

**Action Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Meeting**  
**City Council Chambers, 102 Roadrunner Drive, Sedona, AZ**  
**Tuesday, July 5, 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, Sarah Wiehl, and Lynn Zonakis. Commissioner Gajewski was excused.

**Staff Participants:** Katherine Herbert, Bill Kunisch, Jess McNeely, Cynthia Lovely and Donna Puckett.

**City Council Members Present:** Councilor Kinsella

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

*There were no announcements.*

**3. APPROVAL OF THE FOLLOWING MINUTES:**

**a. June 21, 2022 (R)**

Chair Levin indicated she would entertain a motion.

**MOTION:** *Vice Chair Hosseini moved for approval of the June 21st minutes. Commissioner Braam seconded the motion.*

**VOTE:** *Motion carried five (5) in favor (Braam, Hosseini, Levin, Wiehl and Zonakis), one (1) abstention (Furman) and zero (0) opposed. Commissioner Gajewski was 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.)*

*Opened the public forum at 4:32 p.m. and, having no requests to speak, brought back to the Commission at 4:33 p.m.*

**5. Update/discussion regarding the Community Plan Update.**

*Cynthia reported that since this was discussed on June 21<sup>s</sup>, there is no new update.*

**[Note: Agenda items 6a. and 6b. were combined for purposes of discussion and public comment.]**

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

- a. Public hearing/discussion/possible action regarding proposed amendments to the Western Gateway Community Focus Area (CFA) Plan. The Commission's action may include recommendations to the Sedona City Council regarding amendments to the Western Gateway Community Focus Area Plan. Case Number: PZ22-00007 (CFA) Applicant: City of Sedona**

- b. **Public hearing/discussion/possible action regarding proposed amendments to the Soldiers Pass Community Focus Area (CFA) Plan. The Commission's action may include recommendations to the Sedona City Council regarding amendments to the Soldiers Pass Community Focus Area Plan. Case Number: PZ22-00008 (CFA) Applicant: City of Sedona**

Introduction by Chair Levin

Presentation by Director of Community Development Jess McNeely

Commission's questions of staff

*Chair Levin opened the public comment portion of the hearing at 5:10 p.m.*

The following people spoke on this item(s): Benjamin Tate, Phoenix, AZ spoke on items 6a. and 6b., and Michael Mongini, Flagstaff, AZ spoke on item 6a.

*Brought back to the Commission at 5:23 p.m.*

Commission's additional questions and comments for staff

***MOTION ON ITEM 6a: Vice Chair Hosseini moved to recommend denial of case number PZ22-00007 (CFA) based on the following findings: Given where we are in the Community Plan Update process, given the changes to mixed-use can still allow lodging, and given this is not a citywide change, at this time I don't recommend for those reasons.***

***Motion died for lack of a second.***

***MOTION ON ITEM 6a: Commissioner Braam moved to recommend to the Sedona City Council approval of the proposed amendments to the entire Western Gateway CFA Plan area regarding removing lodging references and replacing with mixed-use development references as set forth in case number PZ22-00007 (CFA.) Commissioner Zonakis seconded the motion.***

***VOTE: Motion carried four (4) in favor (Braam, Furman, Levin and Zonakis) and two (2) opposed (Hosseini and Wiehl). Commissioner Gajewski was excused.***

***Reasons for opposing: Commissioner Wiehl explained that she supports the amendment and that this is what the community wants, but she felt really uncomfortable with the rush in the process and not being able to confer with Legal about it, and for those reasons, she doesn't feel it is thoroughly vetting out the process as we typically do with CFAs, and just to be clear, it doesn't mean that she doesn't support it; she really does but it just doesn't feel right.***

***MOTION ON ITEM 6b: Commissioner Braam moved to recommend to the Sedona City Council approval of the proposed amendments to the entire Soldiers Pass CFA Plan area regarding removing lodging references and replacing with mixed-use development references as set forth in case number PZ22-00008 (CFA). Commissioner Furman seconded the motion.***

***VOTE: Motion carried four (4) in favor (Braam, Furman, Levin, and Zonakis) and two (2) opposed (Hosseini and Wiehl). Commissioner Gajewski was excused.***

***Reasons for opposing: Commissioner Wiehl stated for the same reasons as stated for agenda item 6a, and Vice Chair Hosseini indicated it was for the same reasons as her motion for denial.***

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

- a. **Tuesday, July 19, 2022**
- b. **Tuesday, August 2, 2022**

Jess McNeely indicated that the July 19<sup>th</sup> public hearing will include a Conditional Use Permit renewal as the only item on that agenda, and we do not have an item currently identified for August 2<sup>nd</sup>, but we anticipate possibly having at least one item and we will confirm that on July 19<sup>th</sup>.

**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 6:07 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 July 5, 2022.

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Donna A. S. Puckett, *Administrative Assistant*

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Date