

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, May 20, 2025

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, May 20, 2025, 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 falmutawa@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. April 15, 2025 (R)
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 a request for a Time Extension/Amendment to a previously approved Development Review application. The Amendment would add a phasing plan to the project and provide additional time for the construction of a 5,000 square foot Meadery/coffee house, 3,000 square foot warehouse, and 15 multifamily housing units (Alkemista). The property is zoned Commercial (CO), is ±0.87 acres, and is located northeast of the intersection of W State Route 89A and Goodrow Lane. APN 408-24-070L & M

Case Number: PZ25-00002 (TE/Amendment)

Owner: Blueflagiris, LLC & Redrockiris, LLC (Sergio Goma)

Applicant: Tierra Verde Builders (Pam Miller)

- b. Public Hearing/discussion/possible action regarding a request for a Preliminary Plat approval to create 11-unit subdivision at 463 Brewer Road on ± 5.72 acres. (Canyon Vista). The subject property is zoned Single-Family Residential (RS-10) and is located on the west side of Brewer Road, between Prochnow Road and Juniper Lane. APN: 401-20-027G.

Case Number: PZ23-00005 (SUB)

Applicant/Property Owner: CV Development Sedona Inc (William Heyer)

6. Discussion/Possible Direction regarding the Western Gateway Master Plan.

Case Number: PZ25-00004 (MP)

Applicant: City of Sedona

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. Tuesday, June 3, 2025
- b. Tuesday, June 17, 2025

8. 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:

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- 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: May 15, 2025 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.