

Agenda
Planning and Zoning Commission Selection Committee
Schnebly Conference Room, Sedona City Hall,
104 Roadrunner Drive, Sedona, AZ
Tuesday, October 26, 2021, 8:00 a.m.

1. Call to Order
2. Roll Call
3. Commission Interviews:
 - a. Peter Furman 8:00 a.m.
 - b. George Braam 8:20 a.m.
 - c. Charlotte Hosseini 8:40 a.m.
 - d. Daniel Rawlins 9:00 a.m.
 - e. Ellen Taylor 9:30 a.m.
 - f. Brian Fultz 10:00 a.m.
 - g. Harry Danilevics 10:30 a.m.
 - h. Jon Spera 11:00 a.m.
4. Upon a public majority vote of the members constituting a quorum, the Selection Committee may hold an Executive Session, which is not open to the public, for the following purposes:
 - a. Discussion or consideration of employment, assignment, appointment, promotion, demotion, dismissal, salaries, discipline, or resignation of any public officer, appointee or employee of the City per A.R.S. § 38-431.03(A)(1). Such discussion on this occasion will be related to the following appointee(s): specifically, appointment of members to the Planning and Zoning Commission.
5. Discussion/possible action regarding a recommendation for the appointment and/or reappointment of commissioners to the Planning and Zoning Commission.
6. Adjournment

Posted: 10/21/21

By: CF

Cherise Fullbright, Deputy City Clerk

Note: Pursuant to A.R.S. § 38-431.02(B) notice is hereby given to the members of the Planning and Zoning Commission Selection Committee and to the general public that the Planning and Zoning Commission Selection Committee will hold the above open meeting. Notice is also being given that four or more Councilors and/or Planning and Zoning Commissioners may be attending this meeting. Planning and Zoning Commission Selection Committee may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Schnebly Conference Room is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print may request these at the Clerk's Office. All requests should be made forty-eight hours prior to the meeting.



RECEIVED

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SEP 08 2021

SEP 09 2019

PLANNING AND ZONING COMMISSION APPLICATION

CITY OF SEDONA CITY CLERK'S OFFICE

Re-Applied.

READ THE FOLLOWING INSTRUCTIONS CAREFULLY BEFORE FILLING OUT YOUR APPLICATION – TYPE OR PRINT CLEARLY IN INK ONLY.

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL INFORMATION REQUESTED ON THE APPLICATION.

Resume Attached: Yes No

All information submitted in this application is public information and subject to disclosure in response to a public records request.

APPLICANT'S NAME: Peter J. Furman

MAILING ADDRESS: [Redacted] (Street or P.O. Box) (City) (State) (Zip)

HOME ADDRESS: [Redacted] (Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: [Redacted] Work: [Redacted] Cellular: [Redacted]

EMAIL: [Redacted]

Are there any days you will not be available for an interview?
9/20/19 - 9/29/19

Sedona residency is a requirement to serve on the Planning and Zoning Commission. Do you live within the incorporated boundaries of the City of Sedona? Yes No

If so, for how many years? 1.5 years

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes No If so, for which board/commission and for what length of term?

PSPRS until 7/31/2022. ELOWG until January 2020

In answering the following questions, if more space is required, please attach a separate sheet of paper.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

I am an engineer by training (MS, Mechanical Engineering from University of Illinois). In addition to working as an engineer for many years, I served as Chief of Staff to the San Jose, CA Mayor from 2007-2014. I am experienced and comfortable reading and understanding complex technical information and in reading public reports. I am familiar with planning and zoning issues, having been involved in many items during my San Jose years.

What skills do you believe you possess that would enable you to help to achieve consensus on issues?

I approach problems by reading and listening as much as possible to learn the issues, enabling a positive contribution to the conversation. I am perceived by people as being trustworthy and respectful to team members.

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

P&Z Commission members are there as representatives of the community and work to advise the City Council on planning and zoning issues. They must understand and apply the zoning code and the intent expressed in the general plan.

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

As Chief of Staff to the San Jose, CA Mayor, I supervised staff members who's duties included tracking the San Jose P&Z Commission. I understand the jobs/housing balance needs of development projects. I've worked with community groups who were concerned about traffic, parking, density, property values, environmental, and other issues related to development projects. I have read and understand zoning regulations and worked with staff and mayor/council on changes/updates to the San Jose General Plan and it's zoning regulations.

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

Sedona is currently facing issues regarding Short Term Rentals, traffic, and workforce housing. In-fill development brings particular challenges. Environmental/sustainability goals are becoming more important to residents. Acknowledging and balancing the benefits/costs from our robust tourism economy is becoming increasingly important.

What do you hope to accomplish as a Planning and Zoning Commission member?

I will strive to become known as a thoughtful and insightful member of the P&Z Commission. I am interested in helping Sedona move forward in solving issues with Short Term Rentals, Workforce Housing, tourism related traffic issues, walkability, and sustainability.

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?

Yes

Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?

Yes

Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.

The Sedona Community Plan is Sedona's General Plan, as required by State law. It is the expression of the community's goals and policies for future growth and development. The State of Arizona requires communities to have a long-range general plan that is updated every 10 years. State law also requires a community to have zoning ordinances that further clarify the plans aspirations. These zoning ordinances are incorporated in Sedona's Land Development Code. Sedona's Design Review Manual give further specificity and supports the LDC including submittal requirements, design guidelines, and technical engineering standards.

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

I will read the staff reports, refer to the Community Plan and applicable zoning codes, ask clarifying questions, make a site visit if needed, participate in the P&Z discussions and will follow the Community Plan and zoning regulations in making a decision.

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?

I will follow the Community Plan and applicable zoning codes.

Thank you for your interest in serving on the Planning and Zoning Commission. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 282-3113. For questions about the Planning and Zoning Commission, please contact the Community Development Department at 282-1154.

PETER J. FURMAN

Sedona, AZ 86336

PROFESSIONAL EXPERIENCE

Retired

Jul 2016 - Present

- Appointed in August 2018 to a four year term as the public member on the Sedona Public Safety Personnel Retirement Board
- Appointed in August 2019 to the Sedona Expenditure Limitations Options Working Group. Authorized by City Council to explore budget setting options for the City of Sedona
- Qualified for and participated in the US National Senior Olympics for cycling in 2017, 2019

Executive Director of Retirement Security Initiative (RSI)

Jan 2014 - Jun 2016

RSI is a 501(c)4 formed to advocate for public sector pension reform.

- RSI was formed to create a platform for former San Jose Mayor Chuck Reed and former Utah State Senator Dan Liljenquist to continue their advocacy at the national, state, regional, and local levels for fair and sustainable public sector pension reform
- Established legal entity, recruited three prominent and nationally known public figures to serve on the Board of Directors, authored business plan and marketing materials, created business name, logo, website, and secured multi-year funding
- Coordinated and supported the consulting activities of Mayor Reed and Senator Liljenquist
- Led search for and recruited a permanent CEO for RSI

Chief of Staff, Office of the Mayor, San Jose California

Jan 2007 - Dec 2014

San Jose is the 10th largest city in the USA, and the 3rd largest in California, and is often referred to as the Capital of Silicon Valley

- Reporting directly to San Jose Mayor Chuck Reed and responsible for daily operations of the office
- Manage and supervise a team of 20 (five senior-level, eleven entry- or mid-level analysts, four unionized administrative professionals)
- Maintained working knowledge of the legal, policy, and political dimensions of a wide variety of issues; including budget and tax, job creation, housing and social services, public safety
- Responsible for setting annual direction for \$3B annual budget (capital, general, and special funds) including an \$900M General Fund
- Leadership role for specific policy initiatives: open government practices, fiscal reform, reorganizing the San Jose Redevelopment Agency, revising card club regulations, medical marijuana land use and operating regulations

Campaign to Elect Chuck Reed for San Jose Mayor

Nov 2005 – Dec 2006

Served a variety of roles including fundraising, event coordination, debate preparation and rehearsal, policy research, campaign material preparation

Director of Sales and Marketing, AeroMet Corporation

Jan 2005 – Sep 2005

AeroMet Corp. – Minneapolis, MN. A seven year old advanced technology company making Titanium aircraft parts using a laser additive manufacturing process

- Brought in to help parent company (MTS Systems) analyze business potential and make a decision whether to continue operations
- Created an investment plan to shift company from R&D to profitable manufacturing
- Refocused the marketing and sales strategy to address strategic opportunities
- Designed and implemented an opportunity management and reporting system
- Won a \$570K production contract, the company's first non-R&D order

President and CEO, Appteric Technologies Inc.

May 2004 – Jan 2005

Appteric Inc. – San Jose, CA. A start-up manufacturers' representative and service bureau for high-value, high-tech capital equipment products for advanced manufacturing and physical testing. Specialists with complex, highly technical products and technologies whose presentation requires a deep and superior knowledge of material sciences processes and behaviors

- Created business concept and recruited business partner
- Established legal entity (S-Corp), authored business plan and marketing materials, created business name and logo
- Product lines included nanoindentation (materials property characterization on nano-scale), friction stir welding (aircraft grade aluminum, rivetless, joining process), titanium additive laser vapor

Director of Product Strategy, MTS Systems Corporation

2003-2004

MTS Systems Corporation – Minneapolis, MN. A pioneer in precision force and motion control, MTS provides products that determine the mechanical behavior of materials, products and structures. These solutions include computer-based testing and simulation systems, modeling and testing software, and consulting services. Highly technical and complex sales that require detailed customer interaction and typically have a long sales cycle.

- Leader of the LPO Initiative, a key business initiative to rationalize existing offerings and develop new product platforms that leverage common modules; expected results include increased speed to market with more flexible, affordable solutions
- Defined initiative strategy, engaged key executives and managers in setting a multi-generational plan to implement modularization across multiple markets and product lines
- Led cross-functional Core Team comprising Sales, Marketing, Product Management, Engineering, Manufacturing, Purchasing, Service, and Finance for initial modularization effort
- Developed a comprehensive communication strategy with targeted staff-level and company-wide presentations and intranet information site
- Secured \$4M funding for Phase I project
- Senior management role, reported to Executive Vice President

Senior Account Manager, MTS Systems Corporation

2000-2003

Only U.S. Account Manager responsible for entire MTS product line in multiple market segments (Ground Vehicles, Aerospace, Materials)

- Far exceeded sales plan in two consecutive years (176% in FY02, 137% in FY03)
- Met 2004 sales goals (largest in company) in first six months of FY04 before being promoted to new position
- Key Account Manager for Boeing, Lockheed Martin, Cessna, and Alcoa
- Closed MTS' first sale to Boeing Integrated Defense Systems (St. Louis) structural test lab, fulfilling the Boeing account strategy I conceived and initiated 12 years earlier as Market Niche Manager
- Awarded Sales Engineer of the Year in 2002, 2003

Outdoor Educator, Multiple Organizations

1999-2000

Senior Program Manager, MTS Systems Corporation

1995-1999

Product Manager, MTS Systems Corporation

1993-1995

Aerospace Market Niche Manager, MTS Systems Corporation, Aerospace Division

1991-1993

Applications Engineer, MTS Corporation, Vehicle Dynamics Division

1989-1991

Applications Engineer, MTS Corporation, Modeling, Analysis and Design Division

1988-1989

Advanced Analytical Methods Engineer, Garrett Turbine (Phoenix, Arizona)

1985-1988

EDUCATION

- M.S. Mechanical Engineering (Fatigue and Fracture Behavior of Materials), University of Illinois, Urbana, 1985
- B.S. General Engineering, University of Illinois, Urbana (minor in Engineering Administration), 1982

Cherise Fullbright

From: Susan Irvine
Sent: Monday, September 13, 2021 7:56 AM
To: Pete Furman
Cc: Kathy Levin2; Cherise Fullbright
Subject: RE: P&Z Commission Term

Thank you for your comments Pete. We will include them with your old application.

Susan

From: Pete Furman [REDACTED]
Sent: Thursday, September 9, 2021 10:22 AM
To: Susan Irvine <S Irvine@sedonaaz.gov>
Cc: Kathy Levin2 [REDACTED]
Subject: P&Z Commission Term

Susan,

It's my understanding that I do not need to fill out a form to reapply for a term on the Planning and Zoning Commission, nor submit an application. Yea! But I'd like to submit a few thoughts for the record.

It's been an honor and a pleasure serving on the P&Z Commission since November 2019. I have really enjoyed working with our chairperson and my fellow commissioners. I feel each of us takes the position seriously, prepares for meetings well, listens to staff, the applicants, to the public, and to each other. I'm also impressed with the respectfulness and quality of dialog we practice. I'd like to think that I exhibit these traits, as it's certainly my goal to do so.

In my original application I remarked "I will strive to become known as a thoughtful and insightful member of the P&Z Commission". I have tried to live up to that promise and hope you, staff, and my fellow commissioners think that is so. Regardless, I will continue to strive for that goal if appointed for a second term.

Sincerely,

-Pete Furman
[REDACTED]

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MAR 29 2018

SEP 08 2021

CITY OF SEDONA
CITY CLERK'S OFFICE



PLANNING AND ZONING COMMISSION APPLICATION

CITY CLERK'S OFFICE

Re Applied.

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IN INK ONLY.**

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL INFORMATION REQUESTED ON THE APPLICATION.

Resume Attached: Yes No

All information submitted in this application is public information and subject to disclosure in response to a public records request.

APPLICANT'S NAME: George Braam

MAILING ADDRESS: [Redacted]
(Street or P.O. Box) (City) (State) (Zip)

HOME ADDRESS: [Redacted]
(Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: _____ Work: _____ Cellular: [Redacted]

EMAIL: [Redacted]

Are there any days you will not be available for an interview?

Generally not

Sedona residency is a requirement to serve on the Planning and Zoning Commission.

Do you live within the incorporated boundaries of the City of Sedona? Yes No

If so, for how many years? 3 Years

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes No If so, for which board/commission and for what length of term?

In answering the following questions, if more space is required, please attach a separate sheet of paper.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

While I am new to Sedona, I have been a visitor for twenty years. I am a professional engineer with over 40 years of experience in municipal matters. While I have planning, design and construction of over \$200 million of public improvements. My emphasis is water - potable, wastewater, storm water and flood control. I plan to be an engaged citizen of Sedona for decades to come.

