

**Action Minutes**  
**Regular City Council Meeting**  
**City Council Chambers, Sedona City Hall,**  
**102 Roadrunner Drive, Sedona, Arizona**  
**Tuesday, March 12, 2024, 4:30 p.m.**

**1. Call to Order/Pledge of Allegiance/Moment of Silence**

Mayor Jablow called the meeting to order at 4:30 p.m.

**Council Present:** Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Melissa Dunn, Councilor Brian Fultz, Councilor Pete Furman, Councilor Kathy Kinsella, and Councilor Jessica Williamson. Councilor Kinsella attended via Teams.

**Staff Present:** City Manager Karen Osburn, City Attorney Kurt Christianson, Assistant City Attorney Monique Coady, Arts Coordinator Nancy Lattanzi, Housing Manager Shannon Boone, Housing Coordinator Jeanne Frieder, Police Chief Stephanie Foley, Deputy Police Chief Ryan Kwitkin, Director of Public Works/City Engineer Kurt Harris, Procurement Officer Ian Coubrough, Planning Manager Cari Meyer, Community Development Director Steve Mertes, Special Initiatives Coordinator Kegn Moorcroft, Principal Planner Cynthia Lovely, Deputy City Clerk Marcy Garner, and City Clerk JoAnne Cook.

**2. Roll Call/Moment of Art**

Nancy Lattanzi introduced Fiber Artist and Master Spinner, Nancy Wilson. A Powerpoint Celebrating Fiber Arts and Nancy Wilson's artwork was presented by Nancy Wilson.

**3. Consent Items**

- a. **Minutes - February 27, 2024 City Council Regular Meeting.**
- b. **Minutes - February 28, 2024 City Council Special Meeting.**
- c. **Approval of Proclamation, American Red Cross Month, March 2024.**
- d. **Approval of Proclamation, Verde Valley Stand Down, March 27, 2024.**
- e. **AB 3039 Approval of a multi-year contract with Eco Green Services LLC dba Arborist Standards Tree Care for Curbside Yard Waste Collection, in the approximate amount of \$114,624.00 per fiscal year.**

**Motion: Councilor Williamson moved to approve consent items 3a- 3e. Seconded by Vice Mayor Ploog. Vote: Motion passed with seven (7) in favor (Jablow, Ploog, Dunn, Fultz, Furman, Kinsella, Williamson) and zero (0) opposed.**

**4. Appointments - None.**

**5. Summary of Current Events by Mayor/Councilors/City Manager**

Councilor Furman stated that Wednesday, March 20<sup>th</sup> is the Keep Sedona Beautiful's Speaker Series, City of Sedona's Wastewater Director, Roxanne Holland will be guest speaker. Friday, March 22<sup>nd</sup> is Work Water Day and there will be an event at Crescent Moon Picnic site to educate all interested about the water quality of Oak Creek. Councilor Williamson said the sales of recycle materials has rebounded since last year and that the Sedona Recycle Center is in a solid financial situation this year as a result.

Councilor Fultz stated the Northern Arizona Council of Governments is seeking two Coconino County residents to fill seats on the Area Council on Aging, those interested may contact Councilor Fultz at [cfultz@sedonaaz.gov](mailto:cfultz@sedonaaz.gov). Vice Mayor Ploog invited all to attend the St. Patrick's Day Parade on Saturday at 10:30 a.m. at Jordan Road.

## **6. Public Forum**

Opened to the public at 4:52 p.m.

Steve Schliebs, Sedona, urged the City to stop doing business with Wells Fargo because he believes that they are in support of the fossil fuel industry. He submitted a petition of signatures he had circulated of residence in support.

Ed Kettler, Sedona, voiced concerns about work being done at the Cultural Park.

Christina Mannin, Minnesota, voiced concerns about climate change and agreed with Steve Schliebs comments.

Brought back to Council at 5:00 p.m.

## **7. Proclamations, Recognitions & Awards**

### **a. Proclamation, American Red Cross Month, March 2024.**

Mayor Jablow presented the proclamation to Timothy Espinoza, Dave Oliveria, and Karen Pimental. Timothy thanked Council for their support and encourage all interested to donate blood to the Red Cross.

