

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, June 1, 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.

Planning & Zoning Commissioner Participants: 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, Stephen Craver, James Crowley, Andy Dickey, Cari Meyer, Karen Osburn, Donna Puckett, Hanako Ueda and Bob Welch.

Historic Preservation Commission Member: Kurt Gehlbach

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

Chair Levin announced that two candidates were interviewed for the Commission's vacancy, and one person's name has been put forward for Council's consideration next week.

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.)

Opened public forum at 4:32 p.m. and, having no requests to speak, closed public forum at 4:33 p.m.

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).

Introduction by Chair Levin

Presentation by Mike Raber, Senior Planner.

Presentation by Applicant's representatives Whitney Cunningham and Charity Lee with Aspey, Watkins and Diesel.

Questions from the Commission.

Opened public hearing at 5:35 p.m.

The following people spoke regarding this item: Michael Cochran, Sedona; Tonie Hansen, Sedona; Mark TenBrook, Sedona, AZ; Adam Wayne, Sedona; Catherine Goodrich, Sedona; Patsy Bostick Reed, Sedona; Ortie Baker, Sedona; Larry Cepek, Sedona; Joyce Recek, Sedona; Jill Gittleman, Sedona; Rich Helt, Sedona; Ronald Martinez, Sedona; Deb Sheahan, Sedona; Joanne Hiscox, Sedona; Linda Martinez, Sedona; Kurt Gehlbach, Sedona; Al Comello, Sedona, and Barry Friedman, Sedona. Amy Parrella, Sedona, was not present when called to speak.

Closed public hearing and brought back to Commission at 6:53 p.m.

Additional questions and comments by the Commission.

Recessed the meeting at 6:55 p.m. and reconvened the meeting at 7:07 p.m.

- 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).**

Introduction by Chair Levin

Presentation by Mike Raber, Senior Planner, with Bob Welch, Associate Engineer.

Questions from the Commission

Opened public hearing at 7:43 p.m.

The following person spoke regarding this item: Kurt Gehlbach, Sedona

Closed public hearing and brought back to Commission at 7:47 p.m.

- 5. Discussion/possible direction regarding a proposed amendment to the Ranger Station Park Master Plan.**

Introduction by Chair Levin.

Presentation by Stephen Craver, Associate Engineer and Andy Dickey, City Engineer

Questions from the Commission

Opened public hearing at 8:18 p.m.

The following people spoke regarding this item: Suzanne Owens, Sedona; Suzi Heath, Sedona, and Kurt Gehlbach, Sedona.

Closed public hearing and brought back to Commission at 8:30 p.m.

- 6. Discussion/possible action regarding Planning and Zoning Commission Operating Rules and Procedures, specifically regarding the Commission's meeting time.**

Introduction by Chair Levin.

Presentation by Commissioner Gajewski.

Questions and Comments from the Commission.

No action was taken.

7. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, June 15, 2021

b. Tuesday, July 6, 2021

Cari indicated that on June 15th, we are planning the Conceptual Review for the Archer Hotel and there will be a site visit that day. The consensus of the Commission was to do the site visit at 8:00 a.m., since the weather is getting hotter. Cari added that on July 6th, we will have the public hearing for the Community Plan Amendments, and we currently don't have anything on the schedule after that.

Chair Levin mentioned the possibility of the Commission not meeting the same time as Council. Karen Osburn indicated that is Council's second meeting in August, which would be the third week of August for the Commission.

Commissioner Furman stated that he will not be available on June 15th.

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 8:43 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 June 1, 2021.

Donna A. S. Puckett, *Administrative Assistant*

Date