

**Action Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Site Visit**  
**40 Art Barn Road, Sedona, AZ**  
**Tuesday, June 15, 2021 – 8:00 a.m.**

**1. CALL TO ORDER & ROLL CALL**

The Chair called the site visit to order at 40 Art Barn Road at 8:05 a.m.

**Roll Call:**

**Planning & Zoning Commissioners Present:** Chair Kathy Levin, Vice Chair Charlotte Hosseini, and Commissioners George Braam, Kali Gajewski, Sarah Wiehl and Lynn Zonakis. Excused: Commissioner Peter Furman.

**Staff Present:** Cari Meyer, Planning Manager; Cynthia Lovely, Principal Planner; Hanako Ueda, Assistant Engineer

**Applicant/Applicant's Representatives:** Mike Daood, Adam Baugh, Don Marvin, Jason Bomba, Roger Brown, Art Beckwith, Bill Tonnesen, Brad Winkler

**2. The Commission and Staff will participate in a site visit of 40 Art Barn Road (location of proposed Archer Hotel project) in preparation for the following item included on the Commission's agenda for June 15, 2021:**

- a. **Discussion/possible direction regarding a request for Conceptual Zone Change and Conceptual Development Review for a proposed 188 room hotel and 22-unit multi-family residential development at 40 Art Barn Road (Archer Hotel). The property is zoned Planned Development (PD) and is ±19 acres (Development is proposed on ±6 acres of the property; the remaining ±13 acres will remain undisturbed) and is located southeast of N State Route 89A at Art Barn Road. APN: 401-09-001A, B, C; 401-13-059, 401-08-006A, -002A. Applicant: Withey Morris, PLC Case Number: PZ21-00006 (ZC, DEV)**

The Commission walked the site of the proposed Archer Hotel project and discussed the project, including the following:

- Orientation of the site
- Grades and slopes of the site, grading plans
- Preservation of trees, removal of invasive species (Siberian Elm), transplanting of trees
- Status of Community Focus Area Plan
- Measurement of heights
- Proposed location of multifamily residential building
- Connection to roundabout
- Workforce housing details and staffing levels of hotel
- Protection of Oak Creek
- Irrigation channel, Owenby Ditch
- Proposed transit hub/transit stop
- Design of buildings, architectural style, mechanical equipment screening
- Pedestrian connections
- Existing property lines
- Creekwalk – options, connection to Huckaby Trail, need to work with the Forest Service
- Parking Garages
- Extent of development, location of floodplain
- How undeveloped areas will be protected long term
- Proposed lobby building above the creek

**3. ADJOURNMENT**

The site visit was adjourned by the Chair at approximately 9:51 a.m. without objection.

I certify that the above is a true and correct summary of the site visit of the Planning & Zoning Commission held on June 15, 2021.

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Cari Meyer, Planning Manager

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Date