### **b. Proclamation, Verde Valley Stand Down, March 27, 2024.**

Mayor Jablow presented the proclamation to John Davis and Jack Ross. John thanked shared the services and supplies the Verde Valley Stand Down offers to veterans and family members, he Council for their support. Jack thanked John for his work and invited all to attend the event on March 27<sup>th</sup>, 9:00 a.m.-2:00 p.m. at the Sedona Elks Lodge located at 110 Airport Road, Sedona.

## **8. Regular Business**

### **a. AB 2719 Presentation/public hearing/discussion/possible direction regarding the draft Community Plan and adoption of the Community Plan 2023.**

Mayor Jablow called the public hearing and advised that after the public hearing this item would be continued on Wednesday, March 13, 2024 at 2:00 p.m.

Opened the public hearing at 5:12 p.m.

The following spoke against the item:

Michael McCarthy, Scottsdale and Sedona, Miriam Weckerly, Sedona, spoke for herself and husband Gene Weckerly, Sedona, Ernie Straugh, Sedona, Craig Swanson, Sedona, spoke for Keep Sedona Beautiful, Roger Eastman, Sedona, Kathleen Todd, Sedona, Michelle Thomas, Scottsdale, Carol Wyant, Sedona.

Closed the public hearing at 5:34 p.m.

### **b. AB 3036 Public Hearing/discussion/possible action 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).**

Presentation by Cari Meyer and Kurt Harris.

Comments and questions from Council.

Opened the public hearing at 7:18 p.m. on March 12, 2024.

The following spoke regarding this item:

Tracy Randall, Sedona, spoke on behalf of the Verde Valley Cyclists Coalition, David Leary, Sedona, Sally Moore, Sedona, Steve Hein, Sedona, Don Gerbi, Sedona, Cara Kretz, Sedona, Dr. Bill Noonan, Sedona, TK Hyatt, Sedona, Susan Gerbi, Sedona, Jim McCabe, Sedona, Susan Price, Sedona, Steve DeWillis, Cottonwood, Dave Stewartwout, Sedona, Jim Hayden, Sedona, Michael Rusher, Sedona, Dale Casey, Sedona, Janine Miller, Sedona, Kathy Howe, Sedona, Joetta Winter, Sedona, Michael Wright, Sedona, John Martinez, Sedona, Carol Kurimsky, Sedona, Herb Tiffany, Cornville, John Bradshaw, Sedona, Mary Nell Terry, Sedona, Lynn Zonakis, Sedona, Chris Dowell, Cottonwood, Craig Swanson, Sedona, Paul Chevalier, Sedona, Suzanne DeSutter, Sedona, David Wolf, Village of Oak Creek, Timmothy Holmes, Sedona, Jennifer May, Sedona, Dawn Koss, Sedona, Robert Koster, Sedona, Connie Tate, Sedona, Harry Tate, Sedona, Melanie Parrish, Sedona, Rev. Anthony Johnson, Cornville, Mark TenBroek, Sedona, Tim Jessup, Sedona, Steve Segner, Sedona, Katherine Todd, Sedona, Mark Jacobsen, Sedona, Jahmaia Williams, Sedona, Cameron Wylde, Sedona, Al Camello, Sedona.

The following submitted cards but did not speak:

Karen Rafton, Village of Oak Creek, Patsy Brunner, Sedona, Carol Conlin, Sedona, Sudie Sipman, Sedona, Richard Mayne, Sedona, James Dunlap, Cornville, Lynn Perkins, Flagstaff, Christopher Ford, Sedona, Miriam Lucke, Sedona, Kirk Smith, Village of Oak Creek, Harriette Shelly, Sedona, Scott Ross, Sedona, Kaveri Cornett, Village of Oak Creek, Joseph Janik, MD, Sedona, Terry H., Sedona, Lisa Dahl, Sedona, Greg Koss, Sedona, Jodi Jackson, Sedona, Jim Haden, Sedona, Michael Rasheq, Sedona.

Closed public hearing at 9:14 p.m.