What skills do you believe you possess that would enable you to help to achieve consensus on issues?

As part of my civil engineering career I ran a professional consulting firm with as many as 50 people for nearly 20 years. I worked with all levels of my staff in developing consensus in projects, work relationships and company goals and initiatives. In addition, I have worked with various Local, State and Federal agencies when I have worked on resolution of issues. My personality has always focused on people skills and conflict resolution.

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

I would participate with a seven member Commission for a three year appointment and participate in monthly meetings and work sessions. I would develop recommendations to the City Council on updates to the Community Plan updates, Land Development Code updates, property zoning changes and subdivision updates. Further, I would use my expertise and knowledge of City codes and ordinance to provide guidance to the City Council on planning issues.

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

During my 40 year plus civil engineering career I worked with dozens of Communities and governmental agencies on infrastructure improvements. I worked as a designer, construction administrator, manager and company principal. I have been involved in all areas identified above, with expertise in water related projects. My expertise lead to developing solutions for complex infrastructure problems. I also functioned as a permit reviewer for developments in numerous Communities. I also worked with land developers that required negotiations with local communities.

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

The City and its citizens have a responsibility to maintain the highest level of stewardship for the beauty of Sedona. Sustainable growth must be maintained while providing reasonable economic opportunities. Resolution of inherent conflicts between resident, businesses and the tourism industry are crucial. A few critical issues include traffic control, safety of resident and travelers, runoff and flood control. In context of climate change, sustainable solutions to development challenges in Sedona must be identified.

What do you hope to accomplish as a Planning and Zoning Commission member?

As a new member, I would first listen to Citizens and Commission members. As i understand the process and current issues, I would share my professional expertise and advice. My municipal and engineering expertise would provide the Commission new insights. I would hope to become a trusted member of the Commission and a valued adviser for the City of Sedona.

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?

Yes I understand that this is a three year term and I am willing to fully participate for the full term of this appointment.

Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?

Yes I have

Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.

The Community Plan is the vision of the Community. It functions as a guide for the future.

The Land Development Code is the standard for new development in Sedona as established by Ordinance.

The Design Review Manual is part of the Land Development Code and it provides guidance in how to apply details of the LDC.

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

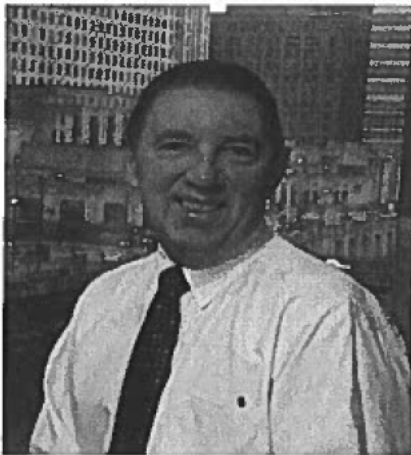
I would study the plan and the facts. I would speak with others that might have historical perspectives for the site. I would walk a site and the surrounding neighborhood. I would listen to others. I would ask probing questions and look for answers or solutions that would make a plan better for Sedona. Ultimately, if a plan is within the plan and zoning code I would approve

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?

A project is supported by the Community Plan and it meets zoning requirements that is positive. My profession and skills give me insights that others may not have. If I still have reservations for health, safety, or environmental reasons I would push for a negotiated modified plan to improve the plan. Ultimately if it becomes a better plan, and others on the Commission and within the Community support the plan, I would not be an obstructionist.

Thank you for your interest in serving on the Planning and Zoning Commission. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 282-3113. For questions about the Planning and Zoning Commission, please contact the Community Development Department at 282-1154.

George A. Braam, PE



Senior Manager, Water Resources

Mr. Braam has 44 years of experience in civil engineering, environmental, and construction management. His civil engineering experience has included projects in harbors and ports, aviation, infrastructure improvements, transportation, parks and recreation, water resources/drainage, construction management and environmental. His progressive experience has included design, permitting, construction management and project management for projects ranging in size from several hundred thousand to tens of millions of dollars. As President of a mid-size consulting practice for 25 years, he is well versed in business finances, client management, proposal preparation, personnel management and mentoring, company operations, and human resources.

Project Specific Experience

Below is a representation of project experience.

Areas of Expertise

Water Resources

- Flood Control
- Drainage
- Wetlands
- Golf Courses

Municipal Engineering

- Sewer and Water Infrastructure
- Local Roads
- Infiltration/ Inflow Studies
- Sewer Rehabilitation
- Pump Stations

Ports/ Maritime / Coastal

- Small Boat / Recreation
- Port Authorities
- Dredging/ Earthwork / Grading
- Shore Protection
- Homeland Security
- Corp of Engineers/ Permitting

Water/Wastewater/Environmental Aviation

Construction Management/Project Management

Years of Experience

With AECOM/URS: 6 Years
Kudrna and Associates: 25 Years
Epstein : 2 Years
RJN Environmental: 8 Years
IEPA: 3 Years

Education

MBA/1988/Keller Graduate School of
Management
BS/Civil Engineering/1974/University of
Illinois

Registration/Certification

1978/PE/Illinois/062-37599
2016 Arizona 61917

Water Resources

Armstrong Park Flood Control- Du Page County (Carol Stream).

Functioned as project director for \$12 million flood control project that included earthmoving, siphon and piping, pump station, wetlands, permitting and restoration.

Illinois International Port District - Harborside International Marina and Golf Course - Chicago, Illinois.

Provided program management, engineering and construction management for a 450-acre, 36-hole golf course at Lake Calumet. Work included:

- Development and coordination of multiple bid packages.
- Drainage and detention systems.
- Earthwork and placement of wastewater sludge.
- Site utilities and irrigation, roadways, lighting and parking lots.
- Permitting and wetland mitigation.
- Coordination of all golf and building features.
- Performed preliminary engineering for associated marina

development (that was not constructed).

CITGO- Lemont, Illinois- Project Manager for a drainage analysis for a 700 acres refinery site. The study evaluated the impact of off-site drainage and options for diversion and conveyance.

Muskingum Conservation District, Ohio. Assist in dredging master planning. Review and provide guidance on selection of contractors.

Streams Lake Dredging - Wheaton, Illinois. Project Manager for surveying, sediment characterization studies and dredging plan development to improve the capacity and quality of 5-acre Streams Lake.

Joliet Correctional Facility, Joliet Illinois- Illinois Capital Development Board. Analysis and design of stormwater improvements for flood mitigation associated with overflows from nearby quarry.

Village of Lisle - Drainage Way 4 - Lisle, IL. Principal-in-Charge for the final design and acquisition of construction permits for the improvement of Drainage Way No. 4 in the Village of Lisle.

DuPage County DEC – Du Page County IL –Project manager for work for the Department of Environmental Concerns, including permit reviews, drainage investigations, flood studies and topographic studies. Also included was an internal study to review stormwater permitting within the Du Page County Building Department

Pleasantdale Subdivision, Unincorporated DuPage County.

Master planning and design for the sewer improvements for this 400-acre subdivision. Design of sewer improvements including 8,200 feet of sewer ranging in size from 36-inches to 72-inches in diameter, and a 100-acre-foot detention structure.

On Call Drainage Investigations, Du Page County, IL – Du Page County Department of Public Works –Principal in Charge for On-Call professional engineering assistance for project design, modeling, surveying and permitting assistance for various locations within Du Page County.

Thunderhawk Golf Course -Lake County Forest Preserve District - Beach Park, Illinois

Principal-in-Charge for engineering design services for the development of a 230 acre site into an 18-hole golf course. Project scope included streambank stabilization, pond excavation, flood plain and wetland mitigation.

Mount Emblem Cemetery and Mausoleum - Elmhurst, Illinois.

Principal-in-Charge of Master Plan development for the site including two design options for shoreline stabilization of Lake Emblem and Addison Creek within Mount Emblem Cemetery.

Municipal

North Main Street, Wheaton, IL – Principal-in-Charge for design and construction administration of 6,800 lineal feet of North Main Street reconstruction for the City of Wheaton. Work included lane reductions, lighting, sewer and water system improvements, new signals, and landscape improvements.

Village of Westmont, Permit Reviews. Westmont, IL - Performed private sector development reviews for Village of Westmont in coordination with the Village Building Department.

Glen Ellyn Roadway Projects - Principal-in-Charge. Functioned as Senior Project Manager and Principal-In-Charge on nine projects over the past 20 years for the Village of Glen Ellyn. Projects included resurfacing and reconstruction on Main Street, Park Boulevard, Sunset and Turner Court, Hill Street and Elm Geneva Roads. All projects included infrastructure features, landscape restoration traffic control and varying degrees of staging.

Midwest Road Reconstruction, DuPage County, IL - DuPage County Division of Transportation .

Principal-in Charge for surveying, and design for the widening and reconstruction of Midwest Road. Included new storm sewers and drainage structures, stormwater detention facilities, widening of existing pavement south of 35th Street and full reconstruction north of 35th Street, bicycle path construction, landscaping and pavement markings.

Village of Clarendon Hills, Permit Reviews. Clarendon Hills, IL-Principal-in-Charge for performing residential and commercial development reviews for single family homes and private developments within Clarendon Hills with focus on compliance with the Du Page County Stormwater Ordinance.

Village of Hinsdale, Permit Reviews. Hinsdale, IL- Principal-in-Charge for performing residential and commercial development reviews within Hinsdale. Permit reviews were done to assure compliance in both Cook and DuPage Counties, including the Metropolitan Water Reclamation District of Greater Chicago.

Ports/ Maritime/ Coastal

North Point Marina – Winthrop Harbor, Illinois.

Provided project management, design and construction of the 140 acre, \$36 million North Point Marina from conceptual design through start-up for the Illinois Department of Conservation. Work included:

- Project Design and Program Management- Start to Finish
- Wetland enhancements and trails
- Landside features.
- Dredging and earthwork.
- Site utilities, roadways, lighting and parking lots.
- Access control and all site and landscaping features.
- Coordinated other disciplines in design and construction of breakwaters, marina and all site features.

Illinois International Port District (IIPD) - Port of Chicago.

Provided general professional engineering services for twenty five years on all port related activities for 3,000 acres at the Port of Chicago. Activities included:

- Design and management of capital improvements and coordination of maintenance including.
- Assist on site environmental remediation and hydrogeological evaluations
- Participation in Green Marine Activities
- Utility and infrastructure management.
- Dredging and navigation management.
- Dock wall geotechnical investigations, repairs and rehabilitation (see below).
- Coordination of environmental remediation.
- Coordination and implementation of State and Federal grants.
- Coordination with tenants and lessees.
- Coordination with City, State and Federal Agencies.
- Attendance and participation at Staff and Board levels.

Iroquois Landing Dockwall. (IIPD)-Port of Chicago.

Performed investigations to identify, document and assess deficiencies associated with 100 year old, 3,000 foot long bulkhead. This work included landside and waterside investigations, geotechnical studies, ground penetrating radar studies, and topographic and bathymetric surveys. Plans, specifications and permit applications were prepared for reconstruction of the wall. Assistance included preparation of State and Tiger grant documents to secure project funding. Estimated project costs for full wall replacement: \$15-\$20 million.

Illinois International Port District - Harborside International Marina and Golf Course - Chicago, Illinois.

Provided program management, engineering and construction management for a 450-acre, 36-hole golf course at Lake Calumet. Work included:

- Development and coordination of multiple bid packages.
- Earthwork and placement of wastewater sludge.
- Site utilities and irrigation, roadways, lighting and parking lots.
- Permitting and wetland mitigation.
- Coordination of all golf and building features.
- Performed preliminary engineering for associated marina development (that was not constructed).

Calumet Harbor Confined Disposal Facility - Chicago, Illinois.

Functioned as stakeholder representative in Corp of Engineers siting and design of new Chicago area CDF.

IIPD Security Plan- Chicago Illinois.

Provided engineering services for security plan for all of port properties through Homeland Security Grants. .
Work included:

- Conceptual Perimeter Security Design.
- Prequalification and selection of Security Provider.
- Development of multiple Bid Packages.
- Construction of fencing, cameras, gates and transmission towers.
- Construction of guard posts and command control center.

Indiana Marina Investigation - Northwest Indiana.

Performed study that examined socio-economic, coastal and site characteristics for recreational marina sites in East Chicago, Hammond, Gary, Portage and Michigan City Indiana along the southern shoreline of Lake Michigan.

Fox Waterway Agency – Chain O’ Lakes Dredging - McHenry, Illinois.

Functioned as District Engineer. Developed strategic plan identifying 55 potential dredge disposal sites along the Fox River and Chain O’ Lakes. Prepare annual dredging plans for Agency.

Fox Bay Marina – McHenry, Illinois.

Managed and designed conceptual plans for marina and residential development along the Fox River.

Water /Wastewater / Environmental

LaGrange Highlands Sanitary District – District Engineer. Functioned as District Engineer for over twenty-five years on all matters related to the sanitary sewer and water distribution systems for the LaGrange Highlands Sanitary District. Water work includes construction of a new 500,000 gallon elevated tank.

Fieldview Sanitary Sewer Design-Du Page County Department of Public Works. Project manager for developing preliminary design plan and profiles for sanitary sewers to a 60 acre subdivision served by failing septic systems in unincorporated DuPage County near Winfield, Illinois.

Flowerfield Subdivision (near Lombard Illinois), Unincorporated DuPage County- Developed master plan for sanitary sewer and potable water in a 60 acre subdivision with failing septic fields and wells. Work performed as a special service area assessment project.

Relocation of Oil/Water Separator No. 2, O’Hare International Airport-Design of a new oil/water separator, one-half mile of 144-inch diameter pipe to convey stormwater runoff to the separator was required. The outfall structure to Lake O’Hare was also designed.

Water Main Extension, Wheaton, IL - Project manager for three water main extension projects for the City of Wheaton. The projects totaled approximately 11,000 feet of new watermain along Butterfield Road (Rt. 56), under Roosevelt Road (Rt. 38) and throughout the neighborhoods.

