

**Action Minutes
Special City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Wednesday, October 25, 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 Jon Thompson, and Councilor Joe Vernier.

Staff Present: Assistant City Manager Karen Osburn, City Attorney Robert Pickels, Jr., Associate City Attorney Robert Pollock, Director of Planning and Zoning Audree Juhlin, Senior Planner Mike Raber, Senior Planner Cari Meyer, Associate Engineer James Crowley, Director of Public Works and Engineering Andy Dickey, Assistant Engineer Ryan Mortillaro, Senior Planner Cynthia Lovely, City Clerk Susan Irvine, Deputy City Clerk JoAnne Cook.

3. Special Business

- a. **AB 2292 Public hearing/discussion/possible action 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)” 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 Audree Juhlin and Mike Raber, and Cari Meyer.

Questions from Council.

Opened the public hearing at 3:10 p.m.

No comments were heard.

Closed the public hearing and brought back to Council at 3:10 p.m.

Comments and questions from Council.

Motion: Councilor Thompson moved to approve Resolution No. 2017-22, amending the Sedona Community Plan Future Land Use Map by re-designating the subject property from Single-family Low Density Residential to Planned Area as amended. Seconded by Councilor Jablow Vote: Motion carried unanimously with seven (7) in favor and zero (0) opposed.

Motion: Councilor Thompson moved to approve Resolution No. 2017-23, creating a public record entitled “PZ 17-00007 Sedona Hard Cider, Zoning Map, Legal Description and Conditions of Approval” as amended. Seconded by Councilor

Jablow. Vote: Motion carried unanimously with seven (7) in favor and zero (0) opposed.

Motion: After first reading, Councilor Thompson moved to approve Ordinance No. 2017-07 regarding Case Number PZ 17-00007 (ZC), rezoning the property identified herein from its present designation of RS-18b (Single-family Residential) to PD (Planned Development), based on conformance with the requirements for approval of a zone change, consistency and conformance with the Community Plan and subject to all applicable ordinance requirements as amended. Seconded by Councilor Jablow. Vote: Motion carried unanimously with seven (7) in favor and zero (0) opposed.

- b. AB 2293 Public hearing/discussion/possible action 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 and Cari Meyer.

Questions from Council.

Opened the public hearing at 4:06 p.m.

The following spoke on this item: Marie Brown, Sedona, Jenn Thompson, Sedona, Linda Martinez, Sedona, Ed Conway, Sedona, Ron Martinez, Sedona, Jessica Williamson, Sedona, Jennifer Wesselhoff, Sedona, Alice Madar, Sedona, Jennifer Chilton, Cottonwood, Christine McCabe, Sedona, Daniel Daoust, Cottonwood, Barbara Litrell, Sedona, Rose Boerner, Sedona, Nicole Rosas, Clarkdale, Tracey McConnell, Cottonwood, and Steve Segner, Sedona.

Closed the public hearing and brought back to Council at 4:41 p.m.

Comments and questions from Council.

Motion: Vice Mayor Martinez moved to approve Resolution No. 2017-24, amending the Sedona Community Plan text to create a Multi-family High Density designation allowing for consideration of more than 12 dwelling units per acre for projects that provide strategies to address local housing needs. Seconded by Councilor Jablow. Vote: Motion carried with six (6) in favor and 1 (one) opposed. Councilor Currivan opposed.

Break at 5:00 p.m. Reconvened at 5:25 p.m.

- c. AB 2294 Public hearing/discussion/possible action 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 and applicant Keith Holben, MK Company, Inc.

Questions from Council.

Opened the public hearing at 5:59 p.m.

The following spoke on this item: Joseph DeSalvo, Sedona, Marie Brown, Sedona, Bill Gunning, Sedona, Linda Martinez, Sedona, Ed Conway, Sedona, Ron Martinez, Sedona, Alice Madar, Sedona, Jennifer Chilton, Cottonwood, Nicole Rosas, Clarkdale, Steve Segner, Sedona, and Bill Chisholm, Sedona.

Closed public hearing and brought back to Council at 6:19 p.m.

Comments and questions from Council.

Motion: Councilor Jablow moved to approve Resolution No. 2017-25, amending the Sedona Community Plan Future Land Use Map by re-designating the subject property from Commercial, within the Lodging Area Limits, to Multi-family High Density and outside of the Lodging Area Limits. Seconded by Councilor Thompson. Vote: Motion carried unanimously with seven (7) in favor and (0) opposed.

- d. **AB 2295 Public hearing/discussion/possible action regarding: a) 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; and b) A Development Agreement regarding use restrictions for the subject parcel. 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, and applicant Francis J. Slavin, Esq. and Rio Robson.

Questions from Council.

Opened the public hearing at 7:56 p.m.

The following spoke on this item: Eric Shrode, Sedona, Christine Adams, Sedona, Judy Reddington, Sedona, Scott Schroeder, Sedona, Meri Thomason, Sedona, Karen Farmer, Sedona, Rob Adams, Sedona, Maureen Nealon, Sedona, Edward Gummow, Sedona, Paul Kaiser, Sedona, Jeff Moore, Sedona, James Hansen, Showlow, Stephen Hancock, Sedona, Shirley (Wilcox) Tolley, Sedona, Rick Rosenzweig, Sedona, Denise Barnhart, Sedona, Pat Currivan, Sedona, and Nancie Plum, Sedona.

Closed the public hearing and brought back to Council at 8:41 p.m.

Questions and comments from Council.

Motion: Councilor Thompson moved to deny case number PZ 17-00010 (Major CPA) amending the Sedona Community Plan Future Land Use Map by re-designating the subject property from Single-family Low Density Residential to Planned Area. Seconded by Councilor Jablow. Motion carried with six (6) in favor and one (1) opposed. Councilor Currivan opposed.

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 9:05 p.m. without objection.

I certify that the above are the true and correct actions of the Regular City Council Meeting held on October 25, 2017.



JoAnne Cook, Deputy City Clerk

11-14-17

Date