

**Action Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Site Visit**  
**115 Schnebly Hill Road, Sedona, AZ**  
**Tuesday, December 7, 2021 – 9:00 a.m.**

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

The Chair called the site visit to order at 115 Schnebly Hill Road at 9:00 a.m.

**Roll Call:**

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

**Staff Present:** Cari Meyer, Planning Manager; Jess McNeely, Community Development Director, Cynthia Lovely, Principal Planner and Hanako Ueda, Assistant Engineer

**Applicant/Applicant's Representatives:** Luke Sefton, Joel Harms, Frank Ternasky, Roger Wilcox, Tony Wrzosek, and Craig Butcher

**2. The Commission and Staff will participate in a site visit of 115 Schnebly Hill Rd (location of proposed Oak Creek Resort project) in preparation for the following item included on the Commission's agenda for December 7, 2021:**

- a. **Discussion/possible direction regarding a request for Conceptual Development Review for a proposed hotel development to include 92 hotel rooms, a restaurant, spa, and meeting space, at 65, 95, 105, 115, 165, 175, 195 Schnebly Hill Road and 20 Bear Wallow Lane. The property is zoned Oak Creek Heritage District (OC) and is ±11.58 acres and is located west of Schnebly Hill Road between State Route 179 and Bear Wallow Lane. APN: 408-11-001C, -002F; 401-12-016C; 401-18-001A, -002C, -031B, D & G. Applicant: RD Olson Development (Tony Wrzosek) Case Number: PZ21-00011 (DEV)**

The Commission walked the site of the proposed Oak Creek Resort project and discussed the following items:

- Overview of the proposed site plan
- Irrigation ditch
- Landscaping, trees, orchards, vineyards
- Service area
- Trail along the road
- Floodway and floodplains
- Guest rooms along the floodway
- Age of existing structures, historic buildings
- Entry driveway and entry court
- Restaurant location
- Parking Area
- Property Lines
- Buildings across the creek
- Spa building and pool
- Grade of site vs. grade of the road
- Emergency access
- Creek walk
- Work along Schnebly Hill Rd

*No action was taken.*

**3. ADJOURNMENT**

The site visit was adjourned by the Chair at approximately 10:03 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 December 7, 2021.

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Cari Meyer, Planning Manager

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Date