Hill Road constructed
- 1907 Farley homestead patented on Oak Creek
- 1924 Minnie Farley marries W.C. Steele
- 1925 Farley cabin built (now City Historic Landmark)
- c. 1927 Sedona and T.C. Schnebly House built
- 1930s Steele cabins built (now in the Rancho Sedona RV Park)
- 1932 Farley house built (now City Historic Landmark)
- c. 1937 Gassaway House constructed (now City Historic Landmark)
- 1950s Schnebly Hill Road designated county highway, Steele Trailer Court established (now Rancho Sedona RV Park)
- 1954 The Gem subdivision platted (Quail Ridge neighborhood)
- 1969 Coconino County designates zoning of area as residential
- 1982 Church established at 333 Schnebly Hill Rd by the Aquarian Educational Group (site of Creative Life Center)
- 1988 City of Sedona incorporated
- 2000 Creative Life Center established

Planning Area Boundary

The Community Plan established the general planning area for this CFA. The specific boundary (shown here in blue) encompasses 91 acres of private land north of the State Route 179 roundabout at Schnebly Hill Road and bounded by Oak Creek on the west and National Forest to the east.

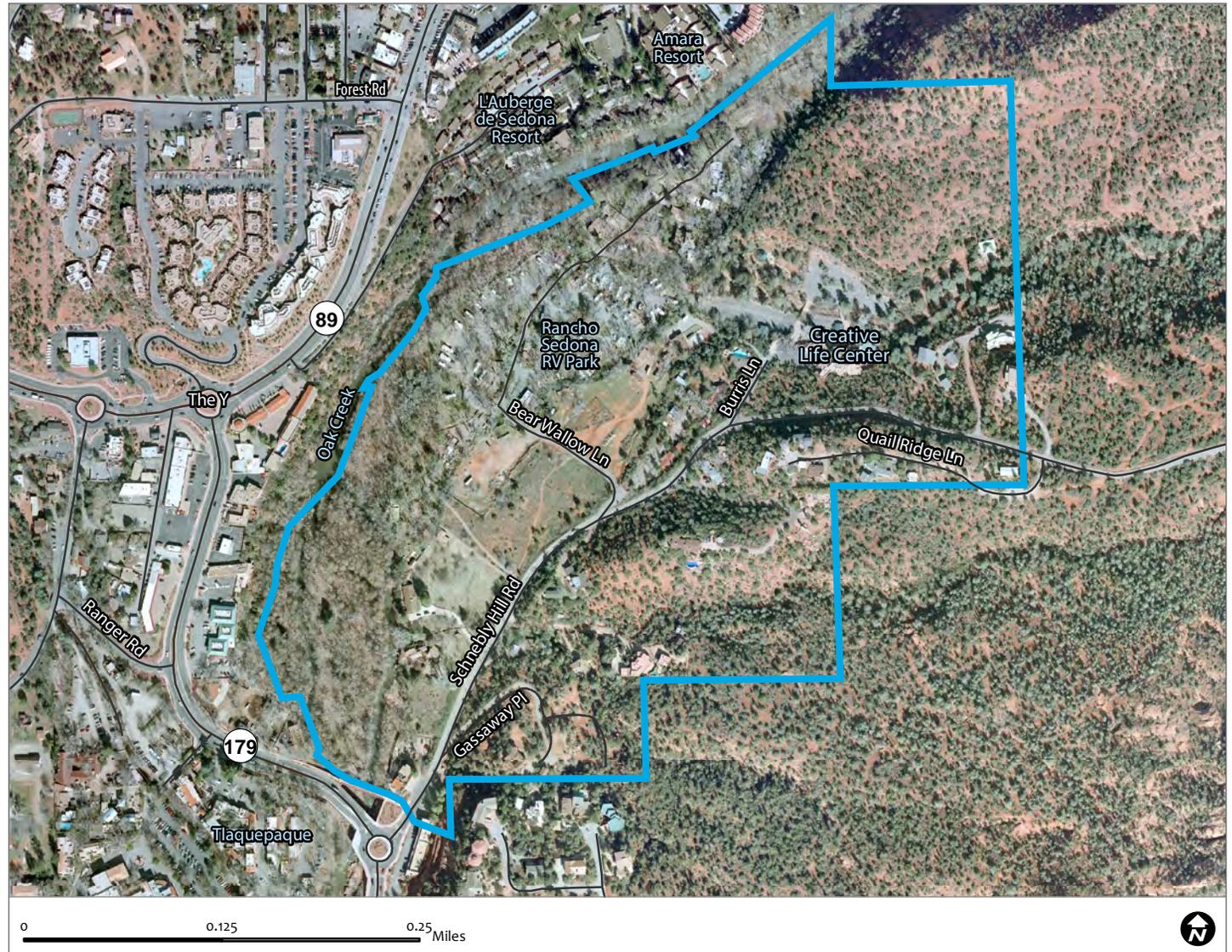


Figure 1. CFA Planning Area Boundary

KEY ISSUES

Character

The key issues for this CFA can be considered strengths and opportunities as well as limitations and constraints. The key issues, most of which are quite unique to this area include its character, Oak Creek, open space, traffic, walking and bicycling, and the potential for future development. The following six pages will summarize those key issues.

Character

The unique character, identity, or “sense of place” that distinguish this area is the combination of features addressed throughout this plan: the presence of Oak Creek, open space, historic features, and the proximity to Uptown and the National Forest. The rural, agricultural nature of the area is characterized by the unpaved roads, remnant orchards and irrigation ditch, and large open lots. The area is also defined by a lack of features such as sidewalks, curb and gutters along the street, block walls, and stucco-sided buildings seen elsewhere in Sedona.

The open space of the undeveloped vacant land is one of the defining features of the area. Once agricultural farms and orchards, this open land now provides the pastoral setting and views seen from Schnebly Hill Road. This sense of open space could be retained as a positive feature of new development and not necessarily lost to future development.

One of the fundamental goals for this CFA is to ensure that its unique character is retained and enhanced as changes occur. Many of the recommendations in this plan are intended to provide incentives for future development that will cultivate the desired character.

Examples of the CFA's character:



Orchard trees



Gassaway Place Historic Landmark



Rural look of driveway and building



RV Park and sycamore trees

KEY ISSUES:

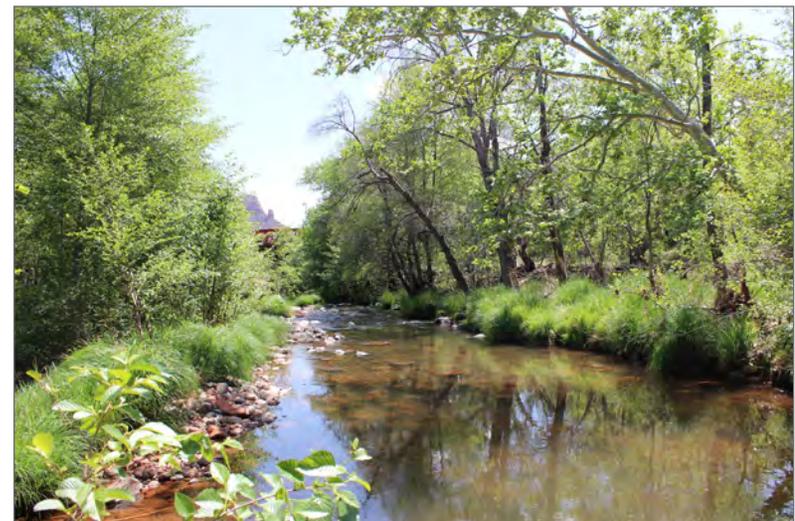
Oak Creek

Oak Creek's riparian habitat of large Sycamore trees and lush plants are the prominent feature of this CFA. The creek is also a historic focal point of the City, as the original homesteads were located next to the creek, dependent on the water for homes, businesses, and agriculture.

Oak Creek is still a magnet for people that are drawn to the water, yet the creek is entirely on private land, prohibiting legal access by the public. People still access the creek, usually by crossing vacant land. This unmanaged access has led to some problems with trespassing, including trash and occasionally transient campsites and campfires.

The natural riparian habitat along the creek and tributary washes is important to accommodate flooding and to provide wildlife habitat. There is a higher diversity and density of plants found along the creek than seen in the surrounding arid uplands typical of Sedona. The original settlers may have thought of the creek as an oasis in the desert, and today it is still a treasured community asset.

Riparian:
Areas located along a
watercourse with distinct,
water dependent habitat
and plants.



Views of Oak Creek

KEY ISSUES:

Circulation

Traffic

The majority of traffic on Schnebly Hill Road is from tourists heading to the National Forest, a historic use that continues today. The road historically provided access to the higher elevations of the National Forest, but is no longer maintained to accommodate passenger vehicles. The pavement ends at the Huckaby Trailhead, a parking and picnic area that leads to multiple trails popular with hikers and mountain bikers. Due to the deteriorated condition of Schnebly Hill Road, traffic beyond the trailhead is now primarily off-road vehicles. Most of this traffic is due to the increased popularity of guided jeep tours, and more recently the introduction of off-highway rental vehicles, in addition to private vehicles. This traffic is due to the proximity of the National Forest from Uptown, and the fact that Schnebly Hill Road is one of only 4 roads within the City that leads directly into the backcountry.

Schnebly Hill Road was once a viable route to Flagstaff until the highway through Oak Creek Canyon was improved. There has been speculation about improving the Schnebly Hill Road to Interstate 17. Only a half-mile of the road is within the city limits, and the remainder is on the National Forest within Coconino County. Improving the road to acceptable transportation engineering standards would be extremely costly, and neither the County or National Forest have indicated any interest in doing so. Improving the road is not compatible with the recommendations of this CFA as it could significantly increase traffic and alter the character of the area.

