

Summary Minutes
City of Sedona
Planning & Zoning Commission Site Visit
1259 & 1335 W State Route 89A; 82 & 86 Saddlerock Circle; and 105 Elk Road, Sedona, Arizona
Tuesday, November 7, 2023 – 9:00 a.m.

1. CALL TO ORDER & ROLL CALL

The Chair called the site visit to order at 1259 W. SR 89A at 9:00 a.m.

Planning & Zoning Commissioners Present: Chair Kathy Levin, Vice Chair Charlotte Hosseini, and Commissioners George Braam, Kali Gajewski, and Will Hirst.

Planning & Zoning Commissioners Excused: Commissioners Sarah Wiehl and Lynn Zonakis

Staff Present: Cari Meyer, Steve Mertes, Hanako Ueda

Applicant/Applicant's Representatives: Ben Tate (Withey Morris Baugh), Stephen Thompson (Architect), Curt, Robin, and Hayden Baney (Owners)

2. The Commission and Staff will participate in a site visit of the area of the proposed Alkemista Project, meeting at the following location: 1259 & 1335 W State Route 89A; 82 & 86 Saddlerock Circle; and 105 Elk Road.

This site visit will be in preparation for the following item included on the Commission's agenda for November 7, 2023 Public Hearing/discussion/possible action regarding a request for approval of a Zone Change (ZC) and Development Review (DEV) to allow for development of a 110-room hotel and 40-unit multifamily housing project (Village at Saddlerock Crossing) at 1259 & 1335 W State Route 89A; 82 & 86 Saddlerock Circle; and 105 Elk Road. The property is within the Soldiers Pass Community Focus Area, is ±6.3 acres, and is located south of the intersection of W State Route 89A and Soldiers Pass Road between Saddlerock Circle and Elk Road. APN: 408-26-004B, 408-26- 004C, 408-26-009C, 408-26-009C, 408-26-010, 408-26-011, 408-26-012, 408-26- 013, 408-26-014, 408-26-086A, 408-26-088. The requested Zone Change is from CO (Commercial) and RM-2 (Medium-High Density Multifamily) to L (Lodging). Case Number: PZ19-00005 (ZC, DEV) Owner/Applicant: The Baney Corporation (Curt Baney) Authorized Representative: Withey Morris Baugh, PLC (Jason Morris and Benjamin Tate)

The applicant led a tour of the site and discussed the project including the following:

- Location of buildings, parking structure, surface parking lot
- Grade of the site relative to Elk Road
- Trees to be preserved and undergrounding utilities
- Location of property lines
- Concerns of adjacent properties/houses
- Location of new connector road, shared use path along new road
- Proposed changes to Saddlerock Circle, including right-in/right-out at W SR 89A and sidewalk, curb, and gutter
- Improvements along W SR 89A
- Bicycle parking

3. ADJOURNMENT

The site visit was adjourned by the Chair at approximately 9:36 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 November 7, 2023.



Cari Meyer, Planning Manager

November 7, 2023

Date