Shapiro Health Center, Kankakee, Illinois–Principal-in-Charge for design and construction of a full water system distribution rehabilitation for this 100 year old, 400 acre campus under a Capital Development Board contract.

Facility Plans for Various Communities in Suburban Chicago – Prepare 20 year projections for wastewater use in St Charles and Geneva, Illinois as well as three rural communities. Work included development of schematic drawing for projected plant expansion.

Infiltration/Inflow (I/I) Reports. Project Manager and Coordination for I/I Studies for multiple sanitary sewer systems in Chicago areas including the communities of St. Charles, Geneva, Elk Grove Village, Des Plaines, Winnetka, Northfield, Libertyville and La Grange Highlands Sanitary District. Projects ranged from

I/I Analysis to Sewer System Evaluation Surveys to full Rehabilitation and Relief Sewer Plans and Specifications. Prepared annual sewer system rehabilitation reports as required by the MWRDGC.

Various Industrial Sites, Environmental Protection Engineer (IEPA). Perform compliance and operation and maintenance visits for industrial facilities in a Cook and Will Counties in Illinois. Facilities included Mobile Oil, Caterpillar, Stepan Chemical, Amoco Chemical, and Union Oil. The inspections were performed to sample discharges, verify permit compliance, and provide technical assistance to the industrial wastewater treatment or pre-treatment facilities.

Aviation

O'Hare Modernization Program - UPRR Central, Irving Park Road and Bensenville Ditch Relocations, Chicago, IL - CDOA -Project principal for preparation of contract plans and specifications for the relocation of Bensenville Ditch. The relocated ditch alignment was designed as a combination of a 4,400 foot open channel.

O'Hare International Airport - Project principal for two multi-year task order contracts with Department of Aviation including the following tasks.

- **World Gateway Program Drainage and Sewer Study** -Drainage and sewer studies in the central, east and northeast areas of O'Hare International Airport and prepared a capacity, conditions, and recommendations report.
- **Runway 4R-22L Rehabilitation** - Runway rehabilitation included: bituminous overlay, replacement of centerline lighting fixtures and cabling, and replacement of runway edge lighting and signage.
- **Sewer Flow Monitoring** - Flow monitoring at 12 locations to confirm sewer quantities, distribution of flow, potential I/I and to check capacities of laterals and interceptors.
- **Evaluate Erosion Control Plans** - Reviewed NPDES permits and drainage and erosion control structures at O' Hare Airport and prepared a recommendations report future improvements.
- **Shoreline Protection at Meigs Field** - Completed shoreline assessment studies and recommendations report for shore protection plan.
- **Monumentation Survey, O'Hare International Airport, Chicago, Illinois** Reset 85 and replace horizontal and vertical control monuments.
- **Survey of Southeast Services Area, O'Hare International Airport** Professional land surveying services of the Southeast Services Area: approximately 25 acres.
- **OMP Acquisition Lands** - Surveying of land parcels northwest and southwest of airport for acquisition (for Ricondo and Associates)
- **Guardhouse No. 2 Roadway, Sewer and Water Service Improvements** - Roadway geometric modifications: roadway widening, grass medians with curb and gutter.

Midway International Airport -

Project principal for work at Midway Airport under Task Order Contract. Work included surveying services as required for topographic services as required for design and construction, surveying for accident reconstruction, flight plain obstructions for Southwest Airlines, and re-monumentation of survey markers at airport.

Southwest Airlines Cargo Facility Midway Airport, Chicago, IL - Shapiro Associates -Project principal for civil engineering services for the conversion of an aircraft hangar into a cargo facility.

O'Hare International Airport - ODP 660 Inner/Outer Taxiway, Chicago, Illinois. Manage the pavement design, drainage, utility relocations, and lighting associated with this taxiway expansion at O'Hare International Airport

Construction Management

Functioned as Project Manager or Project Director for the following projects and identified in the above listing:

- Project Manager for City of St. Charles Sanitary Sewer Rehabilitation Program.
- Project Manager for Wisconsin Steel demolition and environmental remediation for the US DECA.
- Project Manager for North Point Marina – Winthrop Harbor, Illinois
- Project Director for IIPD - Harborside International Marina and Golf Course - Chicago, Illinois.
- Project Director- Thunderhawk Golf Course -Lake County FPD - Beach Park, Illinois
- Project Director for Armstrong Park Flood Control- Du Page County (Carl Stream).

Professional Societies/Affiliates

American Society of Civil Engineers

Society of Military Engineers

American Public Works Association

Publications

Braam, G., "Harborside Golf - Transformation of a Chicago Landscape", Green Tech (Green Marine), 2011.

Contributor to Kudrna, F., "Harborside International Golf and Marina Facility", ASCE, Conference on Water Resources Planning, 1998.

Braam, G. and Jansen, W., "North Point Marina", ASCE- World Marina, 1991.

Braam, G. and Nogaj, R., "Selection of Optimum Storm Frequency for Sewer Studies", WPCF (WEF), 1982.

Chronology

2012-2017 AECOM/URS Corporation

1986-2011: Kudrna & Associates

1984-1986: Epstein Civil Engineering, Chicago, IL

1977-1984: RJN Environmental Associates, Wheaton, IL

1974-1977: Illinois Environmental Protection Agency, Maywood, IL

Contact via email at [REDACTED] or phone at [REDACTED]

Address is [REDACTED]

Cherise Fullbright

From: George Braam [REDACTED]
Sent: Tuesday, September 21, 2021 1:55 PM
To: Cherise Fullbright; Kathy Levin2; Cari Meyer
Subject: Planning and Zoning Commission / Braam

Hello Ms Fulbright.

I am interested in applying for the next term as Planning and Zoning Commissioner. I understand that my application from last time will suffice. If you need anything else from me, please let me know.

George Braam
[REDACTED]
[REDACTED]

Sent from my iPad



PLANNING AND ZONING COMMISSION APPLICATION

CITY CLERK'S OFFICE
CITY CLERK'S OFFICE
Re Applied

RECEIVED
SEP 10 2018
RECEIVED
SEP 08 2021
CITY OF SEDONA
CITY CLERK'S OFFICE

**READ THE FOLLOWING INSTRUCTIONS CAREFULLY
BEFORE FILLING OUT YOUR APPLICATION - TYPE OR PRINT CLEARLY
IN INK ONLY.**

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

**A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL
INFORMATION REQUESTED ON THE APPLICATION.**

Resume Attached: Yes No

**All information submitted in this application is public information and subject to
disclosure in response to a public records request.**

APPLICANT'S NAME: Charlotte Hosseini

MAILING ADDRESS: [Redacted]
(Street or P.O. Box) (City) (State) (Zip)

HOME ADDRESS: [Redacted]
(Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: N/A Work: N/A Cellular: [Redacted]

EMAIL: [Redacted]

Are there any days you will not be available for an interview?

Not specific days

Sedona residency is a requirement to serve on the Planning and Zoning Commission.

Do you live within the incorporated boundaries of the City of Sedona? Yes No

If so, for how many years? 4 +

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes No If so, for which board/commission and for what length of term?

Board of Adjustment for approximately 6 months in 2016 until the Board was dissolved

In answering the following questions, if more space is required, please attach a separate sheet of paper.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

Please see attached

What skills do you believe you possess that would enable you to help to achieve consensus on issues?

Please see attached

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

Please see attached

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

Please see attached

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

Please see attached

What do you hope to accomplish as a Planning and Zoning Commission member?

Please see attached

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?

Please see attached

Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?

Please see attached

Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.

Please see attached

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

Please see attached

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?

Please see attached

Charlotte Hosseini
Planning and Zoning Commission Application
9/10/2018

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

My professional work experience has, for the most part, been with the State of Arizona, particularly in the areas of budget and administration of the infrastructure of state government. This included capital budgets, risk management, accounting, personnel and benefits, and the administrative rule making process. I have significant experience in rule writing, application of rules as well as the legislative process itself, including interpretation and application of statutes. My experience with the City of Sedona includes the Citizens Academy, three years on the Citizen's Budget Review work group and participation in a one-time Long Term Revenue work group. In addition, I served briefly as a Board of Adjustment member until the Board was dissolved. I believe I have gained understanding of the range of factors affecting decision making at the city level, and the practical impact of those decisions in the daily life of Sedona.

What skills do you believe you possess that would enable you to help to achieve consensus on issues?

I believe I am a good listener and analyst. Applying both of these to almost any issue can result in clarification of the issue at hand and, generally, some basis for agreement. Once an issue or sub-issue is agreed upon, it becomes easier to build upon that towards a general consensus. I also think I can look at various sides of an issue analytically and without emotion and make decisions for the general good even if I do not share the particular position.

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

My understanding of the role of the Planning and Zoning Commission is to provide, through its range of citizen members, a public review process for the community development functions of rezoning, conditional use permits, development and design review, amendments to the Community Plan, subdivision plat applications and ordinance adoption. Most of these decisions serve as recommendations to the City Council for its final decision, but some (development review, conditional use) appear to be final in nature. The powers and duties are codified by city ordinance. I believe it is the responsibility of the Planning and Zoning Commission to adhere in its decisions to the vision laid out in the Community Plan, which is itself a citizen-based document. I understand there is a significant amount of involvement in changes made to the Land Development Code, Building and Sign Codes and Community Plan itself.

Charlotte Hosseini
Planning and Zoning Commission Application
9/10/2018

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

I have lived in Sedona (part-time) since 2010 and (full-time) since 2014. In this time, and through many visits to Sedona in earlier years, I have seen the growth of the city and witnessed the improvements that land development can make. Sensitive development can improve the everyday life of residents and it does not just happen by itself. It is easy to just be reactive to current needs and much more difficult to be proactive in assessing longer term undefined needs. I am involved through volunteer activities with a variety of communities in Sedona and I believe these contacts have given me insights into the needs and wants of a range of Sedonans. I have no special skills in construction, architecture or engineering myself but I have worked with many contractors, architects and engineers over the years to gain an appreciation of the factors that are considered in making the final best design and budgetary decisions for projects.

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

Given the relatively small portion of Sedona left to be built out, it seems like a major issue would be shaping, to the degree possible, remaining development to attain the greatest benefits to the city of Sedona, both residents and visitors. Coordinating the economic development and community development functions of the city should be important from the perspective of the Commission. Understanding the roles and sometimes competing interests of historic preservation, environmental impacts and commercial development are very important in the Community Plan and, therefore, to the Commission. Keeping codes updated given the pace of technology changes and shifts in public sentiment also seems as if it would be a challenge for the Commission and the City.

What do you hope to accomplish as a Planning and Zoning Commission member?

I hope to be a part of decision making that guides the city towards the best possible use of its resources and makes Sedona a place that residents and visitors can enjoy for the future.

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?

Yes

Charlotte Hosseini
Planning and Zoning Commission Application
9/10/2018

Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?

Yes

Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.

The above documents are listed in increasing order of specificity. The Sedona Community Plan is a broad, participatory document which is renewed approximately every 10 years. It summarizes a vision of what is important to Sedonans in terms of livability, respect for the environment and other measures. It should drive policy and budget but does not compel. The Land Development Code (LDC) and Design Review Manual (DRM) are adopted legislation and the DRM is actually Article 10 of the LDC.

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

Do my homework. Understand the request itself and the various portions of the above documents that shape the decision-making. Understand what staff's recommendation addresses and what possibly it does not. Look for precedent. Look at consequences of approval, delays, modifications to approval or disapproval and weigh them.

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?

That is a good question. My understanding is that the Commission assesses and refers most of its decisions to the City Council for final approval. City Council is the policy setting body and presumably is the group that can make exceptions. I am not completely clear at this point as to what discretion the Commission has or does not have. I am comfortable expressing reservations about a project if there is a basis for it but I would not expect to vote against a proposal simply because I might not personally support it.

Thank you for your interest in serving on the Planning and Zoning Commission. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 282-3113. For questions about the Planning and Zoning Commission, please contact the Community Development Department at 282-1154.

Cherise Fullbright

From: Charlotte Hosseini [REDACTED]
Sent: Thursday, September 9, 2021 3:53 PM
To: Cherise Fullbright
Subject: Reapplying for P & Z

Hi Cherise,

Thank you for making it so easy to re-apply for P & Z! I understand you are just reusing our prior applications. Can't get much easier than that. Do you know if we will re-interview?

Thanks,
Charlotte Hosseini

RECEIVED

SEP 09 2021

RECEIVED

CITY OF SEDONA

PLANNING AND ZONING COMMISSION APPLICATION 2021

CITY OF SEDONA/
CITY CLERK'S OFFICE



**READ THE FOLLOWING INSTRUCTIONS CAREFULLY
BEFORE FILLING OUT YOUR APPLICATION – TYPE OR PRINT CLEARLY
IN INK ONLY.**

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

**A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL
INFORMATION REQUESTED ON THE APPLICATION.**

Resume Attached: Yes No

**All information submitted in this application is public information and subject to
disclosure in response to a public records request.**

Daniel Rawlins

APPLICANT'S NAME: _____

MAILING ADDRESS: _____

(Street or P.O. Box) (City) (State) (Zip)

Same

HOME ADDRESS: _____

(Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: _____

Work: _____

Cellular: _____

EMAIL: _____

Are there any days you will not be available for an interview?

Yes. See Attached.

Sedona residency is a requirement to serve on the Planning and Zoning Commission.

Do you live within the incorporated boundaries of the City of Sedona? Yes No

1

If so, for how many years? _____

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes No If so, for which board/commission and for what length of term?

Both boxes are checked because this fillable form does not work. See attached.

In answering the following questions, if more space is required, please attach a separate sheet of paper.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

See Attached

What skills do you believe you possess that would enable you to help to achieve consensus on issues?

See Attached

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

See attached

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

See attached

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

See Attached

What do you hope to accomplish as a Planning and Zoning Commission member?
See Attached

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?
Yes.

Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?
Yes. See Attached

Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.
See Attached.

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?
See Attached.

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?
See Attached.

Thank you for your interest in serving on the Planning and Zoning Commission. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 282-3113. For questions about the Planning and Zoning Commission, please contact the Community Development Department at 282-1154.

