

**Summary Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Site Visit**  
**Leaving from the Community Development Lobby**  
**102 Roadrunner Drive, Sedona, AZ**  
**Tuesday, August 7, 2018 – 3:30 p.m.**

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

The Chair called the site visit to order at 3:30 p.m. and asked for roll call.

**Roll Call:**

**Planning & Zoning Commissioners Present:** Chair Marty Losoff, and Commissioners Larry Klein, Eric Brandt, and Gerhard Mayer. Commissioners Kathy Kinsella and George Braam joined at the site at approximately 3:50 pm. Commissioners excused: Vice Chair Kathy Levin.

**Staff Present:** Warren Campbell, Matthew Kessler

Warren Campbell explained that the site visits are meant for the Commission to familiarize themselves with the specific site. Discussion regarding the project should be reserved for the Public Hearing on Tuesday, August 21, 2018.

**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 3:35 p.m.

- a. Discussion regarding a request to approve a Conditional Use Permit and Development Review application to allow for a new public utility and public service substation, water tank, and pumping plant for Arizona Water Company at 55 Bell Rock Trail (vacant lot). The property is zoned Single-Family Residential (RS-18b) and is located west of and adjacent to State Route 179 south of W. Mallard Drive. APN: 401-33-031. Applicant: Arizona Water Company Case Number: PZ17-00001 (CUP, DEV)**

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

Staff members James Crowley and Ryan Mortillaro from the Public Works Department, as well as Ron Eland and Justin Gilliland of the Red Rock News, met the Commission at the site along West Mallard Drive. The following items were discussed:

- Property boundaries
- The proposed site plan and location of the water tank, including design, landscaping, lot coverage, and the existing drainage wash
- Surrounding properties
- Proposed access, including alternative construction access option that would require ADOT permission

The Commission then drove onto the site through the proposed access off of Bell Rock Trail at 4:10 p.m. One adjacent neighbor, Bob Campbell (APN 401-33-029G), joined the meeting. Warren Campbell distributed a map that will be included in the agenda packet for August 21<sup>st</sup> that shows the location of existing water company facilities, including tanks, within city limits. The following items were discussed:

- Installation of story poles to be placed by the applicant on August 9<sup>th</sup>, in order to indicate location and height of the structure atop the water tank
- Visibility of the tank and building from surrounding residences
- Proposed access

No action was taken. Commissioners Kathy Kinsella and George Braam left the site at 4:22 p.m.

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

The site visit was adjourned by the Chair on site at approximately 4:35 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 7, 2018.

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Matt Kessler, Associate Planner

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Date