

# Oak Creek Heritage Lodge

---

CITIZEN PARTICIPATION REPORT

115 SCHNEBLY HILL ROAD  
R.D. OLSON DEVELOPMENT

## Introduction

R.D. Olson Development (RDOD), the applicant, is proposing to construct a 70-room small unique, boutique hotel with accessory uses including a restaurant, wellness spa, and meeting facilities. Additionally, the property will feature four workforce housing units. The proposed development is situated on an 11.58-acre parcel bounded by Schnebly Hill Road, Oak Creek, and Bear Wallow Lane.

In adherence with Sedona's Land Development Code (LDC) Section 8.3.D, the Citizen Participation Report has been crafted to illustrate that citizens and property owners within the community were provided ample opportunities to familiarize themselves with the proposed project and for RDOD to address any concerns raised.

## Meetings and Citizen Feedback

RDOD has engaged in meaningful community outreach by conducting numerous meetings with neighbors (300' radius) and interested parties. Three public open house meetings were held on-site, supplemented by various individual meetings and collaborative meetings with City staff. The general format of the meetings included a site walk, followed by a presentation by RDOD and the Landscape Architect, and concluded with an open forum for questions and answers. Notices for the public open house meetings were sent via First-Class Mail approximately 3 weeks before the scheduled meeting. The details of the conducted meetings are outlined below:

### A. September 22, 2021 - Public Open House Meeting

An introductory letter, dated August 10, 2021, was mailed to property owners within a 300-foot radius of the project site. The introductory letter included a brief description of the project, an illustrative site plan, and vicinity. Subsequently, a formal invitation letter, dated August 24, 2021, was mailed to each property owner. See Exhibit 1 for meeting contents.

Feedback received from attendees include:

#### 1. Noise concerns from events

- i. *RDOD Response: The potential noise generated by common areas and buildings were relocated from the northern area of the site to the southern portion of the site. These areas and buildings are currently proposed to be located at the central and southern portions of the site with closer proximity to the nearby commercial area. The proposed project will conform to the City's noise ordinance requirements. Hotel staff will employ decibel readers during events to ensure compliance with the noise ordinance. Hotel management will take all necessary steps to comply with the regulations. To address this concern comprehensively, MD Acoustics, LLC conducted a noise study to simulate the potential noise emanating from the property. The study recommended installation of a sound barrier to shield events from the surrounding and require music providers to only connect to the house speakers. The neighbors have acknowledged and complimented RDOD in later meetings for providing a noise study and addressing this concern.*

#### 2. Location of parking lot

- i. *RDOD Response: The site plan, dated July 8, 2021, included parking lot within the floodway. Concerns were raised regarding parking in the floodway. The parking lot is relocated to the corner of Schnebly Hill Road and Bear Wallow Lane. The neighbors have acknowledged and complimented RDOD in later meetings for addressing this concern.*

3. Traffic at the Schnebly Hill roundabout
  - i. *RDOD Response: Kimley-Horn & Associates, Inc. conducted a traffic impact analysis and studied the estimated traffic generation for the proposed project. The analysis found that despite the increase in trips at the Schnebly Hill Road and State Route 179 Roundabout, the increased trips do not change the Level of Service of the intersection or any of the intersection approaches. The proposed project will not significantly impact traffic.*
  
4. Neighbors do not want a Creekside walk
  - i. *RDOD Response: The intent of the CFA is a trail along Schnebly Hill Road and continuing along Bear Wallow Lane. It was suggested by a neighbor that a potential trail and pedestrian bridge is being proposed by the City along the northwest portion of the creek. A 12' wide Creek Site Access Easement is set aside to accommodate a publicly accessible trail for future use.*
  