Attachment to:

**City of Sedona
Planning and Zoning Commission Application**

Applicant's Name: Daniel D. Rawlins RA, DBIA

Mailing & Home Address: [REDACTED]
Sedona, AZ 86336

Telephone: [REDACTED] cellular

E-Mail: [REDACTED]

Are there any days you will not be available for an interview?

I am semi-retired from a career as an Architect. My wife and I conduct a consulting business from our home office. Much of our business is still in Indiana, where we lived for 42 years prior to relocating to Sedona. For the most part, I am able to control my schedule and business trips around the Planning and Zoning Schedule of Meetings.

At the time this application process is announced, I have the following prior commitments through the remainder of 2021:

- September 17-23: In California as an instructor for DBIA
- October 29 – November 5: At DBIA National Conference in Denver, CO
- November 17-30: In Indiana for family Thanksgiving gathering.

I could possibly be available for an online (zoom) interview if it needed to be scheduled in one of those windows.

Sedona residency is a requirement to serve on the Planning and Zoning Commission.

Do you live within the incorporated boundaries of the City of Sedona?

Yes

Please note that the check-boxes on the City of Sedona application form do not work properly. Checking a box in one question changes the response in a checkbox for another question

If so, for how many years?

One Year. We moved to Sedona full time in September 2020. The home in which we now reside is a family home. My grandparents built it in 1964 and lived there until 1985. My parents lived there from 1985 to 2015. The family used it as a vacation home from 2015 until we moved here permanently.

I have been coming to Sedona on a regular basis since 1964.

Have you previously been appointed by the City of Sedona to any position or commission / board other than the one for which you are currently applying?

No.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

Education: Master of Architecture | University of Illinois (1978)
Foreign Study: U.P.A. 3 | Ecole des Beaux Arts Versailles, France (1975-1976)
Bachelor of Science – Architectural Studies University of Illinois (1976)
Ongoing professional continuing education to maintain professional registration and improve my skills. (1978 to Present)

Professional Certification: Registered Architect (Indiana)
Certified Design-Build Professional (DBIA) by Design-Build Institute of America

Employment History: 2020 – Present
The Rawlins Group, LLC
Principal | Owner
A consulting company formed in 2020 for an after-retirement encore career. We provide Owner's Representative and Design-Build Criteria Development
www.TheRawlinsGroup.com

2017 -2020
K2M Design, Inc.
Principal | Project Manager (Retired 2020)
Indianapolis, Indiana

1989-2017
InterDesign
Principal | Project Manager (K2M acquired InterDesign)
Indianapolis, Indiana

1978-1989
James Architects & Engineers, Inc.
Head of Design | Project Manager
Indianapolis, Indiana

1977
Wigen, Tincknell & Associates
Graduate Architect
Saginaw, Michigan

1975-1976
Wood & Burd Associates
Student Intern
Columbus, Indiana

Affiliations:

The Rawlins Group, LLC is a DBIA Industry Partner.

I serve DBIA as one of their professional education instructors and co-chaired the National Tools and Resources Task Force. I am the author or co-author of several DBIA Publications and continuing education courses.

My wife, Sharon and I are members of Wayside Bible Chapel in Sedona.

Relevant Experience:

With over 45 years serving as an Architect working primarily on public sector and commercial projects, I have attended and participated in more public meetings of Planning & Zoning Commissions, Boards of Public Works and Safety, Historical Preservation Commissions, School Boards, Storm-Water Drainage Boards and Technical Advisory Committees than I care to count.

I have read and applied building, codes, zoning ordinances, development standards and other legal regulations on numerous projects of various types and scales.

I served on the Board of BRAG, Binford Redevelopment and Growth, a LISC neighborhood organization serving the northeast corner of Indianapolis, IN. I also helped BRAG write three successful grant applications.

My Curriculum Vitae is attached

What skills do you believe you possess that would enable you to help achieve consensus on issues?

First, I listen with respect for understanding. Secondly, I do my homework and come to a working comprehension of the issues before I speak. Third, I can remain patiently persistent to seek group consensus.

My entire career has been spent in planning building projects in the public sector. I have developed and honed skills to take projects from inception to reality with diverse groups of stakeholders. I have worked through issues with NIMBYs, Neighborhood Associations, and special interest groups. Consensus building in the public forum has marked my career.

What are your perceptions of the duties, responsibilities and role of the Planning and Zoning Commission?

The Planning and Zoning Commission exists to review proposed building development in the City of Sedona for compliance with the Zoning Ordinance, Community Plan, Land Development Code and Design Standards. It also exists to carefully review and

act upon applications for special exceptions, variances or other interpretations of the regulations.

The Planning and Zoning Commission also has responsibilities to review and update ordinances, community plan documents and other development standards as may be appropriate.

The Planning and Zoning Commission is an appointed public body that conducts regular public meetings. Members are expected to be in attendance, be prepared for the agenda of the meeting and conduct themselves in a responsible, professional, ethical manner.

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e. environment, aesthetics, economics, transportation, storm-water drainage, parking, etc.

Again, with over 4 decades of planning public facilities, I have encountered all of the planning issues identified in the question above. See my attached resume for the depth and breadth of my professional experience.

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

Responsible development in an environmentally unique and special area will always be a key planning and land use issue.

The City of Sedona is working actively to address key issues of traffic congestion, lack of affordable housing and responsible commercial development.

I am impressed by the Sedona in Motion traffic plan and the positive results of the segments of the plan that have thus far been implemented. I wish the scope of the plan was enlarged to include the region, and would work for interlocal cooperation to more comprehensively address area traffic issues.

What do you hope to accomplish as a Planning and Zoning Commission member?

I want to be a contributing member of my new community of Sedona. I have been enjoying this wonderful place for nearly 60 years. I am able to live here because of the legacy left by my grandparents and parents.

We plan to live out our retirement here, and leave the legacy of our home and this community to our children and grandchildren.

My father, Roderick K. Rawlins, Jr. served on the Sedona Board of Adjustments from 1990-1991, and on the Planning and Zoning Commission from 1991-1994. We often had lively discussions about the planning issues in Sedona and the particular projects that came before those entities during his tenure. We did not always agree, but enjoyed debating the "sticky issues."

I also want to build solid relationships and friendships through community involvement.

I would hope to play a part in seeing Sedona continue to be responsibly developed and improved as a community.

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment.

Yes.

Have you read the Sedona Community Plan, Land Development Code or the Design Review Manual?

Yes. I have read all three documents, plus others.

Explain the differences between the Sedona Community Plan, the Land Development Code and the Design Review Manual.

Sedona Community Plan: The Plan defines and proposes the desired conditions for the future of the City of Sedona. It is a guide for planning responsible and positive future growth of the community. Its principles will guide the Planning and Zoning Commission in making decisions, but it will not regulate growth. It also serves to provide guidance and communicate the community's vision for growth to its citizens, businesses, property owners, developers and visitors. The plan is required for all cities and towns in Arizona, and the Commission has a responsibility to keep it current and up to date.

Land Development Code: This is the local zoning ordinance. It exists to promote public health, safety and welfare by providing reasonable controls for the development and use of land in Sedona. It is also intended to protect the rights of property owners. It should reflect the values of the Community Plan.

Design Review Manual: A manual that supports the Land Development Code by explaining the process for submitting an improvement for approval, design guidelines and technical engineering standards. The information within this manual lived inside the Land Development Code until 2018, when it was consolidated into this manual to make it more user-friendly.

It has three parts:

- **Administration:** How to submit a development application and the process for review and approval.
- **Design:** Explains the reasoning behind the preferred design principles that are found in the Land Development Code
- **Engineering:** Specific minimum standards for grading, storm water management, street design, driveway design and parking areas.

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

First, I will strive to come to each meeting, and come prepared. I will carefully read any agenda packet information, including for each hearing: the petition, pertinent ordinance information, staff opinion and any submitted testimony. I will probably drive by the project site. If the agenda item is about a planning issue, I will read the meeting packet material, and follow up before the meeting with staff if I have any questions or concerns, so my understanding is complete heading into a meeting. I also ensure staff has a heads up and ability to address issues prior to the meeting.

In the meeting, I will listen carefully and ask questions with the purpose of achieving clarity and an equality of understanding among Commission members. When it comes to a vote on a petition, I will consider the facts of the case as they relate to the requirements of standards and ordinances, and vote as I believe is the correct response for the Community. I will state why I voted the way I did. I will respect and abide by the decision of the Commission.

Outside of the public meetings of the Commission, I will be a private citizen and would not use my standing on the Commission for any other purpose. I would only be a Commissioner when the Board is in Session.

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do.

Initially, I would be proactive, not reactive.

One reason I might not personally support a proposal might be that, while the proposal is in alignment with the Community Plan and zoning codes, I believe the plan or the code is flawed. As the Commission reviews plan amendments and updates, I would strive to see that the content of those documents are reasonable and supportable. As I serve on the Commission, if I see the potential for undesirable outcomes in the plan or codes, I will advocate for improvement and vote accordingly.

Another circumstance would be where I personally do not support a proposal, even if staff believes it meets the plan and ordinances. I will advocate for conditions to be placed on the approval that would address my concern; and express those issues to staff and other Commissioners prior to the meeting. If necessary, I would make a motion to place such conditions upon any such approval. If my motion passed, I would vote for the proposal. If my motion failed, and I became convinced the proposal still met the plan and ordinance, I would also vote in favor of the proposal. If I was in disagreement as to whether the proposal was in compliance with the plan and ordinance, I would vote against the proposal.

In all circumstances, I would respectfully abide by and support the decision of the Commission.



Resume:

Daniel D. Rawlins, RA, DBIA
Principal | Sr. Project Manager
Design Criteria Developer

Mr. Rawlins is a registered Architect and Certified Design-Build Professional with over 4 decades of experience in the design and program management of a variety of facility types, including Civic and Cultural, Community Justice, K-12 and Higher Education. He is a nationally recognized thought leader in the field of Design-Build project delivery and has been involved in hundreds of Design-Build projects, collectively valued at over one billion dollars. He has been involved in all aspects of Design-Build delivery, serving as Owner, Design Criteria Developer and as Design Architect within Design-Build Teams.

Education: **Bachelor of Science in Architectural Studies** with honors 1976
University of Illinois at Urbana-Champaign

Foreign Study 1975-1976
UPA 3, Ecole des Beaux Arts | Versailles, France

Master of Architecture with high honors 1978
University of Illinois at Urbana-Champaign

Registration: **Registered Architect** Indiana AR000034124

Work History: **The Rawlins Group, LLC** Present
Indianapolis, Indiana | Sedona, Arizona
Principal | Sr. Project Manager | Design Criteria Developer
InterDesign | K2M Design 1989-2020
Indianapolis, Indiana
Principal | Sr. Project Manager | Design Criteria Developer
(K2M Design acquired InterDesign in 2017)
James Architects & Engineers, Inc. 1978-1989
Indianapolis, Indiana
Sr. Project Manager | Head of Design

Affiliations: **Design-Build Institute of America (DBIA)**
Certified Design-Build Professional
National Continuing Educational Program Faculty
Co-Chair, DBIA National Tools and Resources Work Group
Great Lakes Region Board of Directors | Treasurer

Engineering Ministries, International
Center 4 Learning Environments

Significant Projects: **As Design Criteria Developer:**

Elkhart County | PMSI
Law Enforcement Center | 2007
Juvenile Detention Center | (Suspended)
New Courts Facility | 2020

Purdue University | PMSI
HPN/EAB Demolition | 2014
McCutcheon Hall North Tower | 2015
McCutcheon Hall South Tower | 2016

City of Rensselaer, Indiana
Police Department Headquarters | 2017

Fort Wayne – Allen County
Airport Authority
New FBO Terminal | 2015

Warren County, Ohio
Probate and Juvenile Courts | 2017

Castleview Baptist Church | PMSI
Sanctuary Reconstruction | 2006

Tipton County | PMSI
County Jail | 2018

City of Rushville, Indiana
City Administrative Offices | 2017

U.S. Bureau of Reclamation
Boulder City, NV | 2011

City of Westfield, Indiana | Cripe
Fire Station No. 81 | 2021

Daniel D. Rawlins, RA, DBIA
Resume Significant Projects, Continued

As Design Criteria Developer

Adams Central Schools
K-12 Campus Renovation | 2010

Beech Grove City Schools
Applied Sciences Academy | 2012
Performing Arts Center | 2015
Early Childhood Center | 2020

Crawfordsville School Corporation
New Middle School | 2012

Goshen Community Schools
Wind Power Project | 2010
Goshen Community Center | 2013
Goshen H.S. Remodeling | 2014
Goshen M.S. Remodeling | 2014
Natatorium Addition | 2014
Goshen H.S. Reroof | 2015

Lake Ridge New Tech Schools
Lake Ridge HS Outdoor Athletics
2015

MSD of Warren County
Wind Power Project | 2010

New Albany – Floyd County Consolidated School Corporation
New Albany HS Natatorium | 2008
Wind Power Project | 2010
Fiber-Optic District WAN | 2011

North Adams School Corporation
New Elementary School | 2016
North Adams MS Renovation | 2016
North Adams HS Renovation | 2016

Avon Community School Corporation
Intermediate School East | 2017
Avon MS South | 2020
Hickory ES | 2020
Maple ES | 2020
Pine Tree ES | 2020
White Oak ES | 2020
Avon High School | 2021

Bloomfield School District
Campus Master Plan | 2013
Outdoor Recreation Facilities | 2013

Clarksville Community Schools
New Technology School | 2013

Fort Wayne Community Schools
Bloomingdale Elementary | 2013
Harris Elementary | 2013
Lakeside Middle School | 2018

Linton-Stockton School Corporation
Linton-Stockton HS Outdoor Athletics | 2015

Monroe-Gregg School District
Monrovia HS Performing Arts | 2016

New Prairie United School Corporation
Olive Township E.S. | 2016
Prairie View E.S. | 2016
Rolling Prairie E.S. | 2016
New Prairie M.S. | 2016
New Prairie H.S. | 2016

