

AGENDA

3:00 P.M.

CITY OF SEDONA, SPECIAL CITY COUNCIL MEETING THURSDAY, NOVEMBER 10, 2016

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.
- The decision to receive Public Comment during Work Sessions/Special City Council meetings is at the discretion of the Mayor.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/microphone.
- State your:
 1. Name and
 2. City of Residence
- Limit comments to **3 MINUTES**.
- Submit written comments to the City Clerk.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE

2. ROLL CALL

3. SPECIAL BUSINESS

LINK TO DOCUMENT = 

- AB 2043 Discussion/possible direction on the Draft Ranger Station Park Master Plan. 
- AB 2120 Discussion/possible direction regarding the impact to neighborhoods from trailhead parking on City streets including specific discussion/possible direction regarding expanding "No Parking" zones in the Rim Shadows neighborhood. 
- Discussion/possible action on future meeting/agenda items.

4. 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 Council may hold an Executive Session that is not open to the public for the following purposes:

- To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
- Return to open session. Discussion/possible action on executive session items.

5. ADJOURNMENT

Posted: _____

By: _____

Susan L. Irvine, CMC
City Clerk

Note: Pursuant to A.R.S. § 38-431.02(B) notice is hereby given to the members of the City Council and to the general public that the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that four or more members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with material relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at www.SedonaAZ.gov. The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made **forty-eight hours** prior to the meeting.

**CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ**

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.

THIS PAGE INTENTIONALLY LEFT BLANK.



**CITY COUNCIL
AGENDA BILL**

**AB 2043
Special Business
November 10, 2016**

Agenda Item: 3a
Proposed Action & Subject: Discussion/possible direction on the Draft Ranger Station Park Master Plan.

Department	Community Development
Time to Present	15 minutes
Total Time for Item	1 hour
Other Council Meetings	January 13, 2016
Exhibits	Exhibit A: Staff Report Exhibit B: Park Master Plan – Site Plan Exhibit C: Park Master Plan – Potential Phasing/Cost Estimate Exhibit D: Park Master Plan – Park Plan Objectives

City Attorney Approval	Reviewed 10/31/16 RLP	Expenditure Required	\$ Not yet determined
City Manager's Recommendation	Discuss and provide direction on the draft Ranger Station Park Master Plan.	Amount Budgeted	\$ Not yet determined
		Account No. (Description)	
		Finance Approval	<input checked="" type="checkbox"/>

SUMMARY STATEMENT

Background:

Staff is presenting the Draft Ranger Station Park Master Plan for the City owned property at 250 Brewer Road. The Park Master Plan is comprised of 3 components: the Park Objectives (Exhibit D) which was the subject of the January 13, 2016 meeting; the Site Plan (Exhibit B); and the Potential Phasing/Cost Estimate (Exhibit C).

On January 13, 2016 Council reviewed the park planning proposal which set forth the conceptual vision and objectives for the new park. Council supported the proposal as presented, and suggested that a community garden also be considered.

Staff is looking for direction from Council on the following three items:

- 1) the site plan (land uses and layout),
- 2) prioritizing the potential phasing of park development, and
- 3) a historic building analysis and renovation/preservation plan.

1) The draft Site Plan: Exhibit B shows the proposed layout and design of the park with all of the previously discussed park features included. Are the locations for the various features appropriately placed? Are they sized correctly? Any additional concerns with the layout and design as presented?

2) The Potential Phasing: Exhibit C (two pages) provides a Summary of the Estimate of Probable Costs organized by potential phases of park development. Each phase is a combination of park features grouped together so that the park could be completed in phases if necessary. Included is a low and high cost estimate for each of the major park features. The second page is a map showing where each park feature is proposed to be located. Prioritizing the phasing provides staff with direction on future budgeting and CIP planning. Does Council agree with the potential phases or are there suggestions for re-prioritizing the park features or grouping of each phase?

3) The draft Park Master Plan does not specifically address the renovation of the historic barn and house. More information is needed to provide an accurate estimate of probable costs for renovation and preservation of the historic landmarked buildings. Staff suggests hiring a consultant with knowledge of historic preservation standards, and, with Council direction, staff will prepare a decision package as part of the upcoming budget process.

Community Plan Consistent: Yes - No - Not Applicable

Board/Commission Recommendation: Applicable - Not Applicable

Alternative(s):

MOTION

I move to: for discussion/possible direction only.

EXHIBIT A

November 10, 2016
Staff Report:
Draft Ranger Station Park Master Plan



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

The Draft Ranger Station Park Master Plan is made up of three components: the park objectives, site plan, and phasing/estimate of probable costs. The park objectives were the focus of the Council meeting on January 13, 2016. The purpose of this discussion is to review the remaining two components: the site plan and phasing. Staff is seeking direction from Council on the site plan features and layout and the potential phases of park development.

This staff report refers to the following exhibits:

- Exhibit B: Park Master Plan – Draft Site Plan
- Exhibit C: Park Master Plan – Potential Phasing/Cost Estimates
- Exhibit D: Park Master Plan – Park Plan Objectives

Summary of Previous Council Discussion

The Council meeting of January 13, 2016 covered the first phase of the master planning process which resulted in the conceptual vision and objectives for the park (Exhibit D). The park's vision is based on goals from the Sedona Community Plan and input from the public outreach process. The only suggestion not listed on the original proposal was to consider including a community garden. Council was in support of the proposal and directed staff to address the community garden concept during the next phase of the process.

