

Action Minutes
Planning & Zoning Commission Virtual Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, October 6, 2020 - 3:30 p.m.

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

Chair Levin called the meeting to order at 3:30 p.m. and waived the Pledge of Allegiance.

Roll Call:

The Chair stated that all Commissioners were present on Zoom, except Commissioner Peter Furman who was excused.

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

Staff Participants: Warren Campbell, Kurt Christianson, James Crowley, Cynthia Lovely, Karen Osburn, Mike Raber, Donna Puckett, and Hanako Ueda.

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

Chair Levin announced that two individuals were recommended for appointment to the Planning & Zoning Commission effective November 1st, Kali Gajewski and Lynn Zonakis, and we will formally recognize Vice Chair Kinsella and Commissioner Klein at our next meeting.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. September 15, 2020 (WS)

Chair Levin stated that she would entertain a motion to approve the minutes.

MOTION: Commissioner Hosseini moved for approval of the minutes. Vice Chair Kinsella seconded the motion.

VOTE: Motion carried six (6) in favor (Braam, Brandt, Hosseini, Kinsella, Klein, and Levin) and zero (0) opposed. Commissioner Furman was excused.

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.

There was no 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: Continuation to October 20, 2020.**

Introduction by Chair Levin who referenced a memo by Senior Planner Mike Raber indicating that this agenda item was publicly noticed; however, the amendments were not ready in time for us to hear them this afternoon, so staff is recommending a continuance to the October 20, 2020 meeting.

MOTION: Commissioner Braam moved for continuance of the public hearing for case number PZ19-00014 (CFA, LDC), Schnebly CFA and OC District Amendments, to the Planning and Zoning Commission public hearing on October 20, 2020. Commissioner Brandt seconded the motion.

VOTE: Motion carried six (6) in favor (Braam, Brandt, Hosseini, Kinsella, Klein, and Levin) and zero (0) opposed. Commissioner Furman was excused.

- 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: Continuation to October 20, 2020.

Introduction by Chair Levin who referenced page 6 of the Staff Report and indicated that Senior Planner Cari Meyer recommended a continuance for the same reason as the other.

MOTION: Commissioner Klein moved for continuance of the public hearing for case number PZ18-00009 (DEV Amendment), Ambiente Amendments, to the Planning and Zoning Commission public hearing on October 20, 2020. Commissioner Hosseini seconded the motion.

VOTE: Motion carried six (6) in favor (Braam, Brandt, Hosseini, Kinsella, Klein, and Levin) and zero (0) opposed. Commissioner Furman was excused.

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

Staff Recommendation: Conceptual Review, no final action.

Introduction by Chair Levin.

Presentation by Cari Meyer, Senior Planner.

Presentation by Jason Morris and Ben Tate with Withey Morris PLC and Stephen Thompson, Architect.

Questions of staff and the applicant by the Commission.

Opened the public hearing at 5:53 p.m.

The following people spoke on this item: Roxann Higuera, Sedona, AZ; Michael Donahue, Sedona, AZ, and Ken Knaus, Sedona, AZ.

Closed the public hearing and brought back to the Commission at 6:03 p.m.

Staff announced that written comments could still be submitted by the public.

No action was taken.

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)

Cari Meyer indicated that on October 20th, we will have the Schnebly CFA and Oak Creek Heritage Zoning District modification plus amendments to the Ambiente project. You also should have received an email from Karen regarding the schedule for P&Z, so please respond to Karen and do not hit Reply All, and then we will bring that forward. For November 3rd, we currently do not have any times for that agenda, and it will be election day. She then asked if the Commission would be willing to leave that day open or what the Commissioners' availability would be that day. Cari restated that currently we have nothing on that agenda, and we are not planning anything; Chair Levin indicated that is great. Cari then stated that we will plan on canceling November 3rd.

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 6:07 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 October 6, 2020.

Donna A. S. Puckett, *Administrative Assistant*

Date