

**Action Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Site Visit**  
**Leaving from the Community Development Lobby**  
**102 Roadrunner Drive, Sedona, AZ**  
**Thursday, August 10, 2017 – 3:30 p.m.**

**1. Call to Order & Roll Call**

The Chair called the site visit to order at 3:35 p.m. and asked for roll call.

**Roll Call:**

**Planning & Zoning Commissioners Present:** Chair Marty Losoff, Vice Chair Kathy Levin and Commissioners Larry Klein and Gerhard Mayer. Commissioner Avrum Cohen joined the site visit in the parking lot at approximately 3:45 pm. Commissioners excused: Randy Barcus, Eric Brandt

**Staff Present:** Audree Juhlin, Cari Meyer, Ryan Mortillaro

Audree Juhlin explained that the site visits are meant for the Commission to familiarize themselves with the individual sites. Discussion regarding the projects should be reserved for the Work Session on Tuesday, August 15.

**2. The Commission and Staff will carpool to the site of the following projects currently under review by the Commission.**

The Commission left the Community Development lobby at Sedona City Hall at 3:40 p.m.

- a. Discussion regarding a request for approval of a Major Community Plan Amendment to the Future Land Use Map from C (Commercial) to MFHD (Multi-Family High Density), Conceptual Zone Change from C-2 (General Commercial) to RM-3 (High Density Multifamily Residential), and Conceptual Development Review to allow for the development of a 45 unit apartment complex. The property is located at 3285 W State Route 89A, at the southeastern corner of the intersection of W State Route 89A and Pinon Drive. APN: 408-11-086A Applicant: Keith Holben, MK Company, Inc. Case Number: PZ17-00009 (Major CPA, Conceptual ZC, Conceptual DEV)**

The Commission arrived at the site at 3:50 p.m.

Keith Holben, applicant, met the Commission at the site. The following items were discussed:

- Property boundaries
- Site plan and location of proposed buildings, including proposed changes to the location of some site elements
- Surrounding properties
- Proposed access points

No action was taken. The Commission left the site at 4:00 p.m.

- b. Discussion regarding a request for approval of a Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area) and Zone Change from RS-18b (Single Family Residential) to PD (Planned Development) to allow for the production of hard cider within the existing buildings. The property is located at 145 Copper Cliffs Lane, west of State Route 179 near the Canyon Drive roundabout. APN: 401-26-004 Applicant: John R. Graham Case Number: PZ17-00007 (Major CPA, ZC)**

The Commission arrived at the site at 4:16 pm.

John Graham, property owner and applicant, Alan Everett, authorized agent, and Bob Mertis (Apple Bob) met the Commission at the site. The following items were discussed:

- Site characteristics
- Existing orchards and buildings
- Proposed use of the buildings

No action was taken. The Commission left the site at 4:29 p.m.

- c. **Discussion regarding a request for approval of a Major Community Plan Amendment to the Future Land Use Map from SFLD (Single Family Low Density) to PA (Planned Area) and Zone Change from RS-18b (Single Family Residential) to P (Parking) to allow for the development of a parking lot to serve the adjacent conditionally allowed commercial use. The property is located at 1535 State Route 179, on the western side of State Route 179 south of Arrow Drive. APN: 401-31-011 Applicant: Francis J. Slavin, Esq. and Heather N. Dukes, Esq., Francis J. Slavin, PC Case Number: PZ17-00010 (Major CPA, ZC)**

The Commission arrived at the site at 4:38 p.m.

Rio Robson, property owner and applicant, Bill Robson, property owner and applicant, and Heather Dukes, authorized agent, met the commission at the site. The following items were discussed:

- Property boundaries
- Site plan and location of proposed parking lot, including proposed changes to the parking lot
- Tree preservation
- Landscaping

No action was taken. The Commission left the site at 4:47 p.m.

**3. Adjournment and return by carpool to City Hall**

The site visit was adjourned by the Chair upon arrival at City Hall at approximately 4:54 p.m. without objection.

I certify that the above is a true and correct summary of the site visit of the Planning & Zoning Commission held August 10, 2017.

  
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Cari Meyer, Senior Planner

August 14, 2017  
Date