

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, May 4, 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., led the Pledge of Allegiance and asked for roll call.

Roll Call:

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

Staff Participants: Brian Armstrong, Kurt Christianson, Andy Dickey Cari Meyer, Karen Osburn, Donna Puckett, Mike Raber and Lieutenant Lucas Wilcoxson.

Chair Levin requested that speakers remove their mask while speaking if they were comfortable doing so, to facilitate her ability to hear them.

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

Cari Meyer indicated that the application period for the Commission's vacancy closed at the end of last week and interviews are planned for the last week of May.

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. April 20, 2021 (R)
- b. April 20, 2021 (SV)

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

MOTION: *Vice Chair Hosseini moved for approval. Commissioner Furman seconded the motion.*

VOTE: *Motion carried four (4) in favor (Furman, Gajewski, Hosseini and Levin) and zero (0) opposed. Commissioners Braam and Zonakis were excused and there is one vacancy.*

4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*

Chair Levin opened the public forum at 4:33 p.m. and having no requests to speak, closed the public forum at 4:34 p.m.

5. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:

- a. Discussion/possible action regarding proposed revisions to the Sedona Land Development Code (LDC). The proposed revisions include typographical and clerical corrections, changes for clarity, elimination of redundancies and other more substantive revisions to better reflect the intent of the LDC and goals of the Sedona Community Plan. Case Number: PZ21-00004 (LDC).

Introduction by Chair Levin who also indicated, with consensus, that proposed revision #4 would be discussed first and Lieutenant Wilcoxson was present to answer questions.

Presentation by Mike Raber, Senior Planner.

Questions from Commission regarding Article 3 proposed change #4.

Opened to the public at 5:02 p.m.

The following people spoke in opposition to this item: Penelope Mathieu, Sedona, AZ; Patti Kane and Robert Beauchamp, Sedona, AZ; Janet Hillock, Sedona, AZ; Jon Spera, Sedona, AZ; Stephanie Dunshee, Sedona, AZ; and Donald Mathieu, Sedona, AZ.

Brought back to the Commission at 5:26 p.m.

Questions and comments from Commission on Article 3 proposed change #4 with consensus to allow the option for a Conditional Use Permit to be considered on a case-by-case basis.

Chair Levin indicated she would entertain a motion on approval of Article 3 proposed change #4 with amendments.

Staff explained possible rewording for the motion to allow a Conditional Use Permit for an Accessory Use on a case-by-case basis that would go through the public hearing process.

Relative to item PZ21-00004, item four in the Table only, which is the parking areas at churches and other non-residential uses, Commissioner Furman made the following motion:

MOTION: Commissioner Furman moved recommend to City Council the language adding additionally item C. which is a Conditional Use Permit for those activities. Commissioner Gajewski seconded the motion.

VOTE: Motion carried four (4) in favor (Furman, Gajewski, Hosseini and Levin) and zero (0) opposed. Commissioners Braam and Zonakis were excused and there is one vacancy.

*Note: Revised language for Section 3.2.E., Table of Allowed Uses, Accessory Uses:
"Section 3.2.E. ADD: Parking Facilities as Accessory with a Conditional Use Permit (CA) in residential districts. ADD reference to Section 3.4.D.7.*

Section 3.4.D. ADD a new subsection (7) Parking Facilities. Within residential districts, parking for non-residential uses may be used as overflow parking for trailheads, provided that the total number of parking spaces is not being increased for this purpose."

General questions, comments, and suggestions from Commission regarding the remaining proposed changes to the Land Development Code.

Proposed Change #12 – consensus was not to recommend the proposed change.

Proposed Change #30 – suggestion to modify language to strike "or" in the phrase ". . .or any other built-in", so it becomes just a further delineation, ". . . built-in stove, oven, any other built-in appliances, or an electric outlet for 220 voltage."

Proposed Change #10 - Home Occupation, Operations – change first sentence to read, "All parking associated with the home occupation shall be on the property or legally parked within the property frontage."

Opened to the public at 6:23 p.m. There were no requests to speak.

Brought back to the Commission at 6:24 p.m.

MOTION: Vice Chair Hosseini moved to recommend to City Council approval of case number PZ 21-00004 (LDC Revisions), consistent with the approval criteria in Section 8.6. C.4. of the Land Development Code with the exclusion of #12 and the language changes as discussed on #10 and #30. Commissioner Furman seconded the motion.

VOTE: Motion carried four (4) in favor (Furman, Gajewski, Hosseini and Levin) and zero (0) opposed. Commissioners Braam and Zonakis were excused and there is one vacancy.

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, May 18, 2021**
- b. **Tuesday, June 1, 2021**

Cari indicated that on May 18th we have a full agenda with the Uptown CFA, changes to the Ranger Station Park Master Plan, and the rehearing of the Arizona Company's Water Tank item; there is quite a bit of information and we will provide a summary of what has happened since the Commission saw it last. Please read through the record if you were not on the Commission at that time. It is on the website currently with links. The Staff Report will be issued next week as part of the packet.

On June 1st we are scheduled to do a work session on the two Community Plan Amendments -- the Uptown Parking garage and the Jordan Lofts project off of Jordan Road. We can plan a site visit to the Jordan Loft site, possibly the morning of June 1st. We have a number of projects coming through, so we aren't anticipating cancelling any meetings for now.

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 6:30 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 May 4, 2021.

Donna A. S. Puckett, *Administrative Assistant*

Date