Potential Phases and Estimate of Probable Costs

Exhibit C lists the potential phases and estimate of probable costs for the draft park plan. The park features have been grouped in such a way that the park could be completed in phases. This provides an option to complete portions of the park if funding is not sufficient to build the park in a single phase. The cost estimates do not include the renovation and preservation of the historic landmark barn and house which requires expert analysis and is unknown at this time.

Park Features

The Site Plan (Exhibit B) illustrates the proposed park design, layout, and land uses. The following is a description of the key elements of the draft Site Plan and an explanation of what is covered in the cost estimates for each major element (as shown in Exhibit C).

Phase 1

The proposed phase 1 groups the parking lot, restroom, lawn, and play area. The estimated cost for this phase is a low of \$672,944 or a high of \$1,017,294.

• Parking Lot

The plan proposes 44 parking spaces. The design of the parking lot surface incorporates decomposed granite, with concrete at the driveway entrance and accessible parking spaces. The park is designed so that special events that require more parking will be able to share the parking lots at the School District's Administrative Office Complex across Brewer Road. Included in the parking lot cost estimate are the park entry sign, interpretive kiosk, trees, and landscape boulders. The estimated cost for the parking area and related elements is a low

EXHIBIT A

estimate of \$144,746 or a high estimate of \$235,047.

- Restroom

The restroom is proposed to serve all users of the park, including activities in the historic buildings and users of the recreation amenities. The restroom being proposed is similar in size to those in the other city parks, with a total of 5 to 6 stalls. Costs will vary depending on exact size and architectural design of the building. There will also be a restroom in the historic house once renovated. Special events may need to rent portable restrooms for more capacity. The estimated cost for the restroom is a low estimate of \$182,070 or a high estimate of \$253,000.

- Multi-purpose Lawn

An open area lawn is proposed to facilitate a variety of uses. It is designed to be large enough to accommodate different activities at any given time. This proposed area is slightly smaller than the lawn at Sunset Park. The estimated cost for the lawn and accessible paths to the lawn is a low estimate of \$100,298 or a high estimate of \$152,189.

- Play Area

A children's play area is proposed to be located next to the multi-purpose lawn area and may include swings and alternative play features as opposed to a traditional playground. Costs will vary depending on the number and quality of play features. The estimated cost for the play area is a low estimate of \$124,874 or a high estimate of \$183,310.

Phase 2

Phase 2 encompasses the area around the barn and house, which includes landscaping and accessible pathways, in addition to the plaza. The estimated cost for all elements around the house and barn is a low of estimate of \$92,931 or high estimate of \$169,593. This does not include building preservation or renovation costs.

- The Plaza

The plaza is proposed to be located north of the barn, and is intended to be an open, multi-purpose space that can be used independently or in conjunction with the two historic landmark buildings. The surface is proposed to be decomposed granite, similar to the original gravel surface when it was a working barn, work center, and parking area. The estimated cost for the plaza is a low estimate of \$36,880 or a high estimate of \$64,108.

Phase 3

The proposed phase 3 includes the perimeter trail, landscaping, benches, and picnic tables. The estimated cost for this is a low of \$189,990 or high estimate of \$295,043. The cost estimate for this phase has also been broken down into two separate portions. If built separately, the south area cost estimate is a low of \$103,703 or high of \$162,043; the north area cost estimate is a low of \$69,015 or a high of \$106,178.

- Pathways

The park plan proposes to incorporate a walking path around the perimeter of the property. One proposed loop on the path around the park would be approximately 1/3 of a mile. Along Brewer Road the plan proposes that the path will double as the sidewalk, eventually extending beyond the park. The plan also includes additional paths connecting various features of the park. The surfacing of the paths is proposed to be decomposed granite. To meet ADA

EXHIBIT A

requirements, the accessible paths are proposed to incorporate stabilized decomposed granite or concrete.

- Picnic Tables and Benches

Proposed picnic tables are shown in three locations: northeast of the historic house, southeast of the multi-purpose lawn area, and northwest of the play area. Several of the tables may have a fixed umbrella for shade and others will be under trees for shade. Benches are proposed to be scattered around the park, and there are several proposed low walls around the lawn and plaza that are designed to be used as seating.

- Landscaping

The park plan proposes to incorporate a variety of different landscaping, including grassy areas that will be either native, adaptive or drought tolerant grasses with a variety of shade trees. The fruit trees are proposed to be clustered at the north end of the park to emulate an orchard, which was common in early Sedona.

Phase 4

The potential phase 4 includes pickleball and a community garden. The estimated cost for both is a low estimate of \$174,070 or a high estimate of \$259,354.

- Pickleball

Pickleball is proposed to be located in the far southwest corner of the property. The proposed pickleball area shown (64' x 120') is similar in size to one tennis court. As the only active recreation feature, it was strategically placed in this location as it has minimal impact on the more passive recreation activities, and does not significantly impact the historic context and resources. Additional amenities such as a shade trellis and benches are an option. The estimated cost of the pickleball courts and amenities is a low estimate of \$123,554 or a high estimate of \$162,377.