Break at 9:14 p.m. Brought back to Council at 9:37 p.m.

Comments and questions from Council.

By majority consensus, Council directed staff create a reporting matrix for monthly reporting, and to include the following as prerequisites for eligibility into the program:

- Applicants must pre-register and meet qualifications into the program

- Seasonal workers, those who chose to live homeless as lifestyle choice are not eligible for program
- Families with children in school/s must have one working parent
- No smoking permitted on site
- Applicants must have goal to leave the program and to relocate into affordable housing

Comments and questions from Council.

**Motion: Councilor Williamson moved to approve Ordinance No. 2024-01, regarding case number PZ 24-00002 (ZC), amending the existing PD (Planning 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 City Council; this action will be in effect until June 30, 2026. Seconded by Councilor Fultz. Vote: Motion passed with six (6) in favor (Jablow, Dunn, Fultz, Furman, Kinsella, Williamson) and one (1) opposed (Ploog).**

- c. **AB 3031 Discussion/possible action regarding contracts with the Arizona Department of Housing and the Verde Valley Homeless Coalition for the proposed Safe Place to Park program.**

Presentation by Shannon Boone, Jeannie Frieder, Police Chief Foley, Deputy Chief Kwitkin, Rhonda Bishop. Christopher Dowell, Cottonwood Police Chief was available for questions.

Comments and questions from Council.

**Motion: Councilor Williamson moved to approve the Safe Place to Park Program and the contracts for both the site management with the Verde Valley Homeless Coalition and the grant funding agreement from the Arizona Department of Housing. Seconded by Councilor Dunn. Vote: Motion passed with six (6) in favor (Jablow, Dunn, Fultz, Furman, Kinsella, Williamson) and one (1) opposed (Ploog).**

- d. **AB 3027 Discussion/possible direction/action regarding proposed State legislation, short-term rental legislation and State budget and their potential impact on the City of Sedona.**

Presentation by Kurt Christianson.

Comments and question from Council.

Opened to public at 10:32 p.m.

The following spoke regarding this item:

Sean Smith, Sedona.

Brought back to Council at 10:34 p.m.

Comments from Council.

**e. Discussion/possible action regarding future meeting/agenda items.**

Brian Fultz requested an update on the status of Short Term Rentals Management Program at a future meeting. Council unanimously supported his request. Mayor Jablow stated the community plan portion will be meeting will be continued tomorrow, March 13, 2024 beginning at 2:00 p.m.

**f. Items not completed on Tuesday, March 12, 2024 will be carried over to Wednesday, March 13, 2024 beginning at 2:00 p.m. in City Council Chambers, 102 Roadrunner Drive, Sedona, AZ 86336.**

**Break at 10:37 p.m. Reconvened on Wednesday, March 13, 2024 at 2:00 p.m.**

**Council Present:** Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Melissa Dunn, Councilor Brian Fultz, Councilor Pete Furman, Councilor Kathy Kinsella, and Councilor Jessica Williamson. Councilor Kinsella was excused absent.

**a. AB Presentation/public hearing/discussion/possible direction regarding the draft Community Plan and adoption of the Community Plan 2023.**

Opened to public for comment item 6 Public Forum at 2:02 p.m.

Michael McCarthy, Sedona and Scottsdale, voiced concerns with bright lighting at hotels in a dark sky community, fire pits, and parking at Schnebly Hill beyond the roundabout.

Brought back to Council at 2:05 p.m. for continuation of item 8a.

Presentation by Cynthia Lovely, Steve Mertes.

Opened Public Hearing at 3:45 p.m.

The following spoke regarding the item:

Ed Kettler, Sedona, Leslie Wagner, Sedona, Ernie Straugh, Sedona, and Sarah Watts, Sedona.

Closed public hearing at 4:02 p.m.

Comments and questions from Council.

Open to the public at 4:08 p.m.

Miriam Weckerly, Sedona, voiced concerns with the language in the plan in on page 48.

Brought back to Council at 4:11 p.m.

Comments and questions from Council

Break at 4:19 p.m. Brought back to Council at 4:35 p.m.

