

Action Minutes
City of Sedona
Planning & Zoning Commission Site Visit
Tour of Uptown Sedona
Beginning at 45 Art Barn Rd., Sedona, AZ
Tuesday, April 20, 2021 – 9:00 a.m.

1. Call to Order & Roll Call

The Chair called the site visit to order at 45 Art Barn Rd. at 9:05 a.m.

Roll Call:

Planning & Zoning Commissioners Present: Chair Kathy Levin, Vice Chair Charlotte Hosseini, and Commissioners George Braam, Peter Furman, and Lynn Zonakis. Kali Gajewski excused and one vacancy.

Staff Present: Cari Meyer, Cynthia Lovely and Hanako Ueda

2. The Commission and Staff participated in a site visit of Uptown Sedona in preparation for the following item included on the Commission's agenda for April 20, 2021:

a. Discussion/possible direction regarding the draft plan for the Uptown Community Focus Area (CFA).

45 Art Barn Road

Staff provided an orientation of the area:

- 1) existing development: Sedona Arts Center (SAC), Best Western, etc.
- 2) historic resources: Art Barn, Jordan Building, well house, apple tree.
- 3) proposed development:
 - a) 40 Art Barn Rd, 19 acres, formerly Hawkeye RV Park and Dutchman's Cove restaurant. Zoned Planned Development, conceptual application submitted for a resort.
 - b) 45 Art Barn Ln, 2.85 acres, now used as parking overflow for SAC and public Zoned Lodging, same owners as the Best Western, and potential expansion area.
- 4) proposed road connections: Arroyo Roble to the N 89A roundabout
The group walked up to N 89A and discussed a pedestrian bridge over N 89A from the Wayside Chapel, and road connections from the N 89A roundabout.

431 Forest Rd - (9:57 a.m.)

Staff provided a summary of proposed projects:

- 1) Proposed site for parking garage and design elements being considered
- 2) Proposed Forest Rd extension to W 89A
The group walked east on Forest Rd, north on Van Deren Rd, west to Apple Ave, and south on Smith Rd to Forest Rd. Topics discussed: the experience of walking on Van Deren with traffic and no sidewalks; zoning and potential development opportunities; in-lieu fees in relation to redevelopment projects; short-term vacation rentals; Historic Landmark Dr. Williamson House; and traffic/walking/parking on Smith.

No action was taken.

2. Adjournment

The site visit was adjourned by the Chair at 431 Forest Rd at approximately 10:40 a.m. without objection.

I certify that the above is a true and correct summary of the site visit of the Planning & Zoning Commission held April 20, 2021.

Cynthia Lovely
Cynthia Lovely, Principal Planner

April 21, 2021
Date