

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, June 1, 2021

### NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a work session open to the public on Tuesday, June 1, 2021 at 4:30 pm in the City Hall Council Chambers.

### NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov](http://www.SedonaAZ.gov)

### GUIDELINES FOR PUBLIC COMMENT

#### PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

#### PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to [mraber@SedonaAZ.gov](mailto:mraber@SedonaAZ.gov) in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

***Due to continued precautions related to the COVID-19 pandemic, there will be very limited seating for the public within the Council Chambers arranged in compliance with CDC guidelines for physical distancing. Comments in advance of the 4:30 p.m. call to order are strongly encouraged by sending an email to [mraber@sedonaaz.gov](mailto:mraber@sedonaaz.gov) and will be made part of the official meeting record. Those wishing to comment on scheduled agenda items may be asked to wait outdoors or in an alternate location if there is not adequate seating in Council Chambers. The meeting can be viewed live on the City's website at [www.sedonaaz.gov](http://www.sedonaaz.gov) or on cable Channel 4.***

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. 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.)*
4. DISCUSSION REGARDING THE FOLLOWING ITEMS ON THE PLANNING & ZONING COMMISSION'S PUBLIC HEARING AGENDA FOR JULY 6, 2021.
  - a. Discussion regarding a request for approval of a Major Community Plan Amendment to the Future Land Use Map from Single-family Low Density to Multi-family Medium and High Density and Conceptual Zone Change from RS-18 (Single-family Residential) to RM-2 (Multi-family Residential High Density) for the eastern 4.4 acres of the site with Conceptual Development Review for the entire site to allow for 84 townhome-style loft apartments. The property consists of two parcels totaling 6.5 acres along the east side of Jordan Road and bisected by Quail Tail Trail and north of Wilson Canyon Road (630 Jordan Road and 500 Quail Tail Trail). **APN:** 401-58-001A and 401-05-004A. **Applicant:** Miramonte Homes, LLC. **Case Number:** PZ21-00002 (Major CPA, ZC, DEV).
  - b. Discussion regarding a request for approval of a City-initiated Major Community Plan Amendment to the Future Land Use Map from Single-family Low Density to Commercial and a Zone Change from RS-18 (Single-family Residential) to M3 (Mixed Use Activity Center) to allow for the development of parking structure in Uptown Sedona. The property comprises 1.24 acres along the north side of Forest Road (430 and 460 Forest Road). **APN:** 401-16-100 and 401-16-071. **Applicant:** City of Sedona. **Case Number:** PZ21-00003 (Major CPA, ZC).
5. Discussion/possible direction regarding a proposed amendment to the Ranger Station Park Master Plan.
6. Discussion/possible action regarding Planning and Zoning Commission Operating Rules and Procedures, specifically regarding the Commission's meeting time.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

**MEETING LOCATION:**  
**CITY HALL COUNCIL CHAMBERS**  
**102 ROADRUNNER DR, SEDONA, AZ**

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### 7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, June 15, 2021
- b. Tuesday, July 6, 2021

### 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.

### 9. ADJOURNMENT

Physical Posting: May 27, 2021 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov](http://www.SedonaAZ.gov) or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.