

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, November 7, 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.

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

City Council Member(s) Present: Councilor Kinsella

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

Chair Levin recognized Cari Meyer on behalf of the Commission and presented her with a gift basket for her consistent good work, talent, expertise, and resiliency with limited support staff. Vice Chair Hosseini, Commissioner Braam, Commissioner Hirst and Commissioner Wiehl also voiced their appreciation for Cari's work and excellent detailed Staff Reports.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. September 19, 2023 (R)

Chair Levin asked if there are any corrections and, hearing none, stated that they stand approved.

No corrections were identified; therefore, 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.

Presentation by Steve Mertes indicating that December 1st the first draft will be out for a 75-day review period with the hope of getting Council approval by Mid-March. A tentative P&Z work session is planned for January 16th with a public hearing on February 20th, and Community Forums for input on the draft are planned for January 6th and 11th. We also have our social media campaigns and our Plan Sedona website where there is also a place for the public to provide input. We use Konveio along with the Plan Sedona website so there are a lot of opportunities for the public to comment on the draft. A work session with the Council is planned for February 28th with a public hearing on March 12th.

No action was taken.

6. **CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:**
- a. **Public Hearing/discussion/possible action regarding a request for approval of a Zone Change (ZC) and Development Review (DEV) to allow for development of a 110-room hotel and 40-unit multifamily housing project (Village at Saddlerock Crossing) at 1259 & 1335 W State Route 89A; 82 & 86 Saddlerock Circle; and 105 Elk Road. The property is within the Soldiers Pass Community Focus Area, is ±6.3 acres, and is located south of the intersection of W State Route 89A and Soldiers Pass Road between Saddlerock Circle and Elk Road. APN: 408-26-004B, 408-26-004C, 408-26-009C, 408-26-010, 408-26-011, 408-26-012, 408-26-013, 408-26-014, 408-26-086A, 408-26-088. The requested Zone Change is from CO (Commercial) and RM-2 (Medium-High Density Multifamily) to L (Lodging). Case Number: PZ19-00005 (ZC, DEV). Owner/Applicant: The Baney Corporation (Curt Baney). Authorized Representative: Withey Morris Baugh, PLC (Jason Morris and Benjamin Tate)**

Introduction by Chair Levin

Presentation by Cari Meyer

Presentation by Applicant's Representative Benjamin Tate with Withey Morris Baugh, PLC., and additional comments by Curt, Robin, and Hayden Baney

Commission's questions of staff and applicant's representative

Opened the public hearing at 6:07 p.m. and the following people spoke:

Mark TenBroek, Sedona, AZ; Ken Diller, Sedona, AZ; Roger Eastman, Sedona, AZ; Donald Segall, Sedona, AZ; Abby Michael read letter by Tina Allegruzza, Sedona, AZ, and Austin Littenberg, Cottonwood, AZ

Closed the public hearing at 6:24 p.m.

Chair Levin recessed the meeting at 6:25 p.m. and reconvened the meeting at 6:45 p.m.

Commission's questions of staff and applicant's representatives with Art Beckwith addressing some questions regarding traffic.

Commission's comments.

Note: Commissioner Gajewski left the meeting at 7:17 p.m.

MOTION: Commissioner Wiehl moved for continuance of the public hearing for case number PZ19-00005 (ZC, DEV), Village at Saddlerock Crossing, to the Planning and Zoning Commission public hearing on January 2, 2024. Vice Chair Hosseini seconded the motion.

Commission's questions and comments on the motion.

Commissioner Wiehl withdrew the motion.

MOTION: Commissioner Wiehl moved for continuance of the public hearing for case number PZ19-00005 (ZC, DEV), Village at Saddlerock Crossing, to the Planning and Zoning Commission public hearing on February 6, 2024. Vice Chair Hosseini seconded the motion.

VOTE: Motion carried four (4) for and two (2) opposed. (Braam, Hosseini, Wiehl and Zonakis in favor. Levin and Hirst opposed). Commissioner Gajewski was excused.

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, November 21, 2023**
- b. **Tuesday, December 5, 2023**

Cari Meyer indicated that on November 21st, we have a work session scheduled for the Oak Creek Heritage Lodge with a 9:00 a.m. site visit and the 4:30 p.m. work session in the afternoon. December 5th was originally planned for a Community Plan work session, but Cynthia will be meeting with Commissioners individually, and then doing a group work session in January, so we don't anticipate any meetings in December.

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 8:05 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 November 7, 2023.

Donna A. S. Puckett, *Administrative Assistant*

Date