5. Low levels of site lighting
  - i. *RDOD Response: It was mentioned in the initial meeting that the neighbors would prefer low levels of site lighting. Low levels of site lighting will be provided and shall comply with the Sedona LDC Section 5.8 exterior lighting and dark sky requirements. The proposed lighting system is designed to maintain the elegance of the natural environment while providing slightly elevated illumination for wayfinding and safety. A site lighting plan was prepared for comprehensive review.*
  
6. Recommend relocating the amenity buildings away from the residential properties on Bear Wallow Lane to reduce noise.
  - i. *RDOD Response: The previous site plan dated July 8, 2021 included meeting and restaurant facilities located at the northwest portion of the site. The amenity buildings (meeting room, restaurant, and wellness spa) have since been relocated towards the central and southern portion of the site. The neighbors have acknowledged and complimented RDOD in later meetings for addressing this concern.*

## **B. December 1-2, 2021 - Follow up meetings with individuals**

A less formal meeting was held at the project site with individuals that provided comments during the open house meeting.

Additional feedback received from attendees include:

1. Requested sound control at meeting room, event lawn, and restaurant
  - i. *RDOD Response: The proposed project will conform to the City's noise ordinance requirements. Decibel readers will be used by hotel staff during events to ensure compliance with the noise ordinance. Hotel management will take all necessary steps to comply with the given regulations and cooperate with neighbors in the nearby residential area. A noise study was conducted by MD Acoustics that assessed the*

*potential noise levels of the proposed event lawn area. MD Acoustics simulated a live event in the proposed event lawn area and took noise level measurements. One recommendation included installation of a distributed audio system for this area which would include noise limiters to prevent exceeding a certain noise level. The distributed audio system incorporates loudspeakers, each set at a lower volume to bring the amplified sound closer to its audience. The music providers of any potential event would only be allowed to plug into the house system with noise limiters. Strategically placed house speakers will assist with maintaining sound levels below the noise standard maximum of 65 decibels.*

2. Recommended to add employee parking at the south service area
  - i. *RDOD Response: The parking main lot will accommodate the parking demand for employees and hotel patrons. The hotel will utilize 100% valet operations for efficient guest and employee parking by valet staff. Additionally, four parking spaces are included in the south employee area for the four proposed workforce housing units.*
3. Recommended to widen the entrance drive with a landscaped island
  - i. *RDOD Response: The entrance drive was widened to improve visibility and safety. The lobby drop off circle will include a landscaped island.*
4. Concerned with domestic and fire water capacity and pressure would be reduced from water main in Schnebly Hill Road requiring a potential upgrade
  - i. *RDOD Response: An upgraded water main will be installed along a majority of Schnebly Hill Road to conform with water pressure and capacity regulations.*
5. Prefer low levels of lighting
  - i. *RDOD Response: It was mentioned in the initial meeting that the neighbors would prefer low levels of site lighting. Low levels of site lighting will be provided and shall comply with the Sedona LDC Section 5.8 exterior lighting and dark sky requirements. The proposed lighting system is designed to maintain the elegance of the natural environment while providing slightly elevated illumination for wayfinding and safety. A site lighting plan was prepared for comprehensive review.*
6. Complimentary in the fact that the plans were revised based on the initial public open house meeting
  - i. *RDOD Response: We appreciate the feedback and the redesigned project reflects the community's input and is a major improvement from the original concept.*
7. Concern with potential loud noise during events
  - i. *RDOD Response: The proposed project will conform to the City's noise ordinance requirements. Decibel readers will be used by hotel staff during events to ensure compliance with the noise ordinance. Hotel management will take all necessary steps to comply with the given regulations and cooperate with neighbors in the nearby residential area. A noise study was conducted by MD Acoustics that assessed the potential noise levels of the proposed event lawn area. MD Acoustics simulated a live*

*event in the proposed event lawn area and took noise level measurements. One recommendation included installation of a distributed audio system for this area which would include noise limiters to prevent exceeding a certain noise level. The distributed audio system incorporates loudspeakers, each set at a lower volume to bring the amplified sound closer to its audience. The music providers of any potential event would only be allowed to plug into the house system with noise limiters. Strategically placed house speakers will assist with maintaining sound levels below the noise standard maximum of 65 decibels.*

