102 Roadrunner Drive
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AGENDA

CITY OF SEDONA
PLANNING AND ZONING COMMISSION

TUESDAY, MAY 18, 2010, 3:30 P.M.

Pursuant to ARS 38-431.02 notice is hereby given to members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on **Tuesday, May 18, 2010 at 3:30 p.m.** in the **City Council Chambers**, located at 102 Roadrunner Drive, Sedona, Arizona.

The Order of Business shall be as follows:

1. Verification of Notice, Call to Order, and Roll Call.

2. Commission/Staff announcements and summary of current events by Chairman/staff.

3. Approval of minutes for the following meetings:

   Tuesday, April 20, 2010 (R)
   Thursday, April 29, 2010 (WS)

4. Public Forum – for items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. (Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public).

5. Discussion regarding the Update of the Sedona Community Plan and reports from Working Teams.

6. Public comment regarding the Update of the Sedona Community Plan.

7. Discussion/possible action on formation of advisory committee for the Update of the Sedona Community Plan.

8. Discussion/possible action regarding future meeting dates and agenda items:

   Tuesday, June 1, 2010 (R)
   Tuesday, June 15, 2010 (R)

9. Adjournment

NOTE: This is to notify the public that members of the City Council and other City Commissions and Committees may attend the Planning and 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.

Note: Pursuant to A.R.S. §38-431.02(B) 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 the above open meeting. The Planning and Zoning Commission 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.

The City 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 twenty-four hours prior to the meeting.

John O'Brien, Director
Department of Community Development

(FOR AG)
Alex Gillon, Chairman
Planning and Zoning Commission

Posted Date: 5/13/10 Time: 3:00 By: DJ

W:\Boards\PZ\Agenda\05-18-10(R)

Department of Community Development
Long Range Planning
102 Roadrunner Drive
Sedona, AZ 86336
(928) 282-1154

Memorandum

TO: Planning and Zoning Commission

FROM: Michael Raber, Senior Planner
Department of Community Development

MEETING DATE: May 18, 2010

SUBJECT: **Agenda item #5 - Discussion regarding the update of the Sedona Community Plan and reports from Working Teams.**

Beginning with the January 14, 2010 meeting, the Planning and Zoning Commission is now conducting regular meetings (generally once per month) on the update of the Sedona Community Plan. For the May 18, 2010 meeting, discussion should focus on:

- "The Big Picture" – Overview of the Community Plan update process.
- General overview/discussion of the community meetings of May 10, 11 and 12.
- Reports from Working Teams and discussion – includes discussion regarding the Format Team draft template for the Community Plan document.

THE BIG PICTURE – Overview

The Community Plan Update process so far has focused on background work, outlining a general process, forming working teams, educating the community about the Community Plan and the update and identifying issues based on community input. We are also close to providing a possible outline for the Plan document to see how the existing Community Plan would look in a different format.

COMMUNITY PLAN UPDATE – Background and Issue Identification Phase

A look at the process so far and where we are going....

MEETINGS:

- Planning and Zoning Commission – **Four** meetings so far (January – April)
- Working Teams – **Four to Five** meetings so far (March – May 18)
- City Council – **March 23** – Initiated the Plan update process
- Other Commissions/Committees – **Five** meetings so far (Since January)
  - Historic Preservation
  - Housing
  - Parks and Recreation
  - Arts and Culture
  - Water Conservation

- Community Organizations – **11** meetings so far (March 25 through May 4)
  - Sedona-Verde Valley Board of Realtors
  - Kiwanis
  - Mid-Day Rotary
  - Sedona Lodging Council
  - Sedona-Oak Creek Chamber of Commerce
  - Sedona Airport Authority
  - Sedona Recycles
  - Sedona Fire Dist.
  - Red Rock Rotary
  - University Women of Sedona
  - Sedona Main Street

- Community Meetings – **three** so far

PUBLIC INFORMATION / NOTIFICATION (so far):

- Media Article (City talk)
- Press Releases announcing meetings
- Main Street Newsletter Article
- City-wide Newsletter (mailing)
- Article (Red Rock News)
- Editorials (Red Rock News / Sedona Times)
- Website
- Exhibits

BACKGROUND INFORMATION – Planning and Zoning Commission

- Growth Facts
- History of Community Plan amendments
- Plan Elements
- 2008 Forum – Small Town Character
- Overview of Land Use, Circulation and Growth Area Elements and accomplishments.
- Previous Community Issues
- Potential Update Issues (not yet discussed)
- Changes to Vision Statement – Sustainability Team

NEXT STEPS:

As we move forward from here, we may be implementing a major change in the management of the Plan update process with greater citizen participation through an advisory committee and related subcommittees (Discussed in Agenda Item #7).

Over the next couple months, in public outreach, there will be more educational information presented in the following areas:

- What is in the existing Community Plan.
- The effectiveness of the Plan and what has been accomplished.
- Answers to questions.

We will be focused on additional methods of getting input on key issues and will continue to meet with community organizations throughout the process. We will also be gathering input on issues from the Planning and Zoning Commission and other commissions.

Eventually, we will compile and consolidate what we have heard into key issues and start feeding back to the community what we have heard and then start prioritizing.

WORKING TEAMS

Since March 1, 2010, the "Plan Format", "Character of w 89A Commercial Corridor" and "Public Participation" Working Teams have been conducting meetings. The "Sustainability" Working Team has been meeting since March 16. The following are general highlights from the working teams since the April 20, 2010 Planning and Zoning Commission meeting.

Working Team on Community Plan Format

The Working Team completed a draft template for discussion with the Commission (attached). This template addresses both the Plan document as a whole and each element of the Plan. If the Commission is in general agreement, the Working Team will next do a "test" rewrite of the Land Use Element using this new outline. Some highlights:

- Existing Chapters 1 and 2 – consolidate into a new introduction (Role, purpose, organization, community profile). Consider including specific organizations and groups as part of a defined "Sedona Community" in this introduction.

- The following Community Plan Elements would be removed:
  Regional Coordination
  Community Facilities, Services and Recreation
  Tourism
  Economic Development – might be integrated with Cost of Development – The Team is still assessing this.

- For each Plan Element, much of the detailed material in each element could be placed in a corresponding series of appendices as a separate document. This could detail more of the actual activities and outcomes for the elements.

- Each element includes an implementation program to bring more accountability to the future use of the Plan and to create more uniform organization. This would be coupled with a more detailed review of the reality of completing a recommended action. The result should be a more succinct and manageable implementation matrix.

- The vision statement for each element could be included in the Summary or as a preface to the Recommendations section.