Comments and questions from Council.

**By majority consensus, Council directed staff to make the following changes:**

- P 48 Action 8 revision

Evaluate the annexation of land, expanding city limits to encompass City owned land.  
~~additional~~

private land.

- P 47 Add new Policy 4.10

For the term of this Plan, prioritize housing growth within current\* City Limits by focusing our affordability and diversity efforts. \*as of 2023

- P 54 Addition to Policy 5.1

... Examples of alternatives are cottages, duplexes, triplexes, and age-in-place units, and accessory dwelling units (ADU).

- P 55 Addition to Policy 5.4

Pursue strategies that promote the development of affordable and market rate housing in Sedona.

- P 56 Addition to Policy 2

Amend the Land Development Code and other applicable codes to advance city housing initiatives as outlined in this Plan.

- P 68 Revise Policy 6.16

Explore transfer of W SR 89A and SR 179 (between the Y to Schnebly Hill roundabout) within city limits from State to City jurisdiction.

- P 75 Add Action

Explore a bypass or bridge to alleviate traffic congestion.

P 78 Addition to Policy

Partner with the Forest Service to ensure National Forest lands within and adjacent to City limits remain public open space and not exchanged for private development.

- P 78 Add Policy

Policy 7.4 Provide education and resources on living in the wildland-urban interface for property owners that addresses urban wildlife, landscaping, water conservation, and invasive species management in partnership with agencies and non-profit organizations.

- P 84 Add Policy 7.13

Explore water conservation measures such as limiting ornamental grass lawns and decorative water features.

- P 89 Addition to Policy 8

Pursue working with property owners and developers to ensure future development preserves the Oak Creek corridor; including the potential for city acquisition for permanent protection as land becomes available.

- P 89 Revise Policy 10

Investigate strategies for either incentivizing or regulating water conservation measures, ~~and addressing an aging water system.~~

- P 90 Add to Action 19

Partner with Verde Watershed Restoration Coalition and other partners to expand invasive species education to Sedona.

- P 90 Add Action 24

Evaluate City Noise Regulations.

- P 90 Add Action 25

Action 24: Convene a work group to establish a forum for sharing and creating information about living in the wildland-urban interface. This workgroup would include representatives from the Forest Service, Arizona Game and Fish Department, non-profit organizations, and homeowners.

- P 92 Addition to 7<sup>th</sup> Key Issue  
...has increased the number of relatively unregulated “hotel rooms” decreased the amount of workforce housing.

**NON-SUBSTANTIVE/BACKGROUND INFORMATION REVISIONS:**

---

ALL Use “Policy” instead of “Strategy”

- P 13 Add reference to the City’s OHV Report
- P 60 Add reference to the TMP
- P 65 Add date to the price tag \$109 million
- P 67 Change Complete Streets diagram
- P 68 Add reference in the policy description to the info box below
- P 77 Add “and others” to invasive species statement
- P 78 Add “and Natural Resources” to Open Space heading
- P 92 Add key issue: Loss of workforce housing due to short-term rentals.
- P 102 Add ARS reference that “Planning and Zoning Commission reports Community Plan progress to City Council.”

**COMMENTS WHERE CONSENSUS COULD NOT BE VERIFIED:**

- P 31 Add Action 10  
Explore the development of a Community or Recreation Center.
- P 54 Addition to Policy 5.3  
Add examples on how to make the collaboration happen.
- P 81 Addition to Policy 7.7  
Explore ways to have tourists pay for the costs of their impacts.

**9. Executive Session**

**Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:**

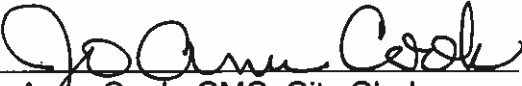
- To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**
- Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

**10. Adjournment**

Mayor Jablow adjourned the meeting at 5:39 p.m. on Wednesday, March 13, 2024 without objection.

**I certify that the above are the true and correct actions of the Regular City Council Meeting held on March 12 & 13, 2024.**

  
JoAnne Cook, CMC, City Clerk

3/27/2024  
Date