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ENVIRONMENTAL STEWARDS SINCE 1972



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May 31, 2019

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Dear KSB Friends,

Oppose Irresponsible Zone Change



In the heart of the VOC, at the corner of SR179 and Jacks Canyon Road - the property owner has applied to rezone from residential to C-2 commercial. The application suggests an intention to develop a hotel, however they are in fact applying for a C-2 zoning change - with no attached site plans. If granted, there will be no further input from the community. This is how the owners view-abstracting Element Hotel came to be without any public knowledge.

The application is a clever work-around. Although the applicant claims to have eliminated elements of the plan that the community opposed - in fact quite the contrary - they took the plan off the table and instead went a simple "backdoor" route:

It's up to us to communicate to the County that we want zoning changes in the VOC to be RESPONSIBLE and balanced.

- This application has no binding development plan, allowing the owner or applicant owners the right to develop ANYTHING within the height and easement envelope allowable.
- Inappropriate for the Location: The parcel abuts residential or PAD properties to the east, south and west - making C-2 zoning inappropriate and incompatible with surrounding land usage.
- Impact to Health and Safety: Development of a high traffic, high density enterprise at this already congested intersection deprives residents in Jacks Canyon area of their only escape route in event of disaster and dangerously complicates first responder access for life-saving services. Lives will be at serious risk.
- Impact to Community: Significant traffic and public safety issues are being ignored, including safe treatment for pedestrians, bikes and disabled persons.
- Impact to Neighbors: Adjacent neighborhoods are at risk to diminished quality of life and property value.
- All Americans Demand Better: Better: This development involved a covenant that we preserve and protect the scenic, red rock viewscapes, recreation opportunities and unique village character. C-2 zoning puts all that at risk.

What Can You Do

1. Write a letter to the County - MUST arrive by June 19th. At the beginning of your letter or email you MUST reference Plat Zoning Map Change Application #4636-2019-076. Upload your address on the letter: Ariz Leah Crowlson | Yavapai County Development Services | 10 S. 6th Street, Cottonwood, AZ 86326 | ariz.leah@co.yavapai.gov | Fax: (920) 839-4853
2. Subscribe to our email list and visit our website for the latest information. www.redvalleyvision.com
3. Attend town meetings:
Big Park Council - June 19th, Sun VOC Fire Station
Yavapai County P&Z Commission Hearing - June 20th, Sun, 10 S. 6th St., Cottonwood
Board of Supervisors - July 17th, Sun 10 S. 6th St., Cottonwood

click on image to read or print
Patel Zone Change

The attached flyer addresses reasons to be opposed to the proposed zone change for the property located at the corner of Jacks Canyon Rd and SR179.

Become Informed and Take Action

Read the flyer and if you are concerned take action by writing to the Planning and Zoning Commission or by attending any upcoming meetings.

Visit the KSB website for more information on our activities, goals and how you can help:



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