- Each Element has the following sections:
  Purpose (from ARS as applicable)
  Summary
  Recommendations (addressing ARS purposes as much as possible)
  Implementation Matrix

  Other material would go into appendices.

- Two types of appendices are proposed: One for background and one for additional detail to address the recommendations sections..

Staff has also included two draft examples of Plan Element summaries submitted by Alex Gillon and Marty Losoff. Also attached are comments from Councilor-elect Mike Ward.

Public Comment / other Considerations

- The idea of a "Communications Element" has been raised. How do we communicate with each other and the community? What is the Plan to bring people together (Tourists, businesses, residents)?
- We should keep a place-holder for "Sustainability" if the Sustainability Working Team recommends a separate element.
- Community Plan needs to define community in terms of groups or organizations. Creates buy-in on who we are (Chamber, Community Center, etc.) and reflects value-added to community.

Working Team on Character of West Sedona Commercial Corridor

The Working Team has discussed whether they might not need to meet as often this early in the planning process. The primary focus is on the May 10-13 community meetings and feedback regarding SR89A.

Public Comment
There is a need to understand the different perspectives of the residents and business owners. Stakeholders need to be specifically involved.

Working Team on Public Participation

May Community Meetings
The Working Team assisted staff in preparation for the three community-wide meetings held on May 10, 11 and 13 by meeting with facilitator Judith Keane to review the content, format and agenda, and, doing a final review and revisions to the PowerPoint and oral presentation. In addition, supporting materials used as exhibits were prepared to encourage the public to identify key issues; make comments, and stay involved in the update process. (A future staff report will provide a summary of the key issues identified in these meetings.)

Media Relations
The Working Team suggested a regular column in the Red Rock News. This idea and general media relations and support were discussed in meetings between staff and the editor of the Red Rock News, the city reporter with the Red Rock News and the owner of SedonaBiz. A meeting with the editor of the Sedona Verde Valley Times is planned.

Press releases went out to all media regarding the Community Plan update process and the May community meetings. The print media included feature articles and an editorial; SedonaBiz included the press release, a link to the Community Plan Update, and a google-alert to its mailing list. Staff also discussed the possibility of utilizing SedonaBiz and the Red Rock News in the future to publish questionnaires that would elicit public opinion on issues.

On-Going Public Education

The Working Team has identified three areas for immediate follow-up to further educate the public on the Community Plan update. These are: "What is in the current Plan?"; "Accomplishments" since the last update, and since the original adoption, answers to questions we have been receiving over the last couple of months. These issues will be the focus of articles written by staff.

City Website

A tailored version of the PowerPoint used in the community meetings has been placed on the city's website.

Public comments and suggestions for an enhanced and more interactive website include posting: 1) a summarization of the issues identified by the community in the May meetings and by the community organizations where staff has made a presentation; 2) public questions and staff responses to issues raised; and 3) the development of an e-mail list to keep internet users informed throughout the process. It is staff's intent to make the website useful and timely and they will follow-up on these good suggestions. There is a staff concern about managing and responding to a large e-mail user group given available staff resources as well as other issues such as the potential for violations of the Open Meeting Law.

Community Organization Presentations

Staff has made presentations to six additional community organizations since the last report to the Planning and Zoning Commission. A summary of the questions asked by the members of these six service and community organizations is attached. The list of all organizations is shown below.

Sedona-Verde Valley Board of Realtors
Sedona-Oak Creek School District
Kiwanis
Sedona Rotary
Lodging Council
Sedona Chamber of Commerce
Red Rock Rotary
Sedona Airport Authority
Sedona Recycles
Red Rock Rotary
Sedona Fire District
University Women of Sedona
Sedona Main Street Program
Democrats of the Red Rocks
Sedona Community Center
KSB
Sierra Club
Sedona-Oak Creek Lions

Working Team on Sustainability

The Working Team is involved in the following tasks:

1- Review of the current Community Plan, element by element to identify "sustainability" principles throughout the document (nearly done)

2- Examine the current Community Plan and identify the accomplishments in sustainable principles (to do)

3- Research how other cities have integrated sustainability into their plans (on-going).

To date, the Working Team has shared information on Marin County, CA, Boise, ID, Portland, Ore., Ft. Collins, CO, Chicago, and Northhampton, Mass.

The 2007 Marin Countywide Plan is particularly noteworthy as it comprehensively addresses climate change and other sustainable development issues, in addition to all legally required topics. According to the Plan's authors, to their knowledge, it was the first local general plan in the nation to calculate its ecological footprint and substantively confront the climate change issue. The Plan also establishes the longer-term goal of reducing the County's footprint by at least half, to a level similar to that of Western European countries. Toward that end, the Plan was substantially reformatted to focus on nature, the built environment and people.

Each element of the Marin Countywide Plan asks the following questions: *What are the desired outcomes? Why is this important? How will results be achieved? How will success be measured?* The Plan answers these questions in respective goals, policies, implementation programs, and most notably in a series of indicators, benchmarks, and targets. Excerpts from the Natural Systems & Agriculture Element are attached to provide an illustration of this Plan.

Additional research through the Sustainable Cities Network, Sierra Club Energy Program Cities, and those suggested by the public will include the following jurisdictions:

Seattle, WA
Greensburg, KS
Santa Fe, N.M.
Park City, UT.

4- Baseline Data (on-going)

Baseline data on land use and air quality has been provided to the Working Team. Data on water and energy consumption will be acquired and analyzed.

At its last meeting, Jill McCutcheon provided information about Sedona Recycles. Sedona Recycles has begun a pilot program for neighborhood recycling drop-offs and would like these to be incorporated throughout the community. The board also recommends that new commercial development require recycling bins, and, that the City should encourage HOA's to utilize one provider in their subdivisions to be more sustainable.

Working Team members are interested in "ecotourism" and an expert in the field will be invited to the next meeting scheduled for June 1.

Department of Community Development
Long Range Planning
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(928) 282-1154

Memorandum

TO: Planning and Zoning Commission

FROM: Michael Raber, Senior Planner
Department of Community Development

MEETING DATE: May 18, 2010

SUBJECT: **Agenda item #7 – Discussion/Possible action on the formation of an advisory committee for the update of the Sedona Community Plan.**

A Sedona citizen has requested consideration of a Council-appointed advisory committee for the Community Plan update. Staff has met with the mayor, Planning and Zoning Commission chair, one other City Council member and one Councilor-elect regarding this request which also changes the "structure" for managing the planning process from one that is staff/Commission-driven to one that is committee/citizen-driven.

