

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, February 20, 2024 - 4:30 p.m.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL

Vice Chair Hosseini called the meeting to order at 4:30 p.m., led the Pledge of Allegiance and requested roll call.

Planning & Zoning Commission Participants: Vice Chair Charlotte Hosseini, and Commissioners, George Braam, Kali Gajewski (via Microsoft Teams), Will Hirst, Jo Martin, and Sarah Wiehl (via Microsoft Teams). Chair Kathy Levin was excused.

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

Councilor(s) Present: Councilor Kinsella

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

Vice Chair Hosseini indicated this is an unusually small Commission group tonight, but two Commissioners are participating via Microsoft Teams because they didn't feel well enough to attend in person, and one is too ill to participate.

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. February 6, 2024 (SV)
- b. February 6, 2024 (R)

Vice Chair Hosseini asked if there were any corrections to these minutes and, hearing none, stated that they would be considered approved.

No corrections were identified; therefore, the 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.)*

Vice Chair Hosseini opened the public forum at 4:33 p.m. and the following person spoke: Judith Grimmer, Sedona, AZ.

Having no additional requests to speak, the Vice Chair closed the public forum at 4:36 p.m.

5. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:

- a. **Public Hearing/discussion/possible action regarding a revised draft of the Sedona Community Plan, that may include a recommendation to City Council.
Case Number: PZ24-00001 (CP)**

Introduction by Vice Chair Hosseini

Presentation by Cynthia Lovely

Commission's questions of staff and comments regarding the chapters and Land Use Map in the February Draft Community Plan.

The Vice Chair opened the public comment period at 6:50 p.m.

The following people spoke: Ernie Strauch, Sedona, AZ and Mary Nell Terry, Sedona, AZ. Mary Byrd, Sedona, AZ and Linda Martinez, Sedona, AZ were not present when called to speak.

Having no additional requests to speak, the public comment period was closed at 6:58 p.m.

Cari summarized the Commission's suggested additions, deletions, and changes as follows:

1. *Add action item regarding land acquisition or annexation (to at least to evaluate and examine potential opportunities in both the Land Use section and Policies.)*
2. *Staff will re-look at the section on "Missing Middle Housing" and make that section clearer.*
3. *Staff will relook at Complete Streets Graphic and street safety for all diagrams to see if there are other opportunities to be a little clearer and more in line with the direction the Commission was going.*
4. *Add - explore the transfer of SR 179 along with W SR 89A by amending that policy item or by adding a new one.*
5. *Follow-up with Public Works staff on the status of the Transportation Master Plan and the SIM project to get a clearer direction of what may be happening in the next 10 years and evaluate some of the references to SIM in light of that.*
6. *All of the water policies regarding leaks in the water system and exploring whether we can charge sewer fees based on water usage. There are a number of departments and agencies that we will need to contact.*
7. *The single trash hauler discussion, and staff will review the results of the Citizen Budget Survey and policy, understanding that is the direction the Commission would like to see the city explore.*
8. *Regarding water conservation and wastewater, investigating private/public partnerships.*
9. *Investigate additional Public/Private partnerships for water conversation (similar to Ripple Effect)*
10. *Regarding the Future Land Use Map, re-evaluate mixed use areas to determine if there are any areas where they may be expanded, modified, or addressed in CFA Plans.*

Additional Commission's questions of staff.

MOTION: Commissioner Braam moved to recommend to Sedona City Council the adoption of the Draft Community Plan dated February 20, 2024, with revisions as directed by the Commission and other revisions as proposed by Staff including corrections and other improvements to graphics, images, and data. Commissioner Hirst seconded the motion.

VOTE: Motion carried six (6) for and zero (0) opposed. (Braam, Gajewski, Hirst, Hosseini, Martin, and Wiehl in favor. Levin was excused.)

Cari indicated that the City Council will have a work session for this next Wednesday at 3:00 p.m. and the public hearing is scheduled for March 12th. Cynthia added that there will be another postcard going out regarding March 12th, and Cari explained that written comments will also be provided to the City Council.

6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, March 5, 2024**
- b. **Tuesday, March 19, 2024**

Cari stated that a public hearing will be scheduled on both the 5th and the 19th. On the 5th, the Commission will be considering the Jordan Townhomes, and on the 19th, there is a preliminary plat for the property around the Forest Road extension. There may be a site visit for the Jordan Townhomes project.

7. 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.

8. ADJOURNMENT

Vice Chair Hosseini adjourned the meeting at 7:10 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 20, 2024.

Donna A. S. Puckett

Donna A. S. Puckett, Administrative Assistant

Date