

**Action Minutes  
Special City Council Meeting  
City Council Chambers, Sedona City Hall  
102 Roadrunner Drive, Sedona, Arizona  
Wednesday, January 25, 2023, 3:00 p.m.**

**1. Call to Order**

Mayor Jablow called the meeting to order at 3:00 p.m.

**2. Roll Call**

**Roll Call:** 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.

**Staff in attendance:** City Manager Karen Osburn, City Attorney Kurt Christianson, City Manager/Director of Public Works Andy Dickey, Assistant Engineer Hanako Ueda, Director of Community Development Steve Mertes, Planning Manager Cari Meyer, Sustainability Manager Alicia Peck, Sustainability Coordinator Owen Kerlake, Economic Development Specialist / AmeriCorps VISTA Abby Hill, City Clerk JoAnne Cook, Deputy City Clerk Cherise Fullbright.

**3. Special Business**

- a. **AB 2905 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.**

Presentation of Arabella Spa application by City of Sedona Planning Manager, Cari Meyer.

Presentation by Benjamin Tate, Attorney for the Appellant.

Opened the public hearing at 3:28 p.m.

The following spoke regarding this item: Suzanne Gosar, Sedona, John Griffin, Sedona, Megan Smith, Sedona, Dennis Lewis, Sedona, Tyler Carson, Sedona.

Closed the public hearing and brought back to Council at 3:42 p.m.

Questions and comment from Council were answered by Appellant's Attorney Benjamin Tate (Withey Morris, PLC), Project Architect William Erwin (Erwin Architecture & Development), Civil Engineer Andrew Baird (Kimley-Horn and Associates, Inc.), Asset Manager Bill Muench (Representative for Arabella), Alicia Peck, Hanako Ueda, Steve Mertes, Cari Meyer, Andy Dickey, and Kurt Christianson.

Rebuttal by Benjamin Tate, attorney for the appellant.

Additional questions and comments from Council.

**Motion: Councilor Williamson moved to approve 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. Seconded by Councilor Fultz. Vote: Motion failed with three (3) in favor (Jablow, Fultz, Williamson) and three (3) opposed (Ploog, Kinsella, Furman), Councilor Dunn was absent and excused.

Councilor Furman stated the following reasons for objection: The project does not meet the approval criteria of LDC 5.5.E(2)b, 'Parking & 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.

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. Additionally, the proposal lacks community plan conformity in the areas of traffic reduction and economic diversity.

Vice Mayor Ploog confirmed the objects stated by Councilors Furman and Kinsella.

#### 4. 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.

None.

#### 5. Adjournment

Mayor Jablow adjourned the meeting at 5:31 p.m.

I certify that the above are the true and correct actions of the Special City Council Meeting held on January 25, 2023.

  
Cherise Fullbright, Deputy City Clerk

2/14/2023  
Date