

## December 2019 NEWSLETTER

I finished the first year of my 4-year tour on city council. It has been an eye-opening experience and I am even more optimistic now about our community's future than I was at the start. I appreciate all of the support and feedback (of all types!) I have received this past year. Please keep it up in 2020. I wish you a safe, warm, and happy holiday season 😊

### **Bill Chisholm, Sedona City Council [wchisholm@sedonaaz.gov](mailto:wchisholm@sedonaaz.gov)**

Any opinions contained herein are my own, and do not necessarily reflect the views of the City of Sedona or the Sedona City Council. Much of the content of this newsletter is taken directly (i.e. verbatim) from public documents. My highlights are not intended to be all inclusive - the public record is the final authority. If you have friends/neighbors that would like to get added to my newsletter send them to my website at <https://www.councilorchisholm.com> where they can signup. I have also posted my previous newsletters on the site.

You can reference greater detail and supporting documentation related to the city council meetings items via the following;

- <http://www.sedonaaz.gov/your-government/council-commissions-committees-boards/meetings-video-audio>
- <http://www.sedonaaz.gov/your-government/council-commissions-committees-boards/meetings-documents>
- <http://www.sedonaaz.gov/your-government/departments/city-clerk/council-commissions-committees-boards/city-council/meetings-agendas-packets-minutes>

Sign up for the city's e-Notify service to stay in touch with city events, functions, activities.

- <http://www.sedonaaz.gov/community/news-information/enotify-sign-up-for-news>

### **Snapshot of Key Activities Since Last Newsletter**

- 12/10/2019
  - City Council unanimously approved and presented a Proclamation, recognizing January 2020 as Human Trafficking Awareness Month.
  - City Council unanimously approved a Construction Manager at Risk Construction Services Contract with Kinney Construction Services for the Wastewater Collection System Improvements – SR179 Sewer Main Replacement Project in the approximate amount of \$1,451,500. The project will replace approximately 1,750 feet of 8-inch sewer main with 12-inch sewer main along SR179 and replace approximately 700 feet of deteriorated 12-inch sewer line located adjacent to SR179, under the pedestrian bridge crossing Oak Creek.
  - City Council unanimously approved a Resolution regarding a Development Agreement related to affordable housing between the City of Sedona and Adobe Jack LLC.
  - City Council unanimously approved an Amended Final Plat for Yavapai Plaza, PZ19-00013 (SUB).
  - City Council discussed the draft final report for the Uptown Sedona Parking Facility Needs, Siting, and Design Concept Assessment. The majority of city council was not ready to support a parking

'structure' i.e. greater than 1 story in uptown. Staff was asked to review options for additional surface parking to address concerns from the uptown stakeholders.

- City Council by a 5-2 vote approved a contract not to exceed \$75,000 with Reagan Word for artwork to be placed in the Uptown roundabouts as a part of the Uptown Roadway Improvements Project. The artist has produced an animated video depicting the proposed sculpture realistically posed within the roundabout and background of Uptown Sedona. The video can be viewed on YouTube using the following link: <https://youtu.be/NLsV3uMESPE>
- 12/16/2019
  - The 2<sup>nd</sup> session of the Arizona Legislature Joint Adhoc Committee on the Impact of Short-Term Rentals on Arizona Communities was held on December 16, 2019. This session had to do with STR impact from a (1) taxation, and (2) neighborhood character perspective. The Mayor had a formal presentation while Councilor Williamson, Councilor Jablow, and I shared our thoughts during the public comments portion of the meeting. You can watch the 3-hour 1-minute proceeding at [http://azleg.granicus.com/MediaPlayer.php?clip\\_id=23375&autostart=0](http://azleg.granicus.com/MediaPlayer.php?clip_id=23375&autostart=0)
- 12/19/2019
  - <executive session> City Council met to discuss and consider the employment, assignment, and appointment of the City Magistrate Judge. This matter is brought in executive session pursuant to A.R.S. § 38-431.03(A)(1). The judge who had previously accepted the position changed her mind regarding taking the position. As such the search continues.

### Did You Know

- Take the stormwater survey - The city is preparing to update the existing 2005 Stormwater Master Plan and would like your help. The 2020 update will help identify areas within Sedona that have potential drainage issues or are affected by stormwater discharge. You can help by participating in an online survey. Data collected in the survey, along with field data, will be used to develop an updated understanding of drainage-related problems and concerns. Take the survey at [floodinginsedona.com](http://floodinginsedona.com). Surveys will be accepted through Jan. 19. Learn more at an open house to be held Jan. 16 from 5 to 7 p.m. in the Sedona City Council Chambers at 102 Roadrunner Dr. You can meet the project team, review the objectives of the Stormwater Master Plan update, ask questions, and discuss your stormwater concerns in greater detail. Questions? Call (928) 852-4164 or send an email to [info@floodinginsedona.com](mailto:info@floodinginsedona.com).
- City council elections are to be held August 4, 2020. If you wish to run for the Sedona City Council, candidate packets are available at the Sedona City Clerk's office at 102 Roadrunner Drive <http://www.sedonaaz.gov/Home/Components/News/News/4966/473>
- See the Sedona 2019 Community Report @ <http://sedonaaz.gov/home/showdocument?id=40234>
- Sedona Pledge <https://visitsedona.com/sedona-cares-pledge/sedona-cares-pledge/>
- NACOG SILVER Program; 60 years or older, on fixed/limited income, in need of assistance with electric, natural gas, propane, wood, or wood pellets, UPTO \$800 annual financial assistance toward utility costs. Contact Annick @ NACOG @ 928-300-0894.

