

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, July 6, 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, Sarah Wiehl and Lynn Zonakis.

Staff Participants: Kurt Christianson, Andy Dickey, Chief Charles Husted, Cari Meyer, Karen Osburn, Sandy Phillips, Donna Puckett, Mike Raber, Hanako Ueda and Bob Welch.

City Council Members Present: Councilor Scott Jablow

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. June 15, 2021 (R)
- b. June 15, 2021 (SV)

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

MOTION: *Vice Chair Hosseini moved for approval of the June 15, 2021, minutes of the regular meeting and site visit. Commissioner Braam seconded the motion.*

VOTE: *Motion carried seven (7) in favor (Braam, Furman, Gajewski, Hosseini, Levin, Wiehl and Zonakis) and zero (0) opposed.*

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

There were no announcements.

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

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

- a. Discussion/possible action 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).

Presentation by Mike Raber, Senior Planner

Presentation by Whitney Cunningham, Attorney with Aspey, Watkins & Diesel.

Opened public hearing at 5:18 p.m.

The following peoples spoke on this item: Mark TenBroek, Sedona; Stanford F. Hartman Jr, San Diego; Steve Ash, Sedona; Larry Cepek, Sedona; Gary Bohn, Sedona; Jill Gittleman, Sedona; Candace Strauss, Sedona; Roger Shlonsky, Sedona; Joyce Recek, Sedona; Gayle Lubahn, Sedona; Craig Swanson, Sedona; Deborah Sheahan, Sedona; Thomas Moore, Sedona; Brian Myers, Sedona; Michael Sanders, Sedona; Jennifer Strait, Sedona and Adam Wayne, Sedona. Chris Nichols, Sedona; Gary Likins, Sedona and Cindi Ledbetter, Sedona were not present when called.

Brought back to Commission at 6:35 p.m.

Chair Levin recessed the meeting at 6:36 p.m. and reconvened the meeting at 6:55 p.m.

Comments by Chair.

Comments and Questions from Commission. *Note: Commissioner Gajewski stated that she owns a business on Jordan Road and is a resident in Sedona, so she checked with Kurt Christianson who determined that she did not have a Conflict of Interest.*

Whitney Cunningham, Attorney with Aspey, Watkins & Diesel, and Art Beckwith with Shephard-Wesnitzer responded to Commission questions.

Chair Levin asked for a consensus of the Commission to either proceed with a motion or go for a continuance.

MOTION: Vice Chair Hosseini moved to recommend to the Sedona City Council approval of case number PZ21-00002 (Major CPA), Jordan Lofts Multi-family Project, subject to all applicable requirements, the recommended conditions of approval, and based on the Commission findings as outlined in the Staff Report and adopted by the Commission by this motion, including:

- 1. The proposal directly addresses housing diversity, one of the Community Plan's six major outcomes.***
- 2. The proposal is in substantial compliance with applicable Community Plan goals and policies for Land Use, Housing and Growth and goals for Economic Development and Open Space. The proposal partially complies with other applicable Plan goals.***
- 3. The proposal does not directly contradict any goal or policy in the Community Plan.***

Commissioner Gajewski seconded the motion.

VOTE: Motion carried five (5) in favor (Furman, Gajewski, Hosseini, Levin and Wiehl) and two (2) opposed. Commissioners Braam and Zonakis were opposed.

Commissioner Braam stated that he was in opposition because there were too many insurmountable issues so he doesn't feel the project is the right one for here. Commissioner Zonakis indicated that she as in opposition because there is a lack of clarity and a lack of articulation of the community benefits beyond increasing apartment stock.

Chair Levin recessed the meeting at 8:26 p.m. and reconvened the meeting at 8:34 p.m.

- b. Discussion/possible action 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).

Presentation by Mike Raber, Senior Planner

Questions and comments from Commission.

Opened public hearing at 8:59 p.m. and, having no requests to speak, closed the public hearing at 9:00 p.m.

