

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, May 5, 2026

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, May 5, 2026, 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 planning@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 ALLEGIANCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. April 7, 2026 (R)
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. Presentation/discussion regarding the Uptown & State Route 179 Corridor CFA Plan and Planning Process.
6. Presentation/discussion regarding the Pre Approved Housing Plans Library.
7. Discussion/possible direction regarding potential changes to the Land Development Code.
8. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, June 2, 2026
9. 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.
10. ADJOURNMENT

Physical Posting: April 30, 2026 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.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Sedona makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Sedona Planning and Zoning Commission meetings are recorded and may be viewed on the City of Sedona website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Agenda Item 3a:

APPROVAL OF THE FOLLOWING
MINUTES:

April 7, 2026 (R)

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, April 7, 2026 - 4:30 p.m.**

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

Chair Wiehl called the meeting to order at 4:30 p.m., led the Pledge of Allegiance and requested roll call.

Planning & Zoning Commission Participants: Chair Sarah Wiehl, Vice Chair Jo Martin and Commissioners Kali Gajewski, Will Hirst, Rob Smith and Harmony Walker. There is one vacancy.

Staff Present: Tony Allender, Kurt Christenson, Jon Ebers, Kurt Harris, Steve Mertes, Cari Meyer, Alex Ortega, Donna Puckett, and Laura Stewart

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

There were no announcements.

**3. APPROVAL OF THE FOLLOWING MINUTES:
a. February 3, 2026 (R)**

Chair Wiehl referenced the minutes for February 3, 2026, and hearing no corrections, stated that the minutes will stand as approved.

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.)

The Chair opened the public forum at 4:32 p.m. and, having no requests to speak, closed the public forum at 4:33 p.m.

5. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:

- a. Public hearing/discussion/possible action regarding Basecamp – Sedona Beer Company: Request for a Conditional Use Permit (CUP) to use an existing area for outdoor music, community events, and outdoor movie nights. The property is currently zoned CO (Commercial) and is located at 70 Dry Creek Road. APN: 408-02-067Y. Case Number: PZ26-00001 (CUP) Applicant: Kali Gajewski / Mac Crawford (Sedona Beer Company) Property Owner: Mac Crawford (Sedona Beer Company)**

Chair Wiehl introduced the agenda item.

Commissioner Gajewski recused herself at this time and left the dais.

Presentation by Alex Ortega

Presentation by Applicant Kali Gajewski

Chair Wiehl opened the public hearing at 4:42 p.m. and the following people spoke in support: Tim Perry, Sedona, AZ; Patrick Schweiss, Sedona, AZ; Nick Mancini, Sedona, AZ, and Andrea Maddy, Sedona AZ who also supported with some concerns.

Chair Wiehl closed the public hearing at 4:48 p.m.

Commission's questions and comments

Andrea Maddy, Sedona, AZ asked to speak again, and the Chair reopened the public hearing at 4:54 p.m. and closed the public hearing at 4:55 p.m.

MOTION: Vice Chair Martin moved for approval of case number PZ26-00001 (CUP), Basecamp – Sedona Beer Company, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted, with the amendment of the CUP being for 5 years, as the findings of the Planning and Zoning Commission, and the attached conditions of approval. Chair Wiehl seconded the motion.

VOTE: Motion carried five (5) for and zero (0) opposed. (Hirst, Martin, Smith, Walker and Wiehl for and zero opposed.) Commissioner Gajewski was recused and there is one vacancy.

Commissioner Gajewski returned to the dais at this time.

6. Presentation/discussion regarding the initial data results for the Balanced Housing Strategy.

Chair Wiehl introduced the agenda item.

Presentation by Tony Allender regarding the Balanced Housing Strategy previously provided to the City Council, the Sedona-Oak Creek Unified School Board, and at an open house. The data includes an analysis of the fluctuations in our population, the age and aging, the number and size of households, the education level and enrollment, the income and wealth, the industry and occupation, the workers and commuting, the general housing supply, the housing tenure, the value and affordability, the short-term rentals, the housing traits, the gaps, the initial 10-year targets and the current projects. In summary, the detailed data indicated that the overall need is 775 households with 175 dedicated to Sedona seniors and 600 to working-age households, and to attract families with children, we need two to four-bedroom units. Currently, 221 housing units have been approved, which includes Alkemista, Navajo Lofts, Village at Saddlerock Crossing, Villas on Shelby, Goodrow Housing and Jordan townhomes leaving roughly 500 units to go.

