

Summary Minutes
City of Sedona
Planning & Zoning Commission Site Visit
65-195 Schnebly Hill Road; 20 Bear Wallow Lane, Sedona, Arizona
Tuesday, November 21, 2023 – 9:00 a.m.

1. CALL TO ORDER & ROLL CALL

The Chair called the site visit to order at 65-195 Schnebly Hill Road at 9:00 a.m.

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

Staff Present: Cari Meyer, Hanako Ueda

Applicant/Applicant's Representatives: Tony Wrzosek, RD Olsen Development; Eric Brandt, Architect; Luke Sefton, Sefton Engineering; Greg Villegas and Rob Drury, WATG Architects; Wade Ganes, Brightview (Landscape Architect); Debora Shinn, Shinn Hospitality Consulting

2. The Commission and Staff will participate in a site visit of the area of the proposed Oak Creek Heritage Lodge, meeting at the following location:

- **65-195 Schnebly Hill Road; 20 Bear Wallow Lane**

This site visit will be in preparation for the following item included on the Commission's agenda for November 21, 2023

- a. **Discussion/possible direction regarding a request for approval of a Development Review (DEV) to allow for development of a 70-room hotel with amenities including a restaurant, spa, meeting space, and employee housing units (Oak Creek Heritage Lodge) at 65-195 Schnebly Hill Road; 20 Bear Wallow Lane . The property is within the Schnebly Community Focus Area, is ±11.58 acres, and is located west of Schnebly Hill Road between State Route 179 and Bear Wallow Lane. APN: 401-11-001C, -002F; 401-12-016C; 401-18-001A, -002C, -031B, D & G. The property is zoned OC (Oak Creek Heritage Area). Case Number: PZ23-00004 (DEV) Owner/Applicant: RD Olson Development (Tony Wrzosek) Authorized Representatives: WATG Architects (Greg Villegas), Sefton Engineering Consultants (Luke Sefton)**

The applicant led a site visit with the Planning and Zoning Commission and discussed the following:

- Location of public pathway along Schnebly Hill Road and width of pathway
- Historic Irrigation Ditch and preservation strategies
- Location of entrance driveway
- Location of clusters, where one-story and two-story buildings will be located
- Finish floor of building vs. existing grade of the road
- Heights of buildings
- Location of property lines
- Preservation of trees and other native vegetation
- Location of floodway and buildings relative to floodway/floodplain
- Demolition of existing buildings
- Preservation of well building and pumphouse
- Pedestrian bridges across the wash

- Fire access
- Employee housing and employee parking

3. ADJOURNMENT

The site visit was adjourned by the Chair at approximately 10:28 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 21, 2023.



Cari Meyer, Planning Manager

November 21, 2023
Date