### Key Upcoming Events

- 1/8/2020 City Council Retreat to discuss priorities for FY21 (July 1, 2020 – June 30, 2021)

- 1/14/2020 - City Council Regular Session - Tentative Agenda not yet available
- 1/15/2020 - City Council Work Session - Tentative Agenda not yet available,
- 1/28/2020 – City Council Regular Session - Tentative Agenda not yet available
- 1/29/2020 – City Council Work Session – TENTATIVELY scheduled to discuss the Wastewater Rate study update

### **More Information Related to the Above Snapshot of Key Activities Highlighted in 1<sup>st</sup> section**

- 12/10/2019
  - **Approval and Presentation of Proclamation, Human Trafficking Awareness Month, January 2020.**  
 The Coalition Against Human Trafficking-Northern Arizona is a nonprofit grass roots organization dedicated to combating human and sex trafficking in our communities through increasing awareness about this growing problem. Their mission is to educate, provide a networking platform and collectively partner with diverse groups including law enforcement, schools, community organizations, businesses, faith-based organizations, government agencies, first responders and service providers to help eradicate human trafficking. The unfortunate reality is that human trafficking exists in every country of the world, including the United States. The U.S. Department of Homeland Security has named Arizona as one of the highest risk states for human trafficking, and we have incidents of human trafficking here in our Yavapai County communities. While many are under the misconception that human trafficking victims are only foreign born and those who are poor, the fact is that human trafficking victims can be any age, race, gender, or nationality, and they come from all socioeconomic groups. On April 13th of 2019, the Red Rock News broke the story about the indictment and charges filed against Michael Lacey co-owner of Backpage. He and other individuals, involved with Backpage, were charged with one count of conspiracy and 50 counts of facilitating prostitution. Additional charges of money laundering and conspiracy to commit money laundering are also being considered. What make this occurrence so alarming is that it happened in our own backyard. The address was in the 10600 block on State Route 89A, in Oak Creek Canyon. This event breaks the common myth that, because we live in Sedona, it must be happening "somewhere else, happening to "somebody else", "it is a victimless crime", it is in the "bad part of town", or it is a "women's issue".
  - **AB 2547 Approval of a Construction Manager at Risk Construction Services Contract with Kinney Construction Services for the Wastewater Collection System Improvements – SR179 Sewer Main Replacement Project in the approximate amount of \$1,451,500.** The project will replace approximately 1,750 feet of 8-inch sewer main with 12-inch sewer main along SR179 and replace approximately 700 feet of deteriorated 12-inch sewer line located adjacent to SR179, under the pedestrian bridge crossing Oak Creek. Background:
    - This project was included in the 2017 Wastewater Master Plan (WWMP) Update
    - Modeling done during the WWMP showed current flows exceeded capacity of an 8-inch section of line along SR 179 between Copper Cliffs Drive and Schnebly Hill Road
    - The WWMP also recommended replacing the 12-inch section of sewer line crossing Oak Creek at the Tlaquepaque pedestrian bridge due to deterioration
    - Sunrise Engineering, Inc. completed design in November 2019.
    - Construction Contracting;
      - Staff considered construction manager at risk (CMAR), design-build, and design-bid-build methods of procuring a contractor
      - CMAR was selected as it provides contractor input during design and helps ensure that

construction methods account for traffic disruption and business impacts on SR 179 • CMAR is a qualifications-based procurement that includes a design review phase (review for constructability, value engineering and cost estimating) and a construction services contract (presented with this agenda bill). Approaches to Construction; • Sunrise and Kinney considered traditional open trenching and trenchless technologies that would minimize traffic impacts • Trenchless technologies (pipe bursting and cable bursting) were found to be infeasible due to soils conditions and risk of failure, respectively • Open cut trenching, despite the associated traffic impacts, was found to be the most appropriate method of construction. Traffic Control and Construction Scheduling; • Construction was planned to minimize traffic impacts and impacts to nearby businesses • The northbound lane of SR 179 between Copper Cliffs and Schnebly Hill will be closed during the project • The center median of the same section of road will be removed, creating a new northbound lane • Construction will be completed during night-time hours when traffic is minimal • Final traffic control plans are in review by ADOT and are subject to change based on their requirements • Construction is scheduled to begin early January 2020 and take 90 days to complete.

