

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, March 5, 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 George Braam, Kali Gajewski, Will Hirst, Jo Martin, and Sarah Wiehl.

Staff Member(s) Present: Kurt Christianson, Cari Meyer, Donna Pucket and Hanako Ueda

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

Cari indicated that the Community Plan is moving through City Council work sessions and the public hearing will be next week. The Safe Place to Park program also goes to the City Council next week and the Village at Saddlerock Crossing will go to the City Council on March 26th. Additionally, the Navajo Lofts duplex project started construction this week.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. February 20, 2024 (R)

Chair Levin 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.)

Chair Levin opened the public forum at 4:32 p.m. and having no requests to speak, closed the public forum at 4:33 p.m.

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

- a. Public Hearing/discussion/possible action regarding a request for approval of a Development Review (DEV) to allow for construction of 19 townhomes (Jordan Townhomes) at 630 Jordan Road. The property is ±2.06 acres and is located northeast the intersection of Jordan Road and Navahopi Road. APN: 401-58-001A Case Number: PZ22-00001 (DEV) Owner/Applicant: MICM Sedona Jordan Lofts Projects LP (Miramonte Homes, Gerrie Gray)**

Introduction by Chair Levin

Presentation by Cari Meyer

Presentation by Applicant/Applicant's Representatives: Gerrie Gray, VP of Land Acquisition and Development with Miramonte Homes, Chris Kemmerly, Principal/CEO of Miramonte Homes, Art Beckwith Architect with Shepherd Wesnitzer, Inc., and Whitney Cunningham, Attorney with Aspey, Watkins and Diesel, pllc.

Commission's questions of staff and applicant/applicant's representatives.

The Chair opened the public comment period at 5:24 p.m.

The following people spoke: Larry Cepek, Sedona, AZ; Steven James Carrier, Sedona, AZ; Shirley Tolley, Sedona, AZ; David Myers, Sedona, AZ; Monica Bills, Sedona, AZ, Mark TenBroek, Sedona, AZ, and Deb Sheahan, Sedona, AZ

Having no additional requests to speak, the public comment period was closed at 5:45 p.m.

Comments by Cari Meyer

Commission's additional questions and comments.

Cari indicated that driveway permeable pavers is being added in a sub-condition under Condition 8 and the installation of bike racks is being added under Condition 9.

MOTION: Commissioner Gajewski moved for approval of case number PZ22-00001 (DEV), Jordan Townhomes, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Development Review 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, and the attached conditions of approval as revised. Vice Chair Hosseini seconded the motion.

VOTE: Motion carried six (6) for and one (1) opposed. (Braam, Gajewski, Hirst, Hosseini, Levin, and Martin in favor. Wiehl opposed.)

Commissioner Wiehl stated that the project is straight-forward and checks the boxes, but her reasons for denial are that she doesn't feel that it is in alignment with the Climate Action Plan or in alignment with the environmental section of our Community Plan and that is why she voted against it.

6. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, March 19, 2024

b. Tuesday, April 2, 2024

Cari indicated that on March 19th we will have two public hearing items, the Uptown parking garage and the subdivision of the property around the Forest Road extension, and with the ongoing construction in that area, we will not schedule a site visit because the road is under construction and there is staging where the parking garage would be, but if you wish to look at the property from afar, please be safe.

The Chair commented that it is odd that the Commission is being put in a position where we can't see what we're being asked to approve. Cari explained that with the road construction, there is no way we can get on that site. It was noted that Commissioners could go on their own and Cari added that if there are questions about the site plan they can ask, and the packet will come out next week.

Cari then stated that on April 2nd, we thought we were going to have a proposed Circle K in front of the Navajo Townhouses, but there are a couple of issues with the sign plan that probably won't be resolved in the next two days, but we will know by the end of the week.

Commissioner Martin expressed some safety concerns and asked if there is a large crowd if there could be some security present. Cari indicated that if we start getting a lot of comments, we can reach out to the Police Department. Commissioner Martin stated that she appreciates that; she was not comfortable at the last meeting when people were yelling at each other.

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**

Chair Levin adjourned the meeting at 6:12 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 March 5, 2024.

Donna A. S. Puckett

Donna A. S. Puckett, Administrative Assistant

Date