

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, July 18, 2023 - 4:30 p.m.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, 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, Will Hirst, Sarah Wiehl, and Lynn Zonakis (*via Teams*).

Staff Member(s) Present: Shannon Boone, Kurt Christianson, Steve Mertes, Cari Meyer, Christopher Norlock and Donna Puckett.

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

Cari announced that we are getting ready to do a public notice for the terms that are ending. The terms for Commissioners Zonakis and Gajewski are ending this year, but they are welcome to reapply and would just need to contact the Clerk's Office, but we anticipate that will be advertised in the next couple of weeks.

Commissioner Braam commented that as part of his "sidewalk superintendent" job for the meadery on Goodrow, they ripped down the tree that he lobbied to save, so he is very disappointed in that. Cari shared that staff has been contacted by other people as well, and we have reached out to the owner. The Commissioner also noted that there is no erosion control set up there or at the Ranger site they are working on. Cari indicated that she would make sure the Engineering Department knows, because they do have a demolition permit, but we will need to ensure they are complying with any conditions.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. June 6, 2023 (R)

Chair Levin stated that if there are no corrections 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.

Cari provided the update and indicated that for Plan revisions, the planning staff is working through the Plan to revise it, and as far as community engagement, there will be a subset of the workgroup headed by Linda Martinez and Mary Garland who are hosting a series of community conversations as smaller, less formal meetings that will focus on housing and community. The first of those will be

the Spanish meeting on Sunday afternoon at St. John Vianney Church and there will be a second meeting on Tuesday the 25th, but she does not have that location. They are also planning a series of five meetings August 21st - 30th and at least one will be in Spanish. Cynthia Lovely will send the Commission the schedule for those and the topics.

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

- a. **Public hearing/discussion/possible action regarding an approval of an amendment to a previously-approved Development Review to modify the design (rooflines) of the buildings at 220 Sunset Drive (Sunset Lofts). 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. APN: 408-26-030C. Case Number: PZ21-00018 (DEV Amend) Applicant: suoLL Architects (Caroline Lobo)**
Introduction by Chair Levin

Presentation by Cari Meyer

Commission's questions of staff and applicant Keith Holben with MK Company

Opened the public hearing at 4:55 p.m.

The following person spoke: Rick Kohen, Sedona

Having no additional requests to speak, closed the public hearing at 4:59 p.m.

Commission's questions and comments

MOTION: Commissioner Gajewski moved for approval of case number PZ21-00018 (DEV Amendment), Sunset Lofts, 2023 amendment, in accordance with the findings of compliance and all ordinance requirements and satisfaction of the Development Review findings and applicable Land Development Code requirements and the conditions as outlined in the staff report. Vice Chair Hosseini seconded the motion.

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

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, August 1, 2023**
b. **Tuesday, August 15, 2023**

Cari indicated that we will be canceling August 1st and on August 15th Public Works may come forward with some small changes to the Land Development Code's drainage section in reference to some new plans they have. The Code currently references a 1994 study, and they would like to update it to their most recent study. Additionally, the first meeting in September is the week of Labor Day and there is also a planning conference that week. The Chair noted that the Commission will not be meeting that week as well.

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 5:05 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 July 18, 2023.

Donna A. S. Puckett, *Administrative Assistant*

Date