

**Action Minutes
Special City Council Meeting
City Council Chambers, Sedona City Hall,
102 Roadrunner Drive, Sedona, Arizona
Wednesday, October 26, 2016, 3:00 p.m.**

1. Call to Order/Pledge of Allegiance/Moment of Silence

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

2. Roll Call

Roll Call: Mayor Sandy Moriarty, Vice Mayor Martinez, Councilor Scott Jablow, Councilor Tom Lamkin, Councilor Jon Thompson, Councilor Jessica Williamson.

Staff Present: City Manager Justin Clifton, Assistant City Manager Karen Osburn, City Attorney Robert Pickels, Jr., Community Development Director Audree Juhlin, Assistant Community Development Director Warren Campbell, Senior Planner Mike Raber, Senior Planner Cari Meyer, Deputy City Clerk JoAnne Cook.

3. Special Business

- a. AB 2171 Public hearing/discussion/possible action regarding an application for a Major Community Plan Amendment and Zone Change for the property at 100 Racquet Road. A general description of the area affected includes, but is not limited to, the area southeast of the intersection of Racquet Road and Foothills South Drive and is the site of the former Sedona Racquet Club. The subject property is approximately 4.43 acres and is also known as Assessor's Parcel Number 408-11-243A. Applicant: Elevations at Foothills South LLC (Ralph Young); Authorized Agent: SEC, Inc. (Neil Johnson); Case Number: PZ 16-00004 Major CPA, ZC.**

Possible action by the City Council includes:

- 1. A proposed resolution for a Major Amendment to the Sedona Community Plan's Future Land Use Map, re-designating approximately 4.43 acres from Public/Semi-public to Single-family Low Density Residential (.5 to 2 dwelling units per acre).**
- 2. A proposed resolution and ordinance effecting a zone change of approximately 4.43 acres from OP (Office Professional) to RS-18a. (Single-family Residential).**

Vice Mayor Martinez recused himself and left the dais due to his financial involvement.

Presentation by Mike Raber and Audree Juhlin. Neil Johnson, Foothills South Home Owners Association representative, was available to answer questions from Council.

Questions and comments from Council.

Opened to the public at 3:25 p.m.

Burt Ensley, Sedona, Vice President of Foothills South Homeowners Association (HOA) representing himself and Bonnie Golub, spoke in favor of the Major Plan Amendment.

He stated that the Plan is strongly supported by most of the residents. He advised that the LLC was formed due to the legal restraints of the HOA regarding property ownership and debt. He advised that the LLC decided to re-zone and are aware and prepared to do so even though it would reduce the property values. He stated that the LLC also donated exercise equipment from the Racquet Club valued at \$100,000 to the Red Rock High School.

Doug Copp, Sedona, City Bicycle Coordinator, spoke in favor of the Major Plan Amendment. He suggested a neighborhood link, connecting the neighborhood to the national forest, be created if the residents are interested. He stated that now would be the time to do so before parcels are sold and homes are built.

Savas Sosangelis, Sedona, Foothills South Homeowners Association (HOA) Board member, and Chairman of the Architectural Committee, spoke in favor of the Major Plan Amendment. He said that all property owners had been contacted that there were no negative comments received. He said that the Racquet Club has been a nightmare for the residents for years, and they are putting their trust in Council to remove the albatross from around their neck.

Brought back to Council at 3:30 p.m.

Comments and questions from Council.

Reopened to public at 3:35 p.m.

Savas Sosangelis, Sedona, stated that any decisions need to include the residents, the Architectural Committee, and HOA Board; however, he did not want to delay today's meeting.

Brought back to Council at 3:43 p.m.

Questions and comments from Council

Motion: Councilor Jablow moved to approve Resolution No. 2016-31, amending the Sedona Community Plan Future Land Use Map by re-designating the subject property from Public/Semi-public to Single-family Low density Residential. Seconded by Councilor Williamson Vote: Motion carried unanimously with five (5) in favor and zero (0) opposed.

Motion: Councilor Thompson moved to approve Resolution No. 2016-32, creating a public record entitled "PZ 16-00004 Elevations at Foothills South, Zoning Map and Legal Description" as revised to include conditions of approval as discussed by Council. Councilor Williamson seconded. Vote: Motion carried unanimously with five (5) in favor and zero (0) opposed.

Motion: After 1st reading, Councilor Thompson moved to approve Ordinance No. 2016-08, regarding Case Number PZ 16-00004 (ZC), rezoning the property identified herein from its present designation of OP (Office Professional) to RS-18a. (Single-family Residential), based on conformance with the requirements for approval of a zone change, consistency and conformance with the Community Plan and subject to all applicable ordinance requirements as revised. Seconded by Councilor Williamson. Vote: Motion carried unanimously with five (5) in favor and zero (0) opposed.

Vice Mayor Martinez rejoined the meeting and returned to the dais.

- b. **AB 2172 Public hearing/discussion/possible action regarding a proposed resolution for minor amendments to the Sedona Community Plan. The minor amendments include clarification, housekeeping changes, and updates.**

Presentation by Mike Raber.

Questions and comments from Council.

Motion: Councilor Thompson moved to approve Resolution No. 2016-33, amending the Sedona Community Plan to provide clarification, updating and to provide housekeeping changes. Second by Councilor Jablow. Vote: Motion carried unanimously with six (6) in favor and zero (0) opposed.

- c. **Discussion/possible action on Future Meeting/Agenda items.**

Mayor Moriarty advised that the next regular Council meeting will be Wednesday, November 9th, and the Special Council meeting on Thursday, November 10th due to the election.

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:

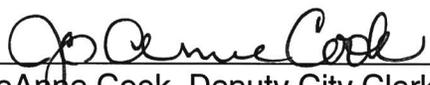
- a. **To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**
- b. **Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

5. Adjournment

Mayor Moriarty adjourned the meeting at 3:52 p.m. without objection.

I certify that the above are the true and correct actions of the Special City Council Meeting held on October 26, 2016.


JoAnne Cook, Deputy City Clerk

11-10-16
Date