

**Action Minutes
Special City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Wednesday, October 11, 2017, 3:00 p.m.**

1. Call to Order/Pledge of Allegiance/Moment of Silence

Mayor Moriarty called the meeting to order at 3:00 p.m.

2. Roll Call

Roll Call: Mayor Sandy Moriarty, Vice Mayor John Martinez, Councilor John Currivan, Councilor Scott Jablow, Councilor Tom Lamkin, Councilor Joe Vernier. Councilor Jon Thompson was absent and excused.

Staff Present: City Manager Justin Clifton, Assistant City Manager Karen Osburn, City Attorney Robert Pickels, Jr., Law Clerk Rob Pollock, Director of Community Development Audree Juhlin, Assistant Director of Community Development Warren Campbell, Senior Planner Mike Raber, Senior Planner Cari Meyer, Senior Planner Cynthia Lovely, Director of Public Works & City Engineer Andy Dickey, Associate Engineer James Crowley, Assistant Engineer Ryan Mortillaro, City Clerk Susan Irvine.

3. Special Business

- a. **AB 2292 Discussion/possible direction regarding an application for a Major Community Plan Amendment to the Future Land Use Map from “Single Family Low Density (.5-2 DU/AC)” to “Planned Area (PD)” and Zone Change from “Single Family Residential (RS-18b)” to “Planned Development (PD)” 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).**

Presentation by Mike Raber, Warren Campbell, and Audree Juhlin. Alan Everett, authorized agent for the applicant, answered questions.

Questions from Council.

Presentation and discussion only. No direction given.

- b. **AB 2293 Discussion/possible direction regarding a proposed Major Community Plan Amendment to the text of the Land Use, Housing and Growth Chapter (Chapter 3) to create a Multi-family High Density designation allowing for consideration of more than 12 dwelling units per acre for development projects that provide strategies for achieving housing diversity, affordability, and availability in order to address local housing needs. No specific properties have been identified or are being re-designated as part of this proposed amendment. A separate, privately-initiated Major amendment request for a Multi-family High Density apartment project (PZ 17-00009) is contingent upon this proposed text amendment. Applicant: City of Sedona. Case Number: PZ 17-00008 (Major CPA).**

Presentation by Mike Raber, Audree Juhlin, Justin Clifton, Cari Meyer, and Andy Dickey.

Questions and comments from Council.

Break at 4:52 p.m. Reconvened at 5:10 p.m.

Presentation and discussion only. No direction given.

- c. **AB 2294 Discussion/possible direction regarding an application for a Major Community Plan Amendment to the Future Land Use Map from “Commercial”, within the Lodging Area Limits to “Multi-Family High Density (Greater than 12 DU/AC)” and outside the Lodging Area Limits 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).**

Presentation by Cari Meyer, Audree Juhlin, and Andy Dickey.

Questions and comments from Council.

Presentation and discussion only. No direction given.

- d. **AB 2295 Discussion/possible direction regarding an application for a Major Community Plan Amendment to the Future Land Use Map from “Single Family Low Density (.5-2 DU/AC)” to “Planned Area (PA)” to allow for the consideration of a future rezoning to potentially allow 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).**

Presentation by Audree Juhlin, Mike Raber, and Justin Clifton. Francis J. Slavin, Esq. answered questions.

Questions and comments from Council.

Presentation and discussion only. No direction given.

- e. **Discussion/possible action on future meeting/agenda items - None.**

4. Executive Session

Upon a public majority vote of the members constituting a quorum, the Council 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.**

No Executive Session was held.

5. Adjournment

Mayor Moriarty adjourned the meeting at 6:30 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on October 11, 2017.

Susan L. Irvine
Susan L. Irvine, CMC, City Clerk

10/24/17
Date