

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, October 1, 2024

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, October 1, 2024, at 4:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to Istewart@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. August 20, 2024 (R)
 - b. August 20, 2024 (SV)
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.)*
5. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:
 - a. Public hearing/discussion/possible action regarding an approval of a Conditional Use Permit Amendment (CUP) to expand the parking lot for the trailhead shuttle at 1294 & 1406 State Route 179 (North State Route 179 Trailhead Shuttle). The existing CUP was approved in January 2023 under PZ22-00010 (CUP). The subject property is ±1.94 acres, and is located southwest of the intersection of State Route 179 and Bowstring Dr. APN: 401-25-002N & P
Case Number: PZ24-00009 (CUP)
Applicant: City of Sedona (Public Works, John Hall)
 - b. Public Hearing/discussion/possible direction regarding a request for Conceptual Development Review for a proposed hotel renovation and expansion to add a new restaurant and a net of 23 new hotel rooms, at 400 N State Route 89A and 40, 45, 50, and 60 Art Barn Lane (Best Western Arroyo Roble). The properties are zoned Lodging (L), are ±4.77 acres, and are located on the southeast side of N State Route 89A between Art Barn Road and Arroyo Roble Drive. APN: 401-13-021, -022, -023, -024, -025, -060G, -061A.
Case Number: PZ24-00005 (DEV)
Applicant: Ensemble Investments, LLC (Randy McGrane and Autumn Storm)
 - c. Public hearing to review, take public testimony, discuss, and possibly take action regarding proposed revisions to the Sedona Land Development Code. The proposed revisions include allowances for Accessory Dwelling Units (ADUs), updates to reflect State legislation regarding time frames for processing residential rezoning applications, and updates to definitions to more accurately define terms.
Case Number: PZ24-00010 (LDC)
Applicant: City of Sedona
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, October 15, 2024
 - b. Tuesday, November 5, 2024

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

MEETING LOCATION:
CITY HALL COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, October 1, 2024

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:

8. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).

9. Return to open session. Discussion/possible action on executive session items.

10. ADJOURNMENT

Physical Posting: September 26, 2024 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.