Note:

The City of Sedona is conducting a comprehensive study of circulation issues throughout the city in 2016 which may result in recommendations that could affect this area.

See CFA Recommendations: Pedestrian and Bicycle Network pages 24-26

Pedestrians and Bicycles

With the shops and restaurants of Uptown so close, it is only natural that residents and visitors would want to walk or bike to Uptown. Unfortunately for those walking and biking, there are no trails or sidewalks and Schnebly Hill Road is narrow with no shoulder and several blind curves that can make for a hazardous experience. There is one trail across private land that is used as a shortcut from the RV Park, but that does not go far until you are forced to share the road. Mountain bikes are also commonly seen on Schnebly Hill Road as they head to the National Forest trails.



Schnebly Hill Road where the pavement ends



Huckaby Trailhead

KEY ISSUES:

Development Potential

Existing Conditions: Built and Vacant Property

56% of the lots in this CFA are built with at least one or more buildings (shown in gray in Figure 2). Most of these lots could be considered underdeveloped, because current zoning allows for a higher density of development than what exists.

The core of this CFA (the land between Schnebly Hill Road and Oak Creek) is currently zoned RS-10b Single Family Residential which allows for minimum size lots of 10,000 sq. ft., and a maximum of 4 units per acre. Much of the remainder of the CFA is zoned RS-18b, which allows a minimum lot size of 18,000 sq. ft. and a maximum of 2 units per acre.

Some of the lots do have limitations such as the Oak Creek floodway and steep hillsides which present challenges to development. Despite the limitations, there is a considerable amount of property that could be developed or redeveloped at a significantly higher density under current zoning.

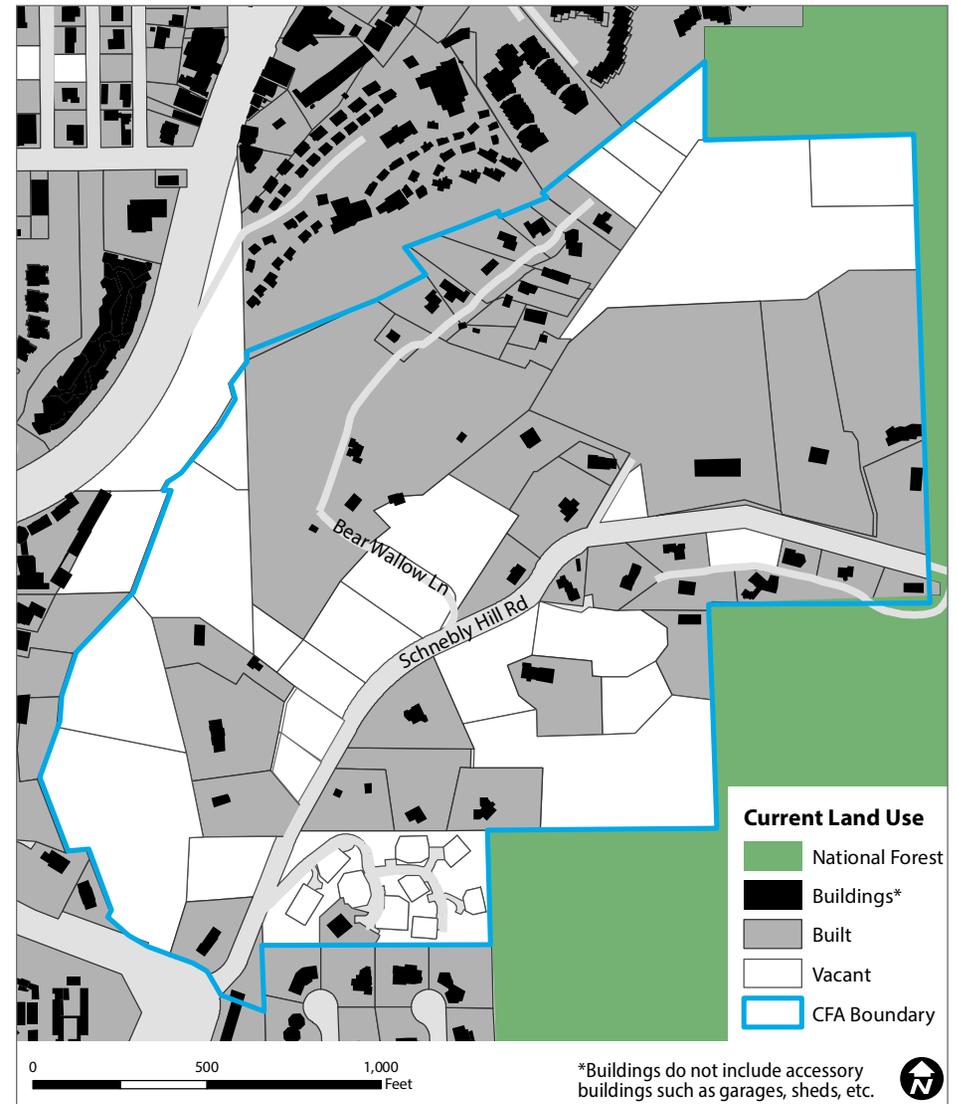


Figure 2. Current Land Use: Built and Vacant Lots

Comparison of Lot Sizes

Figure 3

- Current lot boundaries are outlined in Figure 3
- The minimum lot sizes under current zoning is either 10,000 sq. ft. (RS-10b) or 18,000 sq. ft. (RS-18b) - see examples to the right
- Future development could subdivide larger lots to the minimum lot size to accommodate more units

Potential Development Scenarios

Figure 4 (following page)

To provide an alternative to existing zoning, this CFA Plan proposes a new zone: the Oak Creek Heritage District (see page 17). Figure 5 on the following page illustrates what future development may look like under existing zoning (Scenario 1) and the new zoning (Scenario 2).

The new zoning district would allow for lodging and camping which could serve a different niche that would diversify the City’s lodging inventory with camping and small, intimate options such as cottages and cabins. Although outside of the Lodging Area Limits designated in the Community Plan, allowing lodging in this area as an alternative to residential could be an incentive for development that is consistent with the desired character of the CFA.

Figure 3.
Comparison of Lot Sizes
The examples shown on the map are representative of the minimum lot sizes for either RS-10b or RS-18b zoning.