North Newton School Corporation
Wind Power Project | 2011
CPF Projects | 2012
CPF Projects | 2013
HS Cafeteria Renovation | 2017
Natatorium Renovation | 2020
Solar Energy Project | 2020

Blackford County Schools
Jr. High School Remodeling | 2017
Auxiliary Gymnasium | 2017

Bluffton-Harrison Metropolitan School District
Bluffton ES Remodel | 2016

Eastern Howard School Corporation
Extracurricular Activities Facilities | 2021

Hamilton Southeastern Schools
New Jr. High School | 2010
HSE Freshman Center | 2010
HSE HS Expansion | 2013
Fishers HS Expansion | 2013
Security & Access Control | 2014

MSD of New Durham Township
Capital Improvement Projects
2013-2014

Mooresville Consolidated School Corporation
Mooresville HS Renovation | 2012
Mooresville HS QZAB | 2013
Paul Hadley MS QZAB | 2013
Mooresville HS Softball | 2015
Mooresville HS Baseball | 2016
Mooresville Transportation | 2018
Mooresville HS Soccer | 2019
Mooresville Activities Center | 2020

Noblesville School Corporation
Educational Services Center | 2012
Noblesville HS Expansion | 2014
Middle School East | 2014

Northwestern (Howard) School Corporation
Wind Power Project | 2011
HS Science Remodel | 2016
HS Outdoor Athletics | 2017

Daniel D. Rawlins, RA, DBIA

Resume Significant Projects, Continued

As Design Criteria Developer

Paoli Community Schools
Outdoor Athletics | 2014

South Vermillion Community School Corporation
HS Science Renovation | 2015
HS Auditorium Renovation | 2016
Soccer Complex | 2017
Auxiliary Gymnasium | 2018

Tippecanoe Valley School Corporation
Wind Power Project | 2011

West Central School Corporation
Wind Power Project | 2011

Shenandoah School Corporation
Phase 3 Expansion | 2012
Phase 4 Expansion | 2013
HS Outdoor Athletics | 2016

Southwestern Jefferson County Community School Corporation
Community Activities Center | 2014

Tri-Township Consolidated School Corporation
Classroom Addition | 2014
Administration Suite | 2015
High School Addition | 2020

South Adams Schools
New Pre-K – 8th Grade Bldg. | 2007
HS Renovation Phase 1 | 2016
HS Renovation Phase 2 | 2017
ES Addition | 2021

Taylor Community School Corporation
Community Center | 2019

Warsaw Community School Corporation
Tennis Court Replacement | 2021
Warsaw H.S. Addition | 2021

As Architect on a Design-Build Team

Indianapolis – Marion County
Community Justice Campus
Marion County Jail and Sheriff's Office | 2018 - 2020

German-American Club
Clubhouse | 1978

Fairbanks
Recovery Center and Hope Academy Charter High School | 2007

As Instructor for DBIA National Continuing Education Programs

Course Author / Co-Author

Core Course: Post Award – *Executing the Delivery of Design-Build Projects*
Owner's Course: Performance Requirements: - *The Key to Effective RFP's*
Elective Course: Design Management Fundamentals
Elective Course: Working With an Owner Advisor
Design-Build Done Right Primer: *What is Design-Build?*
Design-Build Done Right Primer: *Choosing a Delivery Method*

Mr. Rawlins has been teaching DBIA Certification Workshops and Elective Courses for DBIA in cities across the country for over a decade and has conducted over 120 such classes

In-House Programs

Ball State University
California Polytechnic University
California State University at Long Beach
Indiana State University
Greater Winnipeg Water District
Korte Construction
Lawrence Berkley Laboratories
Los Angeles World Airports
Los Angeles Unified School District
Miami Dade County Wastewater District
National Oceanic and Atmosphere Administration
Oklahoma Military Department
Pankow Builders
Purdue University
ProCraft Construction
Sharp Healthcare
Swinerton Builders
University of Denver
US Bureau of Land Management
US Food and Drug Administration
US Veterans Administration

Daniel D. Rawlins, RA, DBIA

Resume Significant Projects, Continued

As Architect for other forms of project delivery

Civic | Commercial

Indianapolis Zoo | New Zoo
Hillenbrand Industries | Corporate Headquarters
Castleton United Methodist Church | Sanctuary
East 91st Street Christian Church | Life Center
New Horizons Youth Ministries | Headquarters
IU Credit Union | Branch
Central Bank and Trust | Addition/Remodel
Batesville Casket Co. | Headquarters
Crooked Stick Golf Club | Clubhouse Renovation
Oakwood | Retreat Center
Joliet Christian Youth Center | Addition
Erle City Mission
Immanuel United Church of Christ
Sedona Christian Fellowship
Boys and Girls Club of Indianapolis

Secondary Education

Franklin Community High School
Center Grove High School
Owen Valley High School
Plymouth High School
Logansport Community High School
Manchester Community High School
Wapahani High School
Vincennes Lincoln High School
Tecumseh Jr./Sr. High School
Northfield Jr./Sr. High School
Southwood Jr./Sr. High School
Custer Baker Middle School
Wabash High School
Lincoln Middle School | Logansport IN
Raymond Park Middle School
Lincoln Jr. High School | Cambridge City IN
Columbia Middle School | Logansport IN
Triton Middle School
Southmont Jr. High School
LaVille Jr./Sr. High School
Mt. Vernon High School

Elementary Education

Creekside Elementary School
Northwood Elementary School
Menominee Elementary School
McCormick's Creek Elementary School
Landis Elementary School
Western Wayne Elementary School
Brookview Elementary School
Liberty Park Elementary School
Hinkle Creek Elementary School

Higher Education

Huntington University
Purdue University
IUPUI
Marian University
Geneva College
Spring Arbor University
Purdue University
Franklin College
Butler University
Indiana University

Elementary Education

Hazel Dell Elementary School
Gosport Elementary School
Patrickburg Elementary School
Lakeside Elementary School
Brook Park Elementary School
LaFontaine Elementary School
Southwood Elementary School
Metro North Elementary School
Franklin Elementary School
Union Elementary School
Lapel Elementary School
Frankton Elementary School
Hope Elementary School
Walnut Elementary School
New Market Elementary School
Klondike Elementary School
East Ridge Elementary School
Sunny Heights Elementary School
Grassy Creek Elementary School
Hawthorne Elementary School
Heather Hills Elementary School
Lowell Elementary School
Moorhead Elementary School
Pleasant Run Elementary Schools
LaVille Elementary School
Selma Elementary School
Jac-Cen-Del Elementary School
Central Elementary School
Hailman Elementary School
Indian Trail Elementary School
Florence Fay Elementary School
William A. Bell Elementary School

Daniel D. Rawlins, RA, DBIA

Resume Significant Projects, Continued

As Architect for other forms of project delivery

Public School Support Facilities

Franklin Community School Corporation

Transportation Center

Noblesville Schools | Transportation Center

Historic Preservation | Adaptive Reuse

Old Main Hall | Franklin College

Forrester Center | Huntington University

Friends Center | Earlham College

City Center | Rushville, Indiana

Opera House | Lewisville, Indiana

Huddleston Farmstead | Dublin, Indiana

Winchester Library | Winchester, Indiana

Warsaw Library | Warsaw, Indiana

Lebanon Library | Lebanon, Indiana

Facilities Studies | Master Plans

Rushville Community Schools

Spencer-Owen Community Schools

Franklin Community School Corporation

MSD of Warren Township

Frankton-Lapel Community School Corporation

Logansport Community School Corporation

South Montgomery Community School Corporation

Indianapolis Zoo

Boys and Girls Clubs of Indianapolis

Spring Arbor University

Huntington University

Butler University

St. Joseph College

Indiana Wesleyan University



PLANNING AND ZONING COMMISSION APPLICATION

**READ THE FOLLOWING INSTRUCTIONS CAREFULLY
BEFORE FILLING OUT YOUR APPLICATION – TYPE OR PRINT CLEARLY
IN INK ONLY.**

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

**A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL
INFORMATION REQUESTED ON THE APPLICATION.**

Resume Attached: Yes No

**All information submitted in this application is public information and subject to
disclosure in response to a public records request.**

APPLICANT'S NAME: ELLEN TAYLOR

MAILING ADDRESS: [REDACTED]
(Street or P.O. Box) (City) (State) (Zip)

HOME ADDRESS: [REDACTED]
(Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: [REDACTED] **Work:** [REDACTED] **Cellular:** [REDACTED]

EMAIL: [REDACTED]

Are there any days you will not be available for an interview?

NO

Sedona residency is a requirement to serve on the Planning and Zoning Commission.

Do you live within the incorporated boundaries of the City of Sedona? Yes No

If so, for how many years? 4

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes No If so, for which board/commission and for what length of term?

In answering the following questions, if more space is required, please attach a separate sheet of paper.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

I have built over 60 apartment, condo and commercial buildings for myself and my investors. I purchased the land, designed the projects, obtained the permits and zoning changes when necessary, supervised all aspects of construction, staffed the buildings and managed them as ongoing rentals. I was the Project Manager on new construction of a 3300 unit apartment complex. My duties included working with municipalities to ensure compliance in all aspects of the project, buy-out all contracts, schedule the construction on the job, handle HR issues and enforce life safety protocols. I was responsible for coordinating and running the project smoothly, safely and as peacefully as possible. I am a licensed General Contractor in California.

What skills do you believe you possess that would enable you to help to achieve consensus on issues?

I know how to listen. You can't assess a situation if you don't know all the facts. You have to be open minded, accessible and quiet in order to pick up on it. More information provides more opportunity to find common ground. I suppose I could be called a "people person". I genuinely enjoy getting others point of view. I don't always have to be right. I was President of the Art Students League of New York. 2500 passionate and vocal New York artists studied there everyday. They were not shy. It tested my ability to understand the reasons for their demands and occasionally rage. I've developed an empathy for people who are afraid of change.

Acknowledging that fear helps promote calm and collaboration - both necessary for progress

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

I see a large part of the P&Z's role as an advisory commission to the City Council. It's job is to provide the Council with impartial and as complete as possible analysis of the intended and unintended consequences of proposals brought before the city. This is done by assessing the compliance of the proposals to the LDC, the SCP, the DRM, the CFA's and special zoning districts among other factors. Knowledge of historical decisions helps maintain consistency and protects our city from litigation. New ideas should be vetted carefully as to not open the floodgates of inappropriate proposals. The P&Z members are stewards of Sedona. Hopefully they keep in mind the historical reasons why people moved here as they set the course of the future of Sedona.

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

My extensive background with land development has sensitized me to the impact of development on all the factors listed above. I took them into consideration every time I built a building. On the other hand I am an avid hiker and nature lover. I'm totally in love with the beauty surrounding Sedona. I'm aware that this area was considered to be a National Park many years ago. It's splendor is worthy of that designation. I see both sides of the coin. People are living here and that is not going to change. I believe I have a global view that can be valuable in making decisions on how people live here. I respect the environment and I respect people's rights to live here in relative peace and comfort.

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

TRAFFIC: How much more development can Sedona take before we hit total gridlock. How does the P&Z handle new proposals that would have made perfect sense several decades ago but now would just add to the congestion and misery of the people who live here as well as the visitors trying to navigate our roads? Whose rights come first - the developers that are complying with zoning laws or the people trying to drive here. **VIEWES:** There is a reason most HOA's do not enforce view protection. It's very difficult to do and opens a can of worms about who is blocking who's views. That said, Sedona is about views and the public deserves to see the wonderful red rocks from public roadways, parks and attractions. **RESOURCES:** Although relatively few people live here compared to those who just visit, a great impact is made on water resources, waste removal,

What do you hope to accomplish as a Planning and Zoning Commission member?

One shining light in the last rough year was my experience at the Citizens Academy. It was delightful! I was so impressed with the dedication and knowledge of the people working for and with the city of Sedona. I really wanted to be a part of this inspiring community. I would like to play a part in guiding Sedona through a rough time into calmer waters. It would be an honor to contribute my knowledge and experience to enhance the P&Z's formidable task of handling development proposals here.

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?

Yes.

Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?

Yes

Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.

The LDC is a document that lays out the codes for development in Sedona. It includes elements from the SCP and the DRM. The SCP is a product of government and citizen input that addresses future growth geared to ensuring good quality of life for Sedona's residents. The DRM establishes a protocol for developers to submit their applications for development. It addresses design preferences and regulations as well as grading, drainage, street and driveway engineering.

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

I will carefully read all material given to me from the staff at the city. I will develop a list of questions and concerns about the proposal or issue. I will attempt to have those questions answered. I will listen to the community's and fellow P&Z member's points of view. I will refer to the LDC, SCP, DRM, CFA's and any other guiding documents from the city to see if the project or issue complies.

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?

If I my reservations are based on my view that the intent of the Community Plan, zoning codes, environmental and traffic studies etc is not being upheld and I can point to specific conditions that support my belief, I would probably vote against it.

Thank you for your interest in serving on the Planning and Zoning Commission. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 282-3113. For questions about the Planning and Zoning Commission, please contact the Community Development Department at 282-1154.

Susan Irvine

From: Ellen [REDACTED]
Sent: Wednesday, September 22, 2021 2:47 PM
To: Susan Irvine
Subject: Re: Planning and Zoning Application

Thank you.

I have been a resident of the City of Sedona for 4 years. For some reason Acrobat kept toggling the check mark over to the No box for residency. Embarrassing and drove me nuts!

Sent from my iPad

On Sep 22, 2021, at 2:17 PM, Susan Irvine <S Irvine@sedonaaz.gov> wrote:

Thank you for the application. We will follow up with you after the deadline.

Susan L. Irvine, CMC
City Clerk

City Clerk's Office
102 Roadrunner Drive, Sedona, AZ 86336-3710
sirvine@sedonaaz.gov
(928) 282-3113

<image001.jpg>

*City office hours are Monday-Thursday 7 a.m.- 6 p.m.
Public Safety 24/7*

***City Hall is open to the public from 7:30 a.m. to 3:00 p.m., Monday - Thursday.
Appointments are also available between 7:00 and 7:30 a.m. & 3:00 and 6:00 p.m.
Monday – Thursday if you cannot make it during the public hours.
All business that can be conducted virtually is strongly encouraged.***

From: Ellen [REDACTED]
Sent: Wednesday, September 22, 2021 2:05 PM
To: City Clerks Dept <CityClerksDept@sedonaaz.gov>
Subject: Planning and Zoning Application

Hello.

