Summary Minutes
City of Sedona
Planning & Zoning Commission Work Session
Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, March 5, 2019 - 3:30 p.m.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL

Chair Levin called the work session to order at 3:35 p.m., led the Pledge of Allegiance and requested roll call.

Roll Call:

Planning & Zoning Commissioners Present: Chair Kathy Levin, Vice Chair Randy Barcus and Commissioners George Braam, Eric Brandt, Charlotte Hosseini and Kathy Kinsella. Commissioner Larry Klein was excused.

Staff Present: Warren Campbell, James Crowley, McKenzie Jones, Karen Osburn and Donna Puckett

Councilor(s) Present: Vice Mayor John Martinez and Councilors Bill Chisholm and Scott Jablow.

Note: Agenda item 2 was addressed after agenda item 4.

3. APPROVAL OF THE FOLLOWING MINUTES

a. February 19, 2019 (WS)

Chair Levin indicated that she would entertain a motion to approve the minutes of February 19, 2019.

MOTION: Commissioner Kinsella so moved. Commissioner Brandt seconded the motion. VOTE: Motion carried six (6) for and zero (0) opposed. Commissioner Klein was excused.

4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)

Chair Levin opened the public forum and, having no requests to speak, closed the public forum.

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

Karen Osburn announced that during the last work session, staff took the Sunset-Shelby CFA, now called the Sunset CFA, to the City Council for the second time, and they gave some direction on additional flexibility in Development Standards for certain target development -- one being affordable housing and the other being an economic development project that creates certain jobs at a certain wage, so we are working out those details to take back to the Council, but for those two things, the Council gave direction to incorporate flexibility in height, so up to four stories could be done administratively based on those parameters and certain color requirements and things that would help it blend and kind of disappear into the landscape, so staff will be taking that back for a public hearing and hopefully final approval next month.

Chair Levin asked if Karen could let the Commission know when the Council will hear that agenda item, and Karen stated yes.

5. Presentation/discussion regarding city work plans in the area of sustainability, and how this key theme from the city's Community Plan relates to decision-making by the Planning and Zoning Commission.

Presentation, McKenzie Jones, Sustainability Coordinator: Ms. Jones indicated that she started with the City of Sedona this past August, and she wants to give a brief overview of what we are working on, and then answer questions. She then indicated that she would start with, "What is Sustainability?" It can feel like a nebulous term to some, but she views it as making choices today that maximize our quality of life without compromising that of future generations to live healthy lives. That can seem really broad, but that is outlined in the Community Plan as well, so there is significant support for sustainability within the Community Plan, and it states that sustainability is essentially the fundamental goal of the Community Plan. It says, "Policies and actions by government and citizens that enhance our natural and built environments, create a diversified economy, improve individual and collective quality of life, and create an educated, equitable and prosperous community", so that is the main goal.

McKenzie stated that throughout the Community Plan, there are different goals and strategies to achieve sustainability and environmental protection, and it says:

- Preserving and protecting the natural environment
- Ensuring a sufficient supply of quality water for future generations
- Protecting Oak Creek and its riparian habitat
- Reducing the impacts of flooding and erosion on the community and the environment
- Promoting environmentally responsible building and design, as well as
- Reducing harmful emissions.

McKenzie indicated that this fits more with what Molly presented from an economic diversification perspective. When we think about sustainability, in her experience, sustainability really looks at the community as a whole and if we can sustain this community, so that can be focused on the environment, but it can also be, do we have affordable housing? Do we have enough and different types of jobs for the community? Do we have good air quality and a vibrant arts culture? There are a bunch of different things that go into that overall perspective of community sustainability. This framework is from the STAR Communities framework, which in the past six to eight months was melded with the U.S. Green Building Council's LEED for Cities Program, so the STAR Communities framework is going away, but it is a good framework for explaining the wide-ranging things included in examining community sustainability. They break it down to Built Environment; Climate & Energy; Economy & Jobs; Education, Arts, & Community, then Equity and other things, so it is a really holistic approach to look at community sustainability.

McKenzie indicated that she has been focusing on how the municipal organization can be more sustainable, and we are working on an internal Sustainability Plan that was supposed to start a few weeks ago, but then we had the big blizzard, so we are starting the meetings internally again the end of March, and it is a representation of difference city employees that are coming together to examine city operations, and try to figure out where we can improve city operations, what we can do, and also develop some really measurable targets, goals and strategies.

