

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, June 18, 2019 - 5:30 p.m.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL

Chair Levin called the meeting to order at 5:30 p.m., led the Pledge of Allegiance and requested roll call.

Roll Call:

Planning & Zoning Commissioners Present: Chair Kathy Levin, Vice Chair Randy Barcus and Commissioners George Braam, Eric Brandt, Charlotte Hosseini, Kathy Kinsella and Larry Klein.

Staff Present: James Crowley, Matt Kessler, Karen Osburn, Cari Meyer, Ryan Mortillaro, Robert Pickels Jr. and Donna Puckett.

Councilor(s) Present: Vice Mayor John Martinez

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

Chair Levin reminded the Commission that on all motions and approval of the minutes, we have been asked to identify each of your votes by name, so she will rely on an alphabetical roster, except she and the Vice Chair are at the end. We can do the adjournment by consent. Also, let city staff know if you have any summer vacations planned, so we can anticipate whether we will or will not have a quorum.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. May 21, 2019 (R)

Chair Levin indicated she would entertain a motion for approval of the minutes.

MOTION: Commissioner Klein moved to approve the minutes of May 21, 2019. Commissioner Kinsella seconded the motion. ROLL CALL VOTE: Commissioner Braam – yes, Commissioner Brandt – aye, Commissioner Kinsella – aye, Commissioner Klein – aye, Commissioner Hosseini – aye, Vice Chair Barcus – aye and Chair Levin - aye. Motion carried unanimously, seven (7) in favor and zero (0) opposed.

Robert Pickels Jr. indicated that he will take another look at the Arizona Revised Statute regarding the need for a roll call vote before the next meeting to ensure what we are doing is necessary.

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.)

Chair Levin opened the public forum and, having no requests to speak, closed the public forum.

5. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:

a. Discussion/possible action regarding a request for Development Review for the construction of a 40-unit lodging development and 1 residential unit at 900 W State Route 89A (Ambiente: Landscape Hotel). The property is zoned Special Use (SU) and is located on the north side of W State Route 89A adjacent to the Adobe Jack Trailhead. APN: 401-

70-107 Owner/Applicant: Adobe Jack LLC (Mike Stevenson) Case Number: PZ18-00009 (DEV)

Recommendation by Cari Meyer for a continuance to July 2nd, if we will have a quorum at that meeting. Commissioner Klein and Commissioner Brandt indicated that they will be unavailable for that meeting.

Questions of staff from the Commission.

MOTION: Commissioner Kinsella moved for continuance of the public hearing for case number PZ18-00009 (DEV), Ambiente: A Landscape Hotel, to the P&Z Commission public hearing on July 2nd. Commissioner Klein seconded the motion. ROLL CALL VOTE: Commissioner Braam – aye, Commissioner Brandt – aye, Commissioner Kinsella – aye, Commissioner Klein – yes; Commissioner Hosseini – aye; Vice Chair Barcus – aye and Chair Levin – aye. Motion carried unanimously, seven (7) in favor and zero (0) opposed.

- b. Discussion/possible action regarding a request for a Conditional Use Permit to allow for the installation of six (6) back haul antennas to the existing KAZM radio tower, located at 3400 W State Route 89A. The property is zoned Commercial (CO) and is located north of the intersection of W State Route 89A and Calle Del Sol. APN: 800-20-026H Applicant: American Tower (Douglas Kearney) Case Number: PZ19-00004 (CUP)

Presentation by Matt Kessler.

Questions of staff from the Commission.

Questions of the applicant's representative, Attorney David Allen with American Tower, from the Commission.

Further questions from the Commission.

Opened the public hearing at 5:52 p.m.

No comments were heard.

Closed the public hearing and brought back to the Commission at 5:52 p.m.

Further questions and comments from the Commission.

MOTION: Commissioner Klein moved for approval of case number PZ19-00004 (CUP), KAZM Tower, in accordance with findings of compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements and the conditions as outlined in the Staff Report. Commissioner Brandt seconded the motion. ROLL CALL VOTE: Commissioner Braam – aye, Commissioner Brandt – aye, Vice Chair Barcus – aye, Commissioner Klein – aye, Commissioner Kinsella – aye, Commissioner Hosseini – aye and Chair Levin – aye. Motion carried unanimously, seven (7) in favor and zero (0) opposed.

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, July 2, 2019; 3:30 pm (Work Session)
- b. Tuesday, July 2, 2019; 5:30 pm (Public Hearing)
- c. Tuesday, July 16, 2019; 3:30 pm (Work Session)
- d. Tuesday, July 16, 2019; 5:30 pm (Public Hearing)

Karen Osburn stated that the Ambiente development review will take place on July 2nd in the public hearing at 5:30 p.m. We do not have anything scheduled for that work session and nothing yet is

scheduled on July 16th, but it is early enough that we will keep you posted. Commissioner Klein indicated that he would also be unavailable on July 16th.

7. EXECUTIVE SESSION

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

No Executive Session was held.

8. ADJOURNMENT

Chair Levin adjourned the meeting at 5:55 p.m. without objection.

I certify that the above is a true and correct summary of the meeting of the Planning & Zoning Commission held on June 18, 2019.

Donna A. S. Puckett, *Administrative Assistant*

Date