8. A neighbor requested for RDOD's support in an effort to obtain a reduced speed limit along Schnebly Hill Road. At least one 25 MPH sign should be added as traffic enters Schnebly Hill Road from the roundabout (northbound). There is only one sign uphill for traffic southbound.
  - i. *RDOD Response: The traffic impact analysis provided by Kimley-Horn & Associates, Inc. also suggested installing additional speed limit signs north of the property for vehicles heading southbound on the Schnebly Hill Road. For the safety and general welfare of the residents and hotel guests traveling along this path, we will support the neighbor's pursuit for an additional speed limit sign along Schnebly Hill Road*

### **C. April 6, 2022 – Additional follow up meeting with individual neighbors**

The conceptual site plan was further developed after receiving feedback from Planning & Zoning Commissioners at the conceptual review meeting on December 7, 2021. The property owners and interested parties who provided feedback in previous meetings were invited for a second follow up meeting onsite to review the updated site plan.

Feedback received from attendees include:

1. Concerned with pedestrian views of the service and loading area on Schnebly Hill Road at the south end of site. This is the first experience they will see walking from the commercial district to the hotel.
  - i. *RDOD Response: Yes, the service building, or rather the "Bunk House" is the first building visible walking or traveling north on Schnebly Hill Rd. from the commercial zone. The design team has taken care in the design of this building as it is the first impression of the project.*

*The bunk house is a two-story structure when viewed from Schnebly Hill Rd. and the facades are mix of wood siding, vertical siding, balconies, stone and heavy asphalt shingles on the roof. The two stories is typical scale to the adjacent buildings to the south directly adjacent to the property. All the materials are residential in nature and used in the typical heritage vernacular. Additionally, the bunk house utilizes the heritage typologies of gable roofs, extended overhangs, and exposed rafter tails as the main elements of design, all in darker hues in keeping with the Oak Creek district requirements.*

*One important item to note, the first impression will be enhanced by the natural tree lined landscape and natural DG trail path along Schnebly Hill Rd., as the building is set back nearly 60' from the edge of pavement. Fourteen of the existing dense trees are to remain at the street edge, along with several new planted shrubs, trees, rock formations*

*and new natural trail will further greet the passerby and buffer/screen the views to the bunk house and loading area.*

*The service area is designed as carefully as the bunk house, utilizing natural stone walls with a wood trellis structure above the enclosed waste area. There will be a decorative gate designed to block any view into the loading area. When the gates are temporarily opened, there will not be any exterior storage in the loading area, so all that will be glimpsed between the tree views will be the natural facade materials.*

*In summary, the Bunk House, service area, and landscape experience are designed to be the first impression of the Heritage Lodge.*

2. Suggested adding dense shrubs along Bear Wallow Lane to screen parking area.
  - i. *RDOD Response: A 4' tall wall is located at the northern edge to buffer views towards the proposed parking lot from parcels north of Bear Wallow Lane. The wall along Bear Wallow Lane will be in stone to match with other site walls and architecture envisioned to complement the texture and color of the red rocks.*
3. Acknowledged that the intent of the CFA was not a creekwalk along the entire length of Oak Creek. The intent of the CFA is a trail along Schnebly Hill Road continuing toward the creek along Bear Wallow Lane.
  - i. *RDOD Response: City is envisioning a future trail with a potential footbridge over Oak Creek near the northwestern edge of the site. The project has set aside a 12' wide Creek Walk Access Easement to accommodate a publicly accessible trail for future use.*
4. Suggested that a potential trail be along the northwest portion of Oak Creek.
  - i. *RDOD Response: The City is envisioning a future trail with a potential footbridge over Oak Creek near the northwestern edge of the site. The project has set aside a 12' wide Creek Walk Access Easement to accommodate a publicly accessible trail for future use.*
5. Acknowledgement of previous comments being addressed in the revised site design.
  - i. *RDOD Response: We value feedback received and have incorporated comments into the current site design.*

