

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, September 19, 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 Will Hirst, Sarah Wiehl and Lynn Zonakis. Commissioners George Braam and Kali Gajewski were excused.

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

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

Chair Levin expressed her appreciation for the city's support for the Commissioners to attend the State Planning Conference. We were mentioned in a number of different sessions, typically around the issue of short-term rentals. She attended a couple of interesting workshops, the first one was a solar farm on land that was set up beside the Babbitt Ranch to preserve the land from potentially being broken up into smaller parcels and to connect to APS and the grid to develop energy. The other was hydrogen plants and facilities. There is already a hydrogen plant in Chandler and one going up in Buckeye, so that was fascinating on the sustainability slice of the conference. It was really well attended; a staff member was there and a former staff member from Sedona was also there, so she just wanted to extend her appreciation to the city and to the department for supporting that. It is noteworthy that every Commissioner either attended in person or virtually. It shows a lot of dedication.

Commissioner Hirst also thanked the city for sending us. He personally learned a great deal and there were some really good programs on multi-use housing and building development, so he enjoyed it, and he hopes that we can use some of the things we learned here.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. July 18, 2023 (R)

Chair Levin stated that if there are no recommendations for any changes, she will assume we can go ahead and approve them.

No corrections were identified; minutes were approved 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 4:35 p.m. and, having no requests to speak, closed the public forum at 4:36 p.m.

5. Update/discussion regarding the Community Plan Update.

Cynthia Lovely presented an update on the Community Plan indicating that about four chapters are in various stages of writing and research, and in five housing workshops over 90 people attended and we have heard that the people appreciated the conversations, because the April workshop had so much in presentations that there wasn't a lot of conversation. These workshops went very well, and we got a lot of feedback from them. They were run by three volunteers that did an amazing job of putting it all together - Linda Martinez, Mary Garland and Carol Kurimsky. The next workgroup monthly meeting will be September 27th. The schedule is laid out from now through approval and the goal is to go to the City Council with public hearing on March 12, 2024. We would like to have it wrapped up by the end of March like the current plan, which means we are madly working the next two months focusing on the chapters, going through all public comments, and we will be meeting with staff and some of our stakeholders in preparing the draft. Then, once we have a rough draft, at the beginning of November we are looking at starting the 60-day review, which is really a requirement of the state when we send it out to other agencies. In the meantime, we can be doing public meetings and work sessions with the Commission, and later we may do some work sessions with the Council, so there might be a little overlap in order to meet the timeline.

Commission's questions of staff and comments

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 updates include a change to the Grading and Drainage Section (LDC Section 5.3) to update an outdated reference and a change to the Accessory Use Section (LDC Section 3.4) to clarify what is considered an internal connection when reviewing single family houses and guest houses. Case Number: PZ23-00006 (LDC). Applicant: City of Sedona**

Introduction by Chair Levin

Explanation by Cari Meyer

Commission's questions of staff

Opened the public hearing at 4:52 p.m. and having no requests to speak, closed the public hearing at 4:53 p.m.

Commission's additional questions and comments

MOTION: Commissioner Zonakis moved to recommend to City Council approval of case number PZ23-00006 (LDC Revisions), consistent with the approval criteria in Section 8.6.C(4) of the LDC. Vice Chair Hosseini seconded the motion.

VOTE: Motion carried five (5) for and zero (0) opposed. (Hosseini, Hirst, Levin, Wiehl and Zonakis in favor. Braam and Gajewski excused.)

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, October 3, 2023**
b. Tuesday, October 17, 2023

Cari indicated that we could potentially have a work session on October 17th for one project, but we don't have anything for the October 3rd meeting, so it will be canceled.

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 4:55 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 September 19, 2023.

Donna A. S. Puckett, *Administrative Assistant*

Date