

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, March 18, 2025

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, March 18, 2025, at 4:30 pm in the City Hall Council Chambers.

NOTES:

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

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

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

PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to falmutawa@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. December 17, 2024 (R)
 - b. December 17, 2024 (SV)
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. 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 criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:
 - a. Public hearing to review, take public testimony, discuss, and possibly take action regarding proposed revisions to the Sedona Land Development Code. The proposed revisions include regulations for constructing Private Sport Courts (such as pickleball, tennis, and basketball courts).

Case Number: PZ25-00001 (LDC)
Applicant: City of Sedona
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, April 1, 2025
 - b. Tuesday, April 15, 2025
7. EXECUTIVE SESSION

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.
8. ADJOURNMENT

Physical Posting: March 13, 2025 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note 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.

Staff Report

PZ25-00001 (LDC)

LDC Revisions – Private Sport Courts



Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Public Hearing Date:	March 18, 2025
Hearing Body:	Planning and Zoning Commission
Action Requested:	Recommendation of approval to City Council of revisions to the Land Development Code
Staff Recommendation:	Recommendation of approval to City Council
Applicant:	City of Sedona
Project Summary:	A City-initiated request for revisions to the Land Development Code (LDC)
Report Prepared by:	Cari Meyer, Planning Manager
Attachments:	Proposed Revisions to the LDC

This agenda item provides for a public hearing and discussion/possible action regarding revisions to the Land Development Code (LDC).

BACKGROUND

The current LDC was adopted in November 2018 following a two year update process. The LDC update was the first comprehensive overhaul of the document since 1994 and represented a significant improvement over the previous Code. As thorough as the LDC review process was, staff committed to continuing to evaluate the LDC for potential changes to address changing conditions and needs within the City. Since the 2018 updates, additional proposed changes have been brought to the Planning and Zoning Commission and City Council as needed.

These proposed changes are in response to City Council direction based on resident concerns regarding the construction of private sport courts and their impact on neighborhoods.

PUBLIC INPUT

Staff completed the public noticing for this project and has not received any responses as of writing this report.

DISCUSSION AND ANALYSIS

The proposed revisions are attached to this staff report. These revisions are organized by Article and Section in the same order as the LDC. This table includes the relevant section number, the current code language, the proposed code language, and an explanation of the purpose of the proposed change or any additional information relevant to the change.

LDC Section 8.6.C(4) provides approval criteria for text amendments to the LDC. The criteria state that the Planning Commission and City Council shall consider whether and to what extent the proposed amendment:

- Is consistent with the Sedona Community Plan, Community Focus Area Plans, other adopted plans, and other City policies;
- Does not conflict with other provisions of the LDC or other provisions in the Sedona Municipal Code;
- Is necessary to address a demonstrated community need;
- Is necessary to respond to substantial changes in conditions and/or policy; and

- e. Is consistent with the general purpose and intent of the LDC.

The changes are being proposed at this time are outlined below.

Private Sport Courts

The City does not currently have any regulations regarding the construction of private sport courts (such as basketball courts, tennis courts, and pickleball courts) and they have been treated the same as a concrete patio - no permit is required, but it does count against total lot coverage for the parcel. Additionally, other permit requirements may apply, such as fences (height, location, materials), lighting (fully shielded, color standards), and grading (including drainage and potential retaining walls).

While this approach has worked to this point, the rising popularity of sports like pickleball along with the increase in number of short term rentals has caused concern that property owners will look to add sport courts to their properties, which could have a negative impact on the neighborhood. City Council held a work session on this topic on October 9, 2024, at which time they directed Staff to draft regulations regarding private sport courts. The proposed changes are attached and include the following (see attachment for full details):

- Permitting as an accessory use in all zones.
- Setbacks of 200 feet that may be reduced if various conditions are met.
- Prohibition of rental of courts separately from the primary use on the property.
- Limit of one court per single-family property.
- Prohibition of lighting of courts.

Approval Criteria

In Staff's opinion, these changes are consistent with the approval criteria in LDC Section 8.6.C(4). They are consistent with the general purpose and intent of the LDC as well as adopted plans and policies, are being proposed in response to community input, and do not conflict with other LDC provisions.

PLANNING AND ZONING COMMISSION PUBLIC HEARING

This item is agendaized for discussion and possible action for the March 18, 2025, Planning and Zoning Commission hearing. During this meeting, Commissioners will have the opportunity to discuss, ask questions, hear public testimony and act on the proposed revisions. The proposed revisions included with this packet are Staff's recommendations and may be modified by the Commission.

The action of the Planning and Zoning Commission will be a recommendation (approval or denial) to City Council. The Commission can also choose to continue this item to a future meeting if they determine additional information is needed in order to take action on the proposal.

Recommendation and Motion

PZ25-00001 (LDC)

LDC Revisions – Private Sport Courts



Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

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Staff Recommendation:

Staff recommends approval of case number PZ25-00001 (LDC Revisions – Private Sport Courts), consistent with the approval criteria in Section 8.6.C(4). of the LDC.

Recommended Motion for Approval:

I move to recommend to City Council approval of case number PZ25-00001 (LDC Revisions – Private Sport Courts), consistent with the approval criteria in Section 8.6.C(4). of the LDC.

Proposed LDC Changes (Private Sport Courts):

Article 3 – Use Regulations:		
Section	Current Language	Proposed Change
3.2.E: Table of Allowed Uses	n/a – New Use	Accessory Uses – Private Sport Court Add as “A” use in All Zones Use Specific Standards in 3.4.D(8) (New Section)
3.4.D(8): Private Sport Courts	n/a – New Use	(8) Private Sport Courts a. Purpose: On residentially zoned properties, Private Sport Courts shall be for noncommercial purposes strictly for the convenience and pleasure of the owner(s), occupant(s), and their guests or, on a commercially zoned property, for use by the users of the primary use on the property. b. Impervious Coverage: Private Sport Court area shall count towards the total allowable Impervious Coverage for a parcel (LDC Section 2.24.F) c. Setbacks: Private Sport Courts shall be setback a minimum of 200 feet from all property lines. 1. The Director may reduce the 200 foot setback to a setback not less than 25 feet based on two or more of the following: i. The property owner providing sound mitigation techniques that will reduce the sound from the courts at the property line to no more than 50dB; or ii. The courts are being constructed on a commonly owned piece of property for use by multiple property owners; or iii. Property owners within 200 feet have agreed to the reduced setback; or iv. The presence of buildings on the property between the court and the property line; or v. Properties within 200 feet of the subject property are City parks, open space, National Forest, or other property without the potential for permanent development. d. Fences and Walls: Fences and walls around a Private Sport Court shall meet the fence and wall requirements of LDC Section 5.6.E. e. Noise: Use of Private Sport Courts shall comply with applicable Noise Regulations (SCC Chapter 8.25) f. Rental of courts separate from the rental of the primary use of the property is prohibited. g. Additional restrictions on Single-Family Zoned properties 1. This section is not applicable for courts being constructed on a commonly owned property for use by multiple property owners 2. Maximum of one Private Sport Court is permitted 3. Lighting of Private Sport Courts is prohibited
Section	Current Language	Proposed Change
9.4.F: Definitions, Accessory Uses	n/a – New Use	Private Sport Court Any flat, hardscape area of dimensions exceeding twenty feet by thirty feet, specifically designed for athletic purposes, including, but not limited to, basketball courts, tennis courts, handball courts, racquetball courts, and pickleball courts, but excluding pools and driveways used exclusively for access to a garage. Private Sport Courts may include fencing, netting, or boards. For commercial uses, see Outdoor Recreation Facility.