



Sedona Community Plan Update

April 19th, 2023

Planning a Livable Community: Housing & Land Use Workshop Summary

Introduction

The City of Sedona hosted a Community Workshop at West Sedona School on April 19th, 2023 from 5-7pm. This forum was part of the community engagement process for the ten-year update of the Sedona Community Plan. The event was posted on the City of Sedona Facebook and Instagram, and more than 135 people attended the event.

Goals and Objectives

The event was intended to be interactive and educational. There were three parts to the evening: interactive stations, a presentation from City staff and the Citizen Work Group, and community dialogue tables.

Goals for the event:

1. Understand the importance of housing diversity in planning a livable Sedona
2. Understand the current land use and housing situation, status, and associated maps
3. Understand and reflect on challenges and strategies associated with Sedona's housing now and into the future



Community Input

Participants provided feedback by visiting a variety of interactive stations, speaking with City of Sedona staff and by submitting written comments (if desired). Below are descriptions of each of the stations and summary results from the community feedback. Go to www.plansedona.com for a comprehensive list of comments on housing, as well as a brief overview of feedback from the workshop.

Station 1: Sedona Resident Timeline

People were asked to indicate on a timeline when they moved to Sedona, whether they rent or own their home, and what type of residence they live in.



Station 3: Importance of Affordable Housing

Interactive exercise in which citizens provided feedback (on post-its) on why it is important to have affordable housing in Sedona. These ideas are summarized below.

Summary of Feedback

- Diversity of age, income, interest, life experience
- Allow for families to live and thrive in Sedona and strengthen the community
- Take care of both residents and visitors
- Improve quality of life by shortening the commute of the workforce
- Stable workforce with stable living options and realistic pathways to ownership
- **These issues must be addressed with great fervor**

Suggestions for how to get there:

- Large housing outside the City with transportation
- Ecological housing
- Offer subsidies to firefighters, law officers, medical workers, etc.
- Innovative talent adding to property values by enhancing the community
- Build above the mall in the village



Station 4: Land Use Maps

This station was intended to inform the community about current land use designations and how future decisions could change land use in Sedona. City staff were present to address questions and engage the community.

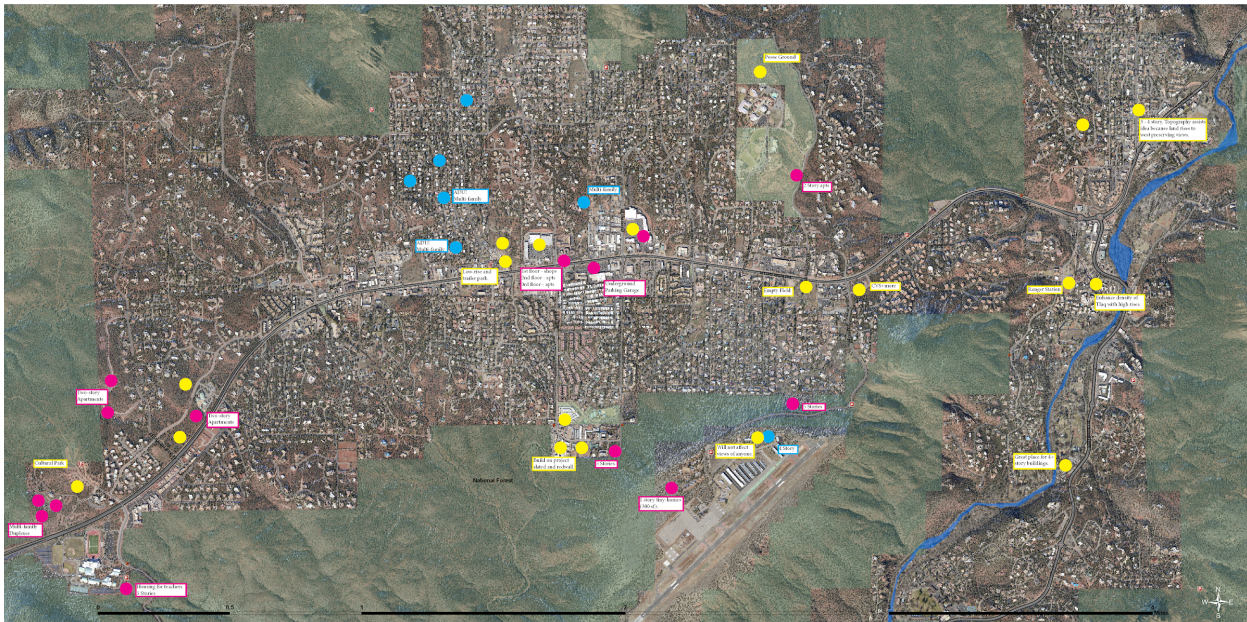
Station 5: Diverse Housing Examples

Informational posters were displayed for participants to learn more about diverse housing types including increased density, transitional zones between commercial and residential areas, and options to bolster the “missing middle” including condos/townhomes, apartments, duplexes, and more. City staff were present to answer questions.

Community Dialogue Round Tables

Small groups of up to 10 people gathered at tables with a facilitator to discuss the diverse housing examples from the presentation and from Station 5. Each table included a map and informational resources so that citizens could indicate ideal locations for each potential strategy to provide affordable housing in Sedona. Below is the consolidated map with all the feedback comments; more detailed maps are placed within the [Feedback Document](#).