- Community Garden

Although not on the original conceptual proposal, as a result of the January 2016 Council discussion, Council suggested that a community garden be considered as a possible park feature. Optional amenities include a tool shed, a planting table, and benches. The proposed area would be approximately 3,744 square feet in size. However, if this is not an option that Council wishes to pursue, this space would be recommended to serve as an orchard. The community garden concept requires further planning to discuss details such as operations, maintenance, and oversight. The estimated cost for the community garden and related amenities is a low estimate of \$34,692 or a high estimate of \$23,578.

Commission Review of the Site Plan

Planning and Zoning Commission Review of the Site Plan

The Planning and Zoning Commission reviewed the draft site plan on October 13, 2016 and provided staff with comments. The Commission discussion included a variety of comments such as the large amount of parking, the suggested use of native plants in the landscaping, the concern for speeding on Brewer Road, and the potential need for parking next to the community garden. However, it is important to point out that the Commissioners reiterated that they continue to believe that pickleball is not appropriate for this park.

EXHIBIT A

Historic Preservation Commission Review of the Site Plan

On October 10, 2016 the Commission reviewed the site plan from a historic preservation perspective and did not express any concerns about the design as it relates to the historic buildings in particular. The Commissioners did, however, strongly reiterate that they do not support pickleball as an appropriate use for this park. Most of the Commissioners felt that a community garden is an appropriate park feature. Additional suggestions included comments on operational issues yet to be determined, or features that were more detailed than what is shown on the draft plan.

Historic Buildings

The renovation and preservation of the historic buildings is not included in the cost estimate. As property owners of historic buildings, it is the City's responsibility to maintain and preserve them as regulated by the Interior of Secretary Guidelines for the Preservation of Historic Properties. In the past, several reports were conducted that evaluated the buildings, identified issues and potential costs of repairs and renovations. However, because of the age of these reports and no strategic renovation, preservation, and routine maintenance program, staff recommends that an updated assessment and report be conducted with current costs and proposed uses of the buildings. With direction, staff will prepare a decision package for Council consideration.

Status of Property Cleanup

Currently the city is in the process of hiring a contractor to clean the property and structures of all hazardous materials. Once this is completed, the building and sheds that are not historically significant will be removed. This work is expected to be complete in the next 6 months.

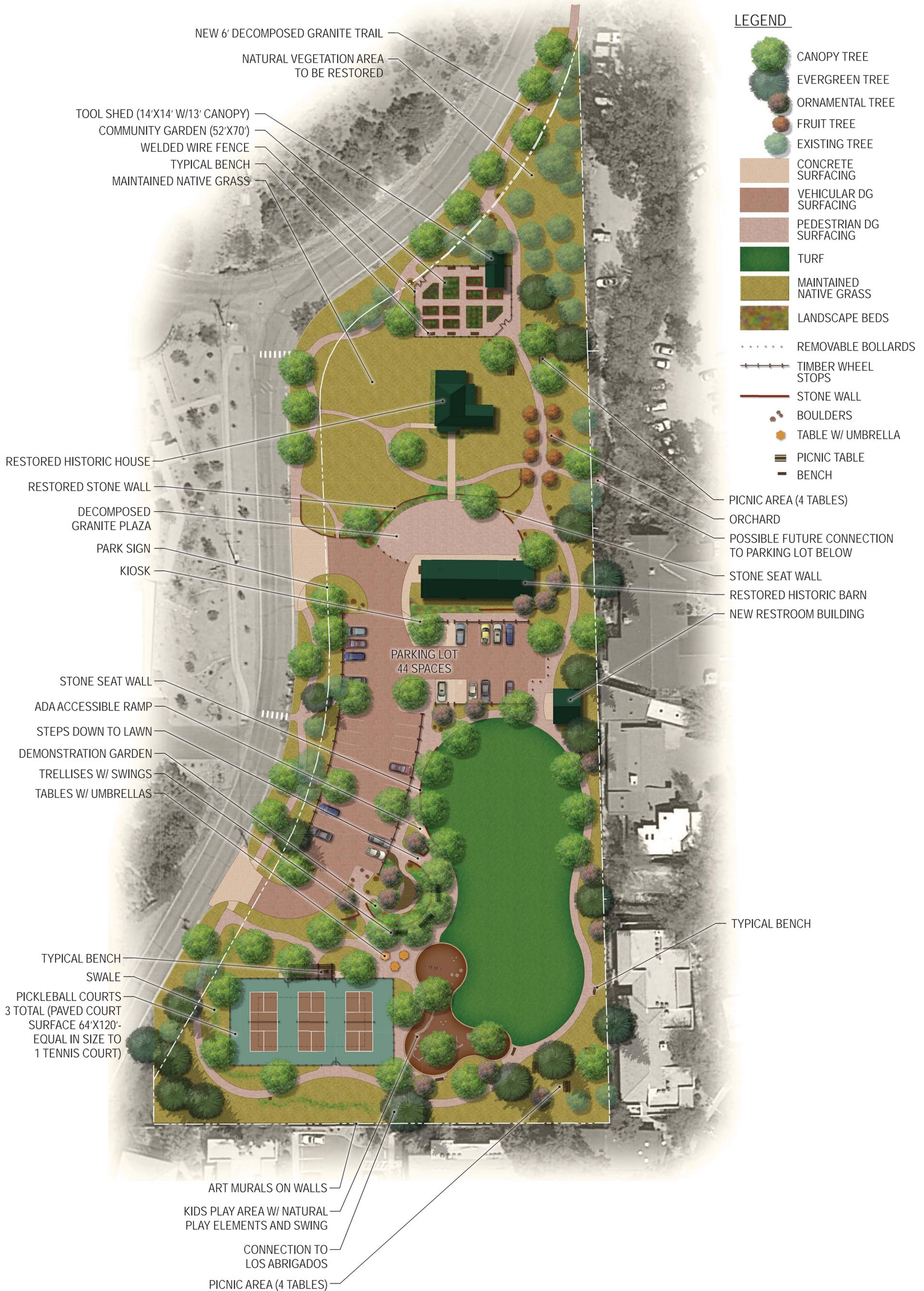
Summary

Staff is looking for direction from Council on the following three items:

- 1) The Site Plan (Exhibit B) – Are there any concerns with the layout, design, and land uses as proposed?
- 2) The Potential Phases (Exhibit C) – Prioritize potential phases and discussion on budget planning.
- 3) Historic Building Renovation and Preservation Cost Estimates – Discussion regarding the completion of a historic renovation, preservation and maintenance plan

As a result of the discussion and further direction from Council, staff will work with the consultant to develop the detailed schematic designs and a refined cost estimate which will provide the information necessary to prepare future budget requests and implementation. It is also important to point out that because this property is a local, state and national landmark, most improvements will require a Certificate of Appropriateness. This is regulated through Article 15, (Historic Preservation Ordinance) of the Sedona Land Development and includes a public hearing process administered by the Historic Preservation Commission.

EXHIBIT B



THIS PAGE INTENTIONALLY LEFT BLANK.

EXHIBIT C - 1

Ranger Station Park Draft Master Plan

Summary - Potential Phases and Estimate of Probable Costs

PHASE 1	Low Estimate	High Estimate
1a Parking	\$ 144,746	\$ 235,047
1b Restroom	\$ 182,070	\$ 253,000
1c Lawn	\$ 100,298	\$ 152,189
1d Play Area	\$ 124,874	\$ 183,310
1e Central Seating Area	\$ 59,779	\$ 101,266
10% Contingency	\$ 61,177	\$ 92,481
<i>Total for Phase 1:</i>	<i>\$ 672,944</i>	<i>\$ 1,017,294</i>

PHASE 2		
Historic Building Renovation	tbd	tbd
2a Plaza	\$ 36,880	\$ 64,108
2b Landscape Barn	\$ 16,125	\$ 31,763
2c Landscape House	\$ 31,478	\$ 58,305
10% Contingency	\$ 8,448	\$ 15,418
<i>Total for Phase 2:</i>	<i>\$ 92,931</i>	<i>\$ 169,593</i>

Phase 1 + 2 Total: \$ 765,875 \$ 1,186,887

PHASE 3		
3a South R.O.W. Landscape/Trail	\$ 32,283	\$ 51,137
3b South Trails/Picnic/Landscape	\$ 71,420	\$ 110,906
<i>Subtotal for 3a+3b:</i>	<i>\$ 103,703</i>	<i>\$ 162,043</i>
3c North R.O.W. Landscape/Trail	\$ 39,320	\$ 61,167
3d North Trails/Picnic/Landscape	\$ 29,695	\$ 45,011
<i>Subtotal for 3c+3d:</i>	<i>\$ 69,015</i>	<i>\$ 106,178</i>
10% Contingency for Phase 3	\$ 17,272	\$ 26,822
<i>Total Phase 3:</i>	<i>\$ 189,990</i>	<i>\$ 295,043</i>

Phase 1 - 3 Total: \$ 955,866 \$ 1,481,929

PHASE 4		
4a Pickleball	\$ 123,554	\$ 162,377
4b Garden	\$ 34,692	\$ 73,400
10% Contingency for Phase 4	\$ 15,825	\$ 23,578
<i>Total for Phase 4:</i>	<i>\$ 174,070</i>	<i>\$ 259,354</i>

<i>Grand Total w/Contingency:</i>	<i>\$ 1,129,936</i>	<i>\$ 1,552,419</i>
-----------------------------------	---------------------	---------------------

Note: See the following page for the location of each element - the numbers above (1a, etc) correspond to the colored areas on the map.

Differences between low and high estimates is due to a variety of factors such as number and quality of amenities and features.

Historic building renovation costs are unknown at this time.

EXHIBIT C - 2



Ranger Station Park Master Plan - Park Objectives

The Ranger Station Park Master Plan will serve as a guide for future renovations, design, construction, and public use of the new park. The City of Sedona acquired the 3.4 acres at 250 Brewer Road to preserve the historic buildings and develop a community park. This plan sets forth the vision, objectives, and design of the park.

The Sedona Community Plan serves as the guide for the park vision along with the many comments and suggestions received from the community. The proposed park features and activities are based on the following objectives:

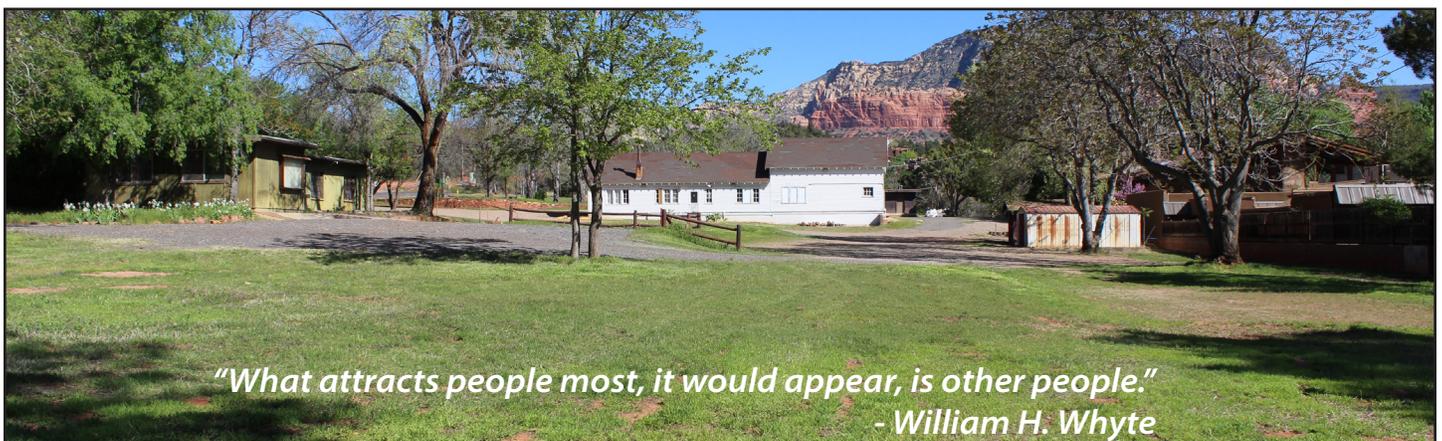
- Honor the history
- Build a sense of community
- Create community interactions
- Engage people in healthy and active amenities
- Incorporate art in the park
- Design for a sense of place and sustainability

The historic buildings and the location of the park in the 'Heart of Sedona' set the stage for the park vision. The primary goal of the park is to be *the* community's gathering place. The multi-purpose aspect of the park amenities will appeal to a variety of people, and the design of the park will honor the history of the site and incorporate the arts in a lively yet relaxing natural setting.



Ensure that the needs and aspirations of the community now and into the future are met through a variety of cultural activities, opportunities, and facilities.

-Sedona Community Plan p. 97



***"What attracts people most, it would appear, is other people."
- William H. Whyte***

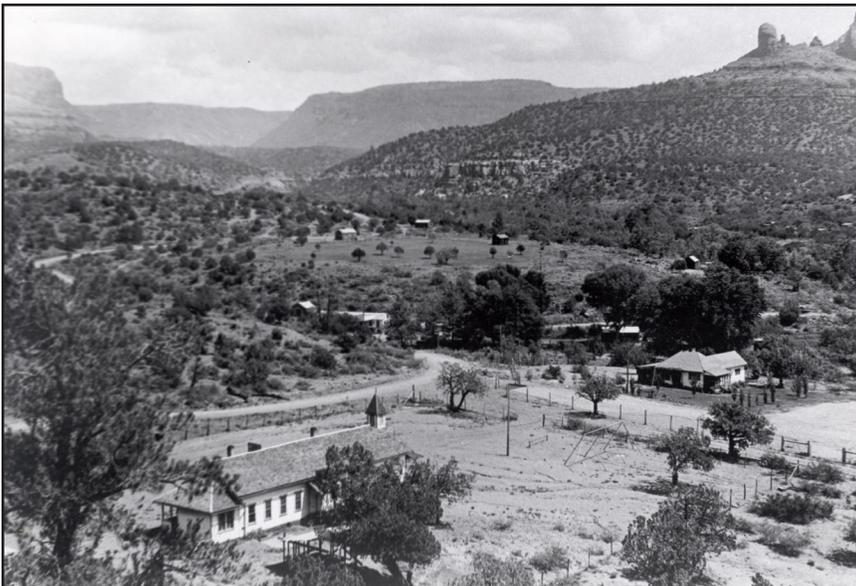
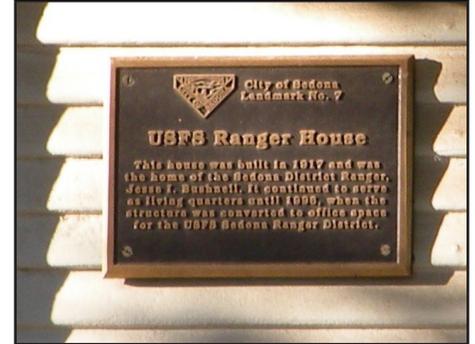
Honor the History

Preserve and celebrate the community's history.
-Sedona Community Plan p. 97

The National Historic Landmark buildings are important contributions to Sedona's sense of place. The park setting and new features are designed to blend with the buildings and enhance the historic character of the site.

Historic Interpretation

- The public can learn the history of Sedona and the significance of the buildings from interpretive panels.
- Historic information and photos could also be displayed on the interior walls of the buildings.
- Walking tours of the surrounding area could start at the park and explore other historic sites nearby such as the Hart Store, the Pumphouse, Owenby Ditch, and the Sally Black Home.
- The history and self-guided tours could be available on a mobile application.



Building a Sense of Community

Provide and support community events, festivals, and programs that offer a variety of opportunities for social interaction and contribute to a sense of community.

-Sedona Community Plan p. 86

The park will enhance Sedona's sense of community by providing a place that will offer something for everyone, either as a place to simply get together with friends, or attend a special event. Events could be City sponsored, although most are expected to be put on by other organizations that rent the facilities. The Rangers House, Barn, plaza, and open spaces will be designed to serve multiple purposes for the widest range of interests and activities as possible.

