

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, March 21, 2023 - 4:30 p.m.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL

Chair Levin called the meeting to order at 4:31 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, Kali Gajewski, Will Hirst, Sarah Wiehl, and Lynn Zonakis.

Staff Member(s) Present: Brian Armstrong, Shannon Boone, Kurt Christianson, Elizabeth Glowacki, Cynthia Lovely, Steve Mertes, Cari Meyer, Christopher Norlock and Donna Puckett.

Council Member(s) Present: Mayor Scott Jablow

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

Cari indicated that the Arabella project was appealed to City Council and received a 3-3 vote, but one Councilor has asked that it be brought back for reconsideration and a date at the end of April is targeted for that.

Cari also introduced our new Associate Planner, Elizabeth Glowacki, who came from Yavapai County where she worked in the hydrology department.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. January 3, 2023 (R)

Chair Levin introduced the agenda item.

MOTION: *Vice Chair Hosseini moved for approval of the January 3, 2023, minutes. Commissioner Hirst seconded the motion.*

VOTE: *Motion carried seven (7) for (Braam, Gajewski, Hirst, Hosseini, Levin, Wiehl and Zonakis) and zero (0) opposed.*

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 4:36 p.m. and, having no requests to speak, closed the public forum at 4:37 p.m.

Brought back to the Commission.

5. Update/discussion regarding the Community Plan Update.

Introduction by Chair Levin

Update provided by Cynthia Lovely who indicated that the next public workshop will be held on April 5th at 4:30 p.m. in the West Sedona School cafeteria/auditorium room. One objective is to understand the importance of housing in creating a livable Sedona and the implications of not changing the housing situation in Sedona. The main goal is for the public to better understand our current land use and housing situation and how that could change over the next 10 years. Housing Manager Shannon Boone will give a presentation on housing and Cynthia will give a presentation on land use followed by two volunteers from the workgroup, John Sather and Linda Martinez, who will speak about how housing matters to residents. Then, everyone will sit at tables for interactive discussions. Before and after the program there will be information stations, similar to the last public meeting, where people can leave comments and ask questions.

No action was taken.

- 6. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:**
- a. Public hearing/discussion/possible action regarding proposed revisions to the Sedona Land Development Code. The proposed revisions include revisions to better reflect the intent of the Code and goals of the Sedona Community Plan, typographical, clerical and other corrections, changes for purposes of clarification, and elimination of redundancies. Case Number: PZ23-00002 (LDC). Applicant: City of Sedona**

Introduction by Chair Levin

Overview by Planning Manager Cari Meyer

Commission's questions of staff

Chair Levin opened the public comment portion of the hearing at 6:12 p.m.

The following people spoke: Craig Swanson, President of Keep Sedona Beautiful, Sedona, AZ and a written public comment by David Tracy, Sedona, AZ was read by staff.

Closed the public comment period at 6:17 p.m. having no additional requests to speak.

Brought back to the Commission.

Commission's additional questions, comments and recommended changes for staff

Commissioner Gajewski left the meeting at 6:38 p.m.

MOTION: Commissioner Braam moved to recommend to City Council, approval of case number PZ23-00002 (LDC Revisions), consistent with the approval criteria in Section 8.6.C(4). of the LDC with the changes as discussed with the Planning & Zoning Commission. Commissioner Hirst seconded the motion.

VOTE: Motion carried five (5) in favor (Braam, Hirst, Levin, Wiehl and Zonakis) and one (1) opposed (Hosseini). Commissioner Gajewski was excused.

Reason for Opposing Vote: Vice Chair Hosseini stated that she agreed with all of the proposed changes with the exception of maintaining no minimum size on the accessory dwelling units that would have full kitchens. She believes there should be a minimum size and she wants to urge Council to take a look at that, whether you look at the DIGAH guidelines, but it wouldn't have to be as strong as that; it could be something less than 500 sq. ft., but that there be something. And her concern is not so much with new construction that might have new techniques and new methods of devising official layouts, but it is more to do with those who want to make those changes in existing structures.

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, April 4, 2023**
- b. **Tuesday, April 18, 2023**

Chair Levin stated that she will be gone in April and Vice Chair Hosseini will chair the meetings. The Chair then asked if the Commission would be interested in having staff ask Mr. Stevenson if the Commission could return for a site visit after April to see Ambiente now that it is open. There was consensus in favor of directing staff to make those arrangements. Cari indicated staff can contact Mr. Stevenson, and Steve Mertes added that Mr. Stevenson actually offered that to city staff.

Cari stated that the meeting on April 4th will be canceled. There is the Community Plan forum on April 5th, and we have a couple of projects that are close to being ready, including the Alkemista project, the Jordan Townhomes and the Circle K.

Chair Levin suggested a site visit for Alkemista and Circle K, and Cari stated that if they are ready for a public hearing, she will schedule it.

Commissioner Hirst asked if April 5th will be online, and Steve Mertes indicated that staff will find out.

8. EXECUTIVE SESSION

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 6:55 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 March 21,2023.

Donna A. S. Puckett, *Administrative Assistant*

Date