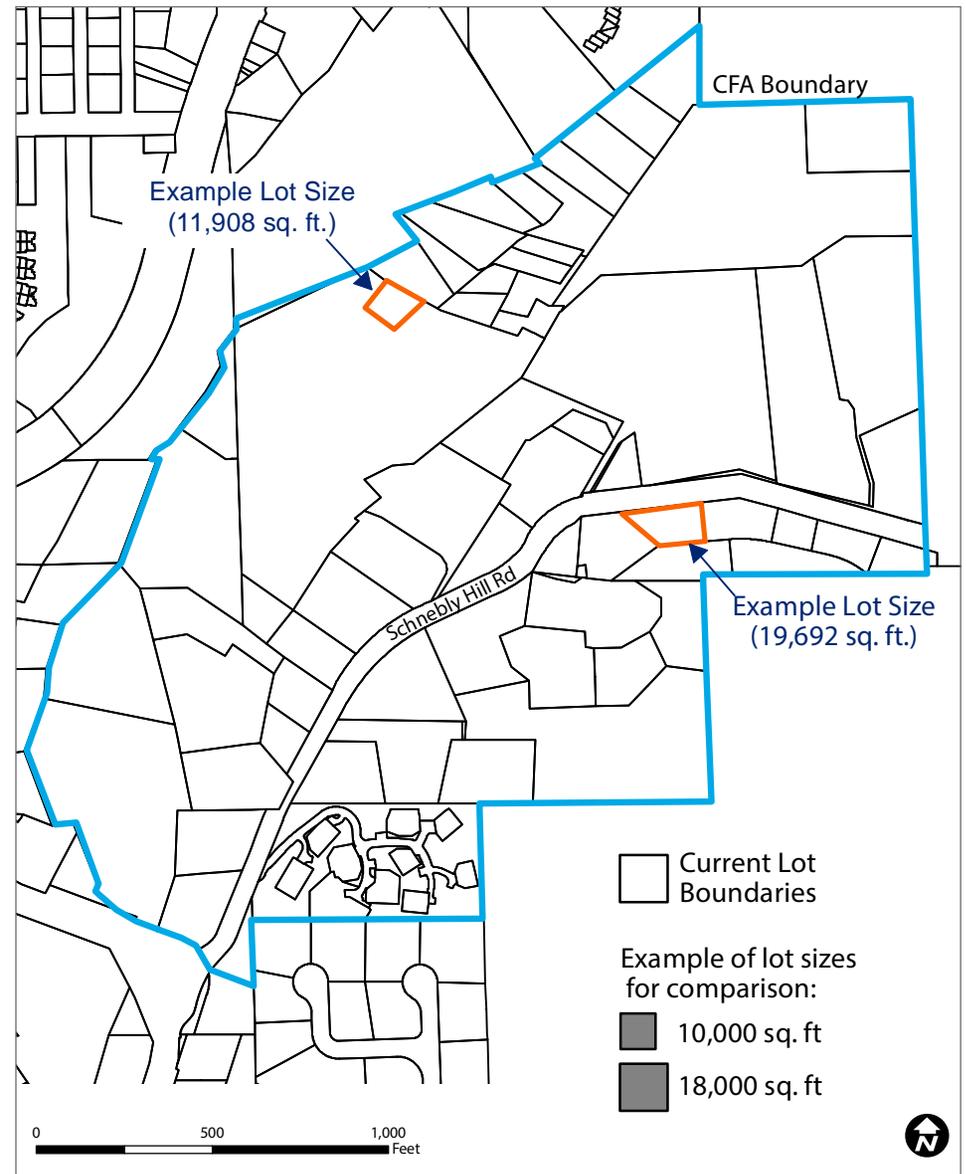
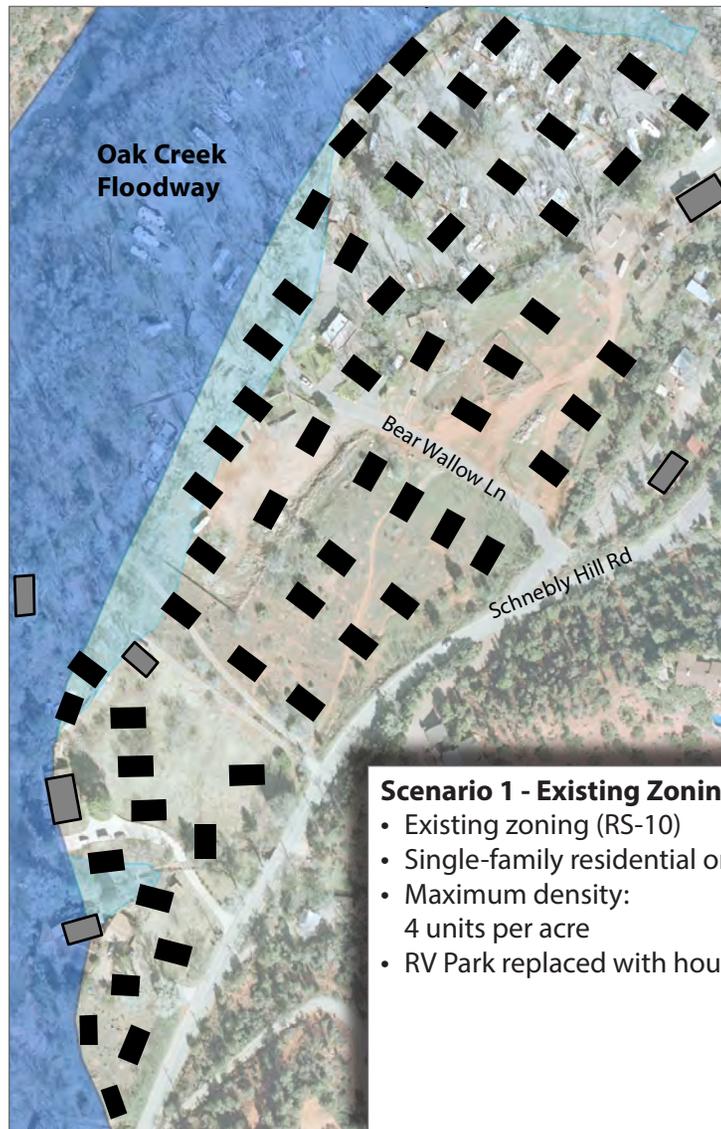
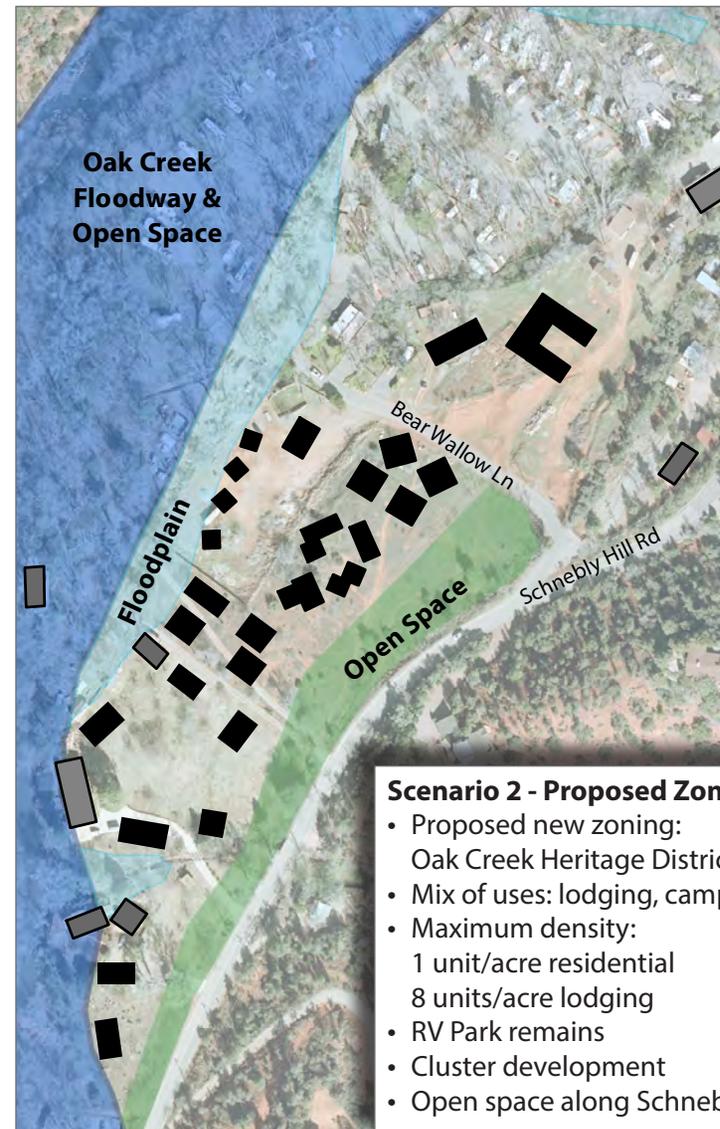


Figure 4. Comparison of Potential Development Scenarios



- Scenario 1 - Existing Zoning**
- Existing zoning (RS-10)
 - Single-family residential only
 - Maximum density: 4 units per acre
 - RV Park replaced with houses



- Scenario 2 - Proposed Zoning**
- Proposed new zoning: Oak Creek Heritage District
 - Mix of uses: lodging, camping, residential
 - Maximum density: 1 unit/acre residential, 8 units/acre lodging
 - RV Park remains
 - Cluster development
 - Open space along Schnebly Hill Road

RECOMMENDATIONS

The Recommendations section of this CFA Plan includes goals, objectives, and strategies. The Sedona Community Plan is the guiding document for the CFA Plan, with the goals of this plan taken from the Community Plan. The CFA objectives are statements describing the desired future of the area. The strategies (listed on the following pages) describe methods that will lead to achieving the goals and objectives. Two chapters of the Community Plan are not listed below ("Parks, Recreation, and Open Space" and "Economic Development") however those topics are covered by the other categories as shown in the summary below.

ENVIRONMENT	LAND USE	COMMUNITY	CIRCULATION
<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Protect Oak Creek and its riparian habitat. • Reduce the impacts of flooding and erosion on the community and environment. • Protect and preserve natural open space. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Reflect a unique sense of place in architecture and design. • Ensure harmony between the built and natural environments. • Create mixed use, walkable districts. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Preserve and celebrate the community’s history. 	<p>Community Plan Goals</p> <ul style="list-style-type: none"> • Reduce dependency on single-occupancy vehicles. • Create a more walkable and bike-able community.
<p>CFA Objectives</p> <ul style="list-style-type: none"> • Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region. • Open space is a defining feature of the area, and preserved for its natural resource and scenic values. <p>➤ See page 13-15</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities. <p>➤ See page 16-22</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • The historic values that contribute to the character of the area are protected and interpreted. <p>➤ See page 23</p>	<p>CFA Objective</p> <ul style="list-style-type: none"> • A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling. <p>➤ See page 24-26</p>

ENVIRONMENT RECOMMENDATIONS

Protection of Oak Creek

Community Plan Goal:

- *Protect Oak Creek and its riparian habitat*
- *Reduce the impacts of flooding and erosion on the community and environment.*

CFA Objective:

Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region.

Strategies:

1. Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures such as yurts.
2. Permanently protect the Oak Creek corridor through land preservation measures.
 - a. Property owners can partner with a public or non-profit organization to establish conservation easements on the property to ensure permanent protection.
 - b. Land could be donated to or acquired by a public or non-profit organization.
3. Drainages flowing into Oak Creek should be retained unaltered, as linear corridors of natural open space.

Floodway:

The channel and overbank areas that carry the deeper, faster moving water during a flood.

Floodplain:

Land adjacent to the creek that is subject to flooding.