McKenzie stated that Municipal Sustainability Plans tend to focus on the following:

- Waste - including everything from waste prevention, reuse, recycling and composting, so do we have composting in the city facilities, are community events zero waste or are they taking waste prevention into account?
- Energy and fuel for the city fleet -- do we have the right number of vehicles for the jobs and the appropriate size of vehicle for the work, and then can we transition to electric vehicles?
- Building efficiency and adoption of additional renewable energy in city facilities,
- Water conservation and improving water quality,
- Resiliency - examine our vulnerability to extreme events, including everything from fires, floods, heatwaves, snowstorms, etc., and

- Employee retention, health and safety – do employees have the resources they need to do their job in a healthy way?

McKenzie indicated that was focusing on our municipal organization, and our goal is to complete that over the next few months by the end of this fiscal year, but there are a lot of things the community can do to be more sustainable, and that is the other piece. How can a municipal organization work to assist the community in being more sustainable? Frequently, that can be everything from education to infrastructure.

McKenzie stated that currently, we are going through the Transit Plan to identify whether or not transit is appropriate for Sedona, as well as a lot of SIM projects that are underway to look at biking and walking. Can people safely walk to the store if they want? And, installing an electric vehicle charging infrastructure. People frequently think electric vehicles are for wealthier individuals, but now you can essentially buy a used Nissan Leaf for $12,000, and there are all sorts of different things, plus making sure the City is providing a public charging infrastructure, so people are able to make that transition to electric vehicles in an affordable way.

McKenzie explained that a lot of the work that is already being done by Community Development is looking at designing for density and mixed use in our CFAs, so making sure that when we are creating new spaces, they are designed in a way that supports people being healthy. McKenzie added that Community Development will be taking updated Energy and Building Codes to the City Council over the next few months, and that is a great opportunity to ensure that new buildings being built in Sedona are built as energy-efficient as possible.

McKenzie indicated that another thing staff is working on from a community perspective is that we will be hosting a household hazardous waste and electronics collection event on Saturday, April 13th from 8:00 a.m. to noon at Sedona Red Rock High School; it will be household hazardous waste except for latex paint that can dry out and be thrown out on your personal trashcan. The electronics will include the big tube TVs, which people are frequently looking to get rid of. It should be an exciting event, so tell all your friends, and we will be posting it on Facebook, as well as press releases and advertisements.

Commission's Questions and Comments:
Commissioner Braam asked if April 13th includes pharmaceuticals, and McKenzie stated no, but you can always take them to PD year-around, and they will take them. It used to be included in "Dump the Drug" events, but then they offered the year-around service. Commissioner Braam then indicated that he spent time going through the presentation and reviewing the Community Plan. A lot of your focus is sustainability for Sedona as the municipality; it is a big step to go from the municipality with the employees to the whole City of Sedona, so how do we make that step that may take decades, and maybe that is a question without an answer. McKenzie explained that many cities do a Community Sustainability Plan, looking at the community as a whole and trying to determine how the community can be more sustainable. She has submitted a Decision Package to start that conversation next year and potentially do some of it in-house, and then do some of it with the help of consultants.

Commissioner Braam asked if the City has ever formally acknowledged climate change, and McKenzie indicated that in the six months she has worked here, she doesn't believe it has been a conversation at Council, and Karen Osburn added that a couple of years ago, the issue was brought forward by Councilor Thompson, but the Council to her knowledge has not taken any action or position on climate change.

Commissioner Braam stated that one of the very concerning things to him, as an Engineer with a background in water, was reading the Community Plan and other information in terms of the next 30 years we may have challenges in terms of an adequate water supply. He has seen documents for the entire Verde Valley, but specifically for the City of Sedona, going to either Arizona Water or Oak Creek Water Company, short of just accepting letters that state we have sufficient water, what are

we doing? We have conversations regarding transportation, impact of additional cars on the community, but we could survive with additional traffic; we can't survive with running out of water, so he would promote that the City look at that very strongly. Thirty years is not a lot of time to plan; some of us will be gone, but some of us will still be here, and the one thing that he focused on, looking at your information and the Community Plan, is concerns about our water supply in the future.

McKenzie stated that she shares that concern and has been learning more about the existing situation. She recently participated in the Verde River Report, the Watershed Report Card, which is an interesting workshop to get a better sense of the health of our watershed as a whole, and that is a fascinating and very scary conversation. She also joined the Oak Creek Watershed Council Board to get a better glimpse of the issues affecting the Oak Creek Watershed as well. She agrees that supply and quality are real issues, and there are a lot of different efforts underway. The City supports the Oak Creek Watershed Council financially to do clean-ups and deal with pet waste, so they are trying to address the quality issue from that tact, but from a supply perspective, there are some interesting opportunities. We currently have a rebate for toilets, and we are looking at how we could potentially lower the gallons per flush on that rebate. There are things like that and incentivizing drought-tolerant plantings, etc., so there are some individual things, but we also need to be participating in regional efforts as well.

