

**Action Minutes
Special City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Wednesday, February 9, 2022, 3:00 p.m.**

1. Call to Order

Mayor Moriarty called the meeting to order at 3:02 p.m.

2. Roll Call

Roll Call: Mayor Sandy Moriarty, Vice Mayor Scott Jablow, Councilor Kathy Kinsella, Councilor Tom Lamkin, Councilor Holli Ploog, Councilor Jon Thompson, Councilor Jessica Williamson.

Staff in attendance: City Manager Karen Osburn, Deputy City Manager Joanne Keene, City Attorney Kurt Christianson, Assistant City Manager/Director of Public Works/City Engineer Andy Dickey, Community Development Director Jess McNeely, Housing Manager Shannon Boone, Planning Manager Cari Meyer, Sustainability Manager Alicia Peck, Deputy City Clerk Cherise Fullbright.

3. Special Business

- a. AB 2771 Discussion/possible direction regarding the consideration of potential sites for affordable and/or workforce housing including higher density housing, and proposed programs to support housing affordability in the existing market.**

Presentation by Shannon Boone, Cari Meyer, Karen Osburn and Kurt Christianson.

Questions and comments from Council.

Opened to the public at 4:06 p.m.

The following spoke regarding this item: Mac Carroll, Sedona, Alfred Schroeder, Sedona, Ron Martinez, Sedona, Linda Martinez, Sedona, Al Comello, Sedona, Sean Smith, Sedona.

Brought back to Council at 4:22 p.m.

Additional questions and comments from Council.

By majority consensus, Council agreed to the following:

- **Contacting the State of Arizona to determine plans for the 3400 W SR 89A property once the radio lease expires next year,**
- **Contacting Northern Arizona Healthcare to determine future plans for the 60 Bristlecone Pines property,**
- **Increasing density specifically along 89A and on a site-to-site basis depending on the surrounding zoning,**
- **Exploring an incentive program for short-term rentals willing to convert to long-term rentals,**
- **Allowing duplexes in RS zones with a condition restricting short-term rentals,**

- Identifying items contained in the DIGAH that could be approved administratively for workforce housing projects and bring those items back to Council,
- Identifying ways to verify a property is a long-term rental before developing an ADU program to bring back to Council.

b. Discussion/possible action regarding future meeting/agenda items.

4. Executive Session

Upon a public majority vote of the members constituting a quorum, the Council 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.

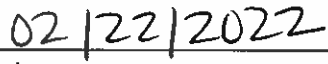
5. Adjournment

Mayor Moriarty adjourned the meeting at 6:20 p.m.

I certify that the above are the true and correct actions of the Special City Council Meeting held on February 9, 2022.



Cherise Fullbright, Deputy City Clerk



Date