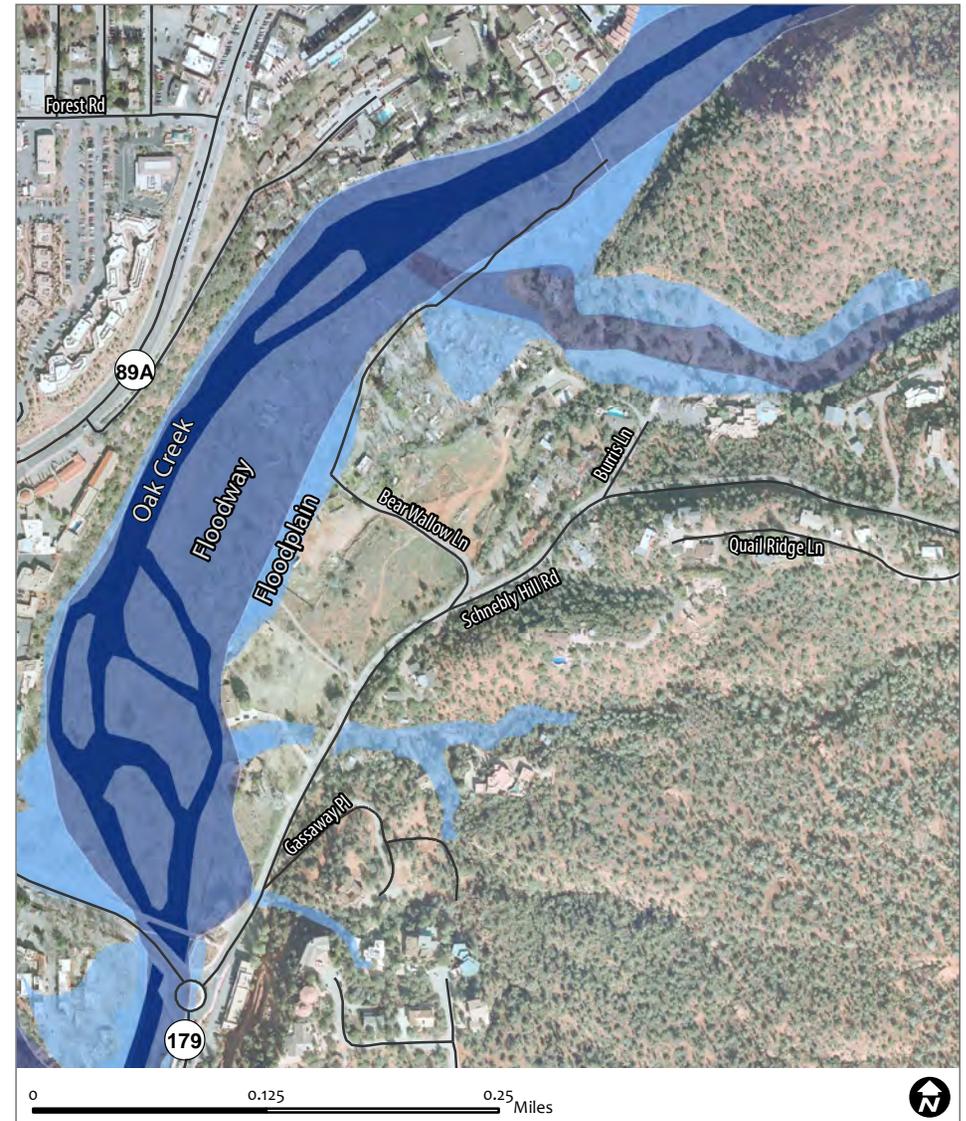


Figure 5. Oak Creek Flood Zones

Preservation of Open Space

Community Plan Goal:

Protect and preserve natural open space.

CFA Objective:

Open space is a defining feature of the area, protected for its natural resource and scenic values.

Strategies:

1. A corridor of undeveloped open space along Schnebly Hill Road should be preserved as open space or a linear park or greenway and may include a trail, orchards, or gardens.
2. Scenic views from Uptown and Highway 89 should be preserved by limiting development on visible hillsides.
 - See Figure 7 on the following page.
3. Oak Creek and its associated floodway shall be preserved as the spine of an open space system linked to corridors of open space along tributary drainages.
4. To enable the preservation of the Oak Creek floodway, open space, and hillsides, flexibility in site design standards will be considered.

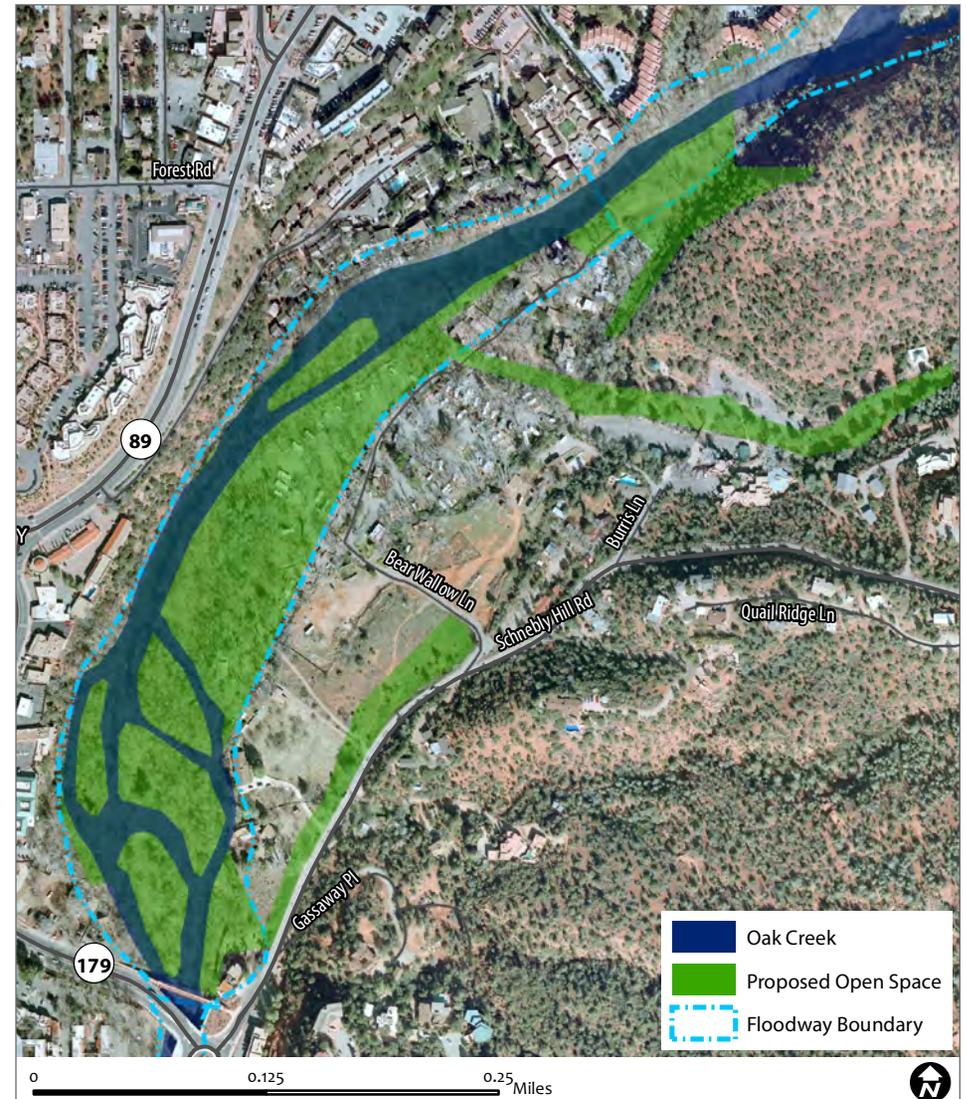


Figure 6. Proposed Open Space

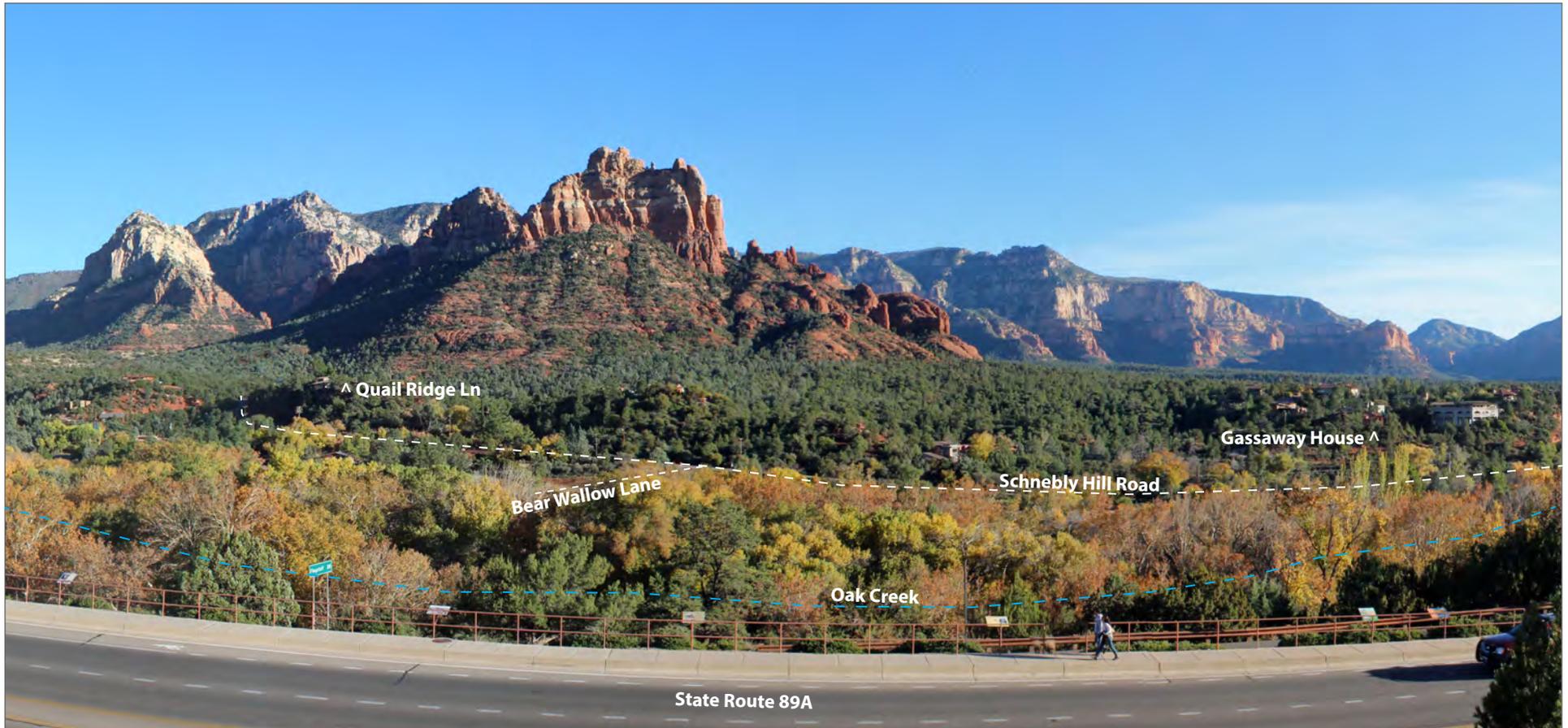


Figure 7. Viewshed from Highway 89 in Uptown
The Schnebly CFA makes up the foreground of this scenic view from above S.R. 89A in Uptown. New development within the CFA should be sensitive to the high visibility of this area.