Commission's questions and comments.

Tony Allender explained that the difference between the Housing Needs Assessment of 1,800 units and the Balanced Housing Strategy was intended to look at cost-burdened households or the number of households that would want to live in Sedona that had cost burdens. The Balanced Housing Strategy doesn't look at that exclusively; it looks at the community as a whole – who are we and who do we want to be as a community and what is missing to get there or look like that, so we look at the gaps and the means it would take to fill those gaps. Then, we couple that against the quality of life

the community enjoys, and we are at an imbalance. The things that would normally be community-based institutions are hollowing out of the community; however, if you go to the other extreme on a housing building spree to get 900-1,000 new units, you would be on the opposite side of things, then you are also putting an added burden on the transportation, networks and park system, etc., so we tried to look at what we can do over the course of 10 years that doesn't necessarily negatively impact the community. It helps to achieve but doesn't take us out of whack. With additional households, some of those people have to look for additional jobs and there are only so many jobs in the community that are not related to tourism services. There is a threshold of the number of jobs we can bring in without diversifying our economy.

Additional Commission's questions of staff and comments.

Chair Wiehl opened the public hearing at 6:13 p.m. and the following person spoke: Tim Perry, Sedona, AZ.

Chair Wiehl closed the public hearing at 6:16 p.m. and recessed the meeting. The meeting was reconvened at 6:33 p.m.

No action was taken.

7. Discussion/possible direction regarding potential changes to the Land Development Code.

Chair Wiehl introduced the agenda item.

Presentation provided by Tony Allender, including the estimated timeline and the suggestion for the Commission to host an open forum so members of the public body can give their thoughts as well.

Commission's questions and comments

Chair Wiehl opened the public hearing at 6:55 p.m. and the following person spoke: Tim Perry, Sedona, AZ

The public hearing was closed at 6:59 p.m.

No action was taken.

8. Discussion/possible action regarding amendments to the Planning and Zoning Commission Rules and Procedures.

Chair Wiehl introduced the agenda item.

Presentation provided by Kurt Christianson

Explanation by Chair Wiehl

Commission's questions and comments

MOTION: Commissioner Gajewski moved to defer this item until the last planned meeting of 2026. Vice Chair Martin seconded the motion.

VOTE: Motion carried six (6) for and zero (0) opposed. (Gajewski, Hirst, Martin, Smith, Walker and Wiehl for and zero opposed.) There is one vacancy.

9. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, May 5, 2026

Cari stated that we don't have anything officially scheduled for the May meeting but there are a couple of projects that will likely have updates, so we are planning on having a meeting. Commissioner Hirst stated that he had not received a notification for this meeting. Cari explained that he should have received an email so he may need to get in touch with IT.

10. 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.**

No Executive Session was held.

11. ADJOURNMENT

Chair Wiehl adjourned the meeting at 7:12 p.m., without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on April 7, 2026

Donna A. S. Puckett, *Administrative Assistant*

Date

Agenda Item 5:

Presentation/discussion regarding
the Uptown & State Route 179
Corridor CFA Plan and Planning
Process.



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Memorandum

MEETING DATE: May 5, 2026
TO: Planning and Zoning Commission
FROM: Christian Santa-Gonzalez, AICP, Senior Planner
SUBJECT: Uptown & SR 179 Corridor CFA Plan Update Presentation

The Community Development Department has started the planning process to initiate the Uptown & SR 179 Corridor Community Focus Area (CFA) Plan with a renewed effort to draft a new plan due to substantial changes since the previous planning effort was put on hold.

A previous draft Uptown CFA Plan was paused by City Council in 2022 due to changes in the community due to the COVID-19 pandemic, the need to complete an update to the City's Community Plan (completed in 2024), and ongoing work on several Capital Improvement Program (CIP) Projects. Those CIP Projects include the following:

- Uptown parking garage
- Forest Road extension
- Uptown median and roundabout roadway improvements
- Owenby Way road extension
- Ranger Station Park Master Plan

Staff is currently drafting the introduction and providing an analysis of existing conditions with refreshed eyes and perspective due to the substantial changes that have occurred since 2022. It's important to note that staff is still incorporating notable background content from the previous Uptown CFA Plan within the new draft CFA Plan.

