

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, November 1, 2016

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, November 1, 2016 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

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 29, 2016 (SV)
 - b. September 29, 2016 (WS)
 - c. October 4, 2016 (R)



Scan with your mobile device to access meeting documents online

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 Conceptual Zone Change to add lodging units and Conceptual Development Review to construct a new 88 room hotel (Marriott Residence Inn), 4 employee housing units, and associated site improvements at 4105 W State Route 89A. The property is zoned L (Lodging) and OS (Open Space). A general description of the area affected includes but is not limited to the southeast corner of W State Route 89A and Upper Red Rock Loop Road. **APN:** 408-11-430B. **Applicant:** Sunridge Hotel Group (Paul Welker) **Case Number:** PZ16-00009 (ZC, DEV)
- b. Discussion/possible action regarding the Draft Schnebly CFA Plan. **Applicant:** City of Sedona **Case Number:** PZ16-00010 (CFA) (Continued from October 4, 2016 and October 13, 2016)
- c. Discussion/possible action regarding an ordinance and resolution to delete Sedona Land Development Code, Section 918, Accessory dwelling units (ADU). **Applicant:** City of Sedona **Case Number:** PZ16-00012 (LDC)
- d. Discussion/possible action regarding an ordinance and resolution amending Sedona Land Development Code, Section 303, Historic Preservation Commission, and Article 15, Historic Preservation Ordinance, to reexamine the City's preservation philosophy, clarify existing regulations, and establish a process for a Certificate of No Effect to allow for an expedited review process for certain types of alterations, repairs, and maintenance. **Applicant:** City of Sedona **Case Number:** PZ15-00015 (LDC) (Continued from October 4, 2016)

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Thursday, November 10, 2016; 3:30 pm (Work Session)
- b. Tuesday, November 15, 2016; 5:30 pm (Public Hearing)
- c. Thursday, December 1, 2016; 3:30 pm (Work Session)
- d. Tuesday, December 6, 2016; 5:30 pm (Public Hearing)

7. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room

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

8. ADJOURNMENT

Physical Posting: October 20, 2016 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: 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.