LAND USE RECOMMENDATIONS

Sense of Place

Community Plan Goals:

- *Reflect a unique sense of place in architecture and design.*
- *Ensure harmony between the built and natural environments.*
- *Create mixed use, walkable districts.*

CFA Objective:

A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities.

Strategies:

1. The design of new development shall be of a style and scale that reflects the desired character and identity unique to this area.
 - See the Development and Design Guidelines on pages 14-16 for examples of the desired character.
2. Cluster development in order to preserve open space, hillsides, and floodplains.
 - a. This approach can be applied to all land uses.
 - b. Open space that is contiguous with the open space on adjacent properties is preferred.
3. Establish the Oak Creek Heritage District to enable new development to meet the goals and objectives of this plan.
 - See pages 20-22 for a description of the proposed district.

➤ See Recommendations: Protection of Oak Creek page 13; and Preservation of Open Space page 14

Examples of the rural, agricultural, and historic qualities of the area:

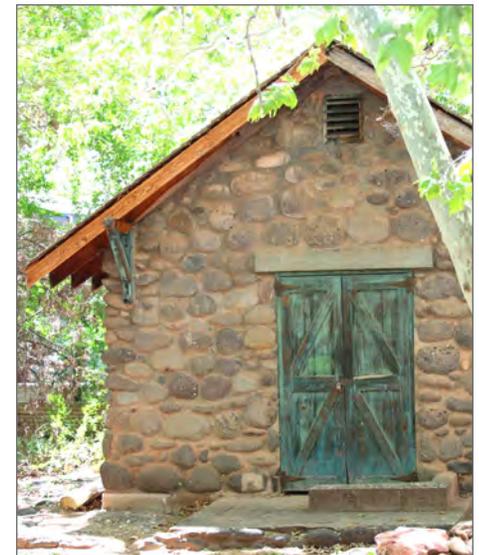
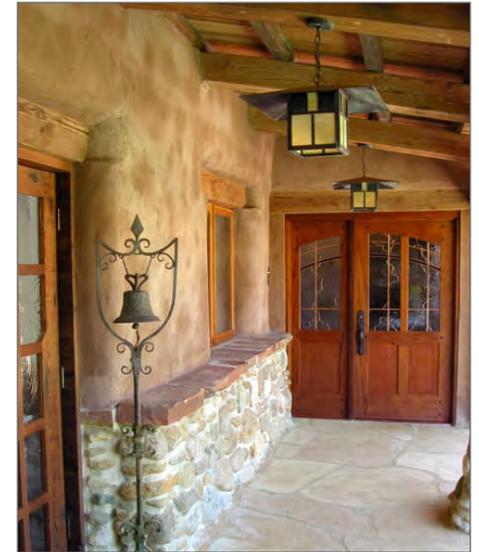


Development and Design Guidelines

The following photos illustrates the desired character of the area with representative design features. The following Design Guidelines are applicable to development projects within this CFA. In the case of conflicts with other guidelines or regulations, the developer shall consult with City Staff to determine which is most applicable and appropriate for the project.

Building Style and Materials

Use of natural materials representative of the local environment for an authentic appearance that blends with the landscape and neighborhood.



Development and Design Guidelines, continued

Landscaping

- Use of native or drought tolerant plants appropriate to the setting which may be riparian along the creek, historic orchard trees, or native uplands.
- Preserve and integrate natural features as part of the landscaping.



Screening & Fencing

- Buildings and other improvements should be screened from the road with appropriate vegetation, fencing, or other methods.
- Land uses other than residential shall be screened from adjacent houses.
- Fencing of open space areas should allow for open views.
- Fencing and screening materials should fit with the character of the area.



Streets & Parking

- Streets, driveways, parking lots, and walkways should be surfaced with gravel or permeable pavers
- Permeable surfacing allows for water infiltration and creates a less urban, more rural look.



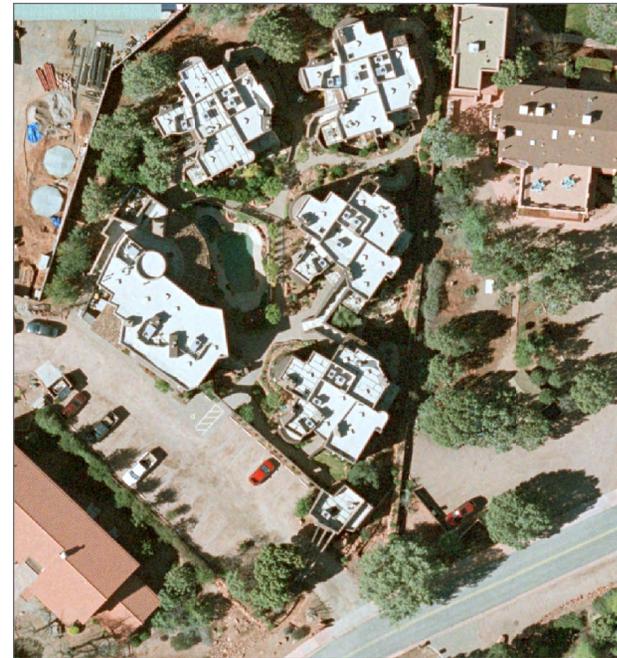
Development and Design Guidelines, continued

Site Layout

- Cluster buildings to preserve open space
- Multiple smaller buildings are preferable to one large building.
- Multiple buildings may form a courtyard or common space.
- Building placement appears scattered and at an angle, not lined up.
- Other land uses should be designed to have a residential appearance that will blend with the neighborhood.



Example of a 12 unit development on less than two acres. The four buildings are clustered together leaving an open space buffer along the road.



Example of a 15 unit development on one acre, with five buildings at an angle and not visible from the road.

Proposed Oak Creek Heritage District

The ~~purpose of the~~ Oak Creek Heritage District is a new zoning designation that to provides the means for a land use that exemplifies the distinctive natural and cultural values of this area. Those features that set it apart, such as Oak Creek, the hillsides, and the historic sites are all valuable assets that should be considered a highlight rather than a hindrance for property owners. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

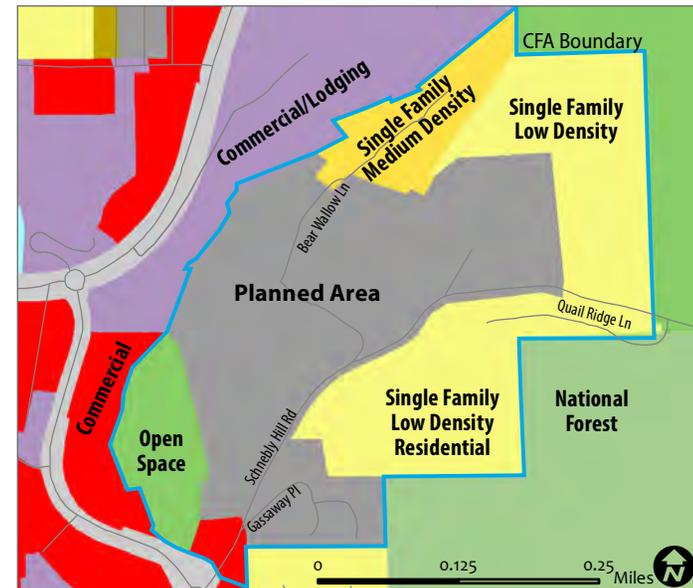
One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space. The alternative is small, individual building lots with more driveways and more fences that will fragment wildlife habitat and eliminate the scenic characteristics of the area.

This district would also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging and camping where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity once the new zone district regulations are adopted. The City will assist landowners by facilitating the rezoning application process.

The Oak Creek Heritage District would only be applicable to those properties within the Community Plan designated "Planned Area" (see map to the right) which is shown in the Community Plan's Future Land Use Map.

The new zoning district is being proposed as an option available only at the request of a landowner.



The Community Plan Future Land Use Designations

Permitted Uses

Lodging:

- Lodging Density: 8 units/acre maximum
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and cabins.
- Lodging may have associated amenities and accessory uses as listed below.

Campground/RV Parks:

- Campground density: 12 sites/acre
- Camp sites for recreational vehicles (RVs), tents, travel trailers, etc.
- Alternative camping experiences may include tent structures, yurts, RVs, and other temporary or mobile structures.

Proposed Oak Creek Heritage District, continued

Agricultural uses:

- Gardens, nurseries, vineyards, and incidental operations.

Park and Recreation Amenities:

- Park amenities such as picnic tables, benches, etc.
- Trails
- Amenities may be publicly accessible or for customer use only

Commercial:

- To limit traffic impacts, commercial development should be located on Schnebly Hill Road within 500 feet of the roundabout.
- Appropriate businesses may include restaurants, markets, offices, galleries, studios, and retail shops.

Single-Family Residential:

- Density: maximum of 1 unit per acre; 1 acre minimum lot

Multi-family Residential:

- **Multi-family housing density: 12 units/acre maximum.**
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- To limit traffic impacts, multi-family housing must be located on Schnebly Hill Road within 500 feet of the roundabout.
- The housing must be clustered in order to preserve areas of open space.

