

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, September 6, 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, September 6, 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 ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. July 19, 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 a Development Review for the construction of a 46-unit affordable housing development at 220 Sunset Drive. The property is zoned Commercial (CO) and Medium-High Density Multifamily (RM-2), is approximately 2.22 acres, and is located southeast of the intersection of State Route 89A and Sunset Drive. **Case Number:** PZ21-00018 (DEV) **Applicant:** suoLL Architects
 - b. Public hearing/discussion/possible action regarding a request for a Development Review and Conditional Use Permit to construct and operate a domestic water supply well, warehouse and enclosed equipment/material storage areas for the Arizona Water Company located at 135 Roadrunner Dr. The property is zoned Mixed Use Office (M2), is approximately 1.1 acres, and is located northwest of the intersection Roadrunner Dr and White Bear Rd. **Case Number:** PZ21-00021 (CUP/DEV) **Applicant:** Arizona Water Company
7. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, September 20, 2022
 - b. Tuesday, October 4, 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.
9. ADJOURNMENT

Physical Posting: September 1, 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.

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:
CITY HALL COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

Agenda Item 6a:

Public hearing/discussion/possible action regarding a request for a Development Review for the construction of a 46-unit affordable housing development at 220 Sunset Drive. The property is zoned Commercial (CO) and Medium-High Density Multifamily (RM-2), is approximately 2.22 acres, and is located southeast of the intersection of State Route 89A and Sunset Drive. Case Number: PZ21-00018 (DEV) Applicant: suoLL Architects

Meeting Materials Available at
the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/47557>

Agenda Item 6b:

Public hearing/discussion/possible action regarding a request for a Development Review and Conditional Use Permit to construct and operate a domestic water supply well, warehouse and enclosed equipment/material storage areas for the Arizona Water Company located at 135 Roadrunner Dr. The property is zoned Mixed Use Office (M2), is approximately 1.1 acres, and is located northwest of the intersection Roadrunner Dr and White Bear Rd. Case Number: PZ21-00021 (CUP/DEV) Applicant: Arizona Water Company

Meeting Materials Available at
the following link:

<https://www.sedonaaz.gov/home/showpublisheddocument/47559>