

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, September 7, 2021 - 4:30 p.m.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

Chair Levin called the meeting to order at 4:34 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, Jess McNeely, Cari Meyer, Donna Puckett, Hanako Ueda

Historic Preservation Commissioner(s) present: Kurt Gehlbach

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

Chair Levin indicated that the terms for Vice Chair Hosseini, Commissioner Furman and Commissioner Braam end on October 31st so there will be three vacancies. She encouraged the Commissioners to re-apply, and staff confirmed that the application period will open by the end of the week or early next week.

Cari Meyer announced that we have a new Director of Community Development who can introduce himself. Jess McNeely stated that it was great to meet everyone this morning at the site visit, and he appreciates the warm welcome from Cari, Donna, and the rest of the staff. He came from Coconino County where for about five years he was the Assistant Director of Community Development and Planning Manager. Prior to that he was in Kansas primarily in Wichita, Sedgwick County, Kansas working as a planner. He has some history with an architecture degree, a master's degree in planning and he worked as an Army Engineer both on active duty and as a reservist, so he has had a lot of construction experience on the military side of things. He is excited to be here; Sedona is a beautiful place. He has been coming here for five years, since he has lived in Flagstaff, to mountain bike, hike, etc. It is a wonderful place and obviously the community has amazing values that certainly align with his in wanting to have a beautiful community with a lot of community character and one that certainly blends with the natural environment and that is why he is so happy to be here. He appreciates the warm welcome.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. July 6, 2021 (R)

Chair Levin indicated she would entertain a motion for the July 6, 2021, regular meeting minutes.

MOTION: *Commissioner Braam moved to approve. Commissioner Furman seconded the motion.*

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

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 4:39 p.m. and, having no requests to speak, closed the public forum at 4:40 p.m.

5. **CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:**
- a. **Discussion/possible direction regarding a request for Conceptual Development Review for a proposed ±20,000 square foot spa in four buildings at 95 Sombart Lane (Arabella Spa). The property is zoned Commercial (CO) and is ±5.35 acres and is located east of the Arabella Hotel on State Route 179 at Sombart Lane. APN: 401-22-036B. Applicant: William Erwin, Erwin Architecture Case Number: PZ21-00009 (DEV)**

Presentation by Cari Meyer, Planning Manager.

Commission's questions of owners Rob Gauthier and Trevor Hewison from Canada, applicant William Erwin, Erwin Architecture & Development, Chandler, AZ, and staff.

Opened public hearing at 5:50 p.m.

The following peoples spoke on this item: Megan Smith, Sedona; John Griffin, Sedona; Denny Lewis, Sedona; Myrna McDonald, Sedona; Lisa Frost, Sedona and Danielle Ondayko-Lewis, Sedona.

Brought back to Commission at 6:09 p.m.

Additional questions and comments from Commission.

6. **FUTURE MEETING DATES AND AGENDA ITEMS**
- a. **Tuesday, September 21, 2021**
 - b. **Tuesday, October 5, 2021**

Cari Meyer indicated that September 21st is the next meeting, and we have a proposed Conditional Use Permit for a school to go into an existing church. The Running River School is proposing to go into the Wesleyan Church on Brewer Road, and either on that date or October 5th, we will bring something to outline the Community Plan update process to introduce you to that.

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 6:21 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 September 7, 2021.

Donna A. S. Puckett, *Administrative Assistant*

Date