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
 - Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- RV storage (must be screened from view)
- Café, bar, or restaurant

Examples of lodging accommodations:



Proposed Oak Creek Heritage District, continued

Development Guidelines:

The CFA Development and Design Guidelines (pages 14-16) and all other CFA strategies are applicable to this district, in addition to the following.

- Oak Creek Floodway: All structures are to be located outside of the floodway. This will preserve the Creek's natural habitat, maintain the stormwater functions, and minimize flood damage.
- Open Space Viewshed:
 - A continuous corridor of open space along Schnebly Hill Road will preserve the viewshed from the road which is one of the defining features of the district.
 - Development may need to be clustered in order to preserve open space, including hillsides.
- Habitat Preservation:
 - Site design shall retain large native trees and as much of the natural vegetation as possible.
 - Open space should be uninterrupted and contiguous with open space and natural areas on adjacent properties.
- Historic Features: historic buildings and other historic features should be preserved, adapted for reuse, and integrated with new development.
- Trails and pathways that connect across other properties are encouraged and will be publicly accessible, including the proposed Oak Creek creekwalk. Internal paths do not need to be publicly accessible.
- Limit the number of driveways off of Schnebly Hill Road by using existing driveways or private roads or sharing driveways wherever possible.
- Existing land uses would continue as non-conforming uses.

Examples of campground accommodations:



COMMUNITY RECOMMENDATIONS

Historic Preservation

Community Plan Goal:

Preserve and celebrate the community's history.

CFA Objective:

The historic values that contribute to the character of the area are protected and interpreted.

Strategies:

1. Support the adaptive reuse of historic buildings in order to preserve and maintain the historic integrity of the buildings.
2. Provide educational information to the public about the significance of historic features.
 - a. Interpretive signs or other media should be accessible to the public, such as along a trail.
3. Recognize and protect historic features, such as the historic irrigation ditch (west of Schnebly Hill Road).
 - a. Determine the history and significance of historic features and include in the City's inventory of historic sites (Sedona Historic Resource Survey).
 - b. Designating the land to each side of the ditch as open space will protect its historic integrity.
 - c. Placing a trail along the alignment of the ditch can provide for public use and interpretive opportunities of this and other historic features.



Figure 8. Historic Sites

CIRCULATION RECOMMENDATIONS

Pedestrian & Bicycle Network

Community Plan Goal:

- *Reduce dependency on single-occupancy vehicles.*
- *Create a more walkable and bike-able community.*

CFA Objective:

A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling.

Strategies:

1. Provide a non-motorized alternative to Schnebly Hill Road with a pedestrian and bicycle trail.
 - a. The trail should be set back from the road to improve the safety and experience wherever possible.
 - b. To enable complete connectivity, the trail should provide a connection from the SR 179 roundabout to the Huckaby Trailhead and National Forest trails.
2. Develop a network of trails throughout the CFA to encourage walking and bicycling and reduce vehicular traffic.
 - a. Establish access easements across private property to ensure future accessibility.
 - b. Consider connections to National Forest trails where feasible, in partnership with the Coconino National Forest and landowners.
 - c. Consider trail alignments that may also serve as open space corridors, such as along drainages and irrigation ditches.
 - d. Incorporate trail use parking into developments where appropriate.



Trail from Schnebly Hill Road to the RV Park

- See page 26 for a map of the “Potential Pedestrian and Bicycle Network”

Pedestrian & Bicycle Network continued: Creekwalk along Oak Creek

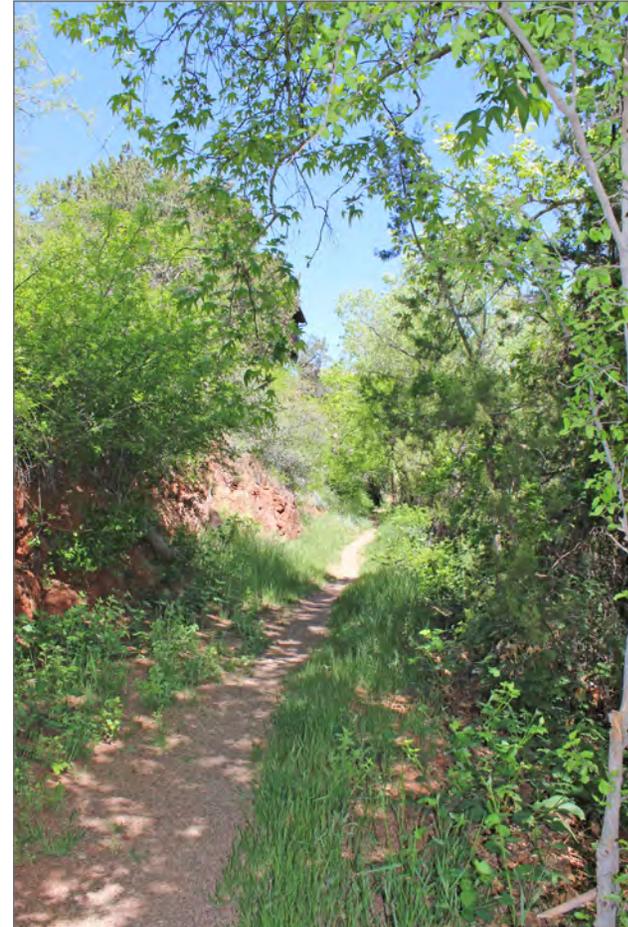
3. A creekwalk along Oak Creek should be considered as a recreational and circulation amenity that can benefit residents, visitors, and businesses. Creek access for residents and visitors will be part of the pedestrian network, and not developed with vehicle parking as a destination in of itself.

- a. The creekwalk should be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blends with the natural environment.
- b. Establish access easements across private property to ensure future accessibility.
- c. Bridges may be considered to cross the creek at appropriate and feasible locations.
- d. Include interpretive signage along the trail with information about Oak Creek, environmental stewardship, and the natural and cultural history of the area.

➤ See following page for a map of the
“Potential Pedestrian and Bicycle Network”



Trail along the edge of Oak Creek in Uptown



Trail on the historic Owenby Ditch, on the west side of Oak Creek

**Pedestrian & Bicycle Network continued:
Map of Potential Pedestrian and Bicycle Network**

This map shows potential routes that could create a connected system of pedestrian and bicycle paths. The intent is to provide safe and convenient access to Uptown and the National Forest trail system. More people walking and biking means less cars contributing to traffic congestion.

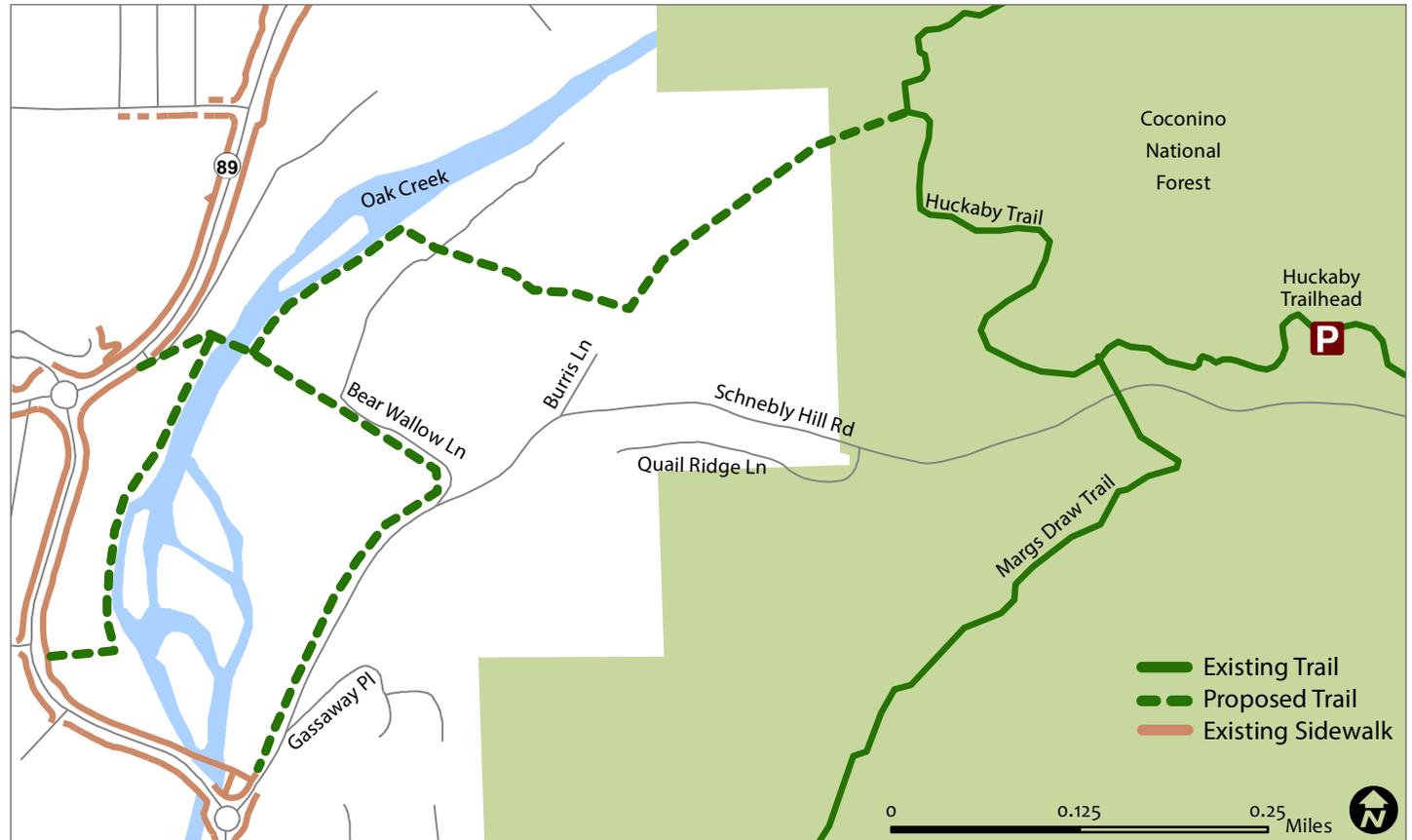


Figure 9. Potential Pedestrian & Bicycle Network

Note:
The routes shown on the map are conceptual only, and the feasibility depends on many factors such as suitable topography and land ownership.

