

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, December 5, 2017

### 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 public hearing open to the public on Tuesday, December 5, 2017 at 5:30 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/planning](http://www.SedonaAZ.gov/planning)

### 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:

- 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. September 28, 2017 (WS)
  - b. October 12, 2017 (WS)
  - c. October 17, 2017 (R)
  - d. November 7, 2017 (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. Therefore, 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 any criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
  - a. Discussion/possible action regarding a request for a Conditional Use Permit to operate an Open Air Business (Momo's Kitchen Food Trailer) at 301 N State Route 89A (Sacajawea Plaza). The property is zoned General Commercial (C-1) and is located on the west side of N State Route 89A, between Jordan Road and Apple Avenue. APN: 401-13-051A Applicant: Momo's Korean Cuisine, LLC (Sung Dae Jang) Case Number: PZ17-00002 (CUP)
  - b. Discussion/possible action regarding a request for a Conditional Use Permit to operate an Open Air Business (Whole Foods Outdoor Display) at 1420 W State Route 89A (Old Marketplace). The property is zoned General Commercial (C-2) and is located on the north side of W State Route 89A, between Posse Ground Road and Soldiers Pass Road. APN: 408-25-044 Applicant: Whole Foods (Richard Chavez) Case Number: PZ17-00012 (CUP)
6. Discussion/possible action regarding proposed changes to the Planning and Zoning Commission's Operating Rules and Procedures.
7. FUTURE MEETING DATES AND AGENDA ITEMS
  - a. Thursday, December 14, 2017; 3:30 pm (Work Session)
  - b. Tuesday, December 19, 2017; 5:30 pm (Public Hearing)
  - c. Thursday, December 28, 2017; 3:30 pm (Work Session)
  - d. Tuesday, January 2, 2018; 5:30 pm (Public Hearing)
  - e. Tuesday, January 9, 2018; 10:00 am (Retreat)
8. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. 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).

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

**MEETING LOCATION:**  
CITY HALL COUNCIL CHAMBERS  
102 ROADRUNNER DR, SEDONA, AZ

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b. Return to open session. Discussion/possible action on executive session items.

### 9. ADJOURNMENT

Physical Posting: November 30, 2017 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://www.SedonaAZ.gov/planning) 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.