- **AB 2541 Approval of a Resolution regarding a Development Agreement related to affordable housing between the City of Sedona and Adobe Jack LLC.** This Development Agreement pertains to the property at 900 W State Route 89A (APN 401-70-107), the site of the recently approved Ambiente: A Landscape Hotel. In 2006, the previous property owners (George and Claudine Moore) submitted a rezoning application for this property and the two properties to the west (1090 W State Route 89A/APN 408-25-039H and 1120 W State Route 89A/APN 408-25-039J). This application was to rezone the properties to Special Use (SU) to allow for an office/hotel development, including a 40-unit hotel on the subject property (ZC 2006-04, DEV 2006-08). While the rezoning application applied to the entire project, the development review only applied to the office buildings. It was anticipated that the lodging use would be reviewed under a future development review application. This application was approved by the Planning and Zoning Commission on February 6, 2007 and the City Council on March 13, 2007. Under the original conditions of approval, the development review for the lodging portion of the project had to be approved with building permits issued within 8 years of the zone change approval. After the original approval, the market changed, and the previous property owner began to question whether this deadline could be met. Therefore, in 2009, a time extension application was submitted (TE2009-4). With this application, the property owner requested that the zone change be granted on a permanent basis (no expiration date), in exchange for the community benefits offered at the time of the original approval. These benefits included construction of the Adobe Jack trailhead (completed in 2011), payment of \$50,000 into the City's affordable housing fund (payment made in February 2009), and a commitment to building one affordable housing unit with the lodging use when it is ultimately developed. The time extension application was approved by City Council on March 23, 2010. The current property owner (Adobe Jack LLC) acquired the property in 2015 and began discussions with staff regarding their plans for the property, what the existing entitlements allow, and the approval processes necessary to move forward with development of the site. It was made clear throughout this process that the provision of one onsite affordable housing unit was a requirement of the zoning, and the property owner included it in the development plan for the site which was approved by the Planning and Zoning Commission on July 2, 2019. The original Development Agreement, which sets the conditions and

expectations for the affordable housing unit to be provided onsite, was approved by City Council in 2007 with the original zoning approval and is included as Exhibit B. This Development Agreement states that the agreement shall automatically terminate after 8 years if building permits were not obtained. This termination date coincided with the expiration date approved as part of the original approvals. However, when the applicant brought the project back for the time extension in 2010, the Development Agreement was not updated to reflect the new, permanent zoning that was granted by City Council. The new Development Agreement is in the same form with the same information as the original Development Agreement with the following updates: • Owner information updated • Project name, dates, and acreage updated • Recitals section updated to reflect the history of the project since the original approvals • County updated (Original project was in Yavapai and Coconino Counties, current project is only in Coconino County) • Exhibits updated to reflect current project as approved by the Planning and Zoning Commission. Approval of the updated Development Agreement will ensure that the onsite affordable housing unit negotiated as a part of the original zone change approval and committed to during the time extension process will exist and operate as originally intended when this project was originally reviewed and subsequently granted zoning approvals.

- **AB 2549 Approval of an Amended Final Plat for Yavapai Plaza, PZ19-00013 (SUB).** Background: The Yavapai Plaza Subdivision is a commercial subdivision at the northwest corner of Coffee Pot Drive and Yavapai Drive, is approximately 3.4 acres in size, and is zoned Industrial (IN). This site was proposed to develop as a single development in 2000. The Planning and Zoning Commission approved a development review application for the entire 3.4 acres in 2000 (DEV2000-17) and a time extension in 2001 (TE2001-01). In order to improve financing opportunities for the project, the property owner then proposed to subdivide the parcel, creating an 11-lot commercial subdivision. As the original development plan had been done for the entire development site without a subdivision anticipated, the layout of the buildings and location of parking and access points did not neatly line up with the proposed property lines. Since the property owner's intention remained to develop the site in accordance with the development review approval, easements for access and parking along with specific building envelopes were included on the proposed plat to ensure the development operated as originally intended. The Planning and Zoning Commission recommended approval of the preliminary plat on November 5, 2002, and City Council approved the Preliminary Plat on December 10, 2002. The Final Plat was approved by City Council on January 14, 2003 and recorded with Yavapai County on May 7, 2003. While the property owner stated that the intent of doing the subdivision was to increase financing options, they still could not obtain financing. The property was not developed as anticipated, and the development review application expired. However, the plat that was created during this process remains. There are now 3 separate property owners within the Yavapai Plaza Subdivision. None of them intend to develop their property in accordance with the development plan from 2000, but all of them are limited to the restrictions placed on their properties by the Final Plat, including building and parking placement. For reference, the original Final Plat is included as Exhibit B. While the development plan for this site could have worked if the site had developed while under a single ownership, it is no longer feasible. The property owners, while they can continue using existing buildings, are severely limited when considering new structures and new uses of the property. The property owners have submitted an

application to remove “site plan” elements (building envelopes, parking, ingress/egress easements, etc.) from the plat, allowing each property to develop under the general standards of the IN zoning district. Public Works/Engineering Staff have reviewed the amended Final Plat and determined that it meets all City requirements. If the amended Final Plat is approved, future development would be subject to the established development review process and reviewed for compliance with IN district standards.

