

Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, November 21, 2023 - 4:30 p.m.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL

Chair Levin called the meeting to order at 4:30 p.m., led the Pledge of Allegiance and requested roll call.

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

Staff Member(s) Present: Kurt Christianson, Steve Mertes, Cari Meyer, Donna Puckett and Hanako Ueda.

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

Chair Levin indicated that four candidates were interviewed for the Commission's vacancy and Jo Martin was selected and confirmed by the City Council, and she joins us tonight for her first meeting. Commissioner Martin was then asked to summarize her background and she indicated that she works in an accounting firm and served on a Redistricting Commission for the City of Mesa, sat on Parks & Recreation for the City of Mesa, was part of the United Food Bank for 13 years, and was the Apache Junction Chamber of Commerce Board Member and President. When she moved here, she wanted to get involved so she is now on the Commission.

3. APPROVAL OF THE FOLLOWING MINUTES:

- a. **November 7, 2023 (R)**
- b. **November 7, 2023 (SV)**

Chair Levin asked if there were any corrections to these minutes and, hearing none, stated that they are approved.

No corrections were identified; therefore, minutes were approved as written.

4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)

Opened the public forum at 4:35 p.m. and, having no requests to speak, closed the public forum at 4:36 p.m.

5. Update/discussion regarding the Community Plan Update.

Update by Steve Mertes indicating we are still on schedule to release the draft to the public and our partners on December 1st and the rest of the schedule that was brought forth to the Commission has not changed as of yet, so once the draft goes to the public, there will be 60 days for review and comment.

Commission's questions

No action was taken.

6. CONSIDERATION OF THE FOLLOWING ITEM:

- 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)

Introduction by Chair Levin

Presentation by Cari Meyer

Presentation by Applicant Robert D. Olson, RD Olson Development and representatives Tony Wrzosek, RD Olson Development; Greg Villegas and Rob Drury with WATG Architects; Wade Ganes, Brightview (Landscape Architect); Brian Smalkoski, Kimley Horn, and Luke Sefton, Sefton Engineering. Also present were Eric Brandt, Architect, and Debora Shinn, Shinn Hospitality Consulting

Commission's questions of staff and applicant's representatives

Opened the public hearing at 6:40 p.m. and the following people spoke: Kris Husa, Sedona, AZ; Pandora, Harris, Sedona, AZ; Ann Kelley, Sedona, AZ. Having no more requests to speak, closed the public hearing at 6:49 p.m.

Chair Levin recessed the meeting at 6:50 p.m. and reconvened the meeting at 7:10 p.m.

Samuel Hord, MD Acoustics, addressed the acoustics for the project and Eric Brandt, Architect, requested clarification regarding the location of the historic structure.

No action was taken.

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, December 5, 2023**
b. **Tuesday, December 19, 2023**

Cari Meyer stated no meetings are scheduled in December and the first meeting in January would be January 2nd but given the holiday schedules it is unlikely, but we will confirm that in the next couple of weeks. The next meeting would be January 16th for a Community Plan work session.

8. EXECUTIVE SESSION

Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

- a. **To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**

b. Return to open session. Discussion/possible action on executive session items.

No Executive Session was held.

9. ADJOURNMENT

Chair Levin adjourned the meeting at 7:17p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on November 21, 2023.

Donna A. S. Puckett, *Administrative Assistant*

Date