Implementation

This CFA Plan is an addendum to the Sedona Community Plan which provides the overarching vision for future development of the City. The CFA Plan provides a more specific vision and strategies for this area and is an important tool in the City's development review process that evaluates new construction, redevelopment, and renovations, including residential, commercial, and lodging development. This plan will be used by City staff, the City's Planning and Zoning Commission, and City Council when reviewing and evaluating proposed projects.

The CFA Plan is also a tool that can be used by property owners, developers, and residents preparing a development proposal. By using this plan as a guide when putting together a development proposal, the applicant will understand the community's vision for the area.

This plan provides policy direction to guide development, whereas the Land Development Code sets forth the requirements. To make some of these strategies possible, the City of Sedona may need to amend existing regulations and processes, such as elements of the Land Development Code. The City may also consider providing incentives to encourage the participation of private developers in implementing the CFA Plan's recommendations.

Implementation of the plan is likely to occur incrementally over time with property redevelopment, new development projects, and public infrastructure improvements. Whether it is a private developer, property owner, or a City of Sedona Capital Improvement Project, projects should be designed in alignment with the plan's recommendations.

To realize the vision set forth in this plan, contributions and participation from both public, private, and non-profit entities will be necessary. The public-private partnerships to be developed might include the provision of public benefits, or financial participation which could include, but not be limited to, assisting in the offset of costs associated with development plan elements,

capital improvements, or purchase of property for a specific community benefit. These community improvements or benefits might include, but are not limited to:

- permanent protection of the Oak Creek corridor,
- trails, parks, and open space, and
- preservation of historic resources.

Proposed Oak Creek Heritage District

To better enable new development projects to meet the objectives of this CFA Plan, a new zoning district is recommended. The Oak Creek Heritage District will offer options for multiple compatible land uses that may be more suitable to the area's unique features than residential zoning. The new district will encourage creative site design that will preserve the area's natural and cultural resources while strengthening the sense of place.

The new district will be an important tool in the implementation of this plan, and to facilitate the plan's implementation the City will initiate the rezoning process at the request of the landowner following adoption of the CFA Plan. The CFA Plan and the new district regulations (in the Land Development Code) will both apply to development projects under the new district.

Rezoning to the Oak Creek Heritage District will provide property owners with more flexibility by expanding their land use options. Property owners may also consider partnering with neighboring landowners to further expand the development potential of their property. This is particularly important when a community resource such as Oak Creek or pedestrian paths cross property lines. Coordination and cooperation among neighboring landowners and the City will be key to realizing the vision for this CFA.

End of Previous Agenda Item

Beginning of Next Agenda Item



Meeting Date:	October 13, 2016
Previous Meetings:	October 29, 2015
Hearing Body:	Planning and Zoning Commission
Project Number:	PZ 16-00011(MP)
Action Requested:	No action requested
Staff Recommendation:	n/a
Project Summary:	The Commission will review a Draft Park Master Plan for the city property at 250 Brewer Road, site of the historic Forest Service Ranger Station. The plan will serve as a guide for future development of the new city park.
Report Prepared By:	Cynthia Lovely, Senior Planner
Attachments:	Draft Park Master Plan Option A and Option B

BACKGROUND:

A Draft Park Master Plan will be reviewed by the Planning and Zoning Commission and the Historic Preservation Commission in October and presented to City Council on November 10, 2016. The October 13 meeting is an opportunity for the Commission to provide comments on the Draft Park Master Plan that will then be forwarded to City Council.

Property Description

The City of Sedona acquired 3.4 acres at 250 Brewer Road in 2014 to ensure the preservation of the historic buildings and to create a community park in the heart of Sedona. The ranger's house was built in 1917 and the Barn was built in 1934. Both are designated City Historic Landmarks and are also on the National Register of Historic Places. All other structures on the property, none of which are considered historically significant, will be removed to make way for the park. The park is being designed to respect the historic integrity of the house and barn, while allowing for use of both the buildings and the grounds immediately surrounding the two historic buildings.

Planning Process

The public outreach phase kicked off with an open house at the site on May 30, 2015. Approximately 100 people stopped by to tour the buildings and share their ideas for how the park and buildings should be utilized. The event was also a successful example of how well the park could serve as a community gathering place.

The Citizen Engagement Program organized a volunteer work group of six individuals to assist with the planning efforts. The Work Group is made up of a Planning and Zoning Commission representative, Historic Preservation Commission representative (Allyson Holmes), Parks and Recreation Manager, Arts and Culture Coordinator, and two city residents.

The Community Plan's vision and goals were the basis for evaluation of the public comments and suggestions, such as the goal of creating a community gathering place and celebrating the community's history. Other considerations taken into account during the evaluation process: versatility, suitability, potential revenue, capital and operational costs, parking needs and traffic impacts.

A conceptual proposal for the park master plan was then prepared, which included the proposed features and activities, as well as the following park objectives.

- Honor the history
- Build a sense of community
- Create community interactions
- Engage people in healthy and active amenities
- Incorporate art in the park
- Design for a sense of place and sustainability

The proposal was presented to the Planning and Zoning Commission on October 29, 2015, the Historic Preservation Commission on November 9, 2015, and to City Council on January 13, 2016. City Council directed staff to move forward with the proposed concept and develop a park master plan which is now being developed by the consultant, Norris Designs.

Key Elements of the Master Plan

- The Plaza

The plaza will be located north of the barn, and will be an open, multi-purpose space that can be used independently or in conjunction with the two buildings. The surface will be decomposed granite, similar to the original gravel surface when it was a working barn, work center, and parking area.

- Parking Lot

There will be 44 parking spaces. The parking lot surface will be decomposed granite, with concrete at the driveway entrance and accessible parking spaces. Special events requiring more parking will be able to share the parking lots at the School District's Administrative Office Complex across Brewer Road.

- Restroom

The architectural design and exact size has yet to be determined. There will also be a restroom in the Rangers House once renovated. Special events may need to rent portable restrooms for more capacity.

- Pathways

One recreational feature will be the walking path around the perimeter of the park. One loop around the path would be approximately $\frac{3}{4}$ mile. Along Brewer Road the path will double as the sidewalk, eventually extending beyond the park. There will be additional paths connecting all features of the park. The surfacing of the paths will also be decomposed granite, except for several accessible sections that will be concrete.

- Picnic Tables and Benches

Picnic tables and benches will be scattered around the park. Several of the tables may have a fixed umbrella for shade; other tables will be under trees for shade. There will also be several seating walls, such as around the lawn and plaza.

- Multi-purpose Lawn

The lawn will be an open area for a variety of uses. It will be large enough that it could accommodate different activities at once.

- Play Area

A children's play area will be located next to the lawn and will feature swings and alternative play features as opposed to a traditional playground.

- Landscaping

There will be a variety of different landscaping, from grassy areas that will be either native or drought tolerant grasses to a native plant demonstration garden. Throughout the park there will be evergreen trees, canopy trees, and fruit trees. The fruit trees will be clustered at the north end of the park to emulate an orchard which was common in early Sedona.

