

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, July 2, 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, Charlotte Hosseini and Kathy Kinsella. Commissioners Eric Brandt and Larry Klein were excused.

Staff Present: James Crowley, Shelley Cutts, Andy Dickey, Karen Osburn, Cari Meyer, Ryan Mortillaro, Robert Pickels Jr. and Donna Puckett.

Councilor(s) Present: Mayor Sandy Moriarty, Vice Mayor John Martinez and Councilor Scott Jablow

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

Chair Levin referenced a recent email from staff and reminded the Commission that they won't need to call the roll for each motion, and at the suggestion of the City Attorney if on this development or other items in the future, if you plan to vote no and can signal the Chair, or Vice Chair in her absence, that you would like to have a roll call vote, it would enable her to do that initially, and then we will have that nay vote recorded by name, and thereafter, you will be asked to state a reason for your vote to deny.

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. June 18, 2019 (SV)
- b. June 18, 2019 (R)

Chair Levin indicated she would entertain a motion to approve the minutes of the June 18, 2019 site visit and the June 18, 2019 regular meeting.

MOTION: *Commissioner Kinsella moved to approve both minutes. Commissioner Hosseini seconded the motion.*

VOTE: *The motion carried unanimously with five (5) in favor and zero (0) opposed. (Chair Levin, Vice Chair Barcus and Commissioners Braam, Hosseini and Kinsella voted aye.) Commissioners Brandt and Klein were excused.*

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)**

A written public comment and Commissioner Brandt's written comments were distributed to the Commission by Cari Meyer.

The Commission took time without objection to read them.

Presentation by Cari Meyer.

Presentation by Applicant Mike Stevenson representing Adobe Jack LLC.

Questions of staff from the Commission.

Questions of Applicant, Mike Stevenson representing Adobe Jack LLC with Jennifer May, from the Commission.

Further questions from the Commission.

Opened the public hearing at 6:25 p.m.

No requests to comment were received.

Closed the public hearing and brought back to the Commission at 6:26 p.m.

A member of the public stated that she had wanted to speak, so the public hearing was reopened at 6:27 p.m.

The following people spoke on this item: Danielle Ondayko-Lewis, Sedona, AZ.

The public hearing was closed and brought back to the Commission at 6:30 p.m.

Further questions and comments from the Commission.

MOTION: Commissioner Braam moved for approval of case number PZ18-00009 (DEV), Ambiente: A Landscape Hotel, in accordance with findings of compliance with all ordinance requirements and satisfaction of the Development Review findings and applicable Land Development Code requirements and the conditions as outlined in the Staff Report. Vice Chair Barcus seconded the motion.

VOTE: The motion carried unanimously with five (5) in favor and zero (0) opposed. (Chair Levin, Vice Chair Barcus and Commissioners Braam, Hosseini and Kinsella voted aye.) Commissioners Brandt and Klein were excused.

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, July 16, 2019; 3:30 pm (Work Session)**
- b. **Tuesday, July 16, 2019; 5:30 pm (Public Hearing)**
- c. **Tuesday, August 6, 2019; 3:30 pm (Work Session)**
- d. **Tuesday, August 6, 2019; 5:30 pm (Public Hearing)**

Karen Osburn indicated that we do not have anything scheduled for the next two meetings. We may have something for the first meeting in August, but currently, we don't have anything for the second

meeting in July and three Commissioners would be absent, so more than likely that meeting will be cancelled. Vice Chair Barcus confirmed that three Commissioners would be absent on July 16th.

Chair Levin noted that both the Chair and Vice Chair will not be available on August 6th. Karen Osburn agreed and added that at this point, we may have a Conditional Use Permit application that needs to move forward and that would likely be the first meeting in August, but we will see if that comes together in that timeframe; otherwise, the next two meetings will probably be cancelled, but staff will keep you posted.

Robert Pickels Jr. requested a point of personal privilege that he missed during the Public Forum. He would be remiss if he didn't introduce our new Assistant City Attorney, Shelley Cutts. He is very excited to have her here.

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 6:34 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 July 2, 2019.

Donna A. S. Puckett, *Administrative Assistant*

Date