During the May 5 Planning and Zoning Commission meeting, Staff will provide a presentation to discuss in further detail the expanded CFA boundary limits, background of the previous planning efforts, the anticipated public engagement approach and process, and discuss the next steps in the planning process. The Commission will be invited to provide input and insight in an effort to gain a further understanding of the needs and advise on the planning process and public engagement approach. As a starting point for the discussion, Commissioners may consider the questions below, which mirror a future initial survey to various audience groups, to request additional engagement opportunities and suggestions for the draft plan.

1. What's your favorite thing about the Uptown & SR 179 Corridor?
2. What keeps you going back to the Uptown & SR 179 Corridor?
3. What are the biggest challenges or issues in the Uptown & SR 179 Corridor?
4. If you could make one change/improvement to the Uptown & SR 179 Corridor, what would it be?

Uptown & SR 179 Corridor CFA Plan Update



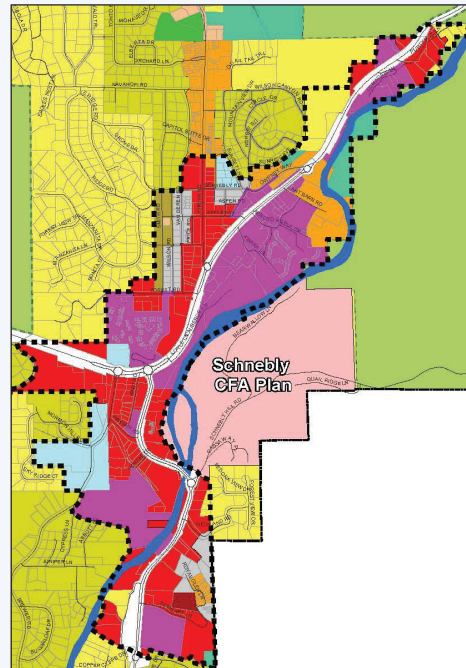
Planning & Zoning Commission Meeting

Tuesday, May 5, 2026



Introduction

- Location and initial boundary limit
 - Boundary is open to change based on feedback

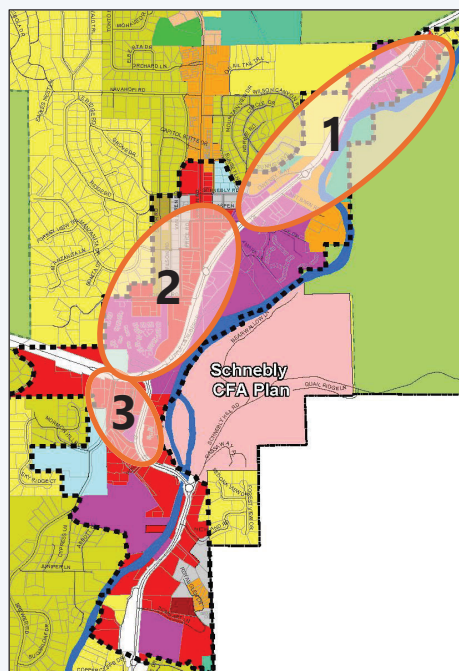


Background



- Community Plan

- 2013 Community Plan set general areas for CFA plans (specific boundaries defined during planning process)
- 2024 Community Plan combined 3 CFAs into one
 1. North Oak Creek CFA
 2. Uptown CFA
 3. Ranger Road CFA
- 2024 Community Plan recommends a single CFA plan for this area



- 2013 CFA Areas
- Initial CFA Boundary
**initial boundary is open to change based on feedback*



Background

- Previous plan efforts
- Recent Capital Improvement Program (CIP) Projects
- Decision to start the planning process with refreshed eyes to draft a new CFA Plan

Year	Planning Event/Product
2019	Uptown CFA Plan initiated
2022	Initial draft Uptown CFA Plan presented to P&Z and Council
2022	Council directed staff to pause the CFA Plan
2022-2024	Community Plan Update Completed

CIP Project, City Initiative or Event since 2019	Status
Uptown median and roundabouts	Completed
Owenby Way roadway improvement	Completed
Oak Creek Pedestrian Crossing	Completed
Ranger Station Park Master Plan	Completed
Ranger Station Park Enhancement	In-progress
City Offices and Municipal Court Building	Completed



