

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, February 6, 2024 - 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, Kali Gajewski (via Microsoft Teams), Will Hirst, Jo Martin, and Sarah Wiehl. Commissioners George Braam was excused.

Staff Member(s) Present: Karen Osburn, Andy Dickey, Kurt Christianson, Monique Coady, Kurt Harris, Bryce Beck, Steve Mertes, Cari Meyer, Shannon Boone, Jeanne Frieder, Donna Puckett, Hanako Ueda, and Megan Yates.

Historic Preservation Commissioners Present: Nate Meyers

City Council Members Present: Mayor Scott Jablow, Vice Mayor Ploog, Councilor Kinsella, and Councilor Dunn

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

No announcements or updates of current events.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. January 16, 2024 (R)

Chair Levin asked if there were any corrections to these minutes and, hearing none, stated that they are 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 4:31 p.m. and, having no requests to speak, closed the public forum at 4:32p.m.

5. Update/discussion regarding the Community Plan Update.

Cari Meyer informed the Commission that the Community Plan is still on schedule to be brought back to the Commission at the February 20th meeting for recommendation of the amended draft to City Council.

No action was taken.

6. **CONSIDERATION OF THE FOLLOWING ITEM:**

- a. Discussion/possible direction regarding a request for approval of a Zone Change (ZC) to amend an existing PD (Planned Development) to add the “Safe Place to Park” Program as a permitted use at 75 Cultural Park Place (northwest corner of former Cultural Park). The property is within the Western Gateway Community Focus Area, is ±6 acres, and is located northwest corner of the intersection of W State Route 89A and Cultural Park Place. APN: 408-47-009A. The requested Zone Change an amendment to the permitted uses in the existing PD (Planned Development). Case Number: PZ24-00002 (ZC). Owner/Applicant: City of Sedona (Shannon Boone).

Introduction by Chair Levin

Presentation by Cari Meyer

Presentation by Applicant’s Representatives Jeanne Frieder, City of Sedona Housing Coordinator, and Housing Manager Shannon Boone.

Commission’s questions of staff and applicant’s representatives

Opened the public hearing at 5:43 p.m. and the following people spoke: Stephen Thompson, Sedona; George Ault, Sedona; Samantha Draper, Sedona; Sarah Watts, Sedona; Derek Pfaf, Sedona; Marc Jacobson, Sedona; Susan Price, Sedona; William Esposito, Sedona; Jesse Martin, Sedona; Mark TenBroek, Sedona; Michael Wright, Sedona; Mickey Reynolds, Sedona; Arlene Purghbaugh, Sedona; James McCabe, Sedona; Randy Shams, Sedona; Chip Norton, Verde Valley Homeless Coalition; Karen Schuhmann, Sedona; Carol Kurimsky, Sedona; Tracy Randall, Sedona and Verde Vally Cyclist Coalition; Sean Smith, Sedona; Anthony Johnson, Cornville; Heather Malloy, Sedona; Harry Danilevics, Sedona and William Noonan, Sedona. Elaine Ellis, Sedona was not present when called to speak and Suzanne DeSutter, Sedona declined the opportunity to speak. Zoe Vidgoff, Sedona was not present when called to speak but wanted to register her support.

Having no more requests to speak, closed the public hearing at 6:52 p.m.

Commission’s questions of staff and applicant’s representatives

MOTION: Vice Chair Hosseini moved to recommend to the Sedona City Council approval of the proposed zoning request as set forth in case number PZ24-00002 (ZC), Safe Place to Park, amending the existing PD (Planned Development) on APN 408-47-009A, adding the Safe Place to Park Program, as outlined in the application materials, as a permitted use, based on consistency and conformance with the Community Plan, compliance with all ordinance requirements of LDC Section 8.3 and 8.6, and satisfaction of the Zone Change 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. Commissioner Hirst seconded the motion.

VOTE: Motion carried four (4) for and one (1) opposed. (Levin, Hosseini, Hirst, and Wiehl in favor. Martin opposed. Gajewski temporarily left the meeting at 6:39 p.m. prior to voting. Braam was excused.)

Martin opposed because it does not apply to the CFA.

Chair Levin recessed the meeting at 7:05 p.m. and reconvened the meeting at 7:25 p.m.

- b. Continued public hearing/discussion/possible direction 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, 408-26-009C, 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

Note: Commissioner Gajewski rejoined the meeting at 7:37 p.m.

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

Chair Levin disclosed to the Commission and audience that she is a member and officer of the Sedona Historical Society and the Sedona Heritage Museum and is aware of the discussions between the applicant and the Sedona Historical Society.

Commission's questions of staff and applicant's representatives

Opened the public hearing at 8:39 p.m. and the following people spoke: Greg Biddle, Sedona; Nate Meyers, Sedona Historical Society, Sedona; Allan Sirotkin, Sedona; Bill Meunch, Sedona; Patrick Schweiss, Sedona; Teresa Zaun, Sedona; Mark TenBroek, Sedona; Steve Kaiser, Phoenix; Jackie Cruikshank, Sedona; Bernardo Higuera, Sedona; Al Comello, Sedona AZ; Sean Smith, Sedona AZ; and PJ Malani, Sedona. Eline Rankin, Sedona. Martin Krepcho, Sedona; Noreen Slevin, Sedona; Tina Allegrazza, Sedona, were not present when called to speak. Zoe Vidgoff, Sedona was not present when called to speak but wanted to register her support. Having no more requests to speak, closed the public hearing at 9:16 p.m.

MOTION: Chair Levin moved to recommend to the Sedona City Council denial of the proposed zoning request as set forth in case number PZ19-00005 (ZC), Village at Saddlerock Crossing, based on lack of compliance with ordinance requirements, inconsistency with the Sedona Community Plan, Soldiers Pass CFA Plan, Transportation Master Plan, GO! Sedona Pathways Plan, Climate Action Plan, the Land Development

Code, and the requirements for approval, as specified in LDC Sections 8.3 and 8.6, and failure to satisfy the Zone Change findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission. Commissioner Heist seconded.

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

MOTION: Vice Chair Hosseini moved to recommend to the Sedona City Council approval of case number PZ19-00005 (ZC), Village at Saddlerock Crossing, based on the following findings substantial compliance with the Community Plan and adjustable measures and subject to the conditions of approval as proposed by Staff in the supplemental memo to the Staff Report. Commissioner Martin seconded the motion.

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

Vice Chair Hosseini moved for approval of case number PZ19-00005 (DEV), Village at Saddlerock Crossing, based on the following findings compliance with the Sedona Community Plan, Land Development Code and Community Focus Area and subject to the conditions of approval as proposed by Staff in the supplemental memo to the Staff Report. Commissioner Martin seconded the motion.

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

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, February 20, 2024**
- b. **Tuesday, Mach 5, 2024**

Cari Meyers informed the Commission that the February 20th meeting will include the draft Community Plan and the March 5th meeting does not have anything scheduled yet but may include some development review projects.

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 9:35 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 February 6, 2024.

Megan Yates
Megan Yates, Assistant Planner

2/20/2024
Date