Commissioner Braam agreed and referenced the chart and Community Plan where Sedona is at 325 gallons per capita per day, and McKenzie commented that we are very high. The Commissioner added that is probably three times where we should be, and he is reminded of that every time he drives past Tlaquepaque and sees their sprinklers going as it is pouring rain or as he goes by small establishments like Pisa Lisa, and the sprinklers are continually going, and you multiply that times several hundred in the community, and that is why our numbers are so high.

Commissioner Brandt asked Commissioner Braam if there should be a discussion on global warming, and Commissioner Braam indicated that it is hard to move forward on sustainability if you don't acknowledge that there are climate changes occurring for whatever reason. Commissioner Brandt then stated that it seems as though you can approach it without. . .; you are already doing that in a way -- without having to acknowledge it. You are just making the City sustainable for whatever might happen. McKenzie indicated that there definitely are secondary benefits to everything, so if you were to look at all of the things that one could be doing – the high impact practices to address climate change and reduce greenhouse gas emissions, there are things like transit, bikeability, walkability, building codes, and making electric vehicle charging infrastructure ubiquitous. When they look at the Urban Sustainability Directors' Network or the Carbon Neutral Cities Alliance, their lists include all of these things that healthy communities do frequently, because having electric vehicles makes our air cleaner, reduces noise and air pollution, etc., so they also have the benefit of reducing greenhouse gas emissions.

Commissioner Brandt referenced the building codes, and indicated that he knows the Building Department is looking at updating it to more current IBC Codes, and there is an Energy Code within there, but it seems that is more of a broad stroke as opposed to being more specific. He has been using the Santa Fe City Environmental Codes for his work as an architect, and what is great is that it is on a sliding scale, which the IBC doesn't acknowledge. If you are building a relatively small house, then you are being somewhat green, because the footprint of the building is smaller, and the larger, more square footage, the more restrictive, more ambitious the requirements are as far as water, energy, amounts of insulation, etc., so he would encourage the City of Sedona to look at that.

Commissioner Brandt stated that there seems to be a big emphasis on water conservation, and in following what Commissioner Braam mentioned about water use, he supposes we should be. It is always like the aquifer is so big; it goes from here to the Grand Canyon and beyond, and there is hardly any mining or drilling between here and there to know just how far that red wall limestone goes to know how much water is in there. Is it a full sponge or is the sponge almost empty and there are just the last drops coming out of that sponge? We don't know, because there is not that much well drilling or mineral exploration in Northern Arizona to know. He supposes the Verde River is a big one

to make sure that there is enough water in there. We're at the top of the Verde Valley, and all the groundwater is going down there.

Chair Levin wanted to piggyback where Commissioner Brandt was headed and asked if staff is in a position to tell us about the Green Building Code. McKenzie indicated that her understanding is that the discussion will be in April or May. Karen Osburn explained that we are targeting May, but because it is a City Code and not the Land Development Code, it will go directly to Council procedurally. Regarding the Green Building Code, Steve Mertes, our Chief Building Official, is looking at adopting the international code, which amendments will apply and which things we will be seeking to adopt and put into the Code as new requirements for construction. He has met with a lot of the sustainability leaders in the community, organizations, and obviously, McKenzie is plugged into that process, but from a Community Development perspective, we are looking at striking the right balance between incorporating things that will make sense and make the community more sustainable and greener, but also looking at cost to construction and how much additional burden does that place, and what is the cost/benefit. We want to incorporate the things that give us the greatest bang for the buck without the highest burden, so you are not going to see an entire Green Building Code adopted here. One of the reasons why McKenzie is starting with the municipal organization is that we also need to start to set the example before we impose a lot of new rules and requirements for the rest of the community, so that will be our basis and starting point. All of those regulations have not been determined at this point or even recommendations, but we are working through that process just trying to ensure that we bring something that strikes a balance.

McKenzie added that two of the opportunities there are electric vehicle readiness, as well as photovoltaic solar readiness, so if you think about what it takes to retrofit your garage now to add an electric vehicle charger, it is probably between $500 and $700 depending on the situation, whereas if you are already building a house from scratch, you can make it easily ready for very little money, because you are already doing the electrical work, so there are opportunities and that is one of the things we have heard from the community – the EV and solar readiness to make sure buildings are constructed in a way that they could be wired for solar and withstand the weight.

Vice Chair Barcus stated that is probably one of the most important things that the City needs to address; it is certainly one of the top things he is thinking about all the time. Just as an aside, when he did his addition, he added a garage and his electrical contractor charged him $20 to be EV-ready, just parts, so you can put that down as a hard data point.

