

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday February 15, 2022 - 4:30 p.m.**

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

Chair Levin called the meeting to order at 4:30 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, Kali Gajewski, Sarah Wiehl and Lynn Zonakis.

Staff Participants: Kurt Christianson, Cynthia Lovely, Jess McNeely, Cari Meyer, Donna Puckett, and Hanako Ueda.

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

Cari Meyer indicated that the Council discussed housing and one of the things was a discussion on some different programs the City is working on and how that might impact the Planning & Zoning Commission is that there might be some changes to the Land Development Code that would codify some incentives for affordable housing. Other than that, almost everything else is being handled through the Housing Manager Shannon (Boone) and the City Council, but in the future, there may be some updates to the Land Development Code. Density wasn't specifically discussed, but there are currently some incentives in the code for density revolving around affordable housing and smaller units. A lot of the other things discussed were some different programs that Shannon is looking at.

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. February 1, 2022 (R)
- b. February 1, 2022 (SV)

Chair Levin indicated she would entertain a motion.

MOTION: Vice Chair Hosseini moved for approval of the February 1st regular and site visit meetings. Commissioner Braam seconded the motion.

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

4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. 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.)

Chair Levin opened the public forum at 4:33 p.m. and, having no requests to speak, closed the public forum at 4:34 p.m.

5. Update/discussion regarding the Community Plan Update.

Update by Director of Community Development Jess McNeely regarding the upcoming third monthly workgroup meeting to discuss the household survey on the Community Plan vision and issues, and the draft outreach program and timeline.

Commission's questions and comments.

No action was taken.

6. **CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:**
- a. **Public hearing/discussion/possible action regarding a request for a Development Review for the construction of a 60-unit townhouse development at 10 Navajo Drive. The property is zoned Commercial (CO), is approximately 4.5 acres, and is located northeast of the intersection of State Route 89A and Southwest Drive. APN: 408-24-536B. Case Number: PZ21-00007 (DEV) Applicant: MK Company (Keith Holben); Kontexture, LLC (Daniel Istrate)**

Explanation of the process by Chair Levin.

Presentation by Planning Manager Cari Meyer

Commission's questions of staff and applicant Keith Holben

Opened the public comment portion of the hearing at 6:47 p.m.

The following people spoke on this item: John Spera, Sedona

Brought back to the Commission at 6:50 p.m.

Commission's additional questions and comments

MOTION: Commissioner Wiehl moved for approval of case number PZ21-00007 (DEV), Navajo Lofts, based on compliance with all ordinance requirements and satisfaction of the Development Review findings and applicable Land Development Code requirements as outlined in the staff report and the attached conditions of approval as amended in Condition #2. Commissioner Furman seconded the motion.

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

Condition #2 now reads: The applicant shall submit development agreement to address the availability of the units for long term rental for Staff review and City Council approval. At a minimum, this development agreement shall contain provisions for minimum lease terms and a prohibition on short term rentals. A development agreement shall be approved by Sedona City Council prior to the issuance of the first building permit for this project.

7. **FUTURE MEETING DATES AND AGENDA ITEMS**

- a. **Tuesday, March 1, 2022**
- b. **Tuesday, March 15, 2022**

Cari indicated that there will be nothing ready for public hearing in March, but we have a couple of things that should be ready in April.

8. **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.

9. ADJOURNMENT

Chair Levin adjourned the meeting at 5:55 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 15, 2022.

Donna A. S. Puckett, *Administrative Assistant*

Date