The Barn

- The Barn will be a multi-purpose community event facility available to rent for a variety of purposes such as: weddings, festivals, farmers market, performing arts (theater, small concerts), workshops, small conferences, meeting space, etc.
- Rental of the barn will generate revenue for the City.
- Renovation of the interior of the barn will be needed to open up a larger interior space.

The Rangers House

- The Rangers House will be a multi-purpose community meeting space that may be used for meetings, classes, and workshops.
- Rental of the house will generate revenue for the City.
- Minimal renovation necessary to begin functioning as a meeting space.

The Plaza

- The plaza will also be multi-purpose as a flexible space that can be used for a variety of activities, either formal such as a scheduled event, or informally such as an impromptu community gathering.
- Located between the House and the Barn, the plaza could be used in conjunction with the buildings to expand the event space.
- The plaza concept is similar to the Flagstaff Heritage Square.



Creating Community Interactions

- *Provide public gathering spaces that promote social interaction.*
- *Create increased opportunities for formal and informal social interactions.*

-Sedona Community Plan p. 17, 97

Park features such as benches, picnic tables, the plaza, lawn, and buildings all provide opportunities for community interaction.

Wi-Fi may be considered for both the park buildings and outdoor areas of the park. This will serve community programs in the park, as well as provide another activity for those enjoying the park environment.

The Open Lawn

- The open lawn will be a multi-purpose space for informal and impromptu gatherings for variety of activities, relaxation, and play.
- The lawn will be similar to the popular lawn at Sunset Park.

Picnic Areas

- Picnic tables will be placed in several areas of the park, providing several options to choose from.
- The tables will be of various sizes and designs, and most will be under the shade of trees.

Benches

- Benches will also be scattered throughout the park to encourage “community gathering”.
- The benches can be in a variety of styles and designs and could also be individual works of art by local artists

Food Vendors

- Food vendors such as coffee carts or food trucks would be welcome in the park, which will provide another amenity to park visitors.



Engaging in Healthy and Active Amenities

Provide activities and amenities that allow for community interactions and encourage active and healthy lifestyles.

Sedona Community Plan p. 81

The park will provide for a variety of recreational activities such as walking and pickleball. The open lawn and play area will offer opportunities for exercise and play for people of all ages.

Activities

- Many recreational activities could occur throughout the park (bring your own equipment in most cases):
 - Horseshoes
 - Croquet
 - Hopscotch
 - Yoga
 - Frisbee

Walking Path

- The perimeter walking path will encircle the park, and will be approximately one-third of a mile.
- Pathways will be an accessible gravel surface.

Play Area

- Play features will be more of a natural style play area.
- People of all ages can enjoy play features such as a variety of swings.
- The play features will be of materials and colors that are suitable to the desired character of the park (no plastic playgrounds in primary colors).

Pickleball

- Pickleball courts provide a healthy, active, and social amenity, adding to the lively community atmosphere.

Pedestrian Access

- Park visitors will be encouraged to walk, bike, or use transit whenever possible which will help reduce traffic and parking needs.
- There will be pedestrian connections from all directions to make it easy to walk to the park (such as from Tlaquepaque and Los Abridados).
- Sidewalks on Ranger and Brewer Roads are recommended to link the park to the sidewalks on SR 89A and 179, and into the Brewer Road neighborhood.



Incorporating Art in the Park

Enhance opportunities for artistic display, engagement and learning.
-Sedona Community Plan p. 97

Art will be found throughout the park with sculptures, murals, special events, and activities. This will provide local artists with additional opportunities to share their art with the public.

The Community's Art Gallery

- The park could serve as a community art gallery: artwork could be displayed in the buildings, similar to the City Hall Art Rotation Program.
- The buildings could be used as a 'pop-up gallery' for special events such as First Friday Art Walks.
- Sculptures and art installations could be placed throughout the park, and could be permanent or rotate on a temporary basis.

Murals

- Art murals will transform the existing block walls on the east and south sides of the park.
- People could participate in creating their own mural as sections of the wall could be a do-it-yourself chalkboard.

Performance Activities

- Small performances, such as plays and concerts could be held on the lawn, plaza, or in the barn.

Art Education

- Art classes, conferences, seminars or workshops could be held in the park or buildings.

Creative Design Elements

- Park features such as benches and tables could be custom works of art.
- Artwork to commemorate the Forest Service history of the site.



Design for a Sense of Place and Sustainability

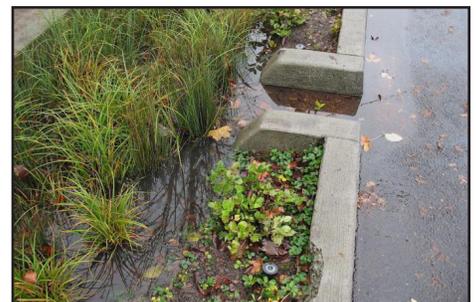
- *Reflect a unique sense of place in architecture and design.*
- *Promote environmentally responsible building and design.*
-Sedona Community Plan p. 17, 71

Green Building

- The new restroom building will be energy and water efficient.
- Renovation of the historic buildings will incorporate green building features where possible.
- Parking surfaces will be decomposed granite that blends with the natural environment and allows infiltration of rainwater.
- The landscape design will take advantage of rainwater through the use of swales and berms.