Chair Levin indicated that she would entertain a motion on the Major Community Plan Amendment.

MOTION: Commissioner Zonakis moved to recommend to the Sedona City Council approval of case number PZ21-00003 (Major CPA), Uptown Parking Garage, subject to all applicable requirements and based on the Commission findings as outlined in the Staff Report and adopted by the Commission by this motion, including:

- 1. The proposal reduces traffic, addressing one of the Community Plan's six major outcomes, and is in compliance with applicable goals and policies and implements Community Plan Circulation Actions.***
- 2. The proposal implements the 2017 Transportation Master Plan and Uptown Sedona Parking Facility Needs, Siting and Design concept Assessment (2019-2021).***
- 3. The proposal complies with the draft "Plan Uptown" CFA Plan.***
- 4. The proposal does not directly contradict any goal or policy in the Community Plan, Plan Uptown CFA Plan, or other adopted plan.***

Vice Chair Hosseini seconded the motion.

VOTE: Motion carried seven (7) in favor (Braam, Furman, Gajewski, Hosseini, Levin, Wiehl and Zonakis) and zero (0) opposed.

Chair Levin indicated she would entertain a motion on the zone change request.

MOTION: Commissioner Braam moved to recommend to the Sedona City Council approval of case number PZ21-00003 (ZC), Uptown Parking Garage, subject to all applicable requirements and based on the Commission findings as outlined in the Staff Report and adopted by the Commission by this motion, including:

A. Generally

The development applications submitted complies with the general review criteria of Land Development Code Section 8.3.E(5).

B. Prior Approvals

The proposed development is consistent with the terms and conditions of the Community Plan and Uptown CFA Plan. There are no other land use approvals, plans, or plats applicable to this property.

C. Consistency with the Sedona Community Plan and Other Applicable Plans

The proposed development is consistent with and conforms to the Sedona Community Plan, Community Focus Area plans, and the parking study done for the Uptown area.

D. Compliance with This Code and Other Applicable Regulations

The proposed development is consistent with the purpose statements of this Code and complies with all applicable standards in this Code and all other applicable

regulations, requirements and plans. Compliance with these standards is applied at the level of detail required for the subject submittal.

- E. Minimizes Impacts on Adjoining Property Owners**
The proposed development will not cause significant adverse impacts on the surrounding properties.
- F. Consistent with Intergovernmental Agreements.**
There are no intergovernmental agreements that impact this project.
- G. Minimizes Adverse Environmental Impacts**
The proposed development is designed to minimize negative environmental impacts and shall not cause significant adverse impacts on the natural environment.
- H. Minimizes Adverse Fiscal Impacts**
The proposed development does not result in significant adverse fiscal impacts on the City.
- I. Compliance with Utility, Service, and Improvement Standards**
The proposed parking garage complies with all utility, service, and improvement standards.
- J. Provides Adequate Road Systems**
The proposed parking garage will be constructed to serve an existing parking need. There are no uses in the garage that would generate additional parking requirements. The garage will be designed with safe ingress and egress off Forest Road.
- K. Provides Adequate Public Services and Facilities**
There are no uses provided with the parking garage that would require provisions of new public services or facilities.
- L. Rational Phasing Plan**
The project is proposed to be developed in a single phase.

Commissioner Furman seconded the motion.

VOTE: *Motion carried seven (7) in favor (Braam, Furman, Gajewski, Hosseini, Levin, Wiehl and Zonakis) and zero (0) opposed.*

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, July 20, 2021**
- b. **Tuesday, August 3, 2021**

Cari indicated that we have nothing currently scheduled for a future meeting, but we have about 20 items on the potential projects list. We are trying to spread them out a little, but there is nothing queued up for the Commission right now. There definitely will be no meeting on July 20th and she doesn't know that we will have anything for the first meeting in August either.

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 9:09 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 July 6, 2021.

Donna A. S. Puckett, *Administrative Assistant*

Date