#### **D. September 15, 2022 – Community Meeting**

The project's concept design was further developed after receiving additional feedback from the Planning & Zoning Commissioners during the second conceptual review meeting on May 17, 2022. RDOD and its representatives hosted a community meeting inviting neighbors and interested parties. A formal invitation letter, dated August 25, 2022, was mailed to each property owner and previous meeting attendees. See Exhibit 2 for meeting contents.

Response to feedback received below:

1. Overall impressed with the plans and thought that has gone into it.
  - i. *RDOD Response: We appreciate the community's time for reviewing the project.*
2. Noise issue may be the only concern.
  - i. *RDOD Response: To address this concern, a noise study analysis was prepared by MD Acoustics to study the potential noise generated by the project. MD Acoustics provided*

*recommendations to mitigate noise from these uses. Please refer to the noise study. The property will comply with the noise ordinance. The proposed project will conform to the City's noise ordinance requirements. Decibel readers will be used by hotel staff during events to ensure compliance with the noise ordinance. Hotel management will take all necessary steps to comply with the given regulations and cooperate with neighbors in the nearby residential area.*

#### **E. May 16, 2023 – Community Meeting**

RDOD hosted a community meeting inviting neighbors and interested parties. RDOD and the project team presented the updated project and obtained feedback from participants. A formal invitation letter, dated April 24, 2023, was mailed to each property owner and previous meeting attendees. See Exhibit 3 for meeting contents.

Feedback and questions received from attendees include:

1. Brand? Type of “boutique” hotel? Marriott on the logo.
  - i. *RDOD Response: A brand/operator has not been selected for the property. The proposed boutique hotel will be an upscale full-service hotel with amenities such as onsite dining, meeting facilities, and a wellness spa. The branding will be a reflection of the local unique culture of Sedona.*
  
2. Public path to Oak Creek
  - i. *RDOD Response: The City is envisioning a future trail with a potential footbridge over Oak Creek near the northwestern edge of the site. The project has set aside a 12' wide Creek Walk Access Easement to accommodate a publicly accessible trail for future use.*
  
3. Where will the parking lot be located? Where will the valet drop off be located? Parking study?
  - i. *RDOD Response: The proposed valet parking lot is located near the corner of Schnebly Hill Road and Bear Wallow Lane and will be substantially screened from drive-by views. The proposed parking lot is located about 18' below Schnebly Hill Road and Bear Wallow Lane intersection. The parking lot is accessed via the internal driveway from the porte cochere area. Valet attendants will accept the vehicles from guests at the lobby entrance.*
  
4. Alternate development of residential project.
  - i. *RDOD Response: The Schnebly CFA plan supports non-residential uses if tied to the preservation of large land areas and generates less traffic than medium-density residential. Kimley-Horn & Associates, Inc. prepared a traffic statement for the proposed project analyzing site access, trip generation, and traffic capacity. For medium-density residential on 11.58 acres, a total of 92 medium density residential units could be developed on this site. Kimley-Horn & Associates compared the daily and peak hour trip generation rates for the 92 medium density residential units and the proposed 70 lodging units. The analysis concluded that the hotel will generate fewer daily trips and fewer peak PM trips than the medium-density residential land*

use. Therefore, from a traffic generation standpoint, the lodging use is supported by the CFA plan.

