



# ACTION ITEM LIST

The AIL is intended to comply with the requirements of A.R.S. § 38-431.01.E regarding the posting on the City website within 3 days of a statement of legal actions taken at the Special City Council meeting held on January 25, 2023 at 3:00 p.m.

COUNCIL ATTENDANCE: Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Brian Fultz, Councilor Pete Furman, Councilor Kathy Kinsella, Councilor Jessica Williamson. Councilor Melissa Dunn was absent and excused.

	AB #	TOPIC	COUNCIL ACTION	STAFF
<p><b>SPECIAL BUSINESS</b></p>	<p>AB 2905</p>	<p>Public hearing/discussion/possible action regarding an appeal of the Planning and Zoning Commission's November 15, 2022, denial of a development review application for the Arabella Spa located at 95 Sombart Lane. PZ21-00009 (DEV), APPE22-00003.</p>	<p>The following spoke regarding this item: Suzanne Gosar, Sedona, John Griffin, Sedona, Megan Smith, Sedona, Dennis Lewis, Sedona, Tyler Carson, Sedona.</p> <p>Approved case number APPE22-00003 (appeal), thereby reversing Planning and Zoning Commission's denial of case number PZ21-00009 (DEV), Arabella Spa, at 95 Sombart Lane, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Development Review findings and applicable Land Development Code requirements as outlined in the Planning and Zoning Commission staff report, which staff report is hereby adopted as the findings of the City Council, and the recommended conditions of approval, and the following additional conditions (specify amendments): The developer will add parking if the shared parking proves insufficient and proceed with using the pool designer presented.</p> <p>Vote: 3-3 (Williamson/Fultz)</p> <p>Motion failed with three (3) in favor (Jablow, Fultz, Williamson) and three (3) opposed (Ploog, Kinsella, Furman), Councilor Dunn was absent and excused.</p> <p>Councilor Furman stated the following reasons for objection: The project does not meet the approval criteria of LDC 5.5.E(2)b, 'Parking &amp; Loading Demand Study Required'. Further, the LDC allows for, but does not require, an internal capture credit for parking. The authorized 38% credit reduction does not adhere to the standards for which the project was developed and it should be subject to a higher level of scrutiny for parking and traffic impact analysis.</p> <p>Councilor Kinsella stated the following reasons for objection: The project will have a negative impact on traffic in that corridor with 1,100 trips projected a day, there is an insufficient traffic analysis, and insufficient parking.</p>	<p>Osburn</p>

			<p>Additionally, the proposal lacks community plan conformity in the areas of traffic reduction and economic diversity.</p> <p>Vice Mayor Ploog confirmed the objects stated by Councilors Furman and Kinsella.</p>	
--	--	--	---	--

**FUTURE AGENDA ITEMS:** None.

**EXECUTIVE SESSION:**

Upon a public majority vote of the members constituting a quorum, the Council 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.

**ADJOURNMENT:** The meeting was adjourned at 5:31 p.m.