

# AGENDA

## City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, December 7, 2021

### NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, December 7, 2021, at 4:30 pm in the City Hall Council Chambers.

### NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov](http://www.SedonaAZ.gov)

### GUIDELINES FOR PUBLIC COMMENT

#### PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

#### PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to [kherbert@SedonaAZ.gov](mailto:kherbert@SedonaAZ.gov) in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
  - a. November 2, 2021 (R)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
  - a. Discussion/possible action regarding a request for a Conditional Use Permit to operate an outdoor market (Red Rose Artisan Markets) at 1405 W State Route 89A (Olde Sedona Bar and Grill). The property is zoned Commercial (CO) and is ±0.93 acres and is located southwest of the intersection of W State Route 89A and Saddlerock Circle. **APN:** 408-26-018D. **Applicant:** Tina Allegrezza **Case Number:** PZ21-00015 (CUP)
  - b. Discussion/possible direction regarding a request for Conceptual Development Review for a proposed hotel development to include 92 hotel rooms, a restaurant, spa, and meeting space, at 65, 95, 105, 115, 165, 175, 195 Schnebly Hill Road and 20 Bear Wallow Lane. The property is zoned Oak Creek Heritage District (OC) and is ±11.58 acres and is located west of Schnebly Hill Road between State Route 179 and Bear Wallow Lane. **APN:** 408-11-001C, -002F; 401-12-016C; 401-18-001A, -002C, -031B, D & G. **Applicant:** RD Olson Development (Tony Wrzosek) **Case Number:** PZ21-00011 (DEV)
6. FUTURE MEETING DATES AND AGENDA ITEMS
  - a. Tuesday, December 21, 2021
  - b. Tuesday, January 4, 2022
7. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

  - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
  - b. Return to open session. Discussion/possible action on executive session items.
8. ADJOURNMENT

Physical Posting: December 2, 2021 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: [www.SedonaAZ.gov](http://www.SedonaAZ.gov) or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:  
CITY HALL COUNCIL CHAMBERS  
102 ROADRUNNER DR, SEDONA, AZ