Early in this process, both staff and Planning and Zoning Commission members had discussed the potential to involve more citizens in the process, both in general and in the working teams. Both the original 1991 planning process and the preparation leading up to the 1998 Community Plan update, used advisory committees, the latter being the Advisory Committee on Growth. For this update, the purpose of the advisory committee and a committee-driven planning process is to elicit broader citizen involvement in all aspects of this Plan update and to place less emphasis on staff's role in managing the process and drafting the Plan. This could provide for a wider pool of ideas and will allow citizens, Planning and Zoning Commission and staff to work more collaboratively in both of these areas. Regular advisory committee meetings will provide a way for City Council to stay abreast of the process on an on-going basis.

It is requested that the Planning and Zoning Commission consider this proposal and provide comments or recommendations for Council's June 8, 2010 consideration of this approach. The Commission has the option of making a formal recommendation, by motion, if desired.

Proposed Outline for Managing the Process

Advisory Committee

The advisory committee would be appointed by the City Council and would consist of nine members:

- Planning and Zoning Commission Chair
- Community Development Director
- Senior Planner – Long Range Planning
- Six Citizen members, including a chairperson

This is intended to be a working committee and will require a significant time commitment for citizens wishing to serve. Since the Planning and Zoning Commission is represented on the advisory committee and subcommittees, the Commission will be continually updated in their monthly meetings which will also provide for feedback from the Commission to the advisory committee. Ultimately, the draft Community Plan would go from the advisory committee to the Planning and Zoning Commission and City Council at the beginning of the mandated 60-day review and subsequent public hearing process.

Subcommittees and Effect on Working Teams

Under the proposed outline, three subcommittees would be appointed by the advisory committee:

- Formatting Subcommittee
- Public Participation Subcommittee
- Research and Community Plan drafting Subcommittee

Each subcommittee would consist of the following five members:

- One Planning and Zoning Commission member
- Three advisory committee members
- One citizen (not on the advisory committee)

The Research and Community Plan Drafting Subcommittee will be engaged in the details of the Land Use and other Plan elements. Close coordination with the Formatting Subcommittee will be important. The goal of the Formatting Subcommittee is to create a more user-friendly document.

The subcommittees will build on the work of the current community development working teams. The existing teams for Sustainability and the Character of West 89A Commercial Corridor would remain and would interface with the Research and Community Plan Drafting Subcommittee.

The Public Participation and Format Working Teams, however, would be replaced by the Format and Public Participation Subcommittees. These Subcommittees will continue to have Planning and Zoning Commission members on them.

In summary, there would be an advisory committee, three subcommittees and the two working teams in place (see the attached "Process Management Outline"). Both the advisory committee and subcommittees are subject to Open Meeting Law provisions.

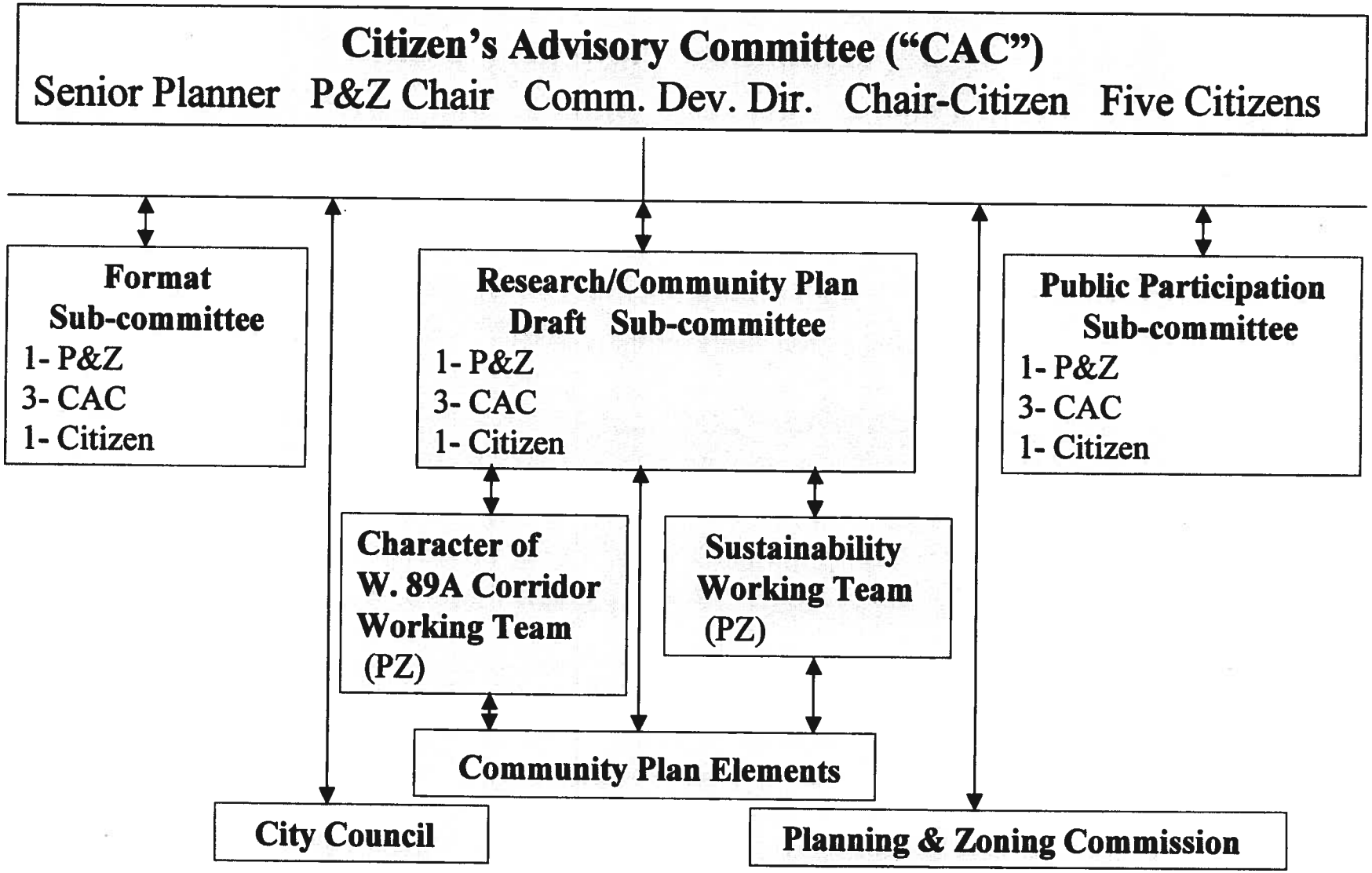
Committee Selection

- Council considers/possibly approves process (June 8, 2010). Council designates three Council members to recommend six citizen members.
- A notice/article would be placed in the media soliciting citizen volunteers for consideration.
- Council would formally appoint the Advisory Committee (July 2010).
- Advisory committee would select its chair at its first meeting.