- **AB 2538 Discussion/possible direction regarding the draft final report for the Uptown Sedona Parking Facility Needs, Siting, and Design Concept Assessment.** Background: In 2018, the Uptown Parking Advisory Committee requested that the City initiate a parking needs and facility siting assessment using Uptown parking revenue funds. This budget expenditure was included in the FY20 Capital Improvement Program. In May 2019, the City contracted with Walter P. Moore to prepare an Uptown Sedona Parking Facility Needs, Siting and Design Concept Assessment to analyze the current parking conditions and demands and make recommendations for alternatives that accommodate current and future parking needs. The consulting team and staff met with the Uptown Parking Advisory Committee twice in the course of the study and conducted individual interviews with committee members and other stakeholders. A survey of both Uptown businesses and employees was also conducted to obtain additional information about parking habits and needs. The resulting draft final report addresses parking occupancy and demand and recommendations for three potential site alternatives including a recommended site. Recommendations for a parking in-lieu fee schedule are also included. The draft report can be found in the 12/10/2019 city council packet <http://www.sedonaaz.gov/Home/ShowDocument?id=40492> (packet pages 93-205). Given that the construction of a parking garage is a recommendation of the study, funding scenarios are included in this agenda bill to demonstrate the possible funding options and financial feasibility to complete a project like this should that be Council’s direction. Staff is not requesting that any funding decisions be made at this time. The construction of a new parking garage was also part of Strategy 3 of the Kimley-Horn Transportation Master Plan (2017). As a result, development of a parking garage was included in the "future years" of the FY20-29 Capital Improvement Program (CIP). In the CIP, \$14,000,000 of the transportation sales tax revenue is earmarked for said parking facility. Given the estimated cost range for the recommended site, \$14,000,000 is close to the middle of this range, and a combination of the transportation sales tax and paid parking revenue could be utilized to fund this project. If the City were to apply the net annual paid parking revenue of \$441,000 towards the payment of debt service over 20 years at current interest rates, the City could borrow \$6.9 million and use transportation sales tax revenue to fund the balance. If that same annual amount was used to make payments over 30 years, the City could borrow \$9.1 million and use transportation sales tax to fund the balance. Other funding options could also be considered. If in-lieu parking fees are adopted, those proceeds could also be applied toward debt service payments and/or ongoing maintenance of a parking structure. It has also been suggested that a pay for parking program could be instituted once a robust transit system is available to provide an alternative to using a personal vehicle to access Uptown.

The majority of city council was not ready to support a parking ‘structure’ i.e. greater than 1 story in uptown. Additionally, concerns were raised regarding how the addition of parking would or would

not impact the use of any potential public transit targeted for the area. Staff was asked to review options for additional surface parking to address immediate concerns from the uptown stakeholders regarding the lack of parking.

- **AB 2548 Discussion/possible action regarding the approval of a contract not to exceed \$75,000 with Reagan Word for artwork to be placed in the Uptown roundabouts as a part of the Uptown Roadway Improvements Project.** Background: As part of the Uptown Roadway Improvements Project, two roundabouts will be installed in the Uptown area, one at the north end at Schnebly Road and one at the southern end at Jordan Road. As with other roundabouts in the city, the art is intended to be incorporated within the inner circle of the roundabouts. Staff advertised a Request for Proposals (RFP) this past September 2019 and received eleven proposals in October 2019. Artwork Selection Process; • The City solicited proposals from local artists to receive a commission to provide artwork for the new Jordan and Schnebly roundabouts being constructed as part of the Uptown Roadway Improvements Project. • Eleven proposals were received and evaluated by a selection committee comprised of six members representing the Arts & Culture Coordinator, the City Manager’s Office, the Landscape Architect working on the uptown roadway construction and the Public Works Department. • Using criteria established in the RFP, the selection committee narrowed down the eleven proposals to a final list of four art proposals for subsequent interviews. The following RFP criteria was used in the evaluation of proposals: o Artists qualifications and experience; o The proposed artwork by the artist; o Approach to Maintenance and Durability of the artwork; and o The artists portfolio. • The four finalists were invited to attend in-person interviews with the selection committee to further present their art proposal and respond to questions from the selection committee. • From interviews with the four finalists the selection committee then decided upon which art proposal or combination of artists proposals would best meet the criteria of the RFP. From the final four interviewed the selection committee unanimously found the proposal submitted by Reagan Word to best meet the criteria. Important Considerations: This selection process was similar to others used to select art for other roundabouts. However, it differed in some ways that may have impacted the number of submittals and the type of submittals received: • The timeline for soliciting proposals was condensed to help ensure the art installation could coincide with the completion of the uptown roadway construction • Due to time constraints, there was no broader public input given during the selection process as there typically has been with other roundabout art installations • The city received 11 proposals for 2 roundabouts, which is fewer than the approximate 2 dozen proposals received for the Schnebly Hill Roundabout. • The verbiage in the RFP states, “Proposals will be accepted for up to \$75,000 for this project.” Reagan was the only one to question this and the only proposal to meet budget. The numerous other artists assumed the cost was \$75,000 per roundabout and exceeded budget by submitting proposals for cast bronze. • The selected art is patinaed steel, rather than cast bronze that is more typical of other roundabout art installations. The selection committee was enthusiastic about making Reagan Word’s proposal their top selection. The above considerations are outlined recognizing the importance of permanent art installations like this (especially given the prominence of uptown) and the need for council to be aware of how deviations to the typical art selection process may have impacted the number and type of proposals received.