Current Draft CFA Plan

- Staff currently drafting an introduction and existing conditions of the plan
- Generating a series of surveys for various audience groups
 - Business owners
 - Residents
 - Uptown
 - All of Sedona
 - Property owners
 - Employees
- Recent Capital Improvement Projects in CFA



Next Steps

- Perform and complete initial surveys to various audience groups
 - Anticipate to start in May, with completion date sometime in June or July
- Hold a series of public engagement meetings
 - Charette
 - Stakeholder meeting(s)
 - Engage community groups
- Complete the initial draft CFA Plan based on public meetings results



Questions for the Commissioners

1. What's your favorite thing about the Uptown & SR 179 Corridor?
2. What keeps you going back to the Uptown & SR 179 Corridor?
3. What are the biggest challenges or issues at the Uptown & SR 179 Corridor?
4. If you could make one change/improvement to the Uptown & SR 179 Corridor, what would it be?

Questions?



Planning & Zoning Commission Meeting

Tuesday, May 5 ,2026

Agenda Item 6:

Presentation/discussion regarding
the Pre-Approved Housing Plans
Library.



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Memorandum

MEETING DATE: May 5, 2026
TO: Planning and Zoning Commission
FROM: Tony Allender, Community Development Director
SUBJECT: Preapproved Housing Plan Library Presentation

In July 2025, the 57th Arizona legislature approved Senate Bill 1529 (now codified in Arizona Revised Statute 9-461.20) that requires cities and towns throughout the state to make available pre-approved home plans for use by property owners, builders, developers and other parties. The intent of the legislation was to recognize and address the time and cost associated with building housing as one means of improving affordability. Specifically, requirements include that cities and towns have in place preapproved plans for Accessory Dwelling Units, Single Family Homes, Duplexes, and Triplexes – three different sizes of each and each to offer three alternative elevations.

The statute provided two methods of meeting requirements:

1. Acquiring plans through an architecture firm to have available for use. By following this path cities and towns are required to have plans for ADUs and Single Family Homes in place by July 1, 2026 and plans for Duplexes and Triplexes by January 1, 2027.
2. Building an open library that would allow for designers to submit plans for review and inclusion in the library. By following this path the library must be in place and fully operation by July 1, 2026.

The City of Sedona has opted to meet requirements of the statute by establishing a library for plans. Staff have been in discussion with other Verde Valley communities and Yavapai County with the possibility of expanding the program to a common, area-wide library to be in place by July 1, 2026. Property owners, builders, developers, and others may select a plan and pay a substantially reduced fee for the architecture/design firm to license use, complete a site plan and submit it for approval. Staff would propose to further reduce cost by waiving fees where appropriate.

Architects will have two methods of submitting plans to the library.

1. Any architect/designer may submit plans directly to staff through an online portal for review. If accepted, the plans will be added to the library in their appropriate category. This method allows for any architect/designer to submit plans, but it doesn't guarantee that site plans will be available for all categories of structure and size required by state statute.
2. The City of Sedona and its partners will host a series of four design competitions – one for each type of structure (ADUs, Single Family Homes, Duplexes, and Triplexes). Awards will be given in each size category. Awards will be limited but will help to defray costs associated with developing a full set of construction plans for the award winning designs. This method brings awareness to the program, promotes high quality design, and stands a greater chance of ensuring that plans are available in each required category.

Verde Valley Pre-Approved Housing Plan Library Info

Key Takeaways

1. Joint participation in a single library for pre-approved housing plans to be put in place prior to July 1, 2026 would allow all of the Verde Valley communities to meet the requirements of ARS 9-461.20 (both the July 1 timeline and the January 1, 2027) timeline.
2. The library will include plans for a minimum of three sizes of ADUs, Single Family homes, Duplexes and Triplexes and each plan will offer three different elevations.
3. Residents, Builders and Developers can all use the library.
4. Plans are available for purchase directly from the architects and will still require building permits, including a site plan that meets local requirements.
5. The program will offer two paths for designers to submit plans, including a series of design competitions that we're hoping will bring national attention to the library (and turn this from a requirement to a national best practice).

