

**Action Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Meeting**  
**City Council Chambers, 102 Roadrunner Drive, Sedona, AZ**  
**Tuesday, July 16, 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, Jo Martin, Sarah Wiehl, George Braam, Will Hirst, and Kali Gajewski.

**Staff Member(s) Present:** Monique Coady, Steve Mertes, Cari Meyer, Megan Yates and Laura Stewart.

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

Commissioner Martin attended the Fair Housing Seminar regarding the laws around fair housing and thought it was a great presentation.

Chair Levin stated that two Commissioners' terms will be up in October -- Vice Chair Hosseini and Commissioner Bramm.

Cari Meyers notified the Commission that the City Council reversed the approval for the Oak Creek Heritage Lodge project. She also reminded the Commission to RSVP for the Volunteer Appreciation Brunch and introduced the new Development Services Administrative Assistant Laura Stewart.

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

**a. May 21, 2024 (R)**

Chair Levin asked if there were any corrections to these minutes and, hearing none, stated that they are approved.

*No corrections were identified; therefore, 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.)**

*Opened the public forum at 4:36 p.m. and, having no requests to speak, closed the public forum at 4:37p.m.*

**5. CONSIDERATION OF THE FOLLOWING ITEM:**

- a. Public Hearing/discussion/possible action regarding revisions to the Land Development Code. The proposed revisions include revisions to the Urban Agriculture Section (LDC Section 3.4.D(2)) to comply with recently adopted state legislation and a change to purpose statements of the M1 and M2 districts (LDC Sections 2.11.A & 2.12.A) to accurately reflect the permitted uses. Case Number: PZ24-00007 (LDC) Applicant: City of Sedona**

Introduction by Chair Levin

Presentation by Cari Meyer

Commission's questions of staff

**MOTION:** Chair Levin moved to recommend approval to City Council the revisions in the Land Development Code that have to do with the number of chickens, the coop size, the height, etc., to be in compliance with the state laws. Commissioner Martin seconded the motion.

**VOTE:** Motion carried seven (7) for and none (0) opposed. (Levin, Hosseini, Bramm, Gajewski, Hirst, Martin, and Wiehl in favor.)

**MOTION:** Commissioner Bramm moved recommend to City Council approval of case number PZ24-00007 (LDC Revisions), consistent with the approval criteria in Section 8.6.C(4) in the Land Development Code as it relates to the lodging language as it applies to zoning districts M1 and M2. Commissioner Hirst seconded the motion.

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

*Hosseini opposed it because she does not want to limit mixed-use and would like the City Council to revisit allowing lodging in these zoning districts.*

## 6. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, August 6, 2024
- b. Tuesday, August 20, 2024

Cari Meyer informed the Commission that the August 6<sup>th</sup> meeting is cancelled, and we are waiting for confirmation of availability regarding the August 20<sup>th</sup> meeting. There are two projects in the works one is a Conditional Use Permit for Cloth & Flame and a Conceptual Review for the Best Western Expansion.

## 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 5:18 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 July 16, 2024.

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Megan Yates, Assistant Planner

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Date