The Vice Chair then stated that he wanted to comment about what Commissioner Braam brought up regarding water use per capita – that is a flawed computation, because most days we have twice as many people visiting here who spent the night using water than live here. Capita is based on residents and many of our homeowners are also seasonal, so they don't count as capita, so when he hears that we have three times the water use of representative cities, we probably have three times the alcohol consumption per capita too. Las Vegas always has the highest alcohol consumption per capita, and you can figure out the tourism impact associated with that as well, so don't get hung up. Data is really important, but let's get the data right and not over-generalize. He is as irritated when he sees the sprinklers going at Tlaquepaque, because he just shakes his head and tries to figure out what is going on, and no disrespect is meant to the water system manager at Tlaquepaque. He just doesn't like to waste water.

Vice Chair Barcus indicated that he was struck by the first slide where you defined sustainability. He felt that was fundamentally flawed. The way he thinks about things, we have to realize there are trade-offs, and we are going to have a lower quality of life in order to allow future generations to live healthy lives. He doesn't think that you can do that unless you use a really high social discount rate. There is a lot of research on the appropriate social discount rate and people who want to push off everything to future generations use a high discount rate, so when you do the cost/benefit analysis you come out with not having to do anything today and 20 years from now that discount rate means that the social costs are really low for those future generations. If you use a really low social discount rate like low single digits, like in the ones, it is probably the appropriate social discount rate to be

using for sustainability-type analyses, and that is a fundamental decision that needs to be made, because we like doing cost/benefit analyses. McKenzie agreed that tough decisions need to be made now in order to protect the resources of future generations.

Vice Chair Barcus then added that we understand what the impacts are short-term, and we are living those every day, but it is hard to be specific about what the community is going to look like in 20 years or what we would like the community to look like in 20 years, and what the forces are that we can and can't control.

The Vice Chair indicated that, hypothetically, he would expect that with the warming we are likely to see in the next 20 years, as many as 20% of Maricopa County residents will no longer live there year-around, because it won't be habitable. He doesn't live there, because it is not habitable now in the summertime, but in 20 years with the trends that are firmly moving forward, we are going to see some mass migration out of Maricopa County, but that doesn't mean that the economy of Maricopa County will implode. It means it will just be a lot more seasonal use; people will move there and live there six months of the year and be gone the other six months of the year, so that may present some challenges and opportunities for this community – probably more challenges than anything else, because some of those folks might want to stay in Arizona, and we don't have a lot of room for them.

Vice Chair Barcus stated that some of the information he has read is that there is probably somewhere between 15 and 25 million people in the next 20 years that will have to relocate from the coastal areas, and that is going to have substantive impact on places that have a higher sea level elevation, like Northern Arizona. When people talk about this, they say this is all hypothetical and it is like Steinbeck wrote a couple of novels about the dustbowl, and millions of people migrated when the country had one-third as many people, and not nearly as many people living along the coast. We are going to face some significant and fundamental changes throughout North America -- throughout the northern hemisphere.

Vice Chair Barcus asked if we do our part in Sedona or just say we are so small that any little thing we could do would be irrelevant, and that is the notion that one person can't make a difference, but we have a responsibility to our children and grandchildren and successive generations to do our part, and that needs to be part of our sustainability.

The Vice Chair then stated that we also need to understand what we can do legally that doesn't violate state laws, and if we would like to do something that currently prevents us from implementing a plan or program, we need to work hard specifically at getting other communities together to get state law modified. We know when our high traffic problems are, but we don't have any way of managing traffic like what they do in some national parks where they have gates or in London where they only allow electric cars to operate during certain times of the day and certain times of the year. I can visualize out 20 years where we might want to have the ability to restrict internal-combustion engine use inside the city limits during specific times of day to prevent carbon dioxide emissions from cars sitting and idling in the congestion. We don't have the authority to do those kind of things, but we need to figure out what authorities we might need and how we might go about implementing them. Putting in charging stations is great; there are lots of carrots, and because of where we are, we are going to have to have both carrots and sticks. He can visualize in 20 years that every home and business in this community will have solar panels on their roofs. There is a lot of issues surrounding that including solar access, because if his neighbor has a tree that blocks his solar access, then we need to have rules and regulations that by right provide that to homeowners for solar access. There are a lot of things like that we need to do. We need to be balanced, but not be Pollyanna. We need not to think we are going to do all of these things; we are going to make them available and people will just naturally adopt them. Some of the things we might be able to do at a state level like cap and trade or a carbon tax, and he would prefer a carbon tax, but we have to start talking about this stuff, because if we don't talk about it nothing is going to get done and 20 years from now we will have a bigger mess to deal with.