Staff Recommendations

Staff is supportive of this new management approach, but care must be taken so the process does not become overly complicated in managing the flow of information across all of these groups and that the number of meetings does not negatively impact staff resources.

Sedona Community Plan Update
Proposed Process Management Outline



DRAFT TEMPLATE FOR FULL COMMUNITY PLAN DOCUMENT
(May 3, 2010)

Chapter 1 and 2: Preface and Introduction

Consolidate these sections into a new Chapter 1 (Role, purpose, organization, community profile). Cite ARS 9-461.05C., but do not put the individual element descriptions here. Instead, put those in each element. It has also been suggested that we consider defining the Sedona community in terms of its groups and organizations as well as its citizens and visitors. These are all significant contributors to the community and help define it. Also consider the vision and values statements in the Economic Development Element.

9-461.05C: "The general plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals."

Chapter 3 – Vision, Goals, Objectives, Policies, Actions

Set aside for now (could be substantially revised based on how all elements are re-configured). Chapter 3 could be combined with element summaries to form an executive summary.

Plan Elements Required by State Statute (with corresponding chapters from current Community Plan):

Growth Area (4)
Land Use (5)
Circulation (7)
Open Space (9)
Environmental Planning (10)
Water Resources (11)
Cost of Development (13)

Preface each element with the specific descriptions from ARS 9-461.05 C1 and 2 and D. These elements should be listed first in the Plan document.

Additional Plan Elements Not Required by Statute (with corresponding chapters from current Community Plan):

Housing (6)
Economic Development (14)
Historic Preservation (16)
Arts and Culture (17)

Housing – Preface with description from ARS 9-461.06 E.6. Although a Housing Element is required only for cities with populations of 50,000 or more, and is optional for Sedona, this remains a relevant element to the Plan (City has an established Housing Commission and Housing Policy).

Economic Development – Although not required by Statute, this element has a significant relationship to other Plan elements and is important to the community outside the framework of the Community Plan. The economy and a community's economic development policies are critical factors that influence quality of life.

Historic Preservation and Arts and Culture – Although not required by Statute, these elements describe community-supported goals established by these two Commissions.

Plan Elements that could be Removed (with corresponding chapters from Plan):

Regional Coordination (8)
Community Facilities, Services and Recreation (12)
Tourism (15)

Regional Coordination – Regional considerations can be discussed under Land Use, Housing, Water Resources, Open Space and Circulation Elements (or in appendices created for them).

Community Facilities, Services and Recreation – Although a Public Services and Facilities element is required for cities of 50,000 or more, in the context of the Community Plan, this element can easily be incorporated into the Land Use and Open Space elements. Most of the outdoor recreational needs and goals in the community are found in the Open Space element. The description under ARS 9-461.05C.1. for Land Use, includes recreation and public buildings and grounds.

Tourism Element – Can be integrated into the Economic Development Element.

Chapter 18 - Plan Update and Amendments:

This must be included by Statute ("Provisions that identify changes or modifications to the Plan that constitute amendments and major amendments…")

DRAFT TEMPLATE FOR COMMUNITY PLAN ELEMENTS
(May 3, 2010)

- Would now constitute new Chapters 2 through 12 of the Plan.

- Much of the detailed material (after editing and removal of redundancies) in each element could be placed in a corresponding series of appendices as a separate document. This could detail more of the actual activities and outcomes for the elements (an idea contributed by Mike Ward).

- Although statutes do not specifically require implementation strategies in all elements, the Format Working Team recommends that each element include an implementation program to bring more accountability to the future use of the Plan and to create more uniform organization. This would be coupled with a more detailed review of the reality of completed a recommended action. The result should be a more succinct and manageable implementation matrix.

- The vision statement for each element could be included in the Summary or as a preface to the Recommendations section.

LAND USE (Chapter 2)

Purpose (include from ARS 9-461.05 C.1.a. through e.):
(a.) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.

(b.) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the Plan.

(c.) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.

(d.) Includes consideration of air quality and access to incident solar energy for all general categories of land use.

(e.) Includes policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the Plan is adopted, re-adopted or amended.

Summary (see Alex rewrite as resource for discussion)

Recommendations
Per ARS 9-461.05C., this should include community goals, development policies, maps and necessary diagrams and text setting forth objectives, principles, standards and proposals. These goals, objectives, policies, etc., should be focused on items a through e above. Should also include regional recommendations (from the current Regional Coordination Element - could title as "Regional Perspective", or something similar) and recommendations for recreation and public facilities (Community Facilities, Services and Recreation Elements) that are not specific to other elements. Although not required for cities under 50,000 population, some components might be included from ARS 9-461.05E.4. (Public Services and Facilities Element). This includes plans for police, fire emergency services, drainage, etc.)

Implementation
Per item c., above, specific programs to promote infill or compact form development activity should be included, but ARS does not specifically require any other implementation items.

Other Detailed Material – to appendix

CIRCULATION (Chapter 3)

Purpose (include from ARS 9-461.05 C.2.):
General location and extent of existing and proposed street system, bicycle routes and any other modes (e.g. pedestrian, transit) of transportation, all correlated with the Land Use Element.

Summary (see Marty's rewrite as resource for discussion)

Recommendations
Per ARS 9-461.05C., this should include community goals, development policies, maps and necessary diagrams and text setting forth objectives, principles, standards and proposals. These goals, objectives, policies, etc., should be focused on the purpose statement above. Should also include regional recommendations (from current Regional Coordination Element) that are not specific to other elements (Could title as "Regional Perspective", or something similar).

Implementation
Statutes do not specifically require an implementation program in addition to proposed circulation infrastructure (eg. road connections, bike paths, etc.). However, see the main "bullet point" regarding implementation strategies at the heading of this section.

Other Detailed Material – to appendix.

GROWTH AREA (Chapter 4)

Purpose (include from ARS 9-461.05 D.2.):
Specifically identifies those areas, if any, that are particularly suitable for planned multimodal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that are designed to:

(a.) Make automobile, transit and other multimodal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.

(b.) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.

(c.) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of infrastructure funding and financing planning that is coordinated with development activity.

Summary (see Alex's rewrite as resource for discussion)

Recommendations
Per ARS 9-461.05C., goals, objectives, policies, etc., should be focused on the purpose statement above.

Implementation
This element shall include implementation strategies that address items a. through c. above.

Other Detailed Material – to appendix.