Program Overview

The Housing Plan Library Program (Program) is designed to meet the requirements of ARS 9-461.20 but to do so in a way that builds recognition, promotes unique design and innovation while also respecting community character and major issues such as sustainability, fire/flood resilience and the area's unique topography and scenery. The program establishes a publicly accessible catalog of residential building designs that have previously been reviewed for general code compatibility and are available for use by homeowners, builders, and developers (requires payment of license fees to the owner/architect). The program reduces design costs because plans are pre-approved, accelerates permitting, encourages high-quality architecture compatible with the area's character and supports attainable, resilient housing.

The aim of the program is to help make high-quality, sustainable housing attainable, particularly to those that currently lack affordable options.

Improved attainability is achieved by reducing architectural design costs, reducing fees and expediting the permitting process. Plans are available for use by homeowners, builders and developers.

Note: All lots are different. Plans are initially developed based on a “typical” lot (to be defined jointly by the communities); however, an individual site plan will have its own lot configuration and considerations such as topography/steep slopes, flood plain, and more. A building permit is required prior to construction, including a site plan that complies with all building and zoning regulations of the specific community in which the parcel is located.

About the Housing Plan Library

The Housing Plan Library will be designed for ease of access to the plans appropriate to the zoning classification of the area in which the parcel is located. Individuals will also have the option of perusing house plans such as by a filtered list or the full catalogue.

The library will also provide an easy-to-navigate process from selection of a house plan to final approval and building permits.

The Verde Valley communities cannot reject a plan submission by an architect or designer if it meets all requirements; however, the communities can recognize and promote those plans that meet additional elements that are important to one or more of the respective communities including sustainability, fire resilience (such as compliance with Fire Safe Sedona criteria), and those plans that meet community needs established in the Balanced Housing Strategy (Sedona specific), and level of attainability.

Pre-Approved Home Plans will consist of an initial page that includes:

- The “Name” of the home
- A rendering of the home
- Representations of the three elevations available
- Floor Plans
- General information such as dimensions, square footage information by floor, number of stories, number of bedrooms/bathrooms, and a brief description of the home
- The name/logo of the designing architect/firm with a link and contact information to access the plans
- General licensing fee for the plans
- Customization Rate for limited types of changes that do not require new plan review (level of customization, such as flipping floor plans or minor cosmetic modifications need to be clarified as part of the Program)
- General construction cost of the home

Intellectual Property and Licensing

Architects who certify the plans will retain ownership of their designs. The communities will host plan summaries and sufficient information to allow for an informed selection but will not distribute construction drawings directly.

Builders and homeowners must obtain plans directly from the designer and pay a licensing fee pre-determined by the architect.

The Housing Plan Library will include legal notices as needed including:

- Plans in the library are considered prototype plans and the city does not guarantee suitability for a particular site.
- Architects remain responsible as the designer of record for construction drawings.

Program Maintenance and Upkeep

The online library portal will specify the version of all codes to be considered in design of plans.

Staff will make architects aware of changes to building, zoning or other development codes if they may impact designs available in the library; however, architects that certify the plans will be responsible for keeping plans up to date as appropriate. Plans that are not maintained may be subject to removal from the library.

Staff shall create an upkeep routine that takes place annually (or longer if determined appropriate by staff) that evaluates the need for additional or new submissions.

Attainability

For Sedona, the Balanced Housing Strategy has identified housing needs for the community, including working age households with and without children (with a particular emphasis on attracting more families to the area) earning between \$50,000 and \$200,000, households associated with the Hospitality and Service industries, and cost burdened senior residents. Other communities may have alternative target audiences to consider. The communities will coordinate with submitting architects to note designs attractive to one or more of those designated audiences (for example, by noting it on the plan's specific web page).

Program Structure

The program offers two methods of submission of plans into the library:

1. Open Plan Submission

Architects may submit plans for inclusion in the library on a rolling basis. Staff will conduct a technical review before adding a housing plan set into the library. Ultimately, the library will include plan sets in the following categories:

