

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday February 1, 2022 - 4:30 p.m.

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

Chair Levin called the meeting to order at 4:35 p.m., led the Pledge of Allegiance and requested roll call.

Planning & Zoning Commission Participants: Chair Kathy Levin, Vice Chair Charlotte Hosseini, and Commissioners George Braam, Peter Furman, Sarah Wiehl and Lynn Zonakis. Commissioner Kali Gajewski is excused.

Staff Participants: Kurt Christianson, Gabe Desmond, Andy Dickey, Keith Lay, Cynthia Lovely, Jess McNeely, Cari Meyer, Karen Osburn, Sandra Phillips, Donna Puckett, Mike Raber, Robert Weber and Hanako Ueda.

Civil Engineering Consultant: Andrew Baird with Kimley Horne

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

There were no announcements.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. January 18, 2021 (R)

Chair Levin indicated she would entertain a motion for January 18, 2022.

MOTION: *Commissioner Braam moved for approval. Commissioner Furman seconded the motion.*

VOTE: *Motion carried six (6) in favor (Braam, Furman, Hosseini, Levin, Wiehl and Zonakis) and zero (0) opposed. Commissioner Gajewski is excused.*

4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. 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 criticism, or scheduling the matter for further consideration and decision at a later date.)

The Chair opened the public forum at 5:37 p.m. and having no requests to speak, closed the public forum at 5:38 p.m.

5. Update/discussion regarding the Community Plan Update.

Presentation by Cynthia Lovely, Principal Planner.

Questions and comments by the Commission.

No action was taken.

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

- a. Public hearing/discussion/possible action regarding a request for approval of a Conditional Use Permit (CUP) to operate a trailhead shuttle from an existing parking lot at Church of the Red Rocks (1294 & 1406 State Route 179). The property is zoned RS-18, is**

±1.94 acres and is located southwest of the intersection of State Route 179 and Bowstring Dr in Coconino County. APN: 401-25-002N & P. Case Number: PZ21-00022 (CUP). Applicant: City of Sedona

Presentation by Jess McNeely, Director of Community Development

Presentation by Andrew Baird, Civil Engineering Consultant with Kimley-Horn

Chair Levin announced that she has lived in the subdivision since 1995, so she consulted with the City Attorney to determine if she had a Conflict of Interest, and he said that she did not and defined what a Conflict of Interest is, so she is going to read that. She then read the following definition of Conflict of Interest, "A Conflict of Interest occurs if a P&Z Commission member has a "substantial interest" in the matter under consideration. An interest is 'substantial' if the commission member has "any pecuniary or proprietary interest, either direct or indirect. Pecuniary means money and proprietary means ownership."

Commission's questions of staff and consultant.

Opened the public comment portion of the hearing at 6:45 p.m.

The following people spoke on this item: William Francis, Sedona; Steven Thomas, Sedona; Scott Schroeder, Sedona; Teresa and Mike McCluskie, Sedona; David Singer, Sedona; Althea Johnson, Sedona, and Rob West, Sedona.

Brought back to Commission at 7:07 p.m.

Chair Levin recessed the hearing at 7:08 p.m. and reconvened the hearing at 7:24 p.m.

Additional questions and comments from Commission.

Note: Proposed Condition of Approval 4 was amended by the Commission to read: "The City shall monitor the impacts from the use of the trailhead shuttle, parking and drop off locations on residential neighborhoods and trailheads. If any impacts occur, the City shall take steps to mitigate the impacts."

MOTION: Commissioner Braam moved for approval of Planning and Zoning Commission Resolution 22-1, approving, with conditions, case number PZ21-00022 (CUP), Church of the Red Rocks Trailhead Shuttle & Parking, based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements, and the attached conditions of approval as amended. Commissioner Furman seconded the motion.

VOTE: Motion carried five (5) in favor (Braam, Furman, Hosseini, Wiehl and Zonakis) and one (1) opposed (Levin). Commissioner Gajewski is excused.

7. Update/Discussion regarding the Public Participation Procedures for the Community Plan Update.

Presentation by Mike Raber, Senior Planner.

Commission's questions and comments.

No action was taken.

8. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, February 15, 2022

b. Tuesday, March 1, 2022

Jess McNeely indicated that for February 15th, we will have a site visit and the Development Review hearing for the Navajo Lofts, a multi-family project near the fire station, and we do not have anything scheduled for March 1st yet, but there is a good probability that we will have something scheduled by your next meeting and if not, maybe a night off.

9. EXECUTIVE SESSION

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

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

No Executive Session was held.

10. ADJOURNMENT

Chair Levin adjourned the meeting at 8:54 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on February 1, 2022.

Donna A. S. Puckett, *Administrative Assistant*

Date