5. Concerned with traffic at roundabouts.
  - i. *RDOD Response: Kimley-Horn & Associates, Inc. conducted a traffic impact analysis and studied the estimated traffic generation for the proposed project. The analysis found that despite the increase in trips at the Schnebly Hill Road and State Route 179 Roundabout, the increased trips do not change the Level of Service of the intersection or any of the intersection approaches. The proposed project will not significantly impact traffic.*
  
6. Fire-evacuation study especially during forest fire and flooding?
  - i. *RDOD Response: Public safety and general welfare is a main priority for the property. We intend to bring on an experienced hotel management company that will coordinate a fire-evacuation and emergency evacuation plan with the City's established plan.*
  
7. Public walkway along Schnebly Hill Road: Materials? Location? Path access safe to/from RV?
  - i. *RDOD Response: The public access trail on Schnebly Hill Road will include a DG trail that weaves in and out of existing trees and follows the natural grade in most of the area. It is set back from the road except in specific locations to promote tree preservation, protecting existing slopes, and preserve the historic irrigation ditch. In those scenarios, the trail largely follows existing terrain and splits into two 4'-wide sections. The trail will provide safe access when heading north towards Bear Wallow Lane.*
  
8. Walk along northwest portion of the site easement?
  - i. *RDOD Response: The City is envisioning a future trail with a potential footbridge over Oak Creek near the northwestern edge of the site. The project has set aside a 12' wide Creek Walk Access Easement to accommodate a publicly accessible trail for future use.*
  
9. Are buildings in the floodway?
  - i. *RDOD Response: All structures are located outside the floodway to preserve the natural habitat along Oak Creek. Only cantilevered, "open to sky" terraces and balconies, along with minor improvements (including dense granite pathways, dense granite respites and movable furniture) are proposed within the floodway area. This helps to maintain natural flow, stormwater functions and minimize flood damage.*
  
10. Complimented the noise analysis.
  - i. *RDOD Response: We appreciate the time the citizens took to review the noise analysis and for positively complimenting the study.*
  
11. RDOD had the right to have 92 rooms, larger meeting space, etc. Redefined project to accommodate community comments.



- i. RDOD Response: We appreciate the feedback obtained from community meetings held in 2021 and 2022 regarding the scale of the project. The proposed project scope has been scaled down from an initial plan of 92 lodging units, which adhered to the maximum allowed density of 8 units per acre on the 11.58-acre site. The revised project now includes 70 lodging units with a density of 6 units per acre.*
12. Recognition for the community participation
  - i. RDOD Response: We appreciate and have gained valuable insights from the involvement of the community throughout this process.*
13. Making the neighborhood safer and higher class.
  - i. RDOD Response: We value the acknowledgement and feedback provided by our neighbors regarding the proposed project.*
14. Where to park cars if at capacity?
  - i. RDOD Response: Kimley-Horn & Associates, Inc. prepared a Parking Needs Study for the proposed project. The 90 proposed parking spaces will satisfy the property's shared-use peak demand (87 parking spaces). The property will utilize 100% valet operations for efficient parking by hotel valet staff.*
15. Sustainability proposed?
  - i. RDOD Response: Examples of sustainable practices proposed by RDOD include:
    - a. Finish material pollutant controls meeting volatile organic compound (VOC) and formaldehyde limits (adhesives, sealants, caulks, paints and coatings, aerosol paints and coatings) will be used during development.*
    - b. Passive Solar Design*
    - c. Photovoltaic Solar Panels*
    - d. Efficient low emissivity glazing on glass to minimize the ultraviolet and infrared light that passes through*
    - e. Water Conserving Plumbing Fixtures and Fittings*
    - f. Trash and Recycling Program*
    - g. Sustainable landscaping and irrigation: use of native plants and adaptive, drought tolerant plants; automatic irrigation, sensors and metering of outdoor water use to conserve water.*
    - h. EV charging stations*
    - i. Timed shuttles for guests and employees.*
    - j. Water refill stations for hotel guests*
    - k. LEED Certification of the three (3) main public buildings.*
    - l. Water conservation methods such as rainwater collection and storage for onsite irrigation and irrigation controls using rain and soil moisture sensors. The hotel will maximize water efficiency with efficient technologies.**
16. Taking water from the creek?
  - i. RDOD Response: The property has creek water rights and has no intention of imposing any additional burden or increasing the current amount of water rights.*

