

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, November 3, 2015

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 public hearing open to the public on Tuesday, November 3, 2015 at 5:30 pm in City Council Chambers.

NOTES:

- Times are approximate.
- 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:

- 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. VERIFICATION OF NOTICE
2. CALL TO ORDER, PLEDGE OF ALLEGIANCE, & ROLL CALL
3. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
4. PUBLIC FORUM: For items not listed on the agenda within the jurisdiction of the Planning and Zoning Commission – limit of three minutes per presentation. Note that the Commission may not discuss or make any decisions on any matter brought forward by a member of the public.
5. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:
 - a. Discussion/possible action regarding a request for Development Review approval to construct a new commercial building at 1425 W State Route 89A (Thai Spices). The property is zoned C-2 (General Commercial) and is approximately 0.78 acres in size. A general description of the area affected includes but is not limited to the south side of W State Route 89A between Willow Way and Saddlerock Circle. The lot is further identified as Assessor's Parcel Numbers 408-26-018B & C. **Applicant:** Thai Spices Natural Inc. (Pearl Pardee) **Case Number:** PZ15-00010 (DEV)
 - b. Discussion/possible action regarding a request for a Conditional Use Permit Renewal to operate a Farmer's Market at 2201 W State Route 89A (Wells Fargo Bank). The property is zoned C-1 (General Commercial) and is approximately 1.836 acres in size. A general description of the area affected includes but is not necessarily limited to the area southeast of the intersection of W State Route 89A and Shelby Drive. The lot is further identified as Assessor's Parcel Number 408-24-026K. **Applicant:** Cornucopia Community Advocates (Katrin Themlitz) **Case Number:** PZ15-00011 (CUP)
 - c. Discussion/possible action regarding a request for a Conditional Use Permit Renewal to operate a Farmer's Market at 336 State Route 179 (Tlaquepaque). The property is zoned C-1 (General Commercial) and is approximately 4.097 acres in size. A general description of the area affected includes but is not necessarily limited to the area west of the State Route 179 and Schnebly Road Roundabout. The lot is further identified as Assessor's Parcel Number 401-19-027H. **Applicant:** Cornucopia Community Advocates (Katrin Themlitz) **Case Number:** PZ15-00012 (CUP)
6. Discussion regarding the future update of the Sedona Land Development Code.
7. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Thursday, November 12, 2015; 3:30 pm (Work Session) – *canceled*
 - b. Tuesday, November 17, 2015; 5:30 pm (Public Hearing)
 - c. Thursday, November 26, 2015; 3:30 pm (Work Session) – *canceled*
 - d. Tuesday, December 1, 2015; 5:30 pm (Public Hearing)



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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 COUNCIL CHAMBERS
102 ROADRUNNER DR, SEDONA, AZ

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8. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. 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.

9. ADJOURNMENT

Physical Posting: October 22, 2015 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.