

Action Minutes
City of Sedona
Planning & Zoning Commission Zoom Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, July 7, 2020 - 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. and waived the Pledge of Allegiance.

Roll Call:

Karen Osburn stated that all Commissioners were present on Zoom.

Planning & Zoning Commissioner Participants: Chair Kathy Levin, Vice Chair Kathy Kinsella and Commissioners George Braam, Eric Brandt, Peter Furman, Charlotte Hosseini and Larry Klein.

Staff Participants: Warren Campbell, James Crowley, Cari Meyer, Karen Osburn, Robert Pickels Jr., and Donna Puckett.

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

Chair Levin explained that this is the Commission's first Zoom meeting and indicated that staff who might be heard throughout the Commission's deliberations are Cari Meyer, Warren Campbell, Donna Puckett, Robert Pickels and Karen Daines (Osburn). Karen Osburn added that we also James Crowley from Engineering in case there are questions about roads or transportation.

The Chair then indicated that there will be two vacancies on the Commission in November. One, replacing Vice Chair Kinsella who ostensibly will be elected to the City Council, and the second is Commissioner Klein who has decided not to be considered for another term. We will be advertising in August, and if you have any potential candidates in mind pass it on to staff. We will have another opportunity to say goodbye to Larry and Kathy formally in October. Chair Levin added that she will be gone in August and Vice Chair Kinsella will chair the meetings.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. December 17, 2019 (R)

Chair Levin indicated that she would entertain a motion to approve the minutes of December 17, 2019.

MOTION: Commissioner Klein moved to approve the minutes. Commissioner Brandt seconded the motion.

VOTE: Motion carried seven (7) in favor (Braam, Brandt, Furman, Hosseini, Kinsella, Klein and Levin) and zero (0) opposed.

4. PUBLIC FORUM: Due to precautions related to the COVID-19 pandemic and pursuant to A.R.S. § 38-431.01(H), there will NOT be a public forum for this meeting.

The public forum was waived for this meeting.

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

a. Discussion/possible action regarding a request for a conditional use permit for a club/lodge facility in existing buildings to allow for a membership based community center hosting classes, workshops, and events, located at 120 Deer Trail Drive (former location of OSHO Academy). The property is zoned Single Family Residential (RS-10) and is located northeast of the intersection of Deer Trail Drive and Point Drive. APN: 408-09-023;

Applicant: Sonya Belisle (Sedonya Conscious Living Center); Case Number: PZ19-00011 (CUP)

Introduction by Chair Levin.

Presentation by Cari Meyer, Senior Planner.

Questions of staff by the Commission.

Presentation by Applicant Sonya Belisle, Sedona, AZ with Rebecca Tinkle and Antony Berkman.

Questions of the Applicant by the Commission.

Opened the public hearing at 7:44 p.m.

City Attorney Robert Pickels Jr. explained that written comments also will be limited to three minutes, but the complete statements will be entered into the record.

The following people spoke on this item: Alain Soutenet, Sedona, AZ; Gillian Goslinga, Cornville, AZ; Denise Brooks, Sedona, AZ; Danny Hahnke, Sedona, AZ, and Shelley Lillesve, Sedona, AZ. Julie Zabilski and Anne-Marie Kraus were not present when called to speak.

Recessed the meeting at 8:06 p.m. and reconvened the meeting at 8:16 p.m.

Cari Meyer explained that since this is to take the place of the public comment and a number of people submitted written comments and spoke for three minutes, we are only going to read the comments from people who did not speak. Cari then read the written comments provided by the following people: Debbie Hogg, Sedona, AZ; Guy Ramsey, Sedona, AZ; Norma Redish, Sedona, AZ; Jerie Rydstrom, Sedona, AZ; Lindsay McConnell, Sedona, AZ; Julie Zabilski, Sedona, AZ; and Anne Cunningham and Francisco Cruz, Sedona, AZ.

Closed the public hearing and brought back to the Commission at 8:29 p.m.

Comments by the Chair.

Staff's response to public comments.

Additional questions and comments by the Commission, including a suggestion for a continuance or a recess for the applicant to make changes.

The Chair referenced unanswered questions and concerns of the Commission, including potential conflicts with the church on Sundays, having the emergency access on Carroll Canyon, off-site parking, and the shuttle operation, etc., and suggested that it might be best to continue.

Additional comments by the Commission.

Applicant's response to Commission comments and concerns.

The Chair asked if there is a consensus to continue or a willingness to go forward with a motion. A majority of the Commission indicated agreement with a continuance for the applicant to respond to the Commission's questions and concerns, and then reconvene and reconsider this matter at a date certain that staff will set.

The Chair stated that she would entertain a motion to continue this meeting to a date certain that will set by staff and then asked if that would be the 21st. Cari Meyer explained that she needed clarification on what exactly the Commission is looking for, and the Chair indicated the desired amendments to the Conditions of Approval that would be revisited were code compliance for lighting, off-site parking plan, non-profit paperwork, no access onto Carroll Canyon and hours of operation.

Cari then reviewed suggested amendments to the Conditions of Approval to address the Commission's concerns in Condition 2, Condition 4, Condition 5, Condition 7, Condition 10, Condition 11 and Condition 12. Additions to the suggested amendments also included the provision of the non-profit paperwork and making the hours of operation 7:30 a.m. to 8:00 p.m.

MOTION: Commissioner Klein moved for approval of case number PZ19-00011 (CUP), Sedonya Conscious Living Center, 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 of approval as modified tonight as set forth on the screen, as outlined on the screen. Commissioner Furman seconded the motion.

VOTE: Motion carried six (6) in favor (Brandt, Furman, Hosseini, Kinsella, Klein and Levin) and one (1) opposed (Braam).

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, July 21, 2019; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)**
- b. **Tuesday, August 6, 2019; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)**

Cari indicated that on July 21st, we will use the same format to review a number of Land Development Code corrections, some clarifications, and Mike Raber sent the Commission information on the lighting discussion.

Commissioner Brandt stated that he will not be available for that meeting.

Cari noted that another item coming up is the Go Sedona Pathways Plan that is a citywide effort regarding connections, pathways and trails throughout the city that Cynthia has been participating in. She then asked which meeting in August, the 4th or the 18th, would have the most Commissioners present. Chair Levin indicated she would not be available for either meeting in August.

Cari then indicated that Cynthia would determine which date works better for her, since other staff members need to review the plan.

The Chair then thanked the Commissioners for being so prepared and Cari for being so flexible in getting those Conditions of Approval amended.

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 9:34 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 7, 2020.

Donna A. S. Puckett, *Administrative Assistant*

Date