Attached please find my application for the P&Z.

Would you mind acknowledging that you've received this as the due date is tomorrow and I've had an earlier email kicked back to me. I'd like to make sure it reaches the right department.

Thanks,

Ellen Taylor

Sent from my iPad



RECEIVED

SEP 22 2021

PLANNING AND ZONING COMMISSION APPLICATION

CITY OF SEDONA

READ THE FOLLOWING INSTRUCTIONS CAREFULLY BEFORE FILLING OUT YOUR APPLICATION – TYPE OR PRINT CLEARLY IN INK ONLY.

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL INFORMATION REQUESTED ON THE APPLICATION.

Resume Attached: Yes No

All information submitted in this application is public information and subject to disclosure in response to a public records request.

APPLICANT'S NAME: Brian Fultz

MAILING ADDRESS: [Redacted]
(Street or P.O. Box) (City) (State) (Zip)

HOME ADDRESS: [Redacted]
(Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: N/A Work: N/A Cellular: [Redacted]

EMAIL: [Redacted]

Are there any days you will not be available for an interview?
No

Sedona residency is a requirement to serve on the Planning and Zoning Commission.
Do you live within the incorporated boundaries of the City of Sedona? Yes No

If so, for how many years? 2/12

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes No If so, for which board/commission and for what length of term?

My answer to this question is No, but there is a glitch in this form.

In answering the following questions, if more space is required, please attach a separate sheet of paper.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

See Separate Sheet.

What skills do you believe you possess that would enable you to help to achieve consensus on issues?

I have been told that I am a good listener, a patient one. In addition, I believe I ask good questions. Part of my leadership and communication style is to frame an issue or decision, and then re-frame as needed, taking into account what I have heard including the answers to my questions. I think I am skilled at facilitating and bringing people back to the task at hand and striving to use facts, as opposed to emotion, to drive towards decisions. Additionally, I have a very high tolerance for change, which means I do not look at every decision as my way or the highway. I believe that is big-picture thinking, and it is what I enjoy and thrive on.

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

See Separate Sheet.

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

I have had past work experience going back to the beginning of my career with General Electric where I had responsibility over an on-site industrial waste processing facility with particularly sensitivity as it related to water and drainage. In my work with Recall Inc., I had responsibility for over 50 facilities in the US and Canada and had involvement in building out new facilities where impact on the environment, aesthetics, transportation, storm-water/drainage, parking, and so on were all part of the development process. I have a very strong quantitative and analytical background (I am originally a degreed aeronautical and astronautical engineer from Purdue and have an MBA from The University of Chicago) and can handle economic modeling and analysis.

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

See Separate Sheet.

What do you hope to accomplish as a Planning and Zoning Commission member?

I hope to contribute to a fact-based, non-emotional, big-picture environment of decision making. I got out of engineering because I found that the science could be conquered by applying a discrete set of rules that always held, which became less challenging to me over time. However, trying to accomplish something significant through a group of people, like making important decisions, is a great challenge because even though there are many theories about how people should think when making decisions, the reality is that we are gloriously inconsistent in adhering to those theories. So working with people and their idiosyncrasies to try to drive towards consensus is a worthy challenge in my book!

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?

Yes.

Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?

Yes, I have reviewed all three documents.

Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.

The Sedona Community Plan is the plan assembled with significant community input that creates a vision for Sedona and must be updated every 10 years. It serves as the vision for future growth and development. The Land Development Code is the specific set of rules enacted that are intended to ensure that land use decisions are consistent or supporting of the Community Plan. Changes to the Community Plan could result in necessary changes to the Land Development Code. The Design Review Manual is a more recent addition to the city land use content and provides additional detail in support of the Land Development Code.

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

See Separate Sheet.

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?

My understanding of property owners' rights is that applications that adhere to the Community Plan and applicable zoning codes must be approved irrespective of how I personally feel about the application. So in that case, I would vote for approval. I wouldn't be opposed to communicating to the applicant that there might be some voluntary actions they might want to consider that the community might appreciate. But to be clear, I would vote to approve the application if it is compliant to the Community Plan and applicable zoning codes.

Thank you for your interest in serving on the Planning and Zoning Commission. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 282-3113. For questions about the Planning and Zoning Commission, please contact the Community Development Department at 282-1154.

BRIAN FULTZ – PLANNING & ZONING APPLICATION

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

In my career, I have over 30 years of high stakes decision making or voicing of recommendations. I've been part of multi-billion dollar entities like General Electric and understand the professionalism and high performance culture that go along with that environment. At the same time, I've been a small business owner for the last 15+ years and appreciate the plight of trying to hire and retain workers in the current environment. My undergraduate engineering background developed my analytical skills while my graduate studies in business developed my strategic management and organizational behavior capabilities. I have over 20 years community experience leading small groups and am a highly proficient facilitator and leader of small groups. The subsequent question concerning experience with land planning and applications will further highlight my qualifications for this appointment. Last, I'm currently a participant in the Sedona Citizen's Academy to help me gain additional insight into the workings of the city.

Note: While my wife and I have only resided in Sedona since the beginning of July this year, we have owned our home here (as a long term rental) for 17 years, so I have far more familiarity with the city and its concerns than what might otherwise be expected for such a short resident tenure here.

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

I believe that the P&Z Commission is tasked in some instances with decision making and other instances with making recommendations to City Council as it relates to applications from residents and businesses concerning land use in the city. As I've read through the Sedona Community Plan, the Land Development Code, and the Design Manual, I'm grateful to know that P&Z receives input from city staff concerning the aforementioned applications' compliance with these documents. My sense is that when applications comply with these city documents, there shouldn't be a great deal of turmoil associated with P&Z decisions. I understand that in reality there is always the potential for turmoil, particularly if the public doesn't understand the implications of compliant applications. However, where I sense a great deal of the difficult work lies is in evaluation of applications that involve variances, re-zoning, and community plan amendment. That's where P&Z needs to be deliberative about what is best in the long term for all of Sedona when it faces these types of decisions.

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

I believe all the challenges that Sedona faces currently are interrelated and can't be looked at completely separately. That said, I believe workforce/affordable housing is likely at the top of the list as far as P&Z is concerned. The recent Jordan Lofts project application certainly points to a great deal of community energy being expended concerning this issue. When I think about what is best for Sedona long term, I have read research that shows that a healthy community has all socio-economic strata present and that having families with children present, so that there is a stable and viable school system should be important to all residents, even to empty nesters and retirees. Long term, property values of

BRIAN FULTZ – PLANNING & ZONING APPLICATION

residents will suffer if the school system collapses. And I understand that many residents may agree with my assertion but not want a high-density development near their residence. Therein lies the challenge with making big picture decisions. And a couple of the closely interrelated issues that tie to affordable housing (assuming it is achieved via high density development) from the Community Plan include Circulation (always a concern in every community!) and Land Use (the Harmony aspect from the plan).

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

As previously mentioned, I will be grateful for input from city staff in reviewing particular issues. Then I will look at the facts of the situation and seek to eliminate emotion or personal preference. I will listen and ask questions, and I envision using a pros/cons approach in note taking to help me seek out a decision that is in the best interest of the city. I certainly want to engage fellow P&Z Commission members and seek to have influence where appropriate to drive, hopefully, towards a consensus decision.

Brian W. Fultz

Sedona, AZ 86336

STRATEGY, INNOVATION, AND ENTREPRENEURIAL SPIRIT

An Accomplished Leader in Innovation and Profitable Growth Thrives in Changing Environments with Significant Uncertainty

Action-oriented executive with hands-on senior-level management experience. Passionate innovator with a unique blend of interpersonal and analytic savvy. Strong personal interaction skills with the ability to drive consensus while effectively handling conflict. Expertise in new product/service innovation from market research to business case preparation and launch. Spearheaded numerous employer-recognized analytics-based strategies for new and repositioned products and services.

- Human Capital Management
- Strategic Planning
- Startup & New Business Creation
- Competitive / Market Intelligence
- Executive Facilitation
- Cross-Functional Team Leadership
- Profit & Loss Management
- Software / Technology Strategy Consulting

PROFESSIONAL EXPERIENCE

PEAK INNOVATION, LLC – Alpharetta, GA

2008 – Present

CEO/Founder

Provides strategic marketing and sales consultation in the areas of Software & Technology Product Management, Competitive Intelligence, Open Innovation, New Product/Service Development, Digital Marketing, and more.

- Clients range from start-ups to the Fortune 250 in numerous industries including human capital management (HCM), big data, health IT, consumer products, industrial products, and more.
- Provide notable expertise in SaaS / cloud strategy, primary & secondary research, innovation project / program management, executive brainstorming & facilitation, and corporate strategy.
- Projects for Boards and CXO level along with Sales, Marketing, and Product Management executives lead to enhanced differentiation, price leadership, and market competitiveness.
- Serve in an executive role for sales, account management, and consulting at firm.

VENADAR, LLC – Atlanta, GA

2008

Vice President, Client Services

Leader for execution of Open Innovation process by team of research and negotiating professionals throughout client and deal lifecycle.

- Led activity for five diverse Fortune 500 clients in consumer and industrial products.
- Developed strategic recommendations for clients by synthesizing research, analysis, and negotiation progress completing two acquisitions in consumer product categories.

RECALL, INC – Atlanta, GA

2001 – 2005

Senior Director, Secure Destruction Services, 2003 – 2005

North American Marketing P&L leader for \$85 million division providing document destruction services for clients ranging from small businesses to Fortune 50 enterprises. (New Category Manager Role)

- Determined North American business strategy involving customer targeting, service offering definitions, and pricing.
- Relationship manager for company's largest account at \$6M annual revenue.
- Key negotiator in national account agreements.
- Led strategic planning process including allocation of \$7M annual capital budget.

Director, Secure Destruction Services, 2001 – 2003

Operational P&L leader of over 500 employees in more than 50 markets in North America for a business that grew from zero revenue to \$85M in two years via a "roll-up" acquisition strategy.

- Led operating initiatives that resulted in 400 basis point improvement in operating profit.
- Drove improvements of 30% in operator productivity & 20% in logistics efficiency year over year.
- Created Key Performance Indicator (KPI) measurement system.
- Participated in and approved over 20 acquisitions.
- Developed formal integration model to support acquisition strategy.
- Played key thought leadership role in development of global standard operating procedures and resultant technology platform requirements.
- Reshaped roles, expectations, and accountability of management staff.

iXL JAPAN, K.K. – Tokyo, Japan

1999 – 2000

General Manager

Held P&L responsibility as country manager and led all aspects of iXL's technology, creative, and strategy consulting services start-up company in Tokyo, Japan.

- Created iXL Japan business plan and gained CEO approval to launch company's first permanent presence in Asia-Pacific region.
- Played lead role in sales activity resulting in approximately \$10M annual revenue run rate at end of first year.
- Developed blue-chip client portfolio including customers in financial services, technology, media and broadband, telecom, manufacturing, and travel.

iXL, INC – Atlanta, GA

1998 – 1999

Senior Manager, Financial Services Strategy Consulting

Led business development activities including opportunity identification and proposal, sales closure, relationship management, and engagement activity for financial services clients.

- Became the group's online brokerage subject matter expert.

ACCENTURE (formerly ANDERSEN CONSULTING STRATEGIC SERVICES), Atlanta, GA

1997 – 1998

Senior Strategy Consultant

Led team and individual project engagements.

- Developed expertise in electronic commerce, new product/service development, and marketing and sales strategies from engagements for consumer products and financial services companies.

ADDITIONAL EXPERIENCE

GENERAL ELECTRIC COMPANY, INC

Financial Consultant — GE Appliances, Louisville, KY

- Assumed newly created role and led cross-functional teams on strategic business projects spanning entire business unit.
- Received award for development of Trade Payables program resulting in \$70M annual increase in cash flow.

Process Improvement Engineer – GE Appliances, Louisville, KY

- Developed and led cross-functional process improvement teams that drove production line productivity.
- Utilized Kaizen, Lean, and statistics tools (later to become part of GE's Six Sigma program).

Financial Management Program, Louisville, KY

- Became first non-Finance employee to enroll and complete program.
- Graduated from a 2-year skill-building curriculum in multiple Finance disciplines.
- Capstone project resulted in first formal private label branding strategy for GE Appliances.

Manufacturing Management Program, Xenia, OH and Milwaukee, WI

- Completed a 2-year, highly selective management training program in both high-volume (GE Appliances) and high technology (GE Aircraft Engine) business units.
- Graduated from a 1-year skill-building curriculum focused on leadership, managerial decision making, project management, communication skills, process improvement and problem solving.

OTHER BUSINESS OWNERSHIP

RESTORATION HOLDINGS, LLC – Alpharetta, GA

2013 – Present

Franchise Partner in 4 "Sir Grout" Franchises

Co-Owner for franchises in Dallas Fort Worth; Southwest Florida; Tampa; Washington, DC.

SDG PARTNERS, INC – Orlando, FL

2006 – 2015

Franchise Partner of "1-800-GOT-JUNK?" Franchise

Co-Owner for Orlando, FL franchise.

EDUCATION

THE UNIVERSITY OF CHICAGO BOOTH SCHOOL OF BUSINESS, Chicago, IL

Master of Business Administration – Strategic Management and Organizational & Managerial Behavior

PURDUE UNIVERSITY, West Lafayette, IN

Bachelor of Science, with Distinction – Aeronautical & Astronautical Engineering

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CITY OF SEDONA
CITY CLERK'S OFFICE



PLANNING AND ZONING COMMISSION APPLICATION

**READ THE FOLLOWING INSTRUCTIONS CAREFULLY
BEFORE FILLING OUT YOUR APPLICATION – TYPE OR PRINT CLEARLY
IN INK ONLY.**

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

**A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL
INFORMATION REQUESTED ON THE APPLICATION.**

Resume Attached: Yes No

**All information submitted in this application is public information and subject to
disclosure in response to a public records request.**

APPLICANT'S NAME: Harry William Danilevics

MAILING ADDRESS: _____
(Street or P.O. Box) (City) (State) (Zip)

HOME ADDRESS: _____
(Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: _____ Work: _____ Cellular: _____

EMAIL: _____

Are there any days you will not be available for an interview?

