

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, May 17, 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, Katherine Herbert, Jess McNeely, Cari Meyer, Alicia Peck, Donna Puckett, and Hanako Ueda.

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

Chair Levin mentioned that a Community Plan update was not agendized, but that will come at our next meeting. Cari will provide an update on all of the projects that are in the pipeline.

Cynthia Lovely stated that as a brief announcement on the update, we will come back in June with a detailed update on the Community Plan; however, we have hired a consultant, Southwest Decision Resources, and they specialize in community engagement and meeting facilitation. They have been on board for a couple of months, and they have worked with the work group, and they are working out well. It is a big help to us as well as the committees and future public meetings we will be having. The second thing is the household survey we did on the Community Plan. We are currently working on two reports. One report will be from the consultant for the statistical analysis and the second will look at all of the open-ended questions. The primary goal of the survey was to present what the Community Plan vision statements are in the current plan to determine if those are still valid. And we received 590 responses, and the lowest was 7.3 to a high of 9.4 out of 10, so that is one indication that our vision statements and values are still valid, which is what we wanted to get out of the survey plus identifying the important issues that was another question, and they were many of the same issues that we heard 10 years ago -- traffic, affordable housing, environmental resources including regulating OHVs and ATVs, and short-term rentals were the top most important problems. We have seen that tourism and the management of tourism is a top issue that covers basically all topics. We will return in June and provide a copy of the full report. The next workgroup meeting will be May 25th at 3:00 p.m. at the library.

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. **February 15, 2022 (R)**
- b. **February 15, 2022 (SV)**

Chair Levin indicated she would entertain a motion.

MOTION: *Vice Chair Hosseini moved for approval of the February 15th regular and site visit minutes. 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. 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.)

Chair Levin opened the public forum at 4:41 p.m.

The following person spoke in the public forum: April Payne, Sedona

Brought back to the Commission at 4:45 p.m.

- 5. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:**
- a. Discussion/possible direction regarding a request for Conceptual Development Review for a proposed hotel development to include 80 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)**

Explanation of the process by Chair Levin.

Presentation by Planning Manager Cari Meyer and applicant's representatives Tony Wrzosek, owner and applicant; Bob Olson, CEO of RD Olson Development; Sam Beard, Architect with Delawie Architects, Richard Hubbell, Landscape Architect with Richard Hubbell & Associates, and Luke Sefton, Civil Engineer and President of Sefton Engineering Consultants.

Commission's comments and questions of staff and applicant representatives

Chair Levin recessed the meeting at 6:32 p.m. and reconvened the meeting at 6:44 p.m.

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

The following people spoke on this item: Michael McCarthy, Sedona; Mark Ten Broek, Sedona; John Spera, Sedona; Miriam Weckerly, Sedona; Terrie Frankel, Sedona; Melissa Dunn, Sedona; Rick Rosenzweig, Sedona; Ann Kelley, Sedona; Nancy Robb Dunst, Sedona and Alec Chapman, Sedona.

Brought back to the Commission at 7:19 p.m.

Commission's additional questions and comments

No action was taken.

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, June 7, 2022**
b. Tuesday, June 21, 2022

Cari indicated we have nothing for June 7th, so that meeting will be canceled. On June 21st, we anticipate having a zone change application for the ChocolaTree Restaurant that is applying for a zone change to build a satellite off-site parking lot. They need to provide a couple of small things, but if we receive that within the next week, that would potentially be ready for a June 21st hearing if we have a quorum. Commissioners Zonakis, Wiehl and Furman indicated they would not be in

attendance; however, Cari stated that we could have the meeting if we have four, but please let her know if something would prevent you from attending. There are eight projects that are close to being ready for P&Z, so the next few months could be busy and the first meeting in July will be on the 5th, so let her know if there are changes to the vacation schedules you provided.

Vice Chair Hosseini asked when the parking garage would be coming back to the Commission, and Cari explained they are wrapping up some final things, so if they get that back in and address some of the outstanding items, it could potentially go in July, but she doesn't know if July is their schedule. They indicated that August was their target, but she doesn't know what that means in terms of P&Z, waiting for an appeal period, and when permits could be issued, etc. Vice Chair Hosseini then asked if staff is contemplating an August hiatus, and Cari indicated that City Council does that, but Planning and Zoning has not, unless no one is here or there is a consensus. Jess added that Council intends to have at least one meeting in August.

Cari asked if the Commission would prefer to load one meeting and then take a meeting off or have multiple meetings, and Chair Levin indicated that it would depend on the complexity of the projects. Cari then stated that staff could contact the Chair and Vice Chair to get their opinions on items.

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.**

No Executive Session was held.

8. ADJOURNMENT

Chair Levin adjourned the meeting at 7:29 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 May 17, 2022.

Donna A. S. Puckett, *Administrative Assistant*

Date