The artist has produced an animated video depicting the proposed sculpture realistically posed within the roundabout and background of Uptown Sedona. The video can be viewed on YouTube using the following link: <https://youtu.be/NLsV3uMESPE>

- **12/16/2019 - The 2nd session of the Arizona Legislature Joint Adhoc Committee on the Impact of Short-Term Rentals on Arizona Communities was held on December 16, 2019.** The topic had to do with STR impact from a (1) taxation, and (2) neighborhood character perspective. As a result of feedback from several Arizona municipalities and with support from the Governor the Arizona Legislature established an Adhoc Committee to review the unintended consequences associated with the SB1350 legislation passed in 2016 and effective 1/1/2017. The defined purpose of the committee is to “(1) compile data, reports and testimony on the prevalence of short-term rentals in Arizona and individual communities; (2) consider the community impacts of short-term rentals including on municipal residency, workforce housing stock and residential rental prices; (3) evaluate the implications of tax revisions on the short-term rental market; and (4) discuss opportunities to address emerging challenges presented by short-term rentals.” The committee is comprised of 6 members of the Arizona Legislature; Senator Kate Brophy McGee, Co-Chair, District 28, Senator Sean Bowie, District 18, Senator David Livingston, District 22, Representative John Kavanaugh, Co-Chair, District 23, Representative Isela Blanc, District 26, and Representative Travis W. Grantham, District 12

It is clear to me that the adhoc committee members for the most part believe improvements to the current law are necessary to address the negative impacts that investor-owned STR's are having on specific communities. It appears that there is a consensus that leveraging the shared economy via your



(a) owner-occupied home and/or (b) your second home is deemed in keeping with the original intent of the law passed in 2016 effective 1/1/2017.

The City of Sedona city council was represented by 4 of the 7 councilors.

- As a specific agenda item Mayor Sandy was given ~8 minutes to speak and focused her comments on neighborhood character changes, revised density data, and the 'bypassing' or our local elected official's ability to enforce zoning. See Appendix A for her powerpoint presentation.
- As part of the Public feedback portion of the meeting Councilor Williamson, Councilor Jablow, and myself were given 3 minutes to speak. Due to a procedural error I was only given 2 minutes but was afforded the opportunity to send my written comments to the committee clerk (see Appendix B). The comments made by the three of us covered; support for owner-occupied STR, negative impact of STR on; rental housing stock, rental costs, HOAs, Early Head Start/Head Start, and homelessness.

You can watch the 3-hour 1-minute proceeding at  
[http://azleg.granicus.com/MediaPlayer.php?clip\\_id=23375&autostart=0](http://azleg.granicus.com/MediaPlayer.php?clip_id=23375&autostart=0)

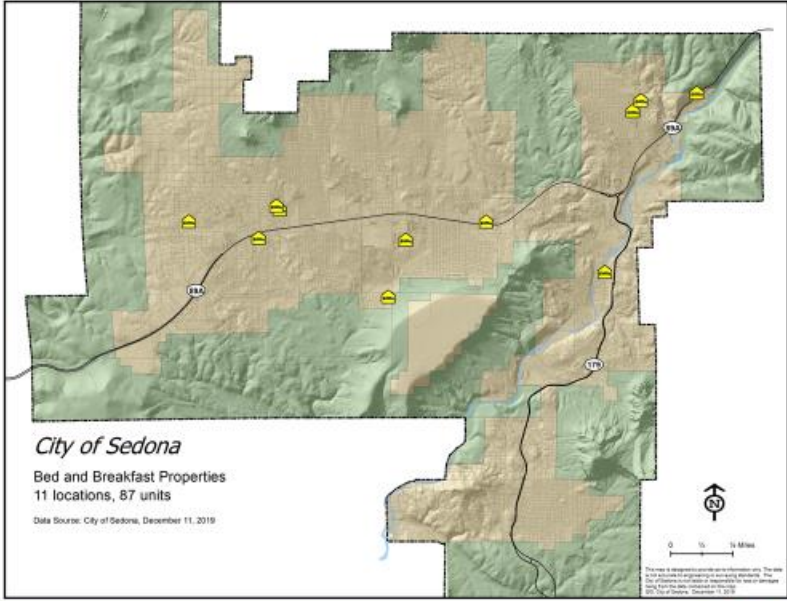
## **Impacts to Neighborhoods and Community**

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- Housing inventory/affordability
- Loss of residential character in neighborhoods
- Commercial activity in residential districts
- Large scale residences are really neighborhood-hotels
- Large influx of new lodging inventory with no planning, public process, or local control



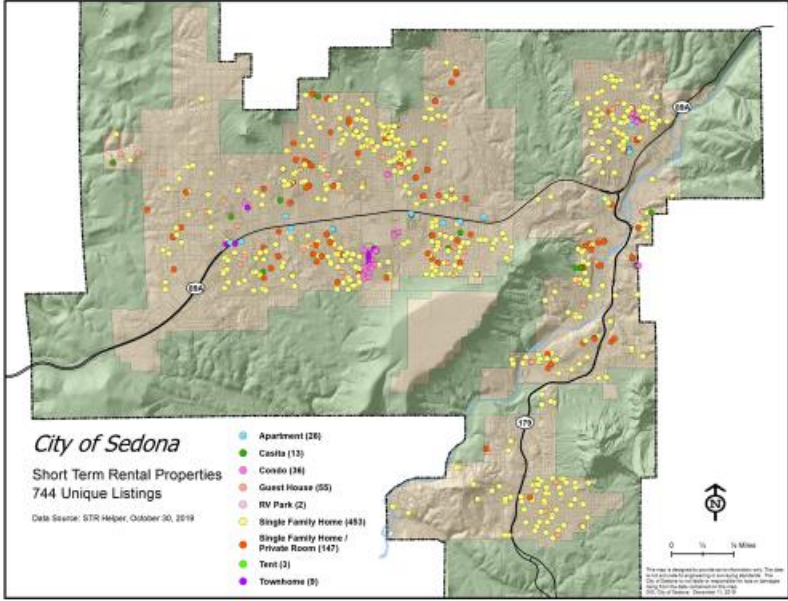
Bed and Breakfast Properties (pre-SB1350)