I am fully available to interview

Sedona residency is a requirement to serve on the Planning and Zoning Commission.

Do you live within the incorporated boundaries of the City of Sedona? Yes No

If so, for how many years? 5

Have you previously been appointed by the City of Sedona to any position or commission/board other than the one for which you are currently applying?

Yes No If so, for which board/commission and for what length of term?

Historic Preservation Commission, 1 year, 2015-2016

In answering the following questions, if more space is required, please attach a separate sheet of paper.

Qualifications – Please indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

As an Arizonan, I have a unique appreciation for Sedona as my actual home. Since 2015, I have been actively involved in matters like the National Monument movement, development of the Ranger Station Park while on the HPC, and I've applied to City Council vacancies. I worked with a large HOA management company in Gilbert, AZ in 2018 creating a digital platform for community members and passed the AZ Real Estate License exam in 2019. Since then I've been developing a database of all Sedona area resources.

What skills do you believe you possess that would enable you to help to achieve consensus on issues?

Strong analytic skills and a well rounded ability to read, write, and articulate complex matters simply. When it comes to digital proficiency, I attended an all digital high school so software systems and processes are something that comes natural and easy, like the MLS, GIS maps (all of which I've had and posted on my walls for time to study), and how the city disseminates data and news releases. I've personally followed the professional developments of the City of Sedona for the last 6 years and am well aware of our budget and expenses, having attended numerous meetings in person and online.

What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

The duty of a P&Z Commissioner is to understand the current zones as best as possible and to get up to date and informed on the past and current projects underway. Then that understanding and expertise is demonstrated by making recommendations and reviewing amendments, changes, or use of land within the city limits. With a perspective on the future growth of Sedona and how short-term rentals are effecting the current living conditions of citizens, it is a more important position now than ever, especially given the fact that the city attorney asked for recommendations yesterday on how we may as a city be able to get a grasp on this issue.

What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

As a Millennial, my focus is on how the City of Sedona can be a livable city for the duration of my entire life, not just for 20-25 years out, which puts me at an age younger than most on the City Council today. I'm confident that my private education institutionally and personally have led me to understanding how sustainability can be integrated here in Sedona while respecting what has come before and where we can take our city with the revenue streams we have already. I've graduated from both the Sedona Citizen's Academy and the Sedona Police Citizen's Academy in 2016 and have continued to remain informed by following the progress as posted online.

What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

Figuring out a way to get the short-term rentals under control from a planning and zoning perspective so that the City of Sedona can maintain its population and work-force with 5,263 people retiring soon according to the recently published economy overview data report. Having places for workers to live, or helping transport networks get established to places like Flagstaff where they could live is integral to the city's future. It would be great to figure out a way to have the commercially operating Airbnb's receive a commercial zoning classification just to show how the neighborhoods have been effected even if it comes with zero regulation or enforcement initially.

What do you hope to accomplish as a Planning and Zoning Commission member?

Ideally, it would be great to accomplish a work force housing plan, zone, and actual project under construction by 2024 so that additional units for the working population can be secured. Getting a parking garage or hub set up in the Uptown area and the development of Ranger Station Park seems like a great opportunity to develop around the Y more of a centralized transport hub area, possibly with more commercial zone opportunities nearby. Helping developers see the opportunity of work force housing and communicating with the residents will take a much more transparent approach than has been utilized and my expertise with social media and outreach will be beneficial to creating collaboration amongst the varying groups involved.

If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?

Yes, absolutely!

Have you read the Sedona Community Plan, Land Development Code, or the Design Review Manual?

Yes, as a Citizen, as a HPC Commissioner, and as a prospective Sedona City Council candidate, I have.

Explain the differences between the Sedona Community Plan, the Land Development Code, and the Design Review Manual.

The LDC helps to maintain the image, appeal, and natural feel that Sedona was created with and wishes to keep preserved throughout development and expansion efforts by residents, developers and newcomers alike. The SCP is why, how, and what the city wishes to see moving forward into the future and serves as the guide posts to stay on the intended course of action that we as citizens and city staff have all mostly agreed to, based on our 6 major outcomes and encompassing our sustainability themes. The DRM is more specific recommendations on actual development design principles and why as it supports the LDC.

As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

First off, I will actually read the content presented before me about what's being discussed, researched, and proposed in full. Second, I will communicate with all City Staff and Councilors as much as possible and to the extent required. Third, I will present the information that's shareable with the Sedona public in a manner that encourages feedback and ideas. Then I will do my duty to make the decision in front of me with confidence and progress forward.

If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?

It would be my duty to learn as much as possible around the reservation that manifested and counsel others as to what the positives are and how the negatives can be addressed while still supporting the Community Plan and zoning codes. Discussing this reservation with the other commissioners and city staff, possibly the general public if necessary, and then listening, but ultimately going with what I have learned to be the best choice at that time.

Thank you for your interest in serving on the Planning and Zoning Commission. Please return your completed application to the City Clerk's office located at 102 Roadrunner Drive, Sedona Arizona. If you have questions about the application and selection process the City Clerk's office is glad to assist you, please call 282-3113. For questions about the Planning and Zoning Commission, please contact the Community Development Department at 282-1154.

Harry William Danilevics

Sedona, Arizona • [REDACTED] • [REDACTED]

QUALIFICATIONS SUMMARY

- Outstanding articulation, communication, and persistence skills with the ability to easily adapt and learn.
- Great combination of leadership, customer service, sales, and operations background.
- Strong software, real estate, and local City of Sedona and surrounding area knowledge.
- Born and raised Arizonan, been actively immersed in Sedona for 6+ years while lifelong visiting.

PROFESSIONAL EXPERIENCE

Gateway Cottage Wellness Center

Sedona, AZ

Wellness Coordinator

August 2021 – Present

- Primarily responsible for front desk duties such as answering phones, responding to emails, booking appointments, responding to walk-ins, handling payment, and ensuring clients choose the correct practitioner through informing them of the services and offerings of each.

Proport

Sedona, AZ

Co-Founder, President

March 2020 – Present

- Event reporting software time stamped and mapped on an open-source blockchain, including transparent information relay to responsible parties. Currently in the VVREO Moonshot Program for October 15-16, 2021 at Yavapai College.

Private In-Home Eldercare

Sedona, AZ

Caretaker

April 2021 – Present

- Assisting 84 year old Dana Paul Ross through his dental extractions, radiation therapy, surgeries around my work schedule with yard work, gardening, grocery store runs, food preparation, cleaning, inside tasks, camaraderie, and other various assignments.

Conscious Meals

Sedona, AZ

Food Preparation

November 2020 – Present

- Promoting Sedona's newest Organic, Vegan, Gluten/Soy-Free meal offerings prepared from scratch in house that's ready to grab and go as well as being freshly made at the restaurant.
- Learning the necessary processes and preparations in order to understand how to store, prepare, and serve Vegan meals for the Sedona vegan community.
- Cold line food prep, Sedona & Flagstaff Farmers Market representative, promotion developer.

Pink Jeep Tours

Sedona, AZ

Customer Service Representative

January 2020 – June 2020

- Self-funded personal startup operations through maximizing the learning opportunity of the Pink proprietary Gantt system for assigning guides with customers' needs for experiencing the "You Gotta Do It" Pink Jeep ride of their lives in Sedona.

Accelerate Estonia

Tallinn, Estonia

Moonshot Hackathon Participant

October 2019

- Pitched the final ID 2.0/ ONE ID which was a unified digital identity platform sharing otherwise inaccessible information between stakeholders of banks, governments and private sector service providers.

Neighborhoody

Gilbert, AZ

Business Development Consultant

June 2018 – December 2018

- Strategized, organized, and developed deployment processes for releasing software catered to the 80,000 existing home ownership association clients to transact their payments and communication operations digitally through the platform.

Hari AI, LLC

Scottsdale, AZ

Founder

January 2018 – June 2018

- Designed a mobile application that aggregated and prioritized the mass of communications received across a diverse array of platforms.
- Winner of TechStars Startup Weekend Phoenix 2018 and proceeded to participate in the Founders Institute program.

Harry William Danilevics

Sedona, Arizona • [REDACTED] • [REDACTED]

Blue Sky Farms, LLC

Market Associate

Litchfield Park, AZ

November 2017 – April 2018

- Unloaded, set up, and sold the organically grown local produce at the Downtown Phoenix and Downtown Scottsdale Farmers Markets on Saturday's. Learned about the seasonal crops best grown in the Valley and what inventory the public was interested in depending on location.

The Doughnut Peddler, LLC

Asset Strategist

Chandler, AZ

March 2017 – October 2017

- Deep dived into every company occupation to gain a fully encompassing understanding of all business operations and responsibilities as we scaled from one state to nine across the U.S.
- Directly trained new hire drivers and managers in Los Angeles, Charlotte, Columbia, Chattanooga and was in preparation for Orlando and Houston.
- Tasked with designing an asset management & tracking program to save the company unnecessary expenses while meeting national standards.
- Researched and was preparing external licensing deals for proprietary software Traximize.

Red Mountain Recovery, LLC

Housing Manager

Sedona, AZ

October 2016 – March 2017

- Passionately and empathetically assisted fellow members of the millennial generation address and overcome their personal issues in a mindful way to help them relaunch their lives.
- Promoted initially from Mentor to Lead Mentor, then to Men's Housing Coordinator, and finally to overall Housing Manager while implementing a technological accountability system for clients.
- Handled the operations of the entire Residential Program when the Directors were absent during the weekends, responsible for 28+ adult clients and 3-4 other staff members on at any time.

Sedona Main Street Program

Executive Assistant

Sedona, AZ

August 2016 – October 2016

- Personally assisted Wendy Jones, the new Executive Director, to manage organizational turnover after the previous Executive Director's retirement after 17 years.
- Gained access to social media accounts and scheduled posts for planned events, updated outreach information for uptown businesses, attended new openings, developed strategy for success until the City Council discontinued funding and shut down the program.

ChocolaTree Organic Oasis

Catering Staff, Marketplace Manager

Sedona, AZ

May 2015 & June 2018

- Catered the 2015 Illuminate Film Festival and began training to be a server upon initial arrival to the Sedona area.
- Trained and learned the entire ChocolaTree back end and warehouse operations, facilitated packaging and shipping to distributors and online orders

Aspiring Business Development, LLC

Interim Chief Operations Officer

Scottsdale, AZ

June 2015-September 2015

- Re-organized continued company operations for Derma Biologics, LLC including the development plan, personnel management, capital fundraising, business expenses, production, distribution, marketing, and Internet presence.
- Organized startup company operations, prepared documents and presented for investment opportunities.

Harry William Danilevics

Sedona, Arizona • [REDACTED] • [REDACTED]

Smart Armor, Areté Group, LLC
Business Development

Tempe, AZ
September 2014 – April 2016

- Implemented modern technological processes for startup operations of the Executive Team including communications protocol, scheduling, cloud storage and operations, website development and management, social media advertising, mobile application testing, customer polling and feedback.
- Conducted market research, produced marketing material, contacted licensing partners, drafted presentations, managed the Kickstarter campaign for the SmartPack, and assisted in launching the Smart Cube project successfully funded on IndieGoGo by 749% of initial intent.
- Attended most Executive meetings to ensure prepared and proper presentation of company status, future intentions, and product development.

Parchment, Inc.
Member Support Specialist

Scottsdale, AZ
June 2014 – September 2014

- Operated and managed a complex back-end software system facilitating Transcript order fulfillment, spoke with educational administrators, educated users about the product, addressment of customer concerns, and relay of active issues to the executive team.

Dani Enterprises, LLC.
Human Catalyst

Scottsdale, AZ
January 2014 – February 2016

- Professional Investment vehicle for startup equity earned through contracted participation with Smart Armor, Derma Biologics and consulting in Sedona for ChocolaTree Organic Oasis, Sun Silver West, Sedona Hot Yoga, Arizona Liberty, Sedona Pure Living Expo and more.

Xchange, LLC
Co-Founder

Scottsdale, AZ
January 2014 – July 2014

- Corresponding with Columbia Business School's Launching New Ventures class directed by the Entrepreneurship Director Dave Lerner I applied the principles taught in class to launch the Xchange mobile application.
- Xchange served as a social operating system that delivered smooth arrangements, reminders & completions of communications to maximize and enhance the contact management experience over the short and long term.

Lane Office, LLC
Executive Assistant

New York City, NY
May 2012 – September 2013

- Supported the President & CEO of a \$50M company land his largest deal in history (furnishing the One World Trade Center) while managing strategic personal & confidential business assignments for the President including scheduling calendar agenda items and meetings, managing subcontractor assignments and tasks, assisting in travel arrangements and transportation, handling electronic and tangible communications, organizing financial accounts and statements, and facilitating personal family obligations.
- Participated in the successful day-to-day interactions of the President by being a contributing member in meetings, conducting client calls, preparing business presentations, assisting in the negotiations of deals, and coordinating employee management.

Columbia University
Associate for Admissions Department

New York City, NY
December 2011 – November 2013

- Directly assisted Admissions Director's with prospective students by confidentially opening and organizing applications, handling financial documents, and consulting with department staff.