Landscaping with a Purpose

- The demonstration of native plants in the landscaping will be informative of locally occurring and low-water use plants for landscaping.
- The landscaping can include orchard trees representative of the historic agriculture along Oak Creek.
- Trees can provide shade for picnic tables and benches.



THIS PAGE INTENTIONALLY LEFT BLANK.



**CITY COUNCIL
AGENDA BILL**

**AB 2120
November 10, 2016
Special Business**

Agenda Item: 3b

Proposed Action & Subject: Discussion/possible direction regarding the impact to neighborhoods from trailhead parking on City streets including specific discussion/possible direction regarding expanding “No Parking” zones in the Rim Shadows neighborhood.

Department City Manager’s Office
Time to Present 20 minutes
Total Time for Item 60 minutes
Other Council Meetings June 15, 2016
Exhibits A. Map of Rim Shadows “No Parking”

City Attorney Approval	Reviewed 10/31/16 RLP	Expenditure Required
		\$ 0
City Manager’s Recommendation	Discuss and provide direction regarding a possible expansion of no parking zones in Rim Shadows. Carefully consider how this action could impact the remaining trailhead parking system and its users.	Amount Budgeted
		\$ 0
		Account No. N/A (Description)
		Finance Approval <input checked="" type="checkbox"/>

SUMMARY STATEMENT

Background: Recent increases in tourism have exacerbated parking related issues at and/or near trailheads. In recent months, residents near Soldiers Pass Trailhead, in particular, have complained about the overflow of vehicles parking on neighborhood streets. However, the problem is not unique to that area. City staff has received complaints at most trailhead parking areas at one time or another. Trailheads at Back O’Beyond, Chapel, and Sugarloaf have all generated complaints by neighbors in those areas. Additionally, the City receives complaints about trailheads out of City limits including Dry Creek, Mescal, Long Canyon, Midgely Bridge, and others. Finally, staff often fields complaints relating to other areas in the City where some combination of high parking demand, narrow streets, and limited sight distance create conflict between parked cars and traffic circulation.

Building on the findings discussed at the council meeting held on June 15, 2016, regarding trailhead parking, we propose the following options for addressing the parking issues specifically in the Rim Shadows area:

Option A - Do Nothing:

In this option no changes would be made to address parking issues in the Rim Shadows area.

Pros:

- The problem continues to be shared across the current number of locations and parking spaces
- Provides opportunities for other short-term strategies such as limiting motorized use and promoting underutilized trails to work
- Provides opportunities to develop long-term strategies in coordination with other transportation/parking solutions

Cons:

- The problem will likely get worse with time

Option B – Expand “No Parking” Throughout Rim Shadows Near the Trailhead:

In this option “No Parking” zones would be expanded in the Rim Shadows area, as shown in Exhibit A. This option would eliminate overflow parking on the streets nearest to the trailhead.

Pros:

- Issue will be improved (potentially resolved) for residents at Rim Shadows nearest to the trailhead

Cons:

- Displaced parking could move, creating negative impacts at other locations, possibly including other areas within the Rim Shadows neighborhood
- The total parking supply will be reduced at the same time demand for parking is likely increasing
- Expanded no parking zones could create frustration and confusion for locals and visitors who arrive at the trailhead only to find no parking
- Expanded no parking zones could create other problems, such as increased traffic in the neighborhood as people travel in and out or vehicles waiting for parking to open
- Expanded no parking zones could create a burden on residents who desire on street parking or create an administrative burden associated with permitting resident parking

Option C – Selective Additional “No Parking”

In this option parking impacts would be evaluated and additional no parking would be added only in areas where impacts are the most severe (primarily where parking is not safe). The goal of this option would be to maintain some overflow parking to address the excessive demand for trail access at that location.

Pros:

- The worst of the impacts could be mitigated
- Some overflow parking would likely remain, mitigating the impact to alternative locations

Cons:

- Some demand for parking would likely be displaced to other areas
- Residents may still experience negative impacts associated with whatever parking remains
- The interest of preserving some parking may require the city to construct certain improvements (such as shoulder leveling and/ or widening and vegetation removal)

Option D – Wait for a More Comprehensive Strategy:

In this option no immediate action would be taken but further planning to address a long-term location specific and/or system-wide strategies would continue.

Pros:

- Problem continues to be shared across the entire system
- Other potential solutions (promoting underutilized trails and/or parking lots, limited motorized use, etc.) have an opportunity to work
- Potential solutions in this area can be considered in the context of other location-specific or system-wide improvements in a more comprehensive manner

Cons:

- Problem could get worse with time

Important Context:

- While this issue has likely existed in some form or other for a long time, it appears to have been made worse in recent years as tourism (and interest in trails) has expanded
- Since tourism functions as the foundation of our local economy, there is interest in maintaining a positive visitor experience
- Other potential solutions such as limiting motorized use and promoting underutilized trails have not had opportunity to work
- While residents who complain about this issue are very clear about the negative impacts, it's difficult to determine how widespread the issue is
- Other than anecdotal evidence, there is little objective data we can use to substantiate which parking problems are worse than others
- While City staff has collected data at the sites with the highest demand, additional information could help in generating solutions to mitigate negative impacts
- There is precedent for creating no-parking areas in neighborhoods near trailheads
- One possible consequence of expanding "No-Parking" areas is relocating parking to other areas also experiencing parking related issues
- There are numerous perceived impacts from tourism and numerous stakeholders proposing solutions but little has been done to integrate all of the various problems, solutions, and stakeholders together
- This issue has not been placed on the City Council priority list but is included as a "pending issue"

At the meeting, staff will review information related to the options for addressing parking issues at the Rim Shadows neighborhood and how these options impact the other trailhead

parking areas. Staff will seek direction from Council and be prepared to address possible ways to move forward.

