

**Action Minutes  
Special City Council Meeting  
City Council Chambers, Sedona City Hall  
102 Roadrunner Drive, Sedona, Arizona  
Wednesday, June 12, 2024, 3:00 p.m.**

**1. Call to Order**

Mayor Jablow called the meeting to order at 3:01 p.m.

**2. Roll Call**

**Roll Call:** Mayor Scott Jablow, Vice Mayor Holli Ploog, Councilor Melissa Dunn, Councilor Brian Fultz, Councilor Pete Furman, Councilor Kathy Kinsella, and Councilor Jessica Williamson.

**Staff in attendance:** City Manager Anette Spickard, Deputy City Manager Andy Dickey, City Attorney Kurt Christianson, Assistant City Attorney Monique Coady, Director of Community Development Steve Mertes, Planning Manager Cari Meyer, Principal Planner Cynthia Lovely, Housing Coordinator Jeanne Frieder, City Clerk JoAnne Cook and Deputy City Clerk Marcy Garner.

**3. Special Business**

**a. AB 3067 Discussion/possible direction regarding housing projects and potential changes to the Land Development Code (LDC) and Development Incentives and Guidelines for Affordable Housing (DIGAH) to address housing issues.**

Presentation by Cynthia Lovely, Cari Meyer and Jeanne Frieder.

Questions and Comments from Council throughout the presentation.

Open to public comment at 5:09 p.m.

Darius Mahmoudi, Flagstaff, Aspey Watkis and Diesel, Attorney, representative of a client. Thanked Community Development staff for their work and spoke to giving them more flexibility.

Luke Sefton, Sedona, spoke on developers' difficulties due to building costs, criticism and push-back from the community. He spoke on empowering staff.

Max Licher, Sedona, spoke on the high demand for properties with garages and the multiple requests for garage conversions. He spoke on being judicious with the level of detail requested on proposed projects due to high costs.

Closed public comment at 5:18 p.m.

Questions and comments from Council continue throughout the presentation.

By majority consensus, Council directed staff to:

- Explore increasing density and housing options.
- Provide more information regarding AMI, (Area Medium Income).
- Explore increased heights with viewshed analyses and renderings.
- Explore parking requirements and costs and impact on streets.

- Explore allowing full kitchens in guest houses.
- Explore a 30-year deed restriction length and more city contribution/involvement.
- Explore a shorter affordability restriction if the availability restriction is longer.
- Explore a larger variety of units.
- Provide more information on housing and employment numbers. Visuals to represent the impact of a project and neighborhood outreach.
- Explore changes to the process that would allow P&Z to provide feedback on design modifications, prior to Council's final decision.

**b. Discussion/possible action regarding ideas for future meetings/agenda items – None.**

**4. 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:**

- 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.

**5. Adjournment**

Mayor Jablow adjourned the meeting at 6:18 p.m. without objection.

**I certify that the above are the true and correct actions of the Special City Council Meeting held on June 12, 2024.**

*Marcy Garner*  
 Marcy Garner, Deputy City Clerk

6/25/2024  
 Date