Summary of Feedback



Density

- Pair density with parking; garages under building or behind - most likely on hwy 89 corridor
 - infrastructure capacity not adequate however (water, sewer, etc)
- Designate an area,
- ADU's with variable setbacks with assessment process
- Spread multiple transition zones across the City

Height

- Could be helpful, up to four stories?



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- Opportunity in the Cultural Park property
- Viewshed “conversion” whereby it’s not lost immediately; in select areas

Commercial redevelopment

- Bashas parking area support, need to incentivize business owners

Missing Middle

- Fosters a sense of community; draws activity away from the highway, more interesting and accessible
- Cultural park - Mixed housing opportunity
- Harmony Park - Multi family units
- ADUs, RVs and Tiny Homes
 - Adjust requirements for electrical and sewer connections to RVs on residential lots
 - Consider tiny home community for 55+
 - Adjust restrictions/permits for ADUs

Other strategies

- Reconsider land exchange with deed restrictions
- Incentivize deed restrictions - property tax or compensation
- Business owners band together to build workforce housing
- Rezoning and redeveloping
 - Interest in building above single story commercial, live/work options
 - Options at the airport?

Housing & Land Use Presentation

The evening included a presentation from City staff and the Citizen Work Group. Link to the presentation can be found [HERE](#).

Cynthia Lovely – City of Sedona Principal Planner

Cynthia presented on the current types of land use across Sedona and zoning constraints to development.

Jeanne Frieder – City of Sedona Housing Coordinator

Provided by: Southwest Decision Resources, April 26, 2023
www.plansedona.com





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Jeanne focused on highlighting the importance of affordable housing not only for Sedona's work force, but also for the community.

Shannon Boone – City of Sedona Housing Manager

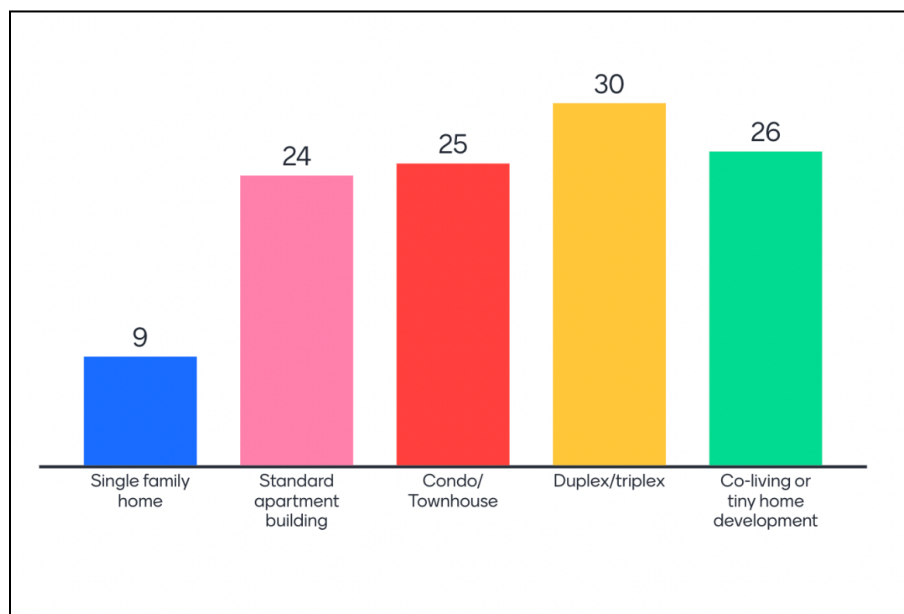
Shannon provided data to illustrate the need for affordable housing and described efforts currently underway by the City of Sedona.

Linda Martinez – Plan Sedona Citizen Work Group Member

Linda gave a presentation, co-produced with John Sather, outlining some possible innovative solutions for the community to provide feedback on.

Post-presentation Poll

After the presentation, participants were asked to respond to a poll asking “**what types of housing Sedona needs more of**”; 42 people responded to the poll.



General Comments

In addition to feedback gathered from community round table discussions, a comment box was provided for participants to provide input regarding housing and land use in and around Sedona. 21 separate comment cards were submitted, many addressing multiple issues, and the feedback is summarized below.





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- Cultural Park
 - Need to discuss this as an option for affordable housing
 - Housing could include 2-3 story apartments and focus on self sufficient community aspects
 - Opportunity to increase height in this location (3-4 stories)
- Affordable housing
 - Support for more affordable housing (not in flood plains or creekside/riparian areas)
 - Needs: timeline, location, determination of who can apply,
 - Need for more information on where funding is coming from for affordable housing
 - Recognition of challenges in Sedona
 - Cost of land
 - Permit/approval process
 - Comments included both support and lack of support for annexing Forest Service land to build affordable housing
- Parking
 - Some would like to see maps of off-street parking in the city
 - Support for reduced parking requirements AND recognition that any new developments need adequate parking
 - Suggestion for parking alternatives (days of the week, carpool designations, etc.)
 - Continues to be an issue for residents and visitors
- Short Term Rentals
 - Continue to be of concern
 - Challenge to address without legislation to put a cap on the number
 - Promote deed restrictions to limit these
 - There are instances where these are used by locals to supplement income, not all bad
 - City of Sedona meet with other cities and the AZ Legislature to discuss changes to STR legislation.
 - Addendum to original bill