Community Plan Compliant: Yes - No - Not Applicable

Although the Community Plan seems to focus more on traffic congestion, one of the key issues identified in the Traffic Circulation Chapter is: “A need for clearer solutions balancing increased tourism with infrastructure improvements.” In a more general sense, the Community Plan and the City’s Vision statement make reference to a sense of place that is welcoming to both locals and visitors.

Board/Commission Recommendation: Applicable - Not Applicable

Alternative(s): N/A

MOTION

I move to: for discussion and possible direction only.

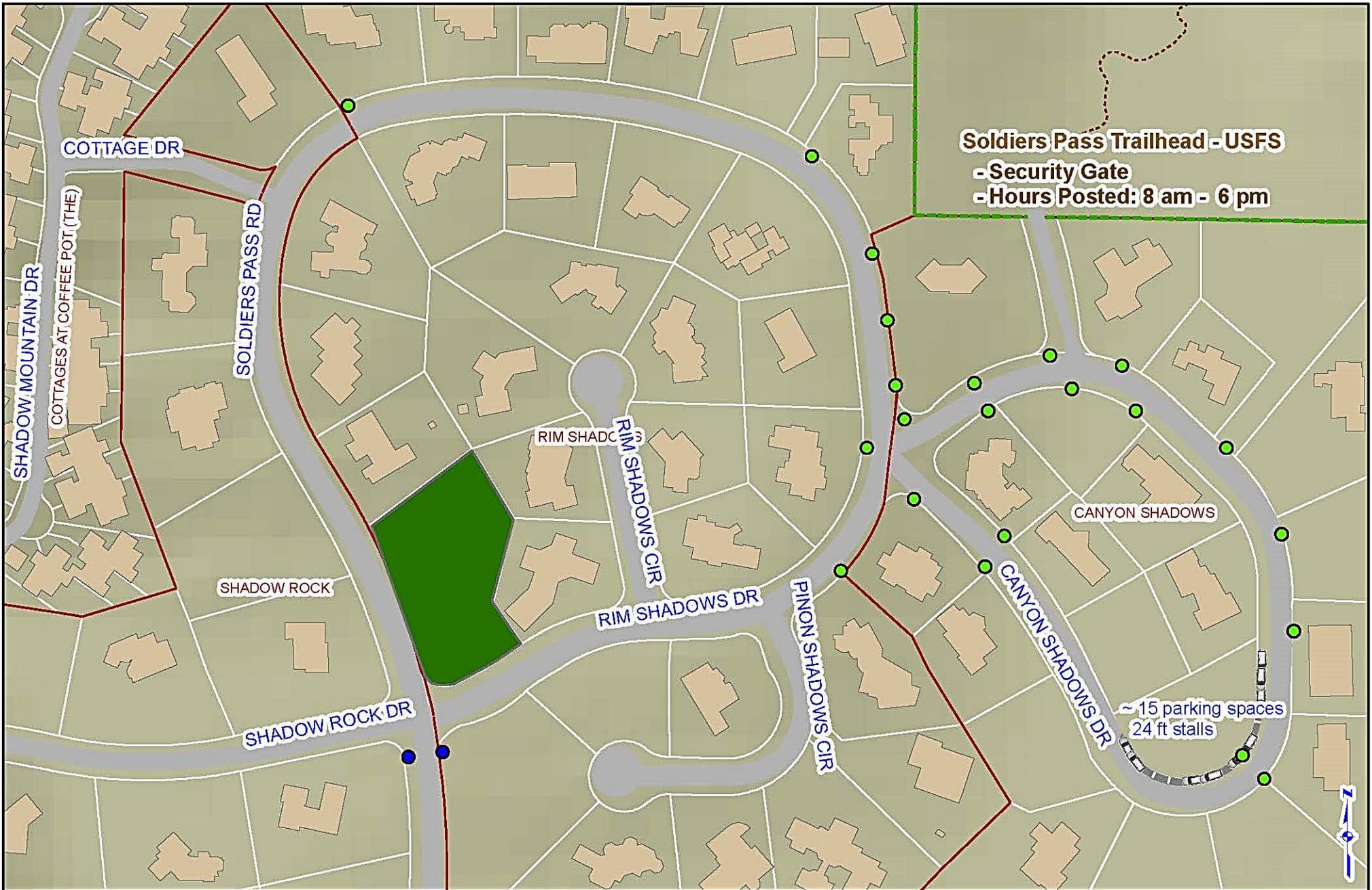


Exhibit A

No Parking Proposal

- Existing "No Parking" signs
- Proposed "No Parking Beyond This Point" signs



The mapmaker is designed to provide information about Sedona, and has been prepared for general public use and informational purposes only. It is not necessarily accurate to engineering or planning standards. Every effort has been made to make the map as complete and as accurate as possible, however, no warranty or liability is implied.

Note: Shoulder parking at south end of Canyon Shadows Drive could accommodate up to 15 parking stalls, with shoulder improvements. Page 25