Before SB1350 in January 2017, there were 11 B&B properties (87 units)



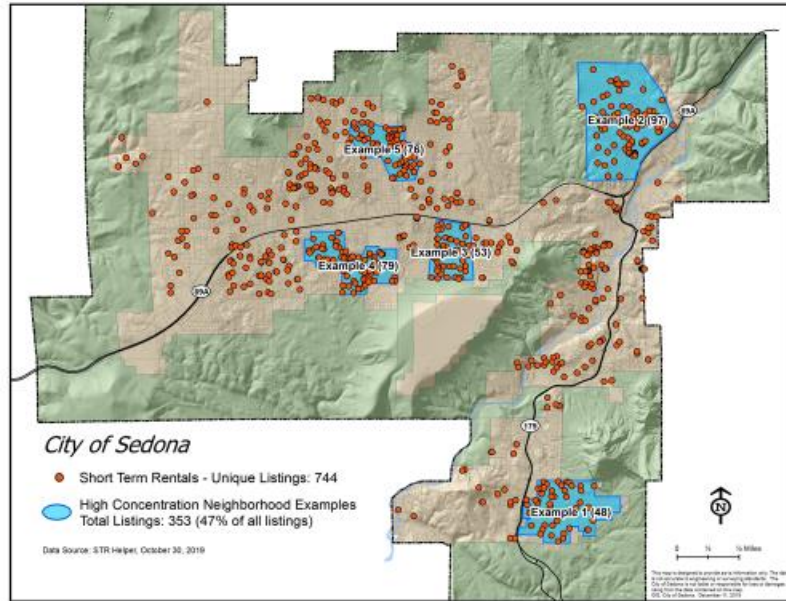
Short-Term Rental Properties (October 2019)



As of October 2019, there are 744 unique, verified short-term rental listings, excluding Bed & Breakfast, Hotel, Lodge, and Timeshare properties



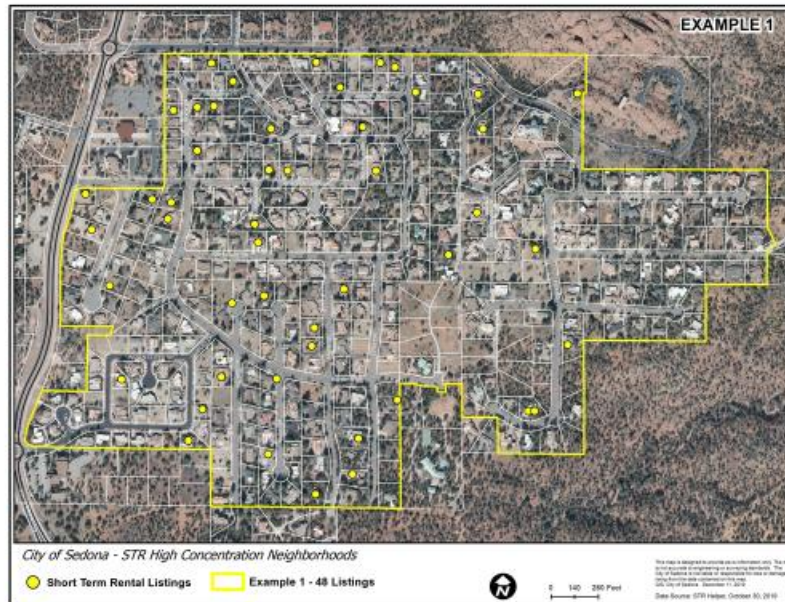
Neighborhoods  
of high  
concentration  
(October 2019)



Many areas in the city are experiencing high levels of concentration of short-term rentals



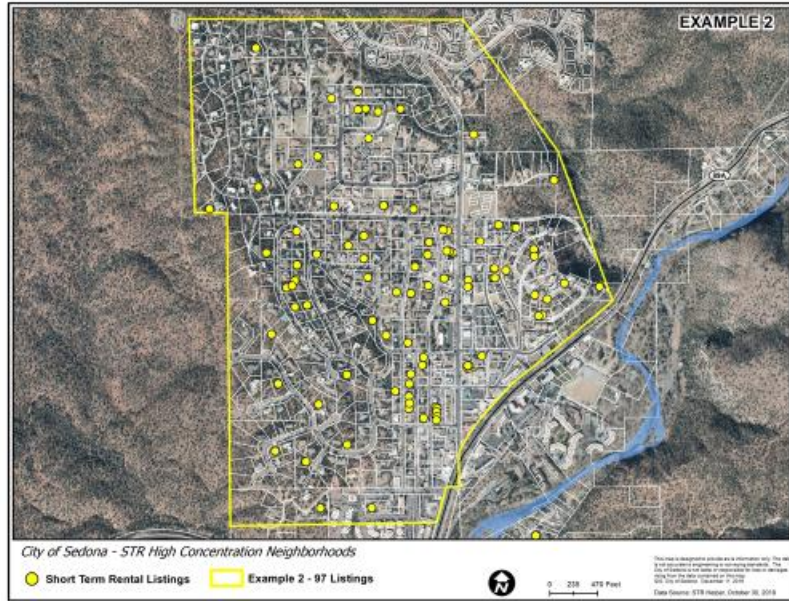
Neighborhoods  
of high  
concentration  
(October 2019)



