

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, June 21, 2022

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, June 21, 2022, 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

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 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. May 17, 2022 (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. 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.)*
5. Update/discussion regarding the Community Plan Update.
6. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:
 - a. Public hearing/discussion/possible action regarding a request for the approval of a Zone Change (ZC) from RS-6 and RS-10 to M3 for the development of an off-site overflow parking lot for ChocolaTree Restaurant located at 20 View Drive. The property is currently zoned Single Family Residential (RS-6 and RS-10), is approximately 0.37 acres and is located south of W State Route 89A between View Drive and Inspirational Drive. **APN:** 408-07-026D. **Case Number:** PZ21-00016 (ZC) **Applicant:** Jenn Marie Warr
 - b. Public hearing/discussion/possible action regarding a request for a Conditional Use Permit (CUP) and Development Review (DEV) for the construction of a buried water storage tank and booster pump station for Arizona Water Company located at 95 Bell Rock Trail. The property is zoned Single Family Residential (RS-18), is approximately 1.03 acres, and is located southwest of the intersection of State Route 179 and W Mallard Drive. **APN:** 401-33-031. **Case Number:** PZ22-00002 (CUP, DEV). **Applicant:** Arizona Water Company (John Snickers)
7. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, July 5, 2022
 - b. Tuesday, July 19, 2022
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.

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9. ADJOURNMENT

Physical Posting: June 16, 2022 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: 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.

Agenda Item 5:

Update/discussion regarding
the Community Plan Update.

Meeting Materials Available at
the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/46425>

Agenda Item 6a:

Public hearing/discussion/possible action regarding a request for the approval of a Zone Change (ZC) from RS-6 and RS-10 to M3 for the development of an off-site overflow parking lot for ChocolaTree Restaurant located at 20 View Drive. The property is currently zoned Single Family Residential (RS-6 and RS-10), is approximately 0.37 acres and is located south of W State Route 89A between View Drive and Inspirational Drive. APN: 408-07-026D. Case Number: PZ21-00016 (ZC) Applicant: Jenn Marie Warr

Meeting Materials Available at
the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/46421>

Agenda Item 6b:

Public hearing/discussion/possible action regarding a request for a Conditional Use Permit (CUP) and Development Review (DEV) for the construction of a buried water storage tank and booster pump station for Arizona Water Company located at 95 Bell Rock Trail. The property is zoned Single Family Residential (RS-18), is approximately 1.03 acres, and is located southwest of the intersection of State Route 179 and W Mallard Drive.

APN: 401-33-031. Case Number: PZ22-00002 (CUP, DEV).

Applicant: Arizona Water Company (John Snickers)

Meeting Materials Available at
the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/46419>