

**Action Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Meeting**  
**City Council Chambers, 102 Roadrunner Drive, Sedona, AZ**  
**Tuesday, March 19, 2024 - 4:30 p.m.**

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

Chair Levin called the meeting to order at 4:34 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, Will Hirst, Jo Martin, and Sarah Wiehl. Commissioner George Braam was excused.

**Staff Member(s) Present:** Kurt Christianson, Andy Dickey, Jeanne Frieder, Steve Mertes, Cari Meyer, Donna Puckett, Hanako Ueda and Bob Welch

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

Cari Meyer announced that the City Council considered the Safe Place to Park and approved it with a six-to-one vote, and they continued discussion on the draft Community Plan in a public hearing and will hopefully be concluding their review of that at the meeting next week. The Village at Saddlerock Crossing is also going to the City Council next week.

**3. APPROVAL OF THE FOLLOWING MINUTES:**

- a. **March 5, 2024 (R)**
- b. **March 5, 2024 (SV)**

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 4:35 p.m. and having no requests to speak, closed the public forum at 4:36 p.m.*

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

- a. **Public hearing/discussion/possible action regarding a request for Preliminary Plat approval to subdivide ±2.65 acres into a 4-unit single family subdivision at 741 Forest Road (Bowers Subdivision). The property is zoned Single Family Residential (RS-18) and is located northwest of the intersection of State Route 89A and Brewer Road. APN: 401-38-012. Case Number: PZ21-00020 (SUB) Owner/Applicant: 741 Forest Road LLC (David Bowers) and Sefton Engineering (Luke Sefton)**

Introduction by Chair Levin

Presentation by Cari Meyer

Commission's questions of staff and applicant's representative Luke Sefton with Sefton Engineering Consultants.

*The Chair opened the public comment period at 4:57 p.m. and having no requests to speak, closed the public comment period at 4:58 p.m. and returned to the Commission.*

***MOTION: Commissioner Wiehl moved to recommend to the Sedona City Council approval of the proposed Preliminary Plat as set forth in case number PZ21-00020 (SUB), Bowers Subdivision, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.5 and satisfaction of the Subdivision 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. Commissioner Martin seconded the motion.***

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

- b. Public Hearing/discussion/possible action regarding a request for approval of a Development Review (DEV) to allow for construction of a parking garage (Uptown Parking Garage) at 430 & 460 Forest Road. The property is zoned M3 (Mixed Use Activity Center), is ±1.24 acres, and is located on the north side of Forest Road west of Smith Road. APN: 401-16-100 & 401-16-071. Case Number: PZ21-00003 (DEV) Owner/Applicant: City of Sedona (Public Works, Bob Welch)

Introduction by Chair Levin

Presentation by Cari Meyer

Presentation by Applicant's Representative Jan Lorant with Gabor-Lorant Architects, Inc.

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

*The Chair opened the public comment period at 5:53 p.m.*

The following people spoke: Richard Deeter, Sedona, AZ and Jesse Alexander, Flagstaff, AZ.

*Having no additional requests to speak, the public comment period was closed at 5:58 p.m.*

*Commission's additional questions and comments of staff.*

***MOTION: Commissioner Wiehl moved for approval of case number PZ21-00003 (DEV), Uptown Parking Garage, based on compliance of 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. Commissioner Gajewski seconded the motion.***

***VOTE: Motion carried five (5) for and one (1) opposed. (Gajewski, Hirst, Levin, Martin, and Wiehl in favor. Vice Chair Hosseini opposed, and Commissioner Braam was excused.)***

Vice Chair Hosseini stated that, when this started, as a Commission we voted to change the zoning and she voted for that. She thinks that is the direction of Forest Road, but she believes there was a commitment made to the neighborhood that it would be built in as residential manner

as possible. In fact, the purpose of an M3 zone in the project description is that the development in the M3 zone shall be at a walkable scale that is compatible with surrounding residential neighborhoods, and while she has other issues with it, with a different hat that she wears as a resident of Uptown, from the planning & zoning standpoint she would just say it is too big. It is out of scale and does not meet the commitment that was made. She could say other things with her other hat on, but for P&Z that is her reason for voting no.

**6. FUTURE MEETING DATES AND AGENDA ITEMS**

- a. Tuesday, April 2, 2024
- b. Tuesday, April 16, 2024

Cari Meyer indicated that we do not have anything for the April 2<sup>nd</sup> meeting, so that will be canceled. On April 16<sup>th</sup>, we are scheduling a public hearing for the Oak Creek Heritage Lodge. We did a site visit for that in November so she wasn't anticipating the need for another site visit, so it will just be the public hearing. We have to start the noticing for it this week, so their final version is online now.

- 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 6:03 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 19, 2024.

*Donna A. S. Puckett*

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Donna A. S. Puckett, Administrative Assistant

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Date