

**Action Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Meeting**  
**City Council Chambers, 102 Roadrunner Drive, Sedona, AZ**  
**Tuesday, June 6, 2023 - 4:30 p.m.**

**1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL**

Chair Levin called the meeting to order at 4:30 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 (*via Teams*), Will Hirst, Sarah Wiehl, and Lynn Zonakis (*via Teams*).

**Staff Member(s) Present:** Kurt Christianson, Cynthia Lovely, Steve Mertes, Cari Meyer, Christopher Norlock, Donna Puckett and Hanako Ueda.

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

Chair Levin confirmed that all commissioners had an opportunity to see Ambiente, and the Chair announced that Commissioner Zonakis has decided not to continue her service beyond the expiration of her term this fall, so there will be a vacancy.

**3. APPROVAL OF THE FOLLOWING MINUTES:**

**a. March 21, 2023 (R)**

Chair Levin stated that if there are no changes to these minutes, they will be accepted as written.

***No corrections were identified; minutes were accepted as written.***

**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 4:33 p.m. and, having no requests to speak, closed the public forum at 4:34 p.m.*

**5. Update/discussion regarding the Community Plan Update.**

Presentation by Principal Planner Cynthia Lovely

Questions and comments by Commission

**6. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES:**

- a. Discussion/possible action regarding a request for renewal of a Conditional Use Permit to continue operation of a school (Running River School) in an existing church building (Christ Center Wesleyan Church) at 580 Brewer Road. The property is zoned Single Family Residential (RS-10), is ±1.32 acres, and is located southeast of the intersection of Brewer Rd. and Juniper Ln. APN: 401-20-026G. Applicant: Running River School (Lupita Pollock) Case Number: PZ23-00003 (CUP)**

Introduction by Chair Levin

Presentation by Associate Planner, Chris Norlock

Commission's questions of staff and applicant's representative Lupita Pollock

Presentation by applicant's representative Lupita Pollock

Commission's additional questions of staff and applicant's representative Lupita Pollock

*Opened the public hearing at 5:07 p.m.*

The following people spoke in favor: Kat Massey, Sedona; Natalie Watson, Sedona; Ellyn Hilliard, Sedona; Jason Lawrence, Sedona; Kyden Blasi, Sedona; Emily Morin, Sedona; April Selman, Cornville; Meghan Kincheloe, Sedona; Christopher Cain, Sedona; Rolf Funk, Village of Oak Creek; Genevieve Evirgen, Sedona; Nathan Hansen, Rimrock, and Anthony Camarda, Sedona.

The following people spoke in opposition: Eileen Grant Jr., Sedona; Chris Fahmi, Sedona; Patricia Popp, Sedona, and Kevin Dunlap, Sedona.

*Closed the public hearing at 5:50 p.m. having no additional requests to speak.*

Brought back to the Commission.

Commission's questions and comments

***MOTION: Commissioner Wiehl moved for approval of case number PZ23-00003 (CUP Renewal), Running River School, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval with conditions as amended with an expiration date of July 31, 2028. Motion was seconded by Commissioner Gajewski.***

***VOTE: Motion failed four (4) opposed and three (3) in favor. (Braam, Hirst, Hosseini, and Levin opposed. Gajewski, Wiehl and Zonakis in favor.)***

***MOTION: Commissioner Braam moved for approval of case number PZ23-00003 (CUP Renewal), Running River School, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval and amendment, "The Conditional Use Permit shall expire on July 31, 2026. Prior to the expiration date, the applicant or property owner may file a renewal application of the Conditional Use Permit. The application shall be reevaluated based on consistency with City ordinances and conditions of approval, and compatibility with the surrounding area." Motion was seconded by Commissioner Hirst.***

***VOTE: Motion carried four (4) in favor and three (3) opposed. (Braam, Hirst, Hosseini, and Levin in favor. Gajewski, Wiehl and Zonakis opposed.)***

Additional Commission questions of staff and comments regarding signage and other safety measures.

*Chair Levin recessed the meeting at 6:28 p.m. and reconvened the meeting at 6:48 pm.*

- b. **Public hearing/discussion/possible action regarding a request for a Development Review for the construction of a multi-use project at 2140 W State Route 89A/40 Goodrow Lane, including an approximately 5,000 square foot meadery/coffee shop, approximately 1,300 square feet warehouse space, and 15 residential units. The property is zoned Commercial (CO), and is approximately 0.87 acres, and is located northeast of the intersection of State Route 89A and Goodrow Lane. APN: 408-24-070A & C. Applicant: Dan Surber, Architect Case Numbers: PZ21-00010 (DEV)**

Introduction by Chair Levin

Presentation by Associate Planner, Chris Norlock

Commission's questions of staff, owner/applicant Sergio Goma and applicant's representatives Dan Surber and Luke Sefton.

*Chair Levin opened the public hearing at 7:45 p.m.*

The following people spoke in favor: John Bassous, Camp Verde and Jay Kriske, Sedona.

*Closed the public hearing at 7:51 p.m. having no additional requests to speak.*

Brought back to the Commission.

Commission's additional questions of staff and comments

***MOTION: Commissioner Braam moved for approval of case number PZ21-00010 (DEV), Alkemista, 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 staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval. Commissioner Wiehl seconded the motion.***

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

## **7. FUTURE MEETING DATES AND AGENDA ITEMS**

- a. Tuesday, June 20, 2023**
- b. Wednesday, July 5, 2023**

Cari Meyer indicated that we will not have a meeting on June 20<sup>th</sup>, but we have a couple of things for July. The first Tuesday of July is July 4<sup>th</sup>, so if we were to have a meeting it would be the following day. That might not be the best day, so let her know if you would be available. Otherwise, we will likely have the second meeting in July.

## **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 8:00 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 June 6, 2023.

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Donna A. S. Puckett, *Administrative Assistant*

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Date