Example 1



Neighborhoods  
of high  
concentration  
(October 2019)



Example 2



Neighborhoods  
of high  
concentration  
(October 2019)



Example 3



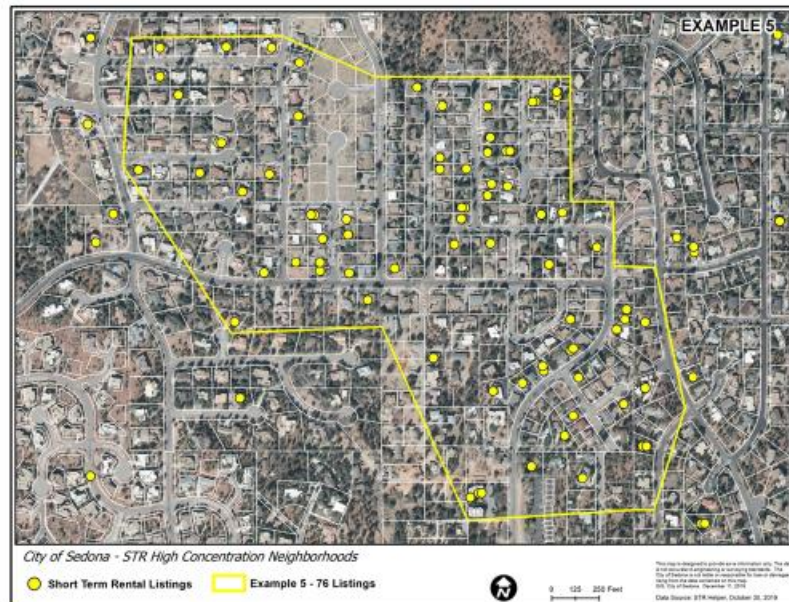
Neighborhoods  
of high  
concentration  
(October 2019)



Example 4



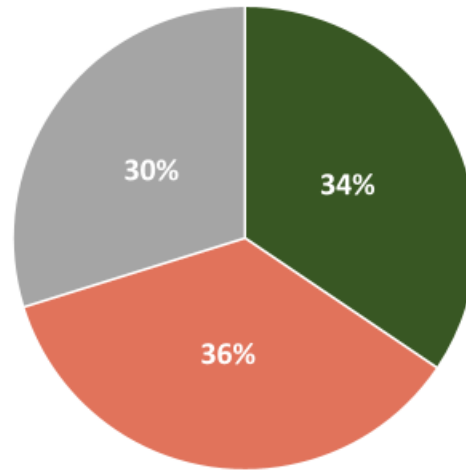
Neighborhoods  
of high  
concentration  
(October 2019)



Example 5



Short-Term  
Rental  
Ownership  
(June 2019)



- 'Sharing Economy' Owners
- Off-Site Arizona Owners
- Out of State Owners

As of June 2019, only about 1/3 of short-term rentals were owner occupied in the City of Sedona



## Appendix B – Councilor Chisholm Public Comments Submitted to the Clerk

- Good evening, my name is Bill Chisholm and I serve on the Sedona City Council.
- Tonight, I did not hear much regarding the nuisance topic – what I heard mostly was the idea of “neighborhood busters”.
- I used a tool called ‘Rentometer PRO’ to compare our 1, 2, 3, and 4 bedroom monthly rental rates against those in Queen Creek, Gilbert, Scottsdale, Fountain Hills, Peoria, Mesa, Paradise Valley, Tucson, Phoenix, and Apache Junction. Sedona’s average monthly rental rates are higher with a few exceptions;
  - Fountain Hills – their rates are higher across the board
  - Scottsdale - only our 1-bedroom rate is higher - by a little over 9%.
  - Paradise Valley – their 2- and 4-bedroom rates are higher.
  - Gilbert – their 2-bedroom rate is higher.
- Sedona’s rates are higher in ~75% of the comparisons.
- Considering that Sedona is already challenged with a convergence of several other factors;
  - limited housing diversity – we are working on that...
  - geographic constraints – unlike most of our peers we are surrounded by National forest.
  - and of course, the generally rising national housing market
- The additional pressure on rental housing caused by Short-Term Rentals is significant. That pressure shows itself several ways;
- A search last night [12/15/2019] on Zillow showed that out of ~6,467 housing units there are only 17 available for rent in the City of Sedona.
- HOA’s are impacted as D&O insurance rates and deductibles are skyrocketing due to STR related litigation risk.
- Federal program funding is being lost due to lack of workforce housing stock. For example, the Sedona early head start & head start programs are not able to keep full enrollment, as such the Sedona program is now targeted for elimination.
- Long term rental property inventory has been negatively impacted. This is common feedback from many I represent. While these are qualitative statements our recently commissioned affordable/workforce housing gap analysis will give us quantitative data to show just how large the problem is.
- A local high school teacher informed me she might have to leave the district because the home she rents, in a single-family residential neighborhood, was being changed to full-time, whole home, STR.
- I appreciate that local elected officials have been given the authority to “enforce residential use and zoning ordinances”. However, as this authority relates to STRs Arizona statute essentially prohibits our ability to regulate with few exceptions, NONE of which allow us to treat investor owned STR properties as “commercial transient lodging businesses” operating within our single family residentially zoned neighborhoods.
- Our neighborhoods and workforce need your help. Please give local elected officials the authority to regulate, if they choose, investor owned STRs differently than owner-occupied STRs.
- Thank you for your attention to this matter and your participation on this adhoc committee



