

Summary Minutes
City of Sedona
Planning & Zoning Commission Site Visit
220 Sunset Drive and 135 Roadrunner Drive, Sedona, Arizona
Tuesday, September 6, 2022 – 8:00 a.m.

1. CALL TO ORDER & ROLL CALL

The Chair called the site visit to order at 8:06 a.m. at 220 Sunset Drive and asked for roll call.

Roll Call:

Planning & Zoning Commissioners Present: Chair Kathy Levin and Commissioners Peter Furman, Kali Gajewski. Commissioner Sarah Wiehl arrived at 8:33am. Vice Chair Charlotte Hosseini and Commissioners George Braam and Lynn Zonakis were excused.

Staff Present: Cari Meyer, Katherine Herbert, Chris Norlock and Hanako Ueda

2. The Commission and Staff participated in a site visit of the areas of the proposed Sunset Lofts housing development and then proceeded on to the site of the proposed Arizona Water Company supply well beginning at the following location:

- **220 Sunset Drive**

This site visit was conducted in preparation for the following items included on the Commission’s agenda for September 6, 2022:

- 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**

Commissioners and Staff met at 220 Sunset Drive and walked the site of the proposed Sunset Lofts development. They discussed the proposed site layout, parking, vehicular and pedestrian access. Staff answered questions regarding drainage and floodplain encroachments. Additionally, staff brought measuring equipment and visually demonstrated building heights and setbacks.

- 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**

At 8:30am, the site visit proceeded to 135 Roadrunner Dr. Commissioners and Staff discussed the proposed site layout, well sites, parking, noise impacts, screening, heights and CCR’s that affect development on the property.

3. ADJOURNMENT

The site visit was adjourned by the Chair at approximately 8:47 a.m. without objection.

I certify that the above is a true and correct summary of the site visit of the Planning & Zoning Commission held on September 6, 2022.

Katherine Herbert, Associate Planner

Date