

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

3:30 PM

Tuesday, October 6, 2020

### NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session open to the public on Tuesday, October 6, 2020, at 3:30 pm in the City Hall Council Chambers.

### NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://www.SedonaAZ.gov/planning)

### GUIDELINES FOR PUBLIC COMMENT

#### PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- This is not a question/answer session.

#### PROCEDURES:

- It is strongly encouraged that public input on agenda items be submitted by sending an email to [cmeyer@sedonaaz.gov](mailto:cmeyer@sedonaaz.gov) in advance of the 3:30 p.m. Call To Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

***Due to continued precautions related to the COVID-19 pandemic, Planning and Zoning Commission and staff will attend this meeting remotely through electronic means. Comments in advance of the 3:30 p.m. call to order are strongly encouraged by sending an email to [cmeyer@sedonaaz.gov](mailto:cmeyer@sedonaaz.gov) and will be made part of the official meeting record. There will be very limited seating for the public within the Council Chambers arranged in compliance with CDC guidelines for physical distancing. Those wishing to comment on scheduled agenda items may be asked to wait outdoors or in an alternate location if there is not adequate seating in Council Chambers. The meeting can be viewed live on the City's website at [www.sedonaaz.gov](http://www.sedonaaz.gov) or on cable Channel 4.***

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
  - a. September 15, 2020 (WS)
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.***
5. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
  - a. Discussion/possible action regarding proposed amendments to the Schnebly CFA Plan and Land Development Code regarding campgrounds and other related land uses in both the CFA Plan and the Oak Creek Heritage (OC) zoning district. The proposed amendments would amend the Planning and Zoning Commission's previous recommendations from December 17, 2019. Applicant: City of Sedona. Case Number: PZ19-00014 (CFA, LDC)  
***Staff Recommendation: Continuance to October 20, 2020.***
  - b. Discussion/possible action regarding a request to amend Development Review approved on July 2, 2019, for Ambiente: A Landscape Hotel to modify the layout of the entryway; amend the Lobby/Check In building, poolside lounge building, and workforce housing unit; remove off-highway trail in the ADOT ROW; move HVAC units to roof of atrium units; and increase site lighting levels. 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. Applicant: Adobe Jack LLC (Mike Stevenson). Case Number: PZ18-00009 (DEV Amendment)  
***Staff Recommendation: Continuance to October 20, 2020.***
  - c. Discussion/possible action regarding a request for Conceptual Zone Change to Planned Development (PD) and Conceptual Development Review for a proposed development of 128 lodging units (Oxford Suites) and 44 multi-family residential units. The property is currently zoned CO (Commercial) and RM-2 (Medium-High Density Multifamily Residential). A general description of the area affected includes but is not limited to the area to the south of W State Route 89A between Saddlerock Circle and Elk Road. APN: 408-26-004B, -004C, -009A, -009C, -010, -011, -012, -013, -014, -086A, & -088. Applicant: Robin and

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

**MEETING LOCATION:**  
CITY HALL COUNCIL CHAMBERS  
102 ROADRUNNER DR, SEDONA, AZ

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Curt Baney. Authorized Agents: Stephen Thompson and Jason Morris. Case Number PZ19-00005 (ZC, DEV).

***Staff Recommendation: Conceptual Review, no final action.***

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, October 20, 2020; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)
- b. Tuesday, November 3, 2020; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)

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.

8. ADJOURNMENT

Physical Posting: October 1, 2020 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov/planning](http://www.SedonaAZ.gov/planning) or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.