Harry William Danilevics

Sedona, Arizona

EDUCATION

Arizona School of Real Estate & Business

License: Real Estate Agent

Scottsdale, AZ

Jan-Feb 2019

Columbia University, Columbia College

Bachelors of Arts: Philosophy

New York, NY

2010- 2014

Scholarships: Vera B. David Scholarship 2012-2013, 2013-2014

Varsity Athletics: Men's Track & Field 2010-2011

Coursework: Principles of Economics; Calculus I, II, III; Symbolic Logic; Launching New Ventures (CBS)

Employment: Athletics Department (*Event Staff* '10-'11), West Elm (*Sales Associate* '11), Nanny ('11-'13)

Brophy College Preparatory

Phoenix, AZ

Advanced Coursework: AP Calculus AB, AP Calculus BC, Economics

2006- 2010

Varsity Athletics: Track & Field ('10 AZ State Champion 300m hurdles), Varsity Football ('08 AZ State Champions & JV Quarterback)

Employment: Anthem Community Center (*lifeguard* '06-'07), Scottsdale Lifetime Fitness (*lifeguard* '07-'10), Red Robin (*Host* '10)

Community Service: Calc Club, Horses Help, St. Vincent de Paul

LEADERSHIP, COMMUNITY, & VOLUNTEER ACTIVITIES

City of Sedona City Council

Sedona, AZ

City Councilor Applicant

January 2016- June 2016

- Successfully collected 200 signatures and articulated community perspective to thousands.
- Full participation in the Sedona Citizen's Police Academy and Sedona Citizen's Academy.

City of Sedona Historic Preservation Commission

Sedona, AZ

Commissioner

October 2015- November 2016

- Youngest ever activist ensuring preservation of Sedona's historic, archaeological, and cultural heritage.
- Lobbied for the inclusion of a community garden in the development of the new Ranger Station city park.

SKILLS & INTERESTS

Microsoft Office (Excel, Word, PowerPoint), Macintosh OS, CRM, Professional UI/UX, Database, Social Media Research, Problem Solving, Answer Seeking, Team & Project Management, Scheduling, Communication Protocols
Hiking, Mindfulness, Meditation, Success Visualization, Planning.



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PLANNING AND ZONING COMMISSION APPLICATION

CITY OF SEDONA
CITY CLERK'S OFFICE

READ THE FOLLOWING INSTRUCTIONS CAREFULLY
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IN INK ONLY.

All requested information must be furnished. If an item does not apply to you, or if there is no information to be given, write in the letters "N/A" for "Not Applicable".

A RESUME MAY BE SUBMITTED, HOWEVER, YOU MUST COMPLETE ALL
INFORMATION REQUESTED ON THE APPLICATION.

Resume Attached: Yes No

All information submitted in this application is public information and subject to
disclosure in response to a public records request.

APPLICANT'S NAME: JON MAETERLINCK SPERA

MAILING ADDRESS: [REDACTED]
(Street or P.O. Box) (City) (State) (Zip)

HOME ADDRESS: [REDACTED]
(Street or P.O. Box) (City) (State) (Zip)

PHONE: Home: --- Work: --- Cellular: [REDACTED]

EMAIL: [REDACTED]

Are there any days you will not be available for an interview?

No

Sedona residency is a requirement to serve on the Planning and Zoning Commission.

Do you live within the incorporated boundaries of the City of Sedona? Yes No

If so, for how many years? 11

Have you previously been appointed by the City of Sedona to any position or
commission/board other than the one for which you are currently applying?

Yes No If so, for which board/commission and for what length of term?

In answering the following questions, if more space is required, please attach a separate sheet
of paper.

PLANNING AND ZONING COMMISSION APPLICATION

#1. QUALIFICATIONS – PLEASE indicate your qualifications, experiences, employment history, etc. that you feel are relevant and qualify you for this appointment.

Jesuit liberal arts education with degrees in Philosophy, Theology, and Psychology. Five years teaching in secondary education. Employment with a major university (Southern Methodist), a large regional commercial bank (MBank), an international communications training company (Communispond, Inc.), and a major domestic and international airline (American Airlines). Twenty-seven years operating my own Organizational Effectiveness & Leadership Development consulting practice (jmspartners, inc.).

#2. What skills do you believe you possess that would enable you to help to achieve consensus on issues?

Ability to read, write, and think critically. Ability to construct a logical, fact-based and evidence-supported position. Ability and willingness to listen to disparate positions to gain additional insight into the issue. Can integrate and present multiple ideas in a coherent, doable, and accountable plan for action. Ability to facilitate open and honest conversations. Ability and willingness to ask probing questions, specific questions, and to persist until the facts are established and acknowledged. Demonstrated ethical courage to challenge the status quo in order to influence others to choose a thoughtful and comprehensive solution that adheres to established standards and achieves the “greater common good.” Demonstrated skill at helping others to “close the gap between intention and action” – I built a profitable consulting practice on these talents and skills for nearly 30 years.

#3. What are your perceptions of the duties, responsibilities, and role of the Planning and Zoning Commission?

A P&Z Commissioner must have a working knowledge of the guiding documents (Community Plan, Land Development Code, and any others that may pertain) which provide the broad framework for decision-making. A Commissioner must prepare in advance for each meeting by reading and making appropriate notes in preparation for discussion. A Commissioner must be available to attend scheduled meetings for public hearings and study sessions, as may be required to obtain pertinent facts, opinions, and divergent viewpoints so that a responsible and defensible vote can be cast. A Commissioner must evaluate the pros and cons that may (or may not) be evident in a petitioner’s request in light of the prevailing documents. In addition, A P&Z Commissioner should be both courageous and humble enough to seek additional information, ask questions to gain personal knowledge of the issue, and be open to creative ways to achieve common good outcomes. Finally, the Commission itself operates in an advisory role to the City Council.

#4. What experience and special skills would you bring that would demonstrate an understanding of the potential impacts, both positive and negative, of land development, i.e., environment, aesthetics, economics, transportation, storm-water/drainage, parking, etc.?

My experience as an Organizational Effectiveness & Leadership Development consultant with assignments at the Senior Leadership Team level with a diverse set of client organizations over 2 ½ decades has informed me about the operational complexities, political nuances, and dynamic change required to remain relevant and competitive. Whether it is **Pharma** (McKesson, Owens & Minor), **Energy** (ARCO, Shell), **Retail** (PETCO), **Finance** (American Express, ING), **Transportation** (Alstom), **Government** (City of Phoenix Transit, Neighborhood Services; Mesa-Gateway Airport), **Insurance** (Fireman's Fund, AIG), **Hospitality** (Garden Fresh, Yum!, TGI Friday's), **Utilities** (Tucson Electric), **Tech** (Hewlett-Packard, Honeywell, Intuit, Northern Telecom), or **Education** (ASU, University of Phoenix), what's common to all these organizations (my clients over the years) is the work of managing people, ideas, money, materials, time, priorities, safety, innovation, communications, government regulations, legal, and many more interdependent activities to a common goal. All are important and are best coordinated from a planful and comprehensive 'big picture' perspective and commitment to accountability for performance. Further, these elements are constantly changing, requiring frequent adaptation and new approaches.

I've been an active member and leader in Home Owners' Associations in Dallas (1), Phoenix (2), and in Sedona (1). I have a long-standing personal interest and hands-on involvement in neighborhood improvement efforts.

#5. What do you believe are the major land use and/or planning issues facing the Planning and Zoning Commission and the City at this time?

Sedona is now an attractive location for many developers and others to explore as a place to expand their operations. Consequently, the City of Sedona is being – and will continue to be – inundated with proposals for new hotels, spas, wellness centers, residential subdivisions, apartments and so forth. With this 'gold rush' influx, the major issue facing P&Z and the City is *"What sort of place do we want Sedona to be when we grow up (i.e., when we are 100% built out)?"*

Since the creation of the existing Community Plan a decade ago, significant shifts in residents' awareness and sensitivity to myriad issues such as environmental protection and maintaining a hometown feel (among others) are increasingly front and center. The community vision and plans need an update. The City also needs to explicitly acknowledge and commit to respecting and addressing the concerns, ideas, and interests of its residents. That focus has been almost entirely displaced by the City's focus on tourists/visitors in the past decade.

There are a host of important, and in some cases, competing issues: Conservation vs. Development; Resident-focused hometown community feel vs. Visitor-focused infrastructure

and amenities; Preservation of virgin open spaces vs. Construction of human-made destinations. Sedona's growth raises complex issues that must be considered as an interdependent *big picture system*. These issues – including environment, aesthetics, transportation, employment and more – comprise a web of physical infrastructure and city services that contribute to the attractiveness, livability, and long-term viability of any modern city. Possible unintended consequences of a decision in one area – in the absence of a *systems viewpoint* – can potentially derail the trajectory of the vision citizens have for their city.

It is a crucial function of P&Z Commissioners to hold all these issues in balance and to view every decision as impacting – positively or negatively – the realization of the community's expressed and updated vision. In sum, P&Z Commissioners are crucial to supporting a *systems perspective* so that the City makes the best decisions for its future.

#6. What do you hope to accomplish as a Planning and Zoning Commission member?

1. To influence prudent decisions for the long-term desirability and livability of our community. Putting our residents' vision and needs in first position; followed by those of our important tourists. After all, Sedona's Community Plan is the voice of the resident community. The resident voice is and must remain the predominant one.
2. To serve as a prepared, inquisitive, thoughtful, and hospitable member of the Commission.
3. To demonstrate a dogged determination to remain faithful to the existing guiding documents . . . and, when and where appropriate, to advocate for sensible revisions.

#7. If appointed to the Planning and Zoning Commission, are you willing to serve the full term of the appointment?

Yes, unless I become incapacitated, die, or am elected as a Councilor or Mayor.

#8. Have you read the Sedona Community Plan, Land Development Code?

Yes.

#9. Explain the differences between the Sedona Community Plan and the Land Development Code.

1. Sedona Community Plan

- Required by Arizona state law every 10 years
- Up for review/revision/edit in 2022
- Requires resident input through public hearings, etc.
- Several "required elements" must be included

- It's an aspirational document that expresses residents' "ideal" state for their "built-out" city
- Calls out and lists priorities to be addressed in the near-term
- A giant 'blueprint' reflecting our best communal thinking for what we want to do with our not-yet-developed land within our city limits

2. Land Development Code

- A voluminous document compiled by multiple agencies at a national level and subsequently made available to be used within local municipalities to guide development activities to ensure "best practice" guidelines are incorporated into mostly NEW development projects
- This document is 'customized' for local usage according to the unique characteristics and needs of the local municipality
- It is a complex and highly detailed document that serves as a manual MOSTLY for developers, engineers, and city professionals to ensure compliance with the standards set forth for new construction, remodeling and refurbishment projects, and more
- Spells out the technical specs for land development – building envelopes, set-backs, height and color, materials, etc.
- While Sedona's LDC has been revised in June 2021, it remains, in my opinion, critically silent on building and maintenance issues that would guide residential property owners in "built-out" Sedona about their property improvement/change activities regarding lighting, fencing, paint and roof color, landscaping and much more

3. Design Review Manual

- N/A. In 2018 LDC revision, this document's contents were incorporated into the LDC.

#10. As a Planning and Zoning Commissioner, how will you make your decisions about a proposal or planning issue?

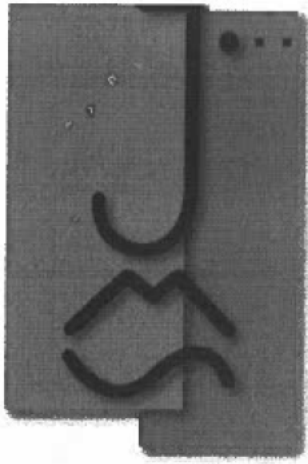
1. I will carefully review the materials presented by petitioner(s) in advance.
2. I will pursue answers to questions I may have about what's presented to ensure understanding.
3. I will evaluate each proposal in light of the contents (expressed or implied) of the LDC and Community Plan.
4. I will engage in discussion with my P&Z colleagues seeking their understanding of the specific proposals(s) and any other information they may possess that may provide a fuller context for decision-making.
5. I will be flexible and reasonable during presentations, review meetings, and discussions.
6. In those cases where significant citizen input is received, I shall take such input into full consideration.
7. Decisions that support the 'greater common good' shall prevail over individual concerns.

#11. If you are appointed as a Planning and Zoning Commissioner and you are faced with a proposal that is supported by the Community Plan and applicable zoning codes, but you have reservations or do not personally support the proposal, what would you do?

1. Acknowledge that the proposal is, in fact, supported/allowed by The Community Plan and applicable zoning codes
2. State my vote against the proposal *along with my rationale for this decision*
3. Request that the code or other guiding document that supports this proposal (and others which likely may follow) be re-examined, clarified, or revised to better adhere to our citizens' vision for their hometown


jon Maeterlinck Spera

Resume Attached



jmspartners

jon Maeterlinck Spera, Principal

Having worked for more than a decade in several large organizations, jon Spera pursued an entrepreneurial path by founding **jmspartners** in Dallas, Texas, in 1988. **jmspartners** provides expertise in **Leadership Development** and **Organizational Effectiveness** to Fortune 1000 Companies.

jon has nearly thirty years diverse organizational experience, including functional unit staff management and leadership responsibilities. He brings a unique and unrivaled background to his consulting practice. Before starting **jmspartners** jon held professional positions with Southern Methodist University, Mercantile National Bank of Dallas, Communispond, Inc., and American Airlines.

jon was educated and formed in the Jesuit tradition -- renowned for coupling *critical thinking* and *decisive action* -- and lived as a Jesuit himself for eight years. jon attended Loyola University in New Orleans and holds degrees in psychology and philosophy from the Jesuit liberal arts college, Spring Hill, in Mobile, Alabama. His early work experience began in secondary education and marketing and fundraising.

He possesses an extensive background in management development and executive coaching, which have been the core focus of his work since 1983.

As an engaging practitioner, **provocative, insightful, practical, and motivating** are among the words frequently used by his clients to describe jon's dynamic style, distinctive methods and the high energy he incorporates into his leadership development and organizational effectiveness assignments.

Since founding **jmspartners**, jon has influenced scores of leaders from diverse, well-known national and global organizations like American Express, McKesson, Honeywell, Tucson Electric, PETCO, Hewlett-Packard, TGI Friday's, Alstom Transport, ASU Foundation, and AIG.

jon is exceptionally effective working one-to-one with executives, as well as on assignments influencing entire organizations.

As an original and eclectic thinker who extracts novel and transferable lessons from a broad range of disciplines, he integrates fresh points-of-view and leading organizational development practices with the urgency of today's headlines.

jon is a talented coach who views his primary contribution as *"helping clients close the gap between intention and action."*