

**Action Minutes  
City of Sedona  
Planning & Zoning Commission Site Visit  
55 Bell Rock Trail, Sedona, AZ  
Tuesday, May 18, 2021 – 9:00 a.m.**

**1. CALL TO ORDER & ROLL CALL**

The Chair called the site visit to order at 55 Bell Rock Trail at 9:15 a.m.

**Roll Call:**

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

**Staff Present:** Cari Meyer, Planning Manager

**2. The Commission and Staff will participate in a site visit of 55 Bell Rock Trail (location of proposed AZ Water Company Tank) in preparation for the following item included on the Commission's agenda for May 18, 2021:**

- a. **Discussion/possible action regarding a rehearing of an application for a Conditional Use Permit to construct a 1.5 million gallon, mostly subterranean, water tank with associated booster station structure, ancillary uses, and landscaping. Applicant: Arizona Water Company. Case Number: PZ17-00001 (CUP)**

The Commission met at 55 Bell Rock Trail and discussed the following:

- Site Plan of property, referencing plans approved with Development Review application
- Difference between a Development Review and Conditional Use Permit
- Construction access through ADOT ROW discussed in project documents
- Grading and drainage plan for the site, City requirements for drainage facilities
- Requested representative from Public Works/Engineering to attend 4:30 p.m. public hearing
- Heights of proposed structures
- Existing trees, tree preservation, and transplanting
- Whether the condition regarding readdressing the property was included in the recommended conditions of approval
- Any proposed improvement to the existing access road

**3. ADJOURNMENT**

The site visit was adjourned by the Chair at approximately 9:40 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 May 18, 2021.

  
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Cari Meyer, Planning Manager

5/18/2021  
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Date