- Pickleball

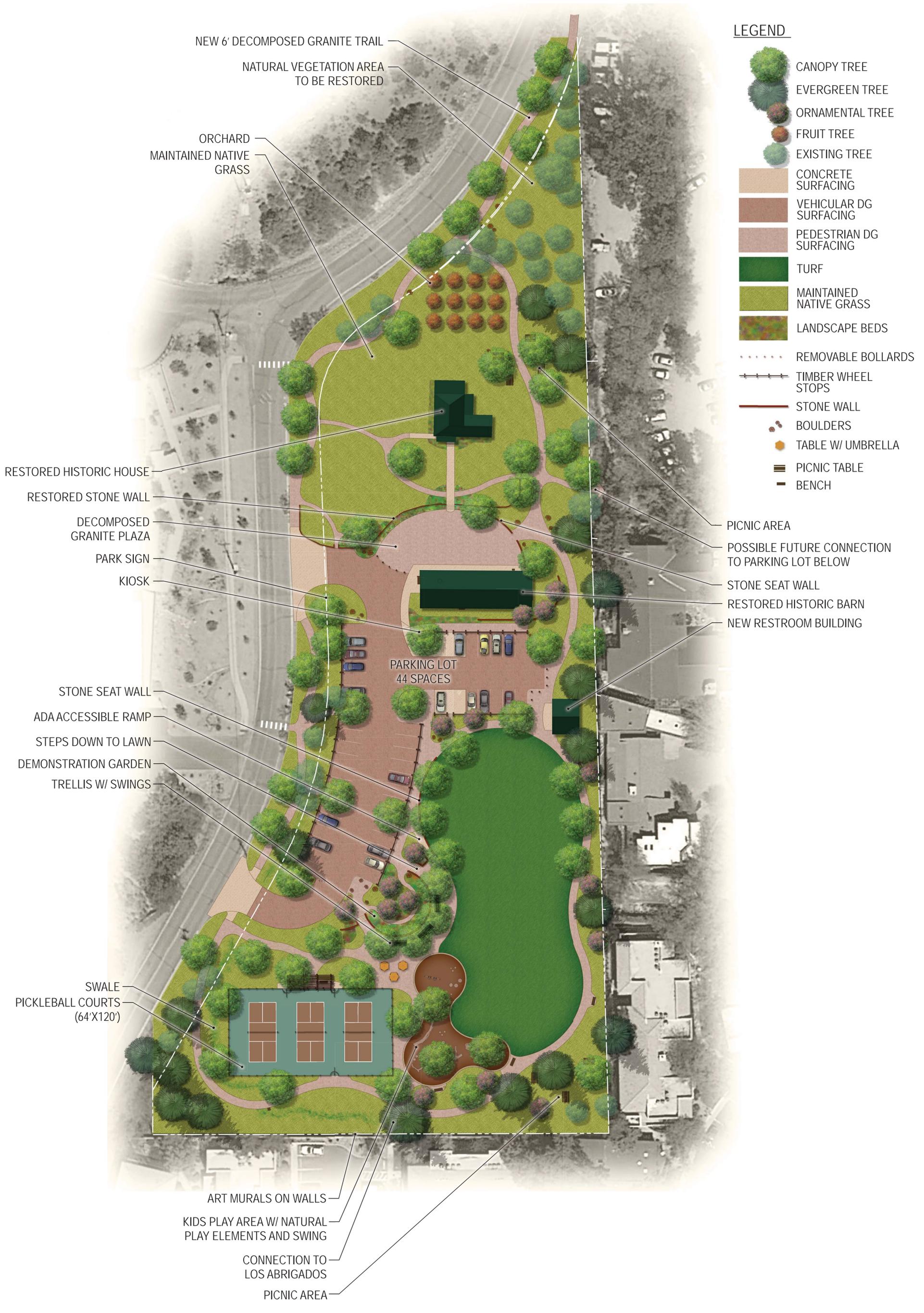
Pickleball is located in the far southwest corner of the property. As the only active recreation feature, it was placed in a location that would have a minimal impact on the more passive recreation activities, and not impact the historic resources.

- Community Garden

Although not on the original conceptual proposal, as a result of the January 2016 City Council discussion, Council suggested that a community garden be considered as a possible park feature.

Summary

The consultant, Norris Designs is currently in the process of developing more detailed schematic designs and an estimate of probable costs to accompany the attached Master Plan which will be considered by City Council on November 10, 2016.



LEGEND

-  CANOPY TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  FRUIT TREE
-  EXISTING TREE
-  CONCRETE SURFACING
-  VEHICULAR DG SURFACING
-  PEDESTRIAN DG SURFACING
-  TURF
-  MAINTAINED NATIVE GRASS
-  LANDSCAPE BEDS
-  REMOVABLE BOLLARDS
-  TIMBER WHEEL STOPS
-  STONE WALL
-  BOULDERS
-  TABLE W/ UMBRELLA
-  PICNIC TABLE
-  BENCH

NEW 6' DECOMPOSED GRANITE TRAIL

NATURAL VEGETATION AREA TO BE RESTORED

ORCHARD

MAINTAINED NATIVE GRASS

RESTORED HISTORIC HOUSE

RESTORED STONE WALL

DECOMPOSED GRANITE PLAZA

PARK SIGN

KIOSK

STONE SEAT WALL

ADA ACCESSIBLE RAMP

STEPS DOWN TO LAWN

DEMONSTRATION GARDEN

TRELLIS W/ SWINGS

SWALE

PICKLEBALL COURTS (64'X120')

ART MURALS ON WALLS

KIDS PLAY AREA W/ NATURAL PLAY ELEMENTS AND SWING

CONNECTION TO LOS ABRIGADOS

PICNIC AREA

PARKING LOT
44 SPACES

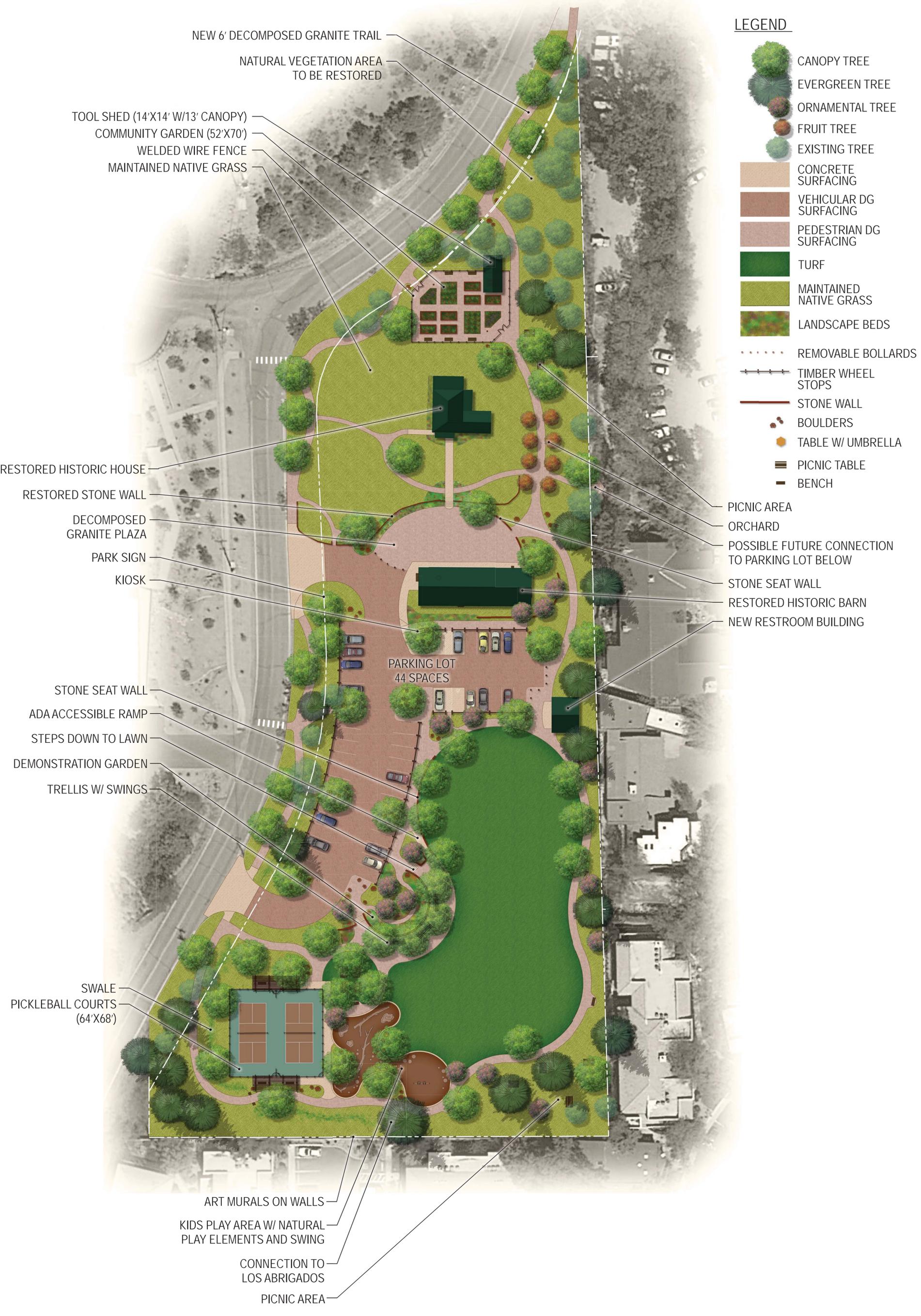
PICNIC AREA

POSSIBLE FUTURE CONNECTION TO PARKING LOT BELOW

STONE SEAT WALL

RESTORED HISTORIC BARN

NEW RESTROOM BUILDING



LEGEND

-  CANOPY TREE
-  EVERGREEN TREE
-  ORNAMENTAL TREE
-  FRUIT TREE
-  EXISTING TREE
-  CONCRETE SURFACING
-  VEHICULAR DG SURFACING
-  PEDESTRIAN DG SURFACING
-  TURF
-  MAINTAINED NATIVE GRASS
-  LANDSCAPE BEDS
-  REMOVABLE BOLLARDS
-  TIMBER WHEEL STOPS
-  STONE WALL
-  BOULDERS
-  TABLE W/ UMBRELLA
-  PICNIC TABLE
-  BENCH
-  PICNIC AREA
-  ORCHARD
-  POSSIBLE FUTURE CONNECTION TO PARKING LOT BELOW
-  STONE SEAT WALL
-  RESTORED HISTORIC BARN
-  NEW RESTROOM BUILDING

NEW 6' DECOMPOSED GRANITE TRAIL
 NATURAL VEGETATION AREA TO BE RESTORED
 TOOL SHED (14'X14' W/13' CANOPY)
 COMMUNITY GARDEN (52'X70')
 WELDED WIRE FENCE
 MAINTAINED NATIVE GRASS

RESTORED HISTORIC HOUSE
 RESTORED STONE WALL
 DECOMPOSED GRANITE PLAZA
 PARK SIGN
 KIOSK

STONE SEAT WALL
 ADA ACCESSIBLE RAMP
 STEPS DOWN TO LAWN
 DEMONSTRATION GARDEN
 TRELIS W/ SWINGS

SWALE
 PICKLEBALL COURTS (64'X68')

ART MURALS ON WALLS
 KIDS PLAY AREA W/ NATURAL PLAY ELEMENTS AND SWING
 CONNECTION TO LOS ABRIGADOS
 PICNIC AREA

PARKING LOT
 44 SPACES