OPEN SPACE (Chapter 5)

Purpose (include from ARS 9-461.05 D.1.): Includes:

(a.) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.

(b.) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.

(c.) Policies and implementation strategies that promote a regional system of integrated open space and recreation resources and consideration of any existing regional open space plans.

Summary

Recommendations
Per ARS 9-461.05C., goals, objectives, policies, etc., should be focused on the purpose statement above. Should also include regional recommendations (from current Regional Coordination Element) that are not specific to other elements.

Implementation
This element shall include implementation strategies that address items b. and c. above.

Other Detailed Material – to appendix.

ENVIRONMENTAL PLANNING (Chapter 6)

Purpose (include from ARS 9-461.05 D.3.):

Contains policies and strategies to address the anticipated effects, if any, of Plan elements on air quality, water quality and natural resources associated with proposed development under the Community Plan. Policies and strategies shall have community-wide applicability and shall not require additional environmental impact statements or similar analysis beyond the current requirements of state and federal law.

Summary

Recommendations
Per ARS 9-461.05C., goals, objectives, policies, etc., should be focused on the purpose statement above. In addition to air and water quality, staff believes "natural resources" would also include characteristics such as dark sky, viewshed and natural quiet.

Implementation
This element includes implementation strategies related to the above purpose statement.

Other Detailed Material – to appendix.

WATER RESOURCES (Chapter 7)

Purpose (include from ARS 9-461.05 D.5.): Addresses:

(a.) The known legally and physically available surface water, groundwater and effluent supplies.

(b.) The demand for water that will result from future growth projected in the Community Plan, added to existing uses.

(c.) An analysis of how the demand for water that will result from future growth projected in the Community Plan will be served by the available water supply or a plan to obtain additional water supplies.

Summary

Recommendations and Implementation
In the interest of uniformity, per ARS 9-461.05C, goals, objectives and policies, etc, should be focused on the purpose statement. Per the above purpose statement, this element is not policy-oriented and does not require an implementation strategy. However, see the main "bullet point" regarding implementation strategies at the heading of this section. Should also include regional recommendations (from current Regional Coordination Element) that are not specific to other elements (Could title as "Regional Perspective", or something similar).

Other Detailed Material – to appendix.

COST OF DEVELOPMENT (Chapter 8)

Purpose (include from ARS 9-461.05 D.4.):
Identifies policies and strategies that the City will use to require development to pay its fair share toward the cost of additional public service needs generated by new development, with appropriate exceptions when in the public interest. Includes:

(a.) A component that identifies various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve development including bonding, special taxing districts, development fees, in lieu fees, facility construction, dedications and service privatization.

(b.) A component that identifies policies to ensure that any mechanisms that are adopted by the City under this element result in a beneficial use to the development, bear a reasonable relationship to the burden imposed on the City to provide additional necessary public services to the development and otherwise are imposed according to law.

Summary

Recommendations
Per ARS 9-461.05C., goals, objectives, policies, etc., should be focused on the purpose statement above.

Implementation
This element shall include implementation strategies that address the purpose statement and items a. and b. above.

Other Detailed Material – to appendix.

HOUSING (Chapter 9)

Purpose (include from ARS 9-461.05 E. 6.):

Consists of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed or economic level.

Summary

Recommendations
Per ARS 9-461.05C., goals, objectives, policies, etc., should be focused on the purpose statement above. Should also include regional recommendations (from current Regional Coordination Element) that are not specific to other elements (Could title as "Regional Perspective", or something similar).

Implementation
This element includes implementation programs related to the above purpose statement.

Other Detailed Material – to appendix.

ECONOMIC DEVELOPMENT (Chapter 10)

Purpose and Summary:

There is no statutory provision for this element. As it currently exists, this element is structured somewhat differently than the other elements. There should be a focus on providing a succinct overview.

Recommendations/Implementation
There should be a focus on providing a more consistent format and checking for consistency between the goals and actions between this and the other Plan elements. Should incorporate key components of the "Tourism Element".

Other Detailed Material – to appendix.

HISTORIC PRESERVATION and ARTS AND CULTURE (Chapters 11 and 12)

Purpose and Summary:

There are no statutory provisions for these elements. There should be a focus on providing a succinct overview.

Recommendations/Implementation

Other Detailed Material – to appendix.

5.0 LAND USE ELEMENT

Section Summary

The *Land Use Element* is the focal element of the **Sedona Community Plan** and has guided the formulation of the other elements in the Plan. As the focal element upon which the Community Plan has been developed, it illustrates where the community should develop and where it should not develop, the anticipated scale and intensity of development and how various land uses relate to each other.

Sedona is surrounded by the Coconino National Forest, and so land use issues in Sedona revolve around development and redevelopment of the existing land base. Based on current densities, zoning and recent development trends, Sedona's private land base can support a total population of approximately 17,071 (15,691 year-round and 1,380 seasonal residents), including 8,777 housing units on 3,897 acres of residential land. In addition to the residential land, there is a total of 515 acres of commercial land. It is expected that the city will reach commercial and residential "build-out" – the time at which essentially all available land has been developed – in 2015 and 2019 respectively.

There is a strong desire within the community to preserve and enhance Sedona's "small town character" as the city moves toward build-out, and this desire is the driving force behind much of the city's land use policies. The following land use objectives more specifically outline these policies:

- to limit future residential growth to the total number of housing units supported by the zoning in place at the time of the city's incorporation,
- to limit commercial growth to the area zoned for commercial at the time of the city's incorporation,
- to limit lodging uses to the current proportion of overall commercial area,
- to provide a rational pattern of land development in key areas where future growth policies can have the greatest effect on meeting community needs,
- to promote Sedona's small-town community character and quality of life in a variety of ways, including,
  - highway improvements,
  - public access to Oak Creek,
  - design and development standards, and,
  - encouraging and supporting a "sense of community", and,
- to provide integration of the manmade with the natural environment.

These objectives are more concretely captured in the Future Land Use Map, which is presented and described in this section. For residential areas, specific categories, which differ by residential density, are identified and described. For commercial areas, specific Focused Activity Centers (FACs), where a mix of uses oriented towards both residents and visitors is encouraged, are identified and described. Also within commercial, two specific areas intended for heavy commercial and/or light industrial uses are identified and described, and other commercial areas,

7.0 CIRCULATION ELEMENT

The circulation element has been prepared to help provide the coordination between land use and development and the ongoing transportation needs of the City. It will assist the City in developing a comprehensive transportation system by balancing future transportation needs with community sensitivity and projected land uses.

