

**Action Minutes
City of Sedona
Planning & Zoning Commission Site Visit
95 Sombart Lane
Tuesday, September 7, 2021 – 8:00 a.m.**

1. CALL TO ORDER & ROLL CALL

The Chair called the site visit to order at 95 Sombart Lane at 8:05 a.m.

Roll Call:

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

Staff Present: Jess McNeely, Community Development Director; Cari Meyer, Planning Manager; Hanako Ueda, Assistant Engineer

2. The Commission and Staff will participate in a site visit of 95 Sombart Lane (location of proposed Arabella Spa project) in preparation for the following item included on the Commission's agenda for September 7, 2021:

- a. **Discussion/possible direction regarding a request for Conceptual Development Review for a proposed ±20,000 square foot spa in four buildings at 95 Sombart Lane (Arabella Spa). The property is zoned Commercial (CO) and is ±5.35 acres and is located east of the Arabella Hotel on State Route 179 at Sombart Lane. APN: 401-22-036B. Applicant: William Erwin, Erwin Architecture Case Number: PZ21-00009 (DEV)**

The Commission walked the site of the proposed Arabella Spa project and discussed the project, including the following:

- Parking
- Trailhead and forest access
- Neighbors who have submitted comments and where they live in relation to the site
- Drainage
- Building locations
- Building heights
- Proposed layout of site
- Paved area
- Utility lines, whether existing lines can be underground
- Potential impact on surrounding properties

3. ADJOURNMENT

The site visit was adjourned by the Chair at 95 Sombart Lane at approximately 8:45 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 September 7, 2021.

Cari Meyer, Planning Manager

Date