

Oak Creek heritage lodge

Michelle Jack <michellejack7@msn.com>

Mon 11/20/2023 10:37 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

Hi Cari,

As a Sedona resident for the last 22 years and having lived in Sedona back in the 70's, I have great love for the beauty of Sedona, a truly unique place on the earth. Please don't sell out Sedona for another resort that we don't want or even need. Does Sedona really need the money????

Thank you,

Sincerely,

Michelle Jack

75 Monte Vista Lane

Sedona, az

Sent from my iPhone

Oak Creek Heritage Lodge

Shaeri Richards <shaeri.richards@gmail.com>

Mon 11/20/2023 11:30 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hi,

I'm writing to ask that members of the P&Z commission vote no on the proposed Oak Creek Heritage Lodge project. In looking at a design of the project it does not seem to me to meet the proposed structure requirement of the CFA for the area.

The name of the resort includes the word heritage, but based on the proposal, there seems nothing "heritage" about it. It looks completely modern and out of harmony with this beautiful area.

As a 32 year resident of Sedona, I support the protection of our lovely town and its rural nature, especially in those areas that are not already developed. After looking at this design, I hope you will agree and vote no.

Thank you,
Shaeri Richards
520 Morgan Rd,
Sedona, AZ 86336
928-282-3988

Oak Creek Resort

Margaret Connery <margaret.connery@hotmail.com>

Mon 11/20/2023 12:12 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

I am looking at the drawings for the Oak Creek Resort planned for Schnebly Hill Road, but I'm having a real difficult time seeing anything that looks like a cabin. Those buildings belong in Phoenix, not in Sedona.

Margaret Connery
Village of Oak Creek
714-813-3592

Sent from my iPhone

Opposed to Oak Creek Heritage Lodge

Mitch Laurich <mitchlaurich@yahoo.com>

Mon 11/20/2023 1:51 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Cari & P&Z Commission:

As a home owner and full-time resident of Sedona, I am opposed to and urge the Planning & Zoning Commissioners to vote, "No," on RD Olson Development's newest proposed design of the Oak Creek Heritage Lodge hotel development.

Considering the existing hotels, motels and short-term rentals that already exist, as well as other lodging developments recently approved to move forward (e.g., Saddlerock Village/Oxford Hotel), there is no further need for additional lodging in Sedona. Our challenged city does not need any new traffic brought to the area when there is already no viable solution to ease our existing traffic and wildfire evacuation woes.

The proposed contemporary two-story structure, as opposed to cabins and cottages, continues to violate the Schnebly Hill CFA. I strongly feel that any future lodging must also provide affordable housing for its staff. I urge P&Z to send a strong message to this developer, and all developers, who don't respect our City's CFAs nor provide affordable employee housing. Just say, "No."

Please also consider refraining from scheduling meetings so close to major holidays when many residents are away.

Respectfully,

Mitch Laurich
160 Saddlerock
Sedona AZ 86336

Schnebly drawing plans

saundrat03@npgcable.com <saundrat03@npgcable.com>

Mon 11/20/2023 2:09 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

To Cari Meyer / Planning Manager / the Mayor / whom it may concern,

This subject is concerning the Schnebly drawing plans (Schnebly Hill Road between State Route 179 and Bear Wallow Lane) **this plan said cabins and not a huge over sight building for up to 70 room hotel.**

Resident is saying No! Far over reach!

Mrs. Tanner

Comments on Oak Creek Heritage Lodge

Daniel Garland <djgarland@gmail.com>

Mon 11/20/2023 3:51 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Cari and Planning and Zoning Committee,

I hope you are all enjoying this beautiful fall. As a Sedona resident and a nearby business owner, I'd like to share a few comments regarding the proposed Oak Creek Heritage Lodge development on Schnebly Hill Road.

First and foremost, I'll admit that in general I oppose the development entirely. Among many complaints, it will put additional strain on Sedona's housing and the employment pool, while adding traffic to one of our most congested intersections in town. As someone who was born and raised in this town, this corridor along Schnebly Hill Rd is one of the last developable areas that is still recognizable as a piece of our historic rural beginnings and has so far remained out of the grasp of out-of-town developers looking to extract as much from our tourism-rich economy as possible. It will be a sad day when the character of this district is forever changed in favor of catering to luxury-minded tourists, corporate getaways, and overly-planned Instagrammable wedding parties. I can see no way an argument can be made that a development such as Oak Creek Heritage Lodge benefits our community at large, in fact I would argue that it is exactly the type of development Sedona does not need at this time.

That said, I also acknowledge that the properties in question are already zoned for lodging and that it may be a matter of *how* this property is developed rather than *if* it is developed. Having seen firsthand the extraordinary amount of work that goes into developing and updating Sedona's Community Plan, I ask the committee to please meticulously measure the development proposal against the recommendations set forth by our community members in the existing Community Focus Plan for the area. Primary concerns include:

- **Scale of development.** The Oak Creek Heritage District proposes a permitted lodging use of "small designer hotels, bed and breakfast inns, cottages, bungalows, and alternative lodging types, including cabins." I would ask the committee to evaluate whether the proposed development matches the description above." I do not believe it does.

- **Preservation of the riparian corridor and open space,** or as stated in the CFA, "natural hillsides, open fields." A development such as this will likely look to leverage the value of its creekside location for its guests. The creek and surrounding floodway should be explicitly off-limits for any sort of improvement or commercial use. Open space with a rural, agricultural feel is one of the primary visions of this CFA and it is of utmost importance that it be maintained.

- **Sustaining historical context and character.** Sedona's historic character is all but lost and we must take advantage of every opportunity we have as a city to encourage new development to preserve that distinct character through material usage and architecture styling. Plenty of examples are shared in the CFA and the drawings of the proposed development I have seen do not match those recommendations.

- **Modestly scaled buildings.** Please do not consider any requests for variances on building sizes or height, there is no benefit to our community to do so.

- **Pedestrian & bicycle network.** Sedona has done a great job lately in beginning to develop a proper network of pathways for alternative modes of transportation, and it is imperative that new developments partake in the responsibility of growing that network to the benefit of residents and visitors alike. Any proposal must have a robust consideration of walkability, bike-ability, and connectivity that does not rely on the narrow Schnebly Hill Road.

Let us be mindful that this development has the potential to alter the character of the heart of Sedona in a major way and may set a precedent for future development. We may not be able to stop this land from being developed, but we can do everything in our power to ensure that the community's vision for this area is honored and that we derive benefit for our community first and foremost, not the other way around.

I appreciate your consideration of my comments and I thank you all for your contributions to our community.

Warmly,

Daniel Garland, Jr.

Oak Creek Heritage Lodge

Leslie O <dmbbnny@gmail.com>

Mon 11/20/2023 5:27 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

While we are not at all in favor of this proposed development, we are *totally* opposed to the current revision to the lodging component of the Oak Creek Heritage Lodge. The glassy, contemporary two-story lodging is *completely* antithetical to the rustic ambience of Schnebly Hill Road. We would hope the firm returns to the drawing board and creates a venue functional for them, but consistent with the natural and rugged beauty of Sedona.

Thank you for reading our input.

Leslie Owens and Family