Vice Chair Barcus stated that he is looking forward to seeing the City set the example with the City's Sustainability Plan that you are going to launch later this month, and he is really looking forward to seeing how that plays out. That is a great role for a City to set that example for the rest of the citizens and say we can do this. There are lots of examples and electrifying many of the city vehicles would be a great step, but we need those charging stations available.

Commissioner Kinsella referenced the household hazardous waste event on the 13th and asked if air conditioners and refrigerators are part of that as well, because Freon is an issue, so if you are not accepting those it should get in the record, because that wasn't stated before. McKenzie indicated no, we are not.

Commissioner Kinsella then asked if the City has electric vehicle charging stations now, and if so, are they available for public use. McKenzie indicated that the City does not have any electric vehicle charging stations now. It is her hope to, over the next few months, install our first electric vehicle charging station here at City hall that would ideally be for public use as well as commuter and fleet, but if the first one is essentially tailored for City fleet and commuter vehicles, then we would do a round two in the next year to do public charging infrastructure. Our goal is to do Uptown also, to have potentially a Level Two charging station, but ideally a DC charging station in Uptown in one of the parking lots there.

Commissioner Kinsella asked if there would be any restrictions on use for the public or would they be able to just plug-in free of charge. McKenzie stated that they don't intend to do it completely free. It is structured differently in every city, but the idea is depending on how much use you are getting, you could try the first hour for free or the first half-hour free or whatever the structure is, to try to incentivize people to utilize it, but even if it is not free, it is a very low price compared to fueling gasoline-powered vehicles. It can still be below the APS rate or even at the APS rate and still be a really reasonable deal for people.

Commissioner Kinsella indicated that Flagstaff is much further along in a Sustainability Plan and asked if McKenzie envisioned Sedona having a similar plan to the way Flagstaff has gone, and how many municipalities either have adopted a Sustainability Plan or are on the path to adoption in Arizona. McKenzie stated that last fall Flagstaff adopted a Climate Action and Adaption Plan, and she worked on that peripherally. Phoenix, Flagstaff, Tucson and a lot of the valley cities have either a Municipal Sustainability Plan or a Climate Action Plan; that is pretty standard for any of the valley cities that have sustainability programs, so Tempe, Avondale and Peoria, etc., most likely have a Climate Action Plan. Pretty much every major U.S. city has one and has had for 10 to 15 years; then a lot of very small U.S. municipalities have. Commissioner Kinsella asked if they are comparable to Sedona in terms of population sizes, and McKenzie stated that comparable for us would be something like Park City or Aspen or any of those cities that have either some plan or goal, etc. It is different for everybody, but they have all tackled it in different ways.

Commissioner Kinsella indicated that she agreed with Vice Chair Barcus in that she would love to see Sedona be an example and that our Plan goes beyond the scope of maybe some of those that have been adopted earlier that may not be as robust in their solution proposals. The Commissioner then asked how you integrate with the other departments. For example, we just talked about the Building Code, so is that run by you for your opinion and does Parks talk to you about thoughts of expanding facilities or bike trails or lawn use, etc.? How do you integrate with these specific facets of the government? McKenzie explained that we are still early on in that and having been on the other side of it, when she was with Flagstaff for about 8 years, there is just a lot of training involved, so some part of it is getting people to think to include you in conversations and start seeing sustainability through that lens, so a lot the folks in Community Development are very focused on that, and Community Development has done a great job of involving her in conversations as Steve reached out to her about the Building Code. The same with Public Works, and they have had the same issue with the sprinklers on in the park when it is raining, so they now are working on a new irrigation system, which is really exciting and will detect how much water is being used and the moisture in the soil, to use water more conservatively. In those instances, for the things that are

obviously sustainability, people are good at making those connections, and for other things, it is a process of teaching, learning and explaining that she should probably be involved in the conversation. It is just evolving and creating those relationships.

Commissioner Kinsella indicated that she would imagine that when you want to make a recommendation, it is helpful for documentation, like for a lawn versus a non-lawn use, that you want to point to something, so what kind of information sources are you looking at to support your suggestions and how does the National Climate Assessment Report factor into some of the recommendations you might be making? McKenzie stated that from an information-gathering perspective, she has been active with the Urban Sustainability Directors' Network for the last eight-plus years, and they are an incredible resource. The City of Sedona is now a member, and they have a website just for Municipal Sustainability Directors in North America, and there are a couple hundred that post resources all day long. If she has a question about the use of a certain irrigation system, she can type that in there and she can ask a question, and some people will respond. The way that organization is structured, it incentivizes people to participate and respond to others, which is really beneficial. If she asks a question, she could get a response from New York City or Portland, etc. It is also really important to recognize that Arizona has its own unique situation, and there is a lot of value in understanding what works in the Southwest and what is appropriate for our region. Flagstaff and that city's staff has been very valuable, and the same with the City of Phoenix, Tempe, Tucson and Avondale; she has relationships with all those different people. Also, there is the Sustainable Cities Network out of ASU that also provides a lot of valuable Arizona-specific resources, which is wonderful. She doesn't know if any other field is that well supported, but it is a great group to work with.

