

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, June 15, 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, Kali Gajewski, Sarah Wiehl and Lynn Zonakis. Commissioner Peter Furman was excused.

Staff Participants: Kurt Christianson, Cynthia Lovely, Cari Meyer, Karen Osburn, Sandy Phillips, Donna Puckett and Hanako Ueda

3. APPROVAL OF THE FOLLOWING MINUTES:

- | | |
|----------------------|----------------------|
| a. May 18, 2021 (SV) | b. May 18, 2021 (R)) |
| c. June 1, 2021 (SV) | d. June 1, 2021 (R) |

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

MOTION: *Vice Chair Hosseini moved to approve four minutes. Commissioner Gajewski seconded the motion. VOTE: Motion carried six (6) in favor (Braam, Gajewski, Hosseini, Levin, Wiehl and Zonakis) and zero (0) opposed. Commissioner Furman was excused.*

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.)

Opened the public forum at 4:31 p.m. and, having no requests to speak, closed the public forum at 4:32 p.m.

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

Chair Levin welcomed Commissioner Sarah Wiehl to her first Commission meeting. The Chair then asked Commissioner Wiehl to tell us about herself. Commissioner Wiehl stated that she has been coming to Sedona since 2002 and living here part-time since 2017. She made the move to full-time resident in 2020, and she is a licensed professional engineer working in engineering for over 20 years. Her focus is sustainability and land development in a conscious mindful way for the community and the greatest possible outcome for all the people involved. She is very passionate about that.

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

Discussion/possible direction regarding a request for Conceptual Zone Change and Conceptual Development Review for a proposed 188 room hotel and 22-unit multi-family residential development at 40 Art Barn Road (Archer Hotel). The property is zoned Planned Development (PD) and is ±19 acres (Development is proposed on ±6 acres of the property; the remaining ±13 acres will remain undisturbed) and is located southeast of N State Route 89A at Art Barn Road. APN: 401-09-001A, B, C; 401-13-059, 401-08-006A, -002A. Applicant: Withey Morris, PLC Case Number: PZ21-00006 (ZC, DEV)

Presentation by Cari Meyer, Planning Manager

Presentation by Adam Baugh, Attorney with Withey Morris and Roger Brown, Architect with Lodgeworks.

Opened public hearing at 5:23 p.m.

The following peoples spoke on this item: Jon Spera, Sedona; Randy McGrane, Phoenix; Attorney Thomas Galvin, Phoenix; Daniel Perkins, Sedona; Gardner Cole, Sedona; Holly Brundage, Cottonwood; Jeremy Benn, Sedona; Rebecca Battino, Sedona; Roger Rosell, Sedona, and Leah Araiza, Sedona. Nathan Mohrman, Sedona, chose not to speak when called.

Brought back to Commission at 5:47 p.m.

Questions and Comments from Commission. Mike Daood, President of Lodgeworks, joined the applicants to respond to some questions.

6. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, July 6, 2021

b. Tuesday, July 20, 2021

Cari Meyer stated that for July 6th we have public hearings for Major Community Plan Amendments and we currently do not have anything for July 20th. We have already done site visits for the Major Community Plan Amendments, so it will just be the 4:30 p.m. meeting. After July 6th, we don't have anything scheduled. We had discussed cancelling the second meeting in August if you want to plan that. Chair Levin asked Cari to let the Commission know if cancelling that meeting would work with the flow of work.

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 6:39 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 15, 2021.

Donna A. S. Puckett, *Administrative Assistant*

Date