

Action Minutes
City of Sedona
Planning & Zoning Commission Virtual Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, April 20, 2021 - 4:30 p.m.

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

Chair Levin called the meeting to order at 4:30 p.m. and waived the Pledge of Allegiance.

Roll Call:

Planning & Zoning Commissioner Participants: Chair Levin confirmed that all six Commissioners were present. (Chair Kathy Levin, Vice Chair Charlotte Hosseini and Commissioners George Braam, Peter Furman, Kali Gajewski and Lynn Zonakis). There is one vacancy.

Staff Participants: Kurt Christianson, James Crowley, Andy Dickey, Cynthia Lovely, Cari Meyer, Karen Osburn, Donna Puckett and Hanako Ueda.

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

Cari announced that we are still accepting applications for the Commission vacancy, so if you know of someone have them apply by next Thursday.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. April 6, 2021

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

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

VOTE: *Motion carried six (6) in favor (Braam, Furman, Hosseini, Levin, Gajewski and Zonakis), zero (0) opposed and one (1) vacancy.*

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.

No public forum was held.

5. DISCUSSION OF THE FOLLOWING ITEM:

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

Presentation by Cynthia Lovely, Principal Planner, who noted it is a continuation from the Commission's previous meeting.

Presentation by Andy Dickey, Director of Public Works, City Engineer regarding updates on the following completed, current, and future projects:

Completed:

1. Uptown Roadway Improvements – Completed. Achieved the goal of reducing travel time from the Rainbow Trout Farm to the “Y” from 42 minutes to less than 15 minutes. Major monitoring locations for data are between the Rainbow Trout Farm and the “Y” for southbound 89A; between Bell Rock Blvd. and the “Y” for 179, and between Airport Road and the “Y” for 89A northbound.

Current:

1. Forest Rd. Extension - about 90% design completion with a schedule to complete design this fiscal year and move into construction this summer.

2. Uptown parking garage - currently at a concept level of design and looking to complete design by June of 2022 and move into construction.
3. SR 89A Northbound – just starting with a consultant to analyze the data in the near future to look for improvements for northbound traffic.
4. SIM 2 - the pedestrian crossing for the Uptown area. It was a lower level of priority and something to pursue after completion of some of the higher priority projects, so it is on our radar for the future, but still several years out.
5. “Y” improvements - working with ADOT on the “Y” improvements. Slip lanes are no longer included at this point, so things like updated signage and lane assignments for more efficiency with the reduction of unnecessary lane changes, and improved safety.

Commission questions and comments.

Chair Levin opened the public hearing at 5:11 p.m. and no public was present.

Brought back to the Commission at 5:12 p.m.

Presentation by Hanako Ueda, Assistant Engineer, showed a possible connection in the Art Barn area from the Owenby roundabout; possibly a one-way on Art Barn Rd, although nothing is concrete, and a trip generation comparison for hotels, resort hotels, multi-family and single-family.

Commission questions and comments.

Continuation of the presentation by Cynthia Lovely, Principal Planner.

Commission questions and comments.

Review of CFA Schedule by Cynthia Lovely, Principal Planner.

Commission questions and comments.

No action was taken.

6. Discussion/possible direction regarding continuing to conduct meetings virtually or returning to in-person meetings.

Introduction by Chair Levin.

Comments by Commissioners.

Comments by staff.

Commission question and comments, including a request to discuss meeting times on a future agenda.

Consensus of the Commission was to resume in-person meetings with social distancing for their next meeting.

7. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, May 4, 2021

b. Tuesday, May 18, 2021

Cari indicated that May 4th we will have Land Development Code updates and they are on the City's website if you want to read them. The packet will be sent out tomorrow. She will then be out of the office until May 3rd, so Mike Raber will be the contact for any questions. A discussion of the meeting time could be placed on that agenda or we can move it to a future date. On May 18th, we are

tentatively scheduled for a public hearing on the CFA plan and there are some changes to the Ranger Station Park Master Plan that we hope to get through HPC in May and to P&Z after that.

As another item on the May 18th agenda, Kurt Christianson explained that at the request of the applicant, Arizona Water Company, we got a ruling that back in August and October of 2018, the Planning & Zoning Commission approved the Conditional Use Permit for their water tank at 55 Bell Rock Trail, mostly a subterranean tank, so it was mostly disguised as a house and landscaping, but the judge remanded that back to Planning & Zoning for some findings that the Commission did not make and should have, so in talking with the applicant, we are going to reschedule that for a public hearing and put it on the agenda for May 18th. All details will be provided including the Court Order ruling in that case, but it will come back to Planning & Zoning for a rehearing.

When asked about the ruling, Kurt stated that it is being remanded by the Coconino County Superior Court. It was an issue that went from P&Z; the Conditional Use Permit was approved by P&Z. It was then appealed, and the City Council also approved it, then it was appealed to the Coconino County Superior Court who then took a really long time to rule on the issue, and we'll discuss the details when we get to that agenda item, but at the request of the applicant instead of appealing that ruling, they felt it was quicker to go back through.

It was noted by the Chair that it will be new material for the new Commissioners, and Kurt explained that it will be the exact same material mostly, except for some additional findings, so all of the details will be there and all the subsequent litigation history. Cari added that the date is important because Robert Pickles, our former City Attorney, is working on a temporary basis and will still be here and available for that hearing.

Commissioner Braam and Commissioner Zonakis indicated that they would not be available on May 4th, and Cari noted that is four Commissioners for a quorum but asked if the Commission still wanted to have the meeting time discussion or wait until there are more Commissioners present. Chair Levin stated that the Commission will wait until all Commissioners are present.

8. 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.

9. ADJOURNMENT

Chair Levin adjourned the meeting at 5:53 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on April 20, 2021.

Donna A. S. Puckett, *Administrative Assistant*

Date