McKenzie stated that from a National Climate Assessment perspective, the cleanest is the U of A program, the Climate Assessment of the Southwest did a good analysis or summary of the National Climate Assessment and how it affects the Southwest, and it is pretty harrowing. If you are looking for some light reading, it is definitely a challenging thing to read. Some of the pieces are that the water resources for people and nature in the Southwest have declined during droughts; integrity of Southwest forests has continued to decline as a result of recent droughts and wildfires; traditional foods and natural resource-based livelihoods, cultural resources and well-being of indigenous people in the Southwest are increasingly affected by droughts and wildfires; ability of hydropower and fossil fuel electricity generation to meet growing energy use in the Southwest is decreasing as a result of drought, and she could go on and on. Food production in the Southwest is vulnerable to water shortages, so if you think about how much of our lettuce is grown in Yuma, etc., it is really concerning.

McKenzie indicated that she tends to take the approach of looking at reducing emissions and adapting, and trying to figure out the list of things that she said. While some of them sound fairly benign, they are also really big emission sources. Public transit is a substantial thing, being able to transition to having public transit, especially if it is electric or hybrid, and having bike and pedestrian resources is significant, as well as extensive community electric vehicle adoption and renewable energy. Most importantly from a waste perspective is organic, so looking at food waste. Food waste is the most impactful thing that we create, if you are preventing food waste, it is a really important thing. Composting is important as a nice solution, but preventing food waste is a big one. When she thinks about the National Climate Assessment, she looks at mitigating greenhouse gas emissions and how do we ensure that our operations are resilient and that as a city we can handle wildfires, flooding and have the water needed. These are basic things like making sure our infrastructure can support people living in Sedona.

Commissioner Kinsella encouraged McKenzie, as she comes across information that would help the Commission when looking at the planning and zoning questions, to send it on to Karen or the Commission or however you do that. She would benefit from hearing from you to keep these challenges in mind, and she encourages that ongoing exchange.

Commissioner Hosseini indicated that, when she worked for the state, moving from one Building Code to the next was a much more laborious, time-consuming and onerous issue than she would

have thought, so kudos if you can move to a Green Building Code that readily. She hates to think of things being traded off too early in the process. When Karen was talking about having to be mindful of the cost/benefit of some of the restrictions, she wondered if it was possible or if you considered something where there would be some alternatives, like a column A and column B. You could build to this level or to a more restrictive level and if you do that, you get something on the back end – maybe some consideration with DIFs, like a you pay now or pay later sort of thing. She realizes DIFs are not applicable to all projects, but just something where you are incentivizing people to go to the next level, if you were thinking of it being less restrictive. It is not that easy to change, so anything you can build in and not give away too much at the beginning is a good idea. Flexibility is always a good idea.

Commissioner Hosseini commented that you are going to start your sustainability review and you thought it would be finished by the end of this fiscal year, and she then asked if something is going to make it into the budget request cycle for the next fiscal year as a result. Will the timing be right or are you considering a placeholder amount that could be determined later? She hates to miss the boat. McKenzie explained that she has put in a series of Decision Packages for different sustainability programs, and the Plan is not a foregone conclusion, but the main areas and big impact areas are all the same in almost every organization, so things like fleet – we definitely need to be transitioning at least a few vehicles towards electric, or building efficiency, which we have just done a bunch of work on, so there are things that jump out even without knowing the exact details, and she has budgeted for that.

Commissioner Hosseini explained that she didn't reread the Community Plan looking for the word "sustainability" and asked if when you were describing how we are sustainable, because we have these goals in mind that we think are important, is the word "sustainability" itself used in the Community Plan, and Chair Levin stated yes. The Commissioner then commented that we are not just describing it, and McKenzie explained that it is actually used a few different times, and they are all aspirational in the way it is structured, which is normal for a Plan, but there are two different elements. One is broad sustainability and the other is focused on the environment, plus the Plan itself focuses on sustainability across the board if you think about affordable housing and transportation, etc., but the way it defines it or looks at it has a narrow focus on environmental sustainability in water quality, air quality, etc.