The vision of this Element in the Community Plan is to:

"PROVIDE ENVIRONMENTALLY SENSITIVE AND AESTHETIC INTEGRATION OF A CIRCULATION NETWORK THAT EFFICIENTLY AND SAFELY TRANSPORTS RESIDENTS AND VISITORS THROUGHOUT THE REGION WITH AN EMPHASIS ON BOTH NON MOTORIZED AND AS WELL AS MOTORIZED TRAVEL MODES." And to :

"INVOLVE THE COMMUNITY IN THE PLANNING PROCESS TO ENSURE THAT SOLUTIONS ARE AGREED UPON TO MAINTAIN ENVIRONMENTAL QUALITY, COMMUNITY CHARACTER AND MEET FUTURE NEEDS AS PLANNED IMPROVEMENTS ARE CONSIDERED. "

To insure the purpose and vision of the Circulation Element of Sedona's Community Plan is achieved, the following goals will be included:

1. To preserve the beauty of SR 179 and to make sure all improvements to the highway are made in the interest of public safety and in keeping with the scenic sensitivity of this gateway to the City

2. To provide for the most effective and realistic means of alleviating traffic congestion at the "Y"

3. To provide safe and efficient vehicular circulation on SR 89 A.

4. To provide safe and efficient off-highway vehicular circulation and alternatives to highway travel.

5. To provide for a safe and efficient non-motorized traffic circulation.

6. To implement recommendations that are in conjunction with the land use and environmental quality standards of the Community Plan.

7. To provide adequate parking for both residents and visitors.

8. To develop methods to minimize residential and visitor vehicular trips.

Key issues and maps related to this Element along with specific actions plans for meeting the goals are found in the .....

From: Mike Raber
To: "19ward48@msn.com".GWIA.Sedona
Date: 4/15/2010 2:03 PM
Subject: Re: Community Plan

Thanks Michael!

You obviously spent some time on this. I will forward this to the Working Team and get back with you after I've had a chance to review as well.

Mike R

>>> MICHAEL WARD <19ward48@msn.com> 4/14/2010 6:15 PM >>>

Mike,

I have completed my volunteered assignment of reviewing the community plan with an eye toward consolidating tables and charts as appendices. The only redundancies that I found in graphic and statistical information was between section 2.0 of the plan and the more detailed information provided in sections 4.0 through 17.0. I have concluded that offering that information in appendices would do little to abbreviate the document. My only suggestion might be to include an appendix with a consolidated census bureau summary fro Sedona.

My previous readings of the plan were focused upon content but reviewing the document as an organizational structure actually gave me a clearer understanding of the document. The reason for that as I view it is highlighted on pages 1-4 and 1-5 of the Community Plan document. On page 1-4, the last paragraph states that Section 3.0 of the plan "provides the reader with a comprehensive picture of the key elements of the plan". On page 1-5, the organization of the plan identifies section 3.0 as simply a listing of goals and objectives.

Page 1-4 implies that section 3.0 is the plan while page 1-5 suggests that section 3.0 is simply a listing of goals and objectives and the elements of the plan are contained in sections 4.0 through 17.0. I know that your group has focused on creating an executive summary as meaningful reading for the lay person. I would like to suggest a different possibility. Why not rework sections 2.0 and 3.0 so that it becomes the community plan standing on its own in 75 pages or so. The sub headings would be those elements identified for the plan similar to those listed in sections 4.0 through 17.0.

The detailed material in sections 4.0 through 17.0 could then be appendices detailing the actual activities and outcomes for each of the "key elements". I think that organizing the plan in this manner might make the document more accessible to the layperson and while the appendices provide the necessary specific nitty-gritty for the Council, commissions and staff to guide their decision making. It might be worth considering dividing the document physically into two separate bindings.

I know that the community plan is available on the internet as a pdf file. I think that it might be worth considering publishing the community plan in an html format with hotlinks between text information and the supporting graphs and statistical tables. There should also be hot links to secondary documents that would be updated during the lifetime of the plan to reflect changes and new information. An example of that might be city finances which change every year

I only have one "content" suggestion and that deals with defining who or what the Sedona community is. Unlike most cities, our community is an amalgamation of distinct groups who are dependent upon the largess of city sales tax revenue for their survival while not actually providing financial support for city services. (I view the city tax revenue as coming from the purchasers of goods and services and not the businesses that collect the tax from them). I believe that we should develop a generally accepted definition for our community as it relates to the "Community Plan"so that when city funds are distributed to various constituencies (arts, chamber, community services organizations, etc.) that they as members of the community are legally and ethically entitled to that support.

These are just some thoughts and ideas to be kicked around by your planning group. I take no ownership and hope that you will view them as constructive suggestions that can be incorporated or discarded as deemed by your committee as appropriate.

Mike

Red Rock Rotary 4-28-10
Contact: Bill Linnaman at 282-0710
Los Abrigados
19 in attendance
Mike Raber, presenter

Summary of Questions:

1- Define "community"

2- What is the relationship of the Library to the Community Plan?

3- What happens if the Plan is voted down after two years of work?

4- How do you foster a "sense of community"?

Sedona Airport Authority 4-26-10
Contact: Mac McCall at 282-4487
Airport Terminal – Conference Room
Four board members + 4 in audience
Mike Raber, presenter

Summary of Questions/Comments

1- How is the Airport covered in the Community Plan?

2- What keeps the Community Plan Update from being a soapbox on the SR89A lights issue?

3- Are there issues with water resources?

4- Is there Native American input on issues in the Community Plan?

5- What was the voting record on the last update?

Sedona Recycles 4-27-10
Contact: Jill McCutcheon at 204-1185
Vultee
Three board members in attendance
Mike Raber, presenter

Summary of Questions

1- Do outside groups campaign against the Plan?
2- How do second homes get calculated?
3- Is there a correlation between the vacancy rate and seasonable population?

Summary of Comments

More waste-haulers are coming into Sedona and going outside of the area for disposal.
There is a corollary cost in recycling and shipping waste out of the area.
Sedona Recycles is operating at ½ capacity now.
$2 mil of recyclable materials gets buried locally

"Environment" is now a "lifestyle issue". Sustainability is "making things more efficient". Local streams are getting warmer and the trout are moving upstream.

Follow-Up

Send Working Teams schedule to Jill.

Sedona Fire District 4-28-10
Tricia Greer at 282-6800
Station # 1
Estimate 30+ in attendance; this was a Board Meeting
Mike Raber, presenter

Summary of Questions:

1- How much does the City owe?
Do you know where you planning to get that ($68mil)?

2- What is the Community Plan Map (on display)?

3- Is the Community Plan available at the Library?