source : RentometerPro <https://www.rentometer.com/>

~population	city	avg/mo rent				Sedona vs.			
		1-bedroom	2-bedroom	3-bedroom	4-bedroom	1-bedroom	2-bedroom	3-bedroom	4-bedroom
10,500	Sedona	\$1,314	\$1,338	\$1,931	\$2,550	0.0%	0.0%	0.0%	0.0%
1,700,000	Phoenix	\$1,042	\$1,264	\$1,553	\$1,802	20.7%	5.5%	19.6%	29.3%
42,500	Queen Creek	n/a	\$1,200	\$1,459	\$1,310	n/a	10.3%	24.4%	48.6%
250,000	Gilbert	\$1,207	\$1,379	\$1,619	\$1,828	8.1%	-3.1%	16.2%	28.3%
255,000	Scottsdale	\$1,192	\$1,659	\$2,588	\$3,825	9.3%	-24.0%	-34.0%	-50.0%
25,000	Fountain Hills	\$1,645	\$2,170	\$4,031	\$8,080	-25.2%	-62.2%	-108.8%	-216.9%
172,000	Peoria	\$1,033	\$1,268	\$1,474	\$1,603	21.4%	5.2%	23.7%	37.1%
508,000	Mesa	\$1,062	\$1,222	\$1,542	\$1,853	19.2%	8.7%	20.1%	27.3%
15,000	Paradise Valley	\$1,117	\$1,508	\$1,804	\$3,200	15.0%	-12.7%	6.6%	-25.5%
545,000	Tucson	\$722	\$924	\$1,264	\$1,618	45.1%	30.9%	34.5%	36.5%
42,000	Apache Junction	\$1,199	\$805	\$1,179	\$1,736	8.8%	39.8%	38.9%	31.9%
75,000	Flagstaff	\$1,207	\$1,495	\$1,713	\$1,679	8.1%	-11.7%	11.3%	34.2%
7,200,000	Arizona	\$999	\$1,224	\$1,531	\$1,843	24.0%	8.5%	20.7%	27.7%

Monthly rental data sorted Highest to Lowest Using the data points in the table above.

~population	city	1-bedroom	2-bedroom	3-bedroom	4-bedroom	~population	city	1-bedroom	2-bedroom	3-bedroom	4-bedroom
25,000	Fountain Hills	\$1,645				25,000	Fountain Hills		\$2,170		
10,500	Sedona	\$1,314				255,000	Scottsdale		\$1,659		
250,000	Gilbert	\$1,207				15,000	Paradise Valley		\$1,508		
75,000	Flagstaff	\$1,207				75,000	Flagstaff		\$1,495		
42,000	Apache Junction	\$1,199				250,000	Gilbert		\$1,379		
255,000	Scottsdale	\$1,192				10,500	Sedona		\$1,338		
15,000	Paradise Valley	\$1,117				172,000	Peoria		\$1,268		
508,000	Mesa	\$1,062				1,700,000	Phoenix		\$1,264		
1,700,000	Phoenix	\$1,042				7,200,000	Arizona		\$1,224		
172,000	Peoria	\$1,033				508,000	Mesa		\$1,222		
7,200,000	Arizona	\$999				42,500	Queen Creek		\$1,200		
545,000	Tucson	\$722				545,000	Tucson		\$924		
42,500	Queen Creek	n/a				42,000	Apache Junction		\$805		

~population	city	1-bedroom	2-bedroom	3-bedroom	4-bedroom	~population	city	1-bedroom	2-bedroom	3-bedroom	4-bedroom
25,000	Fountain Hills			\$4,031		25,000	Fountain Hills				\$8,080
255,000	Scottsdale			\$2,588		255,000	Scottsdale				\$3,825
10,500	Sedona			\$1,931		15,000	Paradise Valley				\$3,200
15,000	Paradise Valley			\$1,804		10,500	Sedona				\$2,550
75,000	Flagstaff			\$1,713		508,000	Mesa				\$1,853
250,000	Gilbert			\$1,619		7,200,000	Arizona				\$1,843
1,700,000	Phoenix			\$1,553		250,000	Gilbert				\$1,828
508,000	Mesa			\$1,542		1,700,000	Phoenix				\$1,802
7,200,000	Arizona			\$1,531		42,000	Apache Junction				\$1,736
172,000	Peoria			\$1,474		75,000	Flagstaff				\$1,679
42,500	Queen Creek			\$1,459		545,000	Tucson				\$1,618
545,000	Tucson			\$1,264		172,000	Peoria				\$1,603
42,000	Apache Junction			\$1,179		42,500	Queen Creek				\$1,310