Commissioner Hosseini stated that sometimes naming something is important, and sometimes it is better to just describe it, because naming it has some polarizing effects. McKenzie stated that it is a big challenge; the conversation around climate change is really polarizing and politicized in a lot of ways, and it is so unfortunate, because it is the biggest challenge of our time, and we still need to address it, regardless of whether or not it is polarizing and politicized, so making sure that the vast majority of things we are working on are things that people, even if they don't totally understand the science or agree with it, they like having cleaner air and having their kids be able to walk to school, etc.; there are a lot of shared values and the question is just how we talk about them.

Chair Levin noted that there is a lot of passion and expertise on the Commission about this topic, and going back to how your role can affect the decision-making of the Planning & Zoning Commission, more specifically, would we expect that you might weigh-in on development proposals as to the suitability or sustainability practices of the proposed development? McKenzie stated that she thinks so, when it is appropriate. The nice thing is that the way Community Development is set-up, a lot of these things are already taken into account in the way Community Development thinks about the CFAs, etc. McKenzie then asked if that is a fair assessment, and Warren Campbell stated yes, and we will probably incorporate McKenzie to a greater degree on appropriate projects where she might make a written contribution to the Staff Memorandums, like we sometimes see from Public Works or other specialists in our organization.

Chair Levin then stated that would be parallel presumably to the City Council's adoption of a Green Building Code and some of those practices will be evident in the proposals that come to Planning & Zoning for approval. The Chair then asked if staff could see a situation where, along with Molly, a

proposal doesn't really stand on its merits in terms of being economically sustainable or appropriate to this community. The Chair then suggested just picking a hotel and asked if there is a rubric through which you could examine the sustainability of hotel practices, including building codes, landscaping, and contribution to the community offset by the industry itself, the need to import employees, etc. Is that something that you see the City headed towards, so you would be able to assist the City, Commission and Council in evaluating the suitability in terms of sustainability practices? McKenzie stated that hasn't been the direction that she has been given, and Council's is effectively doing that.

Karen Osburn agreed and added that this body is also doing that, when you see a development. Each one is sort of unique, and we would probably steer away from some very specific rubric around a particular industry, but we can identify the pluses like community benefit-type things that they are bringing and not, so at this point, she would probably like to see, especially before we have some kind of community-wide Sustainability Plan that we can point to and say the governing body and the community has said these are the things that we are looking for in a proposal, us try to integrate McKenzie a little more into our staff evaluation around the things that have already been identified. When it is a discretionary decision with zoning and folks needing entitlements, there is a little more we can do to get those community benefits and community mindfulness in a project. Some of the other things where it may be strictly Development Review will lean more on the very black and white codes, rules and regulations.

Chair Levin asked if the Council's priorities mirror sustainability issues, and McKenzie stated that during the budget retreat environmental sustainability was identified as a top priority, and for different communities, having a goal of some sort, whether it is 100% renewable or zero waste or diverting 80% of your emissions, etc., are valuable in that they provide a lens for different projects you are reviewing, but for where we are now in our development, it is appropriate to just have the broad goal of environmental sustainability.

The Chair then asked if, in starting with City government, each department was given directions to discuss and come back with their own recommendations about implementation within their department, or how that has been carried out. McKenzie said that is what we are doing as part of the planning process. We have one or two people in each department that represent different areas and levels of the organization in the planning team, and she has a list of the basic things that most cities do like looking at fleet, buildings and water conservation, and she will be using that as the starting point for conversation with departments that have a much better idea of their own work. For instance, do our recreation events make sense for our sustainability goals and that sort of thing; they have a much better idea of that than she does, so we will be working individually with each of the people on the committee, and they will contribute various ideas outside of hers and bring them back to their workgroups to discuss and see if it is appropriate. Then, we will go through a prioritization exercise to ensure the things we are focusing on are quick and big wins, and not necessarily the things that take a lot more work and are really polarizing; that is probably not a great thing to focus energy on, so what will have the best outcome.

Commissioner Kinsella asked what the rating system is that prioritizes different community benefits like public art, community space, housing, and mitigating environmental impact. Is there a way that we assess some of those as more beneficial or give them a higher priority? If that exists, we should talk about mitigating environmental impact or promoting environmental sustainability, so it moves to the top of the list.

