



KSB eNews Today

Celebrating Our First 50 Years

June 20, 2022



KSB URGES RESIDENTS TO COMMENT

Dear KSB Friends,

Keep Sedona Beautiful urges residents of Sedona to support proposed amendments to two Community Focus Area Plans.

The City of Sedona has created **5 Community Focus areas** (CFAs) *"that have development or redevelopment potential and opportunities to realize the community's vision with the development of specific area plans."* A CFA Plan has been created for each of these areas, describing the characteristics of new development appropriate to the specific area.

The city is proposing amendments to the Western Gateway CFA and the Soldiers Pass CFA. You can evaluate the proposed changes and view maps of the two areas from [THIS PAGE](#) on the city website.

- The Western Gateway is the area around Yavapai College, the old Cultural Park and the High School on either side of Hwy 89A H in far West Sedona.
- The Soldiers Pass CFA includes land on both sides of Hwy 89A centered on Soldiers Pass Road, also in West Sedona.

In their [public hearing notice](#) dated June 6, 2022, the city clearly laid out the reasons these plan changes are required:

- The explosive growth of short-term rentals (STRs) has added 3,829 total rooms to the lodging inventory.
- Overtourism in Sedona is degrading the quality of life for residents.
- Housing for our local workforce is nearly non-existent.
- Residents are demanding action.

While the State of Arizona prevents the city from taking certain actions, like limiting STRs or banning OHVs from city streets, Sedona can use the zoning code and community plans to responsibly focus growth to meet our needs.

The changes that the city proposes for these two Community Focus Areas (CFAs) document the need for mixed-use development that combines residences with businesses that serve those residents. The changes remove lodging as a component, as emphasized by the statement included in both proposed plans: “**No additional lodging uses are recommended for this CFA.**” In fact, every reference to lodging as an appropriate use has been removed from each of the plans.

We urge residents of Sedona to submit comments in support of these changes to Community Development Director Jess McNeely at jmcneely@sedonaaz.gov.

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