- Accessory Dwelling Unit (ADU) Plans
 - a. Micro ADU ~200 sq ft
 - b. Standard ADU ~600 sq ft
 - c. Large ADU ~1,000 sq ft
 - Single-Family Detached Plans
 - a. Compact Home ~800 sq ft
 - b. Small Family Home ~1,200 sq ft
 - c. Family Home ~1,800 sq ft
 - d. Transformable Design
 - i. Single-family submissions are encouraged to create designs that can transform into one or more attached configuration such as:
 - mirrored duplex
 - townhouse configuration
 - courtyard cluster
 - Duplex Plans
 - a. Micro Unit ~400 sq ft per unit
 - b. Standard Unit ~700 sq ft per unit
 - c. Expanded Unit ~1,000 sq ft per unit
 - d. Family Unit ~1,500 sq ft per unit (Note: this category is beyond the size of required by legislation but is important to Sedona. The other size categories meet state requirements)
 - Triplex Plans
 - a. Micro Unit ~400 sq ft per unit
 - b. Standard Unit ~700 sq ft per unit
 - c. Expanded Unit ~1,000 sq ft per unit
 - d. Family Unit ~1,500 sq ft per unit (see note for duplexes)
2. Design Competitions
- a. Two initial design competitions will populate the library with high-quality prototype plans:
 - i. Accessory Dwelling Units (ADUs)
 - ii. Single-Family Detached Homes
 - b. Two additional design competitions will follow that expand the scale and type of plans:
 - i. Duplexes
 - ii. Triplexes
 - c. Winning entries receive monetary awards and must produce final construction drawings suitable for permitting.

Competition Submission Requirements

Submissions for any of the design competitions shall consist of concept-level drawings only.

1. Required Materials
 - Floor plan with basic dimensions and square footage
 - Three distinct variations of the design with architectural elevations (front, side and rear)
 - Concept site plan showing typical lot layout
 - Building data table (size category, area in sq.ft., number of bedrooms and bathrooms, height, estimated construction cost of general construction, lot size)
 - Design narrative (250-500 words)
2. Competition Awards
 - Total Prize Pool: \$210,000
 - ADU Competition (sizes noted above)
 - a. 3 winners at \$13,000 each (\$39,000 total)
 - Single-Family Competition (sizes noted above)
 - a. 3 winners at \$15,000 each (\$45,000 total)
 - Duplex Competition (sizes noted above)
 - a. 4 winners at \$15,000 each (\$60,000 total)
 - Triplex Competition (sizes noted above)
 - a. 4 winners at \$15,000 each (\$60,000 total)
3. Award winners will be selected by a juried panel
4. Final Construction Plans
 - Winning teams must deliver permit-ready construction drawings including:
 - a. Full architectural plans including mechanical, electrical and plumbing plans
 - b. roof plan
 - c. sections and details
 - d. structural concept
 - e. finalized floor plans and three elevations
 - Plans must be sealed by an architect licensed/registered in Arizona.
5. Submissions that were not awarded may still be encouraged to submit plans through the open portal

Permit Incentives

Projects using library plans may qualify for expedited review, reduced plan review fees, or administrative design review. Sedona staff recommend waiver of appropriate fees where possible (other communities may still chose to charge fees).

Keeping Design Costs Low

A full set of home plans prepared for permit application for a single family home in the ranges allowed for the pre-approved plan library can still easily cost \$50,000 depending upon the level of customization.

By allowing architects/designers to charge for the program it allows for costs to be recouped by spreading the costs over multiple purchases.

By inviting all of the various Verde Valley communities to participate it allows for greater opportunity to increase purchase volume and further drive down the cost per applicant.

Design competition award winners will receive a stipend that can offset the added cost of high-end designers and designs.

The library will include a cap for the amount that an architect can charge for a set of plans. Current estimates (subject to finalization) as follows:

- ADUs: \$2,500 or less
- Single Family Homes: \$6,000 or less
- Duplexes: \$8,000 or less
- Triplexes: \$10,000 or less

Regional Collaboration

Options for Regional Collaboration include:

1. Library options:
 - a. A single, shared Verde Valley Region Home Plan Library
 - b. The possibility of include unincorporated Yavapai County as participants in the library
 - c. The possibility of including updated plans from the Home of Your Own program to provide a “free” common set of plans
 - d. If successful, the library could be open to include other communities outside of the Verde Valley in the future
2. Design Competition Options
 - a. A common design that includes the most critical detailed design requirements from the combined Verde Valley communities

- b. A common review team that determines major code discrepancies in advance of the library in order to settle on a common review standard for all plans

Disclaimers to Note:

- a. Some modifications may be necessary in some areas such as WUI and sprinkler requirements

Running Notes:

- a. We need to be thinking of a common "check list" (if that makes sense), a common review process
- b. A common list of the DIFFERENCES between the programs (things that are unique to each community) so that submissions consider all of these as well