University Women of Sedona 5-3-10
Contact: Sonia Olson; Mandelle Terry at 204-0723
30+ in attendance
Mike Raber, presenter

Summary of Questions/Comments

1- Is the old bridge (new pedestrian) coming down at Tlaquepaque?

2- Where is the water coming from to irrigate the median landscaping?

Sedona Main Street Program 5-4-10
Contact: Holly Epright at 204-2390
Arroyo Roble Resort- Clubhouse
10 in attendance, including Councilor Mark Dinunzio
Mike Raber, presenter

Summary of Questions/Comments

1- Are we at the "overall view" now in terms of the Community Plan Update?

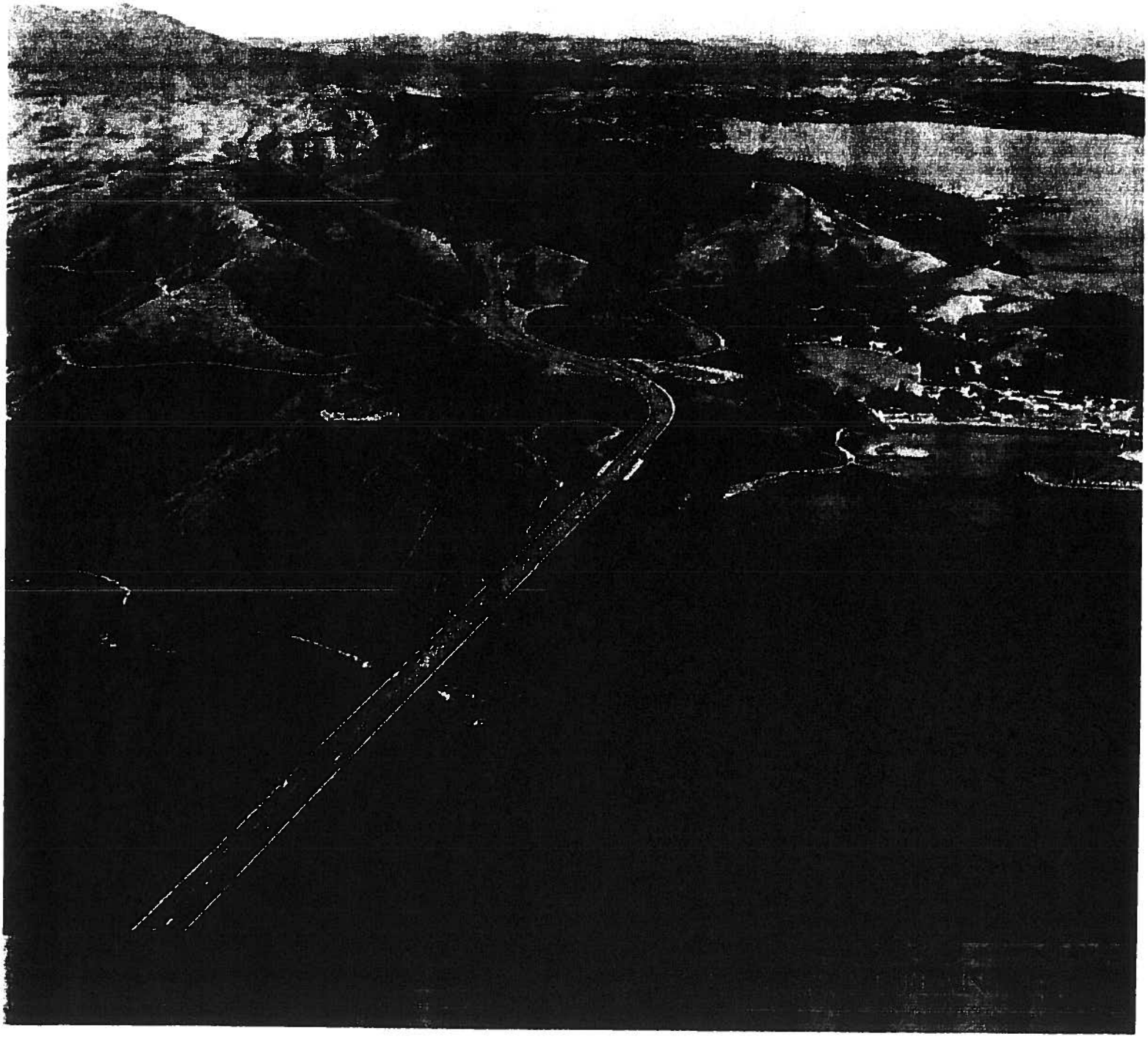
2- How would the SMSP weave into the Plan and where is it currently referenced in the Plan?

3- Suggested that "name of document" might need to be changed such as by adding "Sedona Planning for its Future" or "Sedona 2020"; or perhaps add the "Vision" to the title.

4- Use the work of the Verde Valley Forum on "sense of community" and "small town character" in the CP Update and in the "Vision" statement.

Sustainable MARIN

NATURE, BUILT ENVIRONMENT, AND PEOPLE



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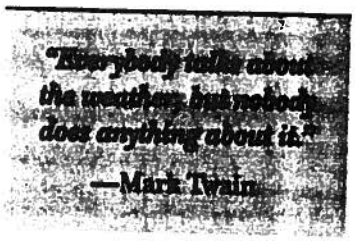
Reducing Air Pollution and Greenhouse Gas

While Marin County enjoys relatively excellent air quality, emissions from the county contribute to global warming and pollution elsewhere in the region. In some parts of the Bay Area, ozone levels exceed National Ambient Air Quality Standards, and particulate concentrations exceed state standards. Automobiles produce most of the emissions. Construction, wood burning, off-road travel, and agriculture also generate pollution. Some scientists predict that the average global surface temperature could rise as much as 4.5 degrees Fahrenheit in the next 50 years and as much as 10 degrees Fahrenheit in the next century. Mounting evidence indicates that global warming stems largely from human activities that discharge gases and trap heat in the atmosphere. The earth's warming melts glaciers and raises the temperature of waters, causing oceans to expand and rise. Scientists expect sea level rise and higher evaporation rates to increase storm frequency and severity.

PLANNING SUSTAINABLE COMMUNITIES



Forecasters predict dramatic economic losses from increased storm activity. The cost of storm damage already has multiplied tenfold over the past 40 years. Climate change will amplify existing hazards, such as erosion, storm-surge floods, and landslides. Experts expect climate change to further stress domestic water supplies as well as indigenous plant and animal populations.

While we know that damage from weather-related events is rising, it is not known whether future changes will be gradual or abrupt. Nor do scientists completely understand the full spectrum of climate change's impacts. Given the global risks to economic, environmental, and social stability, climate change must be addressed at all levels of government.