Karen Osburn explained that we do that based on what is articulated in our adopted plan, so certainly the Community Plan is some of those aspirational things, but as we identify, for example, the Community Plan talks about transportation and those issues, but now, we have gone a step further, because we have a Transportation Master Plan, and soon we will have a Transit Plan, and we will soon have an Environmental Plan or Sustainability Plan, and Council priorities are the other things we turn to in terms of community benefits, to look at what the greatest needs are. The greatest needs are typically as a result of the impact that oftentimes development is having, so you are trying to mitigate impacts from transportation from new development that creates more entry-level jobs, for

which we don't have workers, because there is no housing here for them. You can look at our last discretionary decision made on the zoning of the Residence Inn as a perfect example of this; whereas in previous years, when we saw a hotel development come in, we saw a whole different set of community benefits based on the needs at that time, but as those needs have changed and the community priorities are different, we saw almost all of the community benefits be focused on housing, because that has been identified from the community and City Council as the highest priority and greatest need in the community. That is how we direct what we think the best community benefit package is in those entitlement or discretionary decisions.

Vice Chair Barcus commented that we all need to realize that sustainability is going to be expensive, and we need to be very direct and open in that there is no low-hanging fruit; that is a pipedream and there are no free lunches for sustainability. It will require a lot of investment, and some of that investment will be risky, because there may be some technological change that if we had just waited two years, we could have done this new lower-cost thing. We have been fiddling around for 25 years talking about sustainability and hoping for either an engineering solution or some magical breakthrough, and history has shown us that almost all of the changes are incremental; there aren't any major breakthroughs.

Vice Chair Barcus then stated that he teaches History of Economic Thought and one of his lessons is about the "T*ragedy of the Commons".* That essay was written 185 years ago, and that is the basis for all of the environmental laws we have in the civilized world, and 50 years ago, there was another essay written by [Garrett] Hardin in 1968 that takes something from 1833 and puts it into an industrialized society, and we need to be reminded that sustainability includes clean air and clean water, and ample water, etc. For him in kind of an odd way, as he was snowshoeing through his neighborhood ten days ago, he was struck by how clean the air smelled and how quiet it was, so those kind of community benefits are really hard to value, but those are community benefits that we need to strive for, and if we ignore those and look for technological solutions or low-cost things trying to avoid making some really hard decisions to spend a lot of money, it will cost of us a lot more to buy an electric-powered police car than to buy an internal-combustion police car, and we need to vet all that and be prepared and proactive, and we need to explain to our taxpayers and citizens why we are doing these things all in the context of sustainability, and if we miss out, we will always have another chance. This is not the last chance to roll out a Sustainability Plan, but he would like to do it right this time.

Commissioner Brandt stated that he has to pull his thoughts together that he wrote down, because he is inspired by Vice Chair Barcus. It is not just the community; you said something about clean air and quietness for the people and that's great, but we also have the responsibility to take care of the environment around us for the benefit of the people that live here and the benefit of the income it generates for the businesses here from the tourists that come here to see the environment. It is wrapped up with economic sustainability and diversity and all of that. It is like what we should be doing the most is leading by example of being green, and that would attract businesses, because of being progressive and being green, especially with the New Green Deal that is on the tip of everybody's tongue, and it is obviously what needs to be done, but what the City can do to start this is to create the parameters that identify when we are not being sustainable as a whole, not just the things we can do save energy, etc. The bigger picture is the need for parameters like for gridlock, if it lasts more than an hour, maybe we have a problem that is identifiable or if the wait in line to get up on Vultee Arch is longer than 15 minutes, the parameters tell us that we are beyond sustainability for taking care of the environment we live in. He had written that we need to set parameters to determine when too many people are too many people. It is easy to say gridlock is bad, but what does that impact and how do we go about setting the limits? For so long, the City has encouraged more development and more business, and it made perfect sense. It is in the middle of nowhere and Phoenix was a small place, and we needed to increase business, and we still need diversify and to increase business in a way, but at the same time, the same thing the Chamber of Commerce has done is turn a new leaf and realize that they need to target and pull in the reins, the City of Sedona needs to follow that as well as pushing economic diversity in development. It needs to figure out how to preserve what we have got and that is sustainability; that is a way of defining it. Good luck with

that, but “parameters” is the word he wrote down. He then asked Chair Levin if that is what she meant by “rubric”, and the Chair stated maybe; it was a framework from which you would be making your decisions.

Chair Levin thanked McKenzie for sharing her passion with the Commission and thanked the Commissioners for being prepared for the meeting.

6. EXECUTIVE SESSION

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

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

No Executive Session was held.

7. ADJOURNMENT

Chair Levin stated that she would entertain a motion to adjourn the meeting.

MOTION: Commissioner Kinsella so moved. Commissioner Hosseini seconded the motion. VOTE: Motion carried six (6) for and zero (0) opposed. Commissioner Klein was excused.

The meeting adjourned at 4:53 p.m.

I certify that the above is a true and correct summary of the work session of the Planning & Zoning Commission held on March 5, 2019.

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Donna A. S. Puckett, *Administrative Assistant* Date