Fortunately, local governments can play meaningful roles in addressing climate change. Steps taken to address climate change also will improve air quality because vehicle traffic and energy generation contribute to both greenhouse gas emissions and air pollution. Consequently, building a modern world-class transportation system in Marin County will reduce greenhouse gas emissions and improve air quality.

The Bay Area Air Quality Management District encourages local jurisdictions to implement policies to help improve regional air quality and to protect child care centers, retirement homes, and other facilities housing people particularly vulnerable to illnesses associated with air pollution. The Atmosphere and Climate section articulates air quality objectives consistent with regional programs. The Transportation, Energy and Green Building, Public Facilities and Services, and Community Development sections of the Built Environment Element also include policies and programs to reduce development's impact on air quality and global warming.

Coping with climate change is part of a larger challenge of fostering sustainable communities. Communities can more effectively reduce their contributions to global warming when they focus on integrating principles of sustainability. While the aim of this section is to provide a framework for addressing atmosphere and climate change, detailed programs and policies addressing climate protection are located throughout the Countywide Plan.

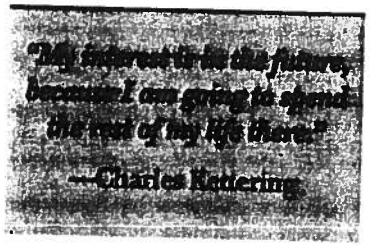
Desired outcomes

- Improve regional air quality
- Reduce greenhouse gas emissions and air pollution
- Promote strategies that aid people and systems in adapting to climate change

Why is this important?

Environment: Vehicle travel is responsible for more than half of the nitrogen-oxide emissions and about three-quarters of the carbon-monoxide and particulate-matter releases in Marin. Air pollution stresses Marin's fragile and sensitive ecosystems by reducing reproductive capacity and food sources. Greenhouse gas emissions lead to climate change, which will likely increase temperatures and shift rainfall patterns. Higher temperatures increase evaporation rates, reduce stream flow, and raise the probability of drought. In Marin, 80 percent of the water comes from rainfall.

Economy: Poor air quality raises public health costs associated with respiratory illnesses. Lowering pollutants would reduce public health costs and lead to fewer sick work and school days. The Tellus Institute estimates that California can save $1.9 billion annually by using more renewable energy and adopting more stringent building codes and efficiency programs. Aquaculture represents more than 5 percent of Marin's agricultural revenues. Warmer ocean water threatens aquaculture's health.

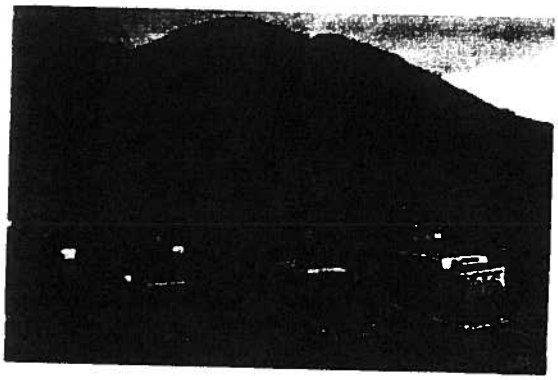


Equity: Poor air quality can trigger asthma. In Marin, 17,083 people, or 7 percent of the population, suffered from asthma in 2004. Children, people who already are ill, and the elderly suffer disproportionately from air pollution. Residents of lower-income neighborhoods tend to live closest to major traffic routes and to be exposed to higher levels of vehicle-source pollutants. Prevalence of asthma and bronchitis is about 7 percent higher for children in neighborhoods with more traffic pollutants than for children in other neighborhoods, according to a Bay Area study.

How results will be achieved

- Promote new clean-vehicle technologies and other incentives to reduce emissions, such as continuing to allow zero or partial-zero emission vehicles rated at 45 miles per gallon or more in Marin County carpool lanes
- Replace County fleet vehicles with clean vehicles, and with hybrid fuel and other viable alternative fuel vehicles
- Require projects that generate potentially significant air pollutants to incorporate best available air quality mitigations in project design
- Continue to participate in the Cities for Climate Protection and Spare the Air programs

- Phase out older, polluting wood-burning appliances and limit installation of wood-burning devices in new or renovated homes to pellet stoves, EPA-certified woodstoves and fireplace inserts, or natural gas or propane appliances
- Require measures to control particulate emissions according to the Bay Area Air Quality Management District CEQA guidelines
- Buffer emission sources from sensitive land uses
- Require mitigation measures, such as increased buffers or indoor air filtration, to protect facilities housing people particularly vulnerable to air pollution, and require projects involving sensitive land uses within 150 feet of freeways to include analyses of potential health risks
- Support voluntary employer-based trip reduction by assisting ridesharing organizations and advocating legislation to expand employer ridesharing incentives such as tax credits
- Promote clean alternative fuels and modify roads to allow more efficient bus operations
- Continue to expand energy efficiency and renewable energy programs
- Promote transit-oriented development and alternative modes of transportation
- Encourage recycling and the use of methane recovery in energy production


Department of Public Works

- Incorporate carbon-emissions assessments into land-use planning and environmental reports for proposed projects
- Foster and restore Marin's wetlands, forests, baylands, and agricultural lands to sequester carbon over time and determine their potential value as carbon sinks
- Participate in research that examines the effects of climate change on people and natural systems in Marin
- Encourage appropriate agencies to track environmental indicators of climate change and provide public outreach about the topic
- Prepare response strategies to aid in adapting to climate change

How Success Is Measured

INDICATOR	BENCHMARK	TARGET
[illegible]	75 pairs in 2000	No decrease in the number of owls identified
[illegible]	16 beneficial uses in 2004	No decline in water quality through 2015
[illegible]	No exceedences in 2000	No increase through 2015
[illegible]	3,005,674 tons CO2 in 1990 and 3,252,049 in 2000	Reduce 15% by 2015
[illegible]	16,857 tons CO2 in 1990	Reduce 15%-20% by 2015
[illegible]	48% (159,744 acres) in protected open space, watershed, or park land in 2000	Increase land preserved by 5% (add 16,648 acres) by 2010 and 7% (add 23,296 acres) by 2015
[illegible]	641 miles in 2004	Maintain and increase
[illegible]	28,377 acres preserved in 2000	Increase by 25,000 acres by 2010 and by 12,500 additional acres by 2015
[illegible]	357 acres in 2000	Increase by 1,500% by 2010 and 1,700% by 2015
[illegible]	$9,860,000 in 2005	Increase annual sales 10% by 2010 and 15% by 2015