17. No painting, use staining only.
  - i. *RDOD Response: The proposed project will use a combination of paint and stain coatings.*
  
18. Traffic worries, one lane roads
  - i. *RDOD Response: Kimley-Horn & Associates, Inc. conducted a traffic impact analysis and studied the estimated traffic generation for the proposed project. The analysis found that despite the increase in trips at the Schnebly Hill Road and State Route 179 Roundabout, the increased trips do not change the Level of Service of the intersection or any of the intersection approaches.*
  
19. Trespassing issue.
  - i. *RDOD Response: Public and guest safety is a high priority for the property. We intend to bring on an experienced hotel management company that will effectively manage potential squatters or disrespectful visitors.*
  
20. How do you cope with a 500-year flood and 1,000-year flood?
  - i. *RDOD Response: The proposed buildings located along the banks of Oak Creek will have a Finished Floor Elevation a minimum of 1-foot above the determined Base Flood Elevation of Oak Creek. In addition, the proposed decks that extend into the Floodway of Oak Creek will be cantilevered above the 100-year Base Flood Elevation therefore not impeding the conveyance area. Additional measures will be applied which will reduce the amount of post-development runoff and pollutants such as permeable pavers.*

**F. Additional Public Comments**

RDOD has reviewed the public comments received and has offered responses that address the outstanding comments not previously covered in the above sections.

1. List of typical and total guestroom sizes
  - a. *RDOD Response: The proposed bed count is 89 with various guestroom types ranging from king, double queens, suites, and a one-bedroom presidential suite.*

Room Type	Quantity	# of Beds
Standard King	32	32
Special King	4	4
ADA King	1	1
Standard Double Queens	17	34
Special Double Queens	1	2
ADA Double Queen	1	2
Junior Suites	11	11
ADA Junior Suite	1	1
ADA One Bedroom Suite	1	1
Presidential Suite – One Bedroom	1	1
<b>Total</b>	<b>70</b>	<b>89</b>

2. Restaurant and spa traffic generation
  - a. *RDOD response: As referenced by Kimley-Horn & Associates, the project's traffic engineer, the Institute of Transportation Engineers' (ITE) Trip Generation Manual, 11<sup>th</sup> Edition, was used to obtain daily and peak hour trip generation average rates and inbound-outbound percentages for the proposed land uses. Rates for the Land Use Code (LUC) 310 (Hotel) was utilized. ITE describes LUC 310 Hotel as a place of lodging that provides sleeping accommodations and supporting facilities such as a full-service restaurant, cocktail lounge, meeting rooms, banquet room, and convention facilities. A hotel typically provides a swimming pool or another recreational facility such as a fitness room. LUC 310 rates were used to estimate the number of daily and peak hour trips that can be attributed to the hotel, meeting space, and restaurant proposed development. As the hotel restaurant and recreational facilities are included in LUC 310 trip generation, inclusion of a separate restaurant and wellness spa land use is not justified.*
  
3. Maintaining trees on site and not using mass grading to remove existing vegetation
  - a. *RDOD Response: The proposed planting approach is structured around the preservation of Oak Creek, the site terrain, and existing trees. The undisturbed areas within the Floodway and along Oak Creek are retained in their natural state to maintain existing plant diversity and density along these significant water resources. The proposed building placement and site circulation is structured around saving existing trees.*
  
4. Will restaurant include a connection to healthy foods?
  - a. *RDOD Response: Yes, a large portion of food served at the proposed restaurant will be locally sourced and supplemented by herbs and orchard fruits grown on site.*
  
5. Are there irrigation rights on the property that are intended to be used?
  - a. *RDOD Response: The property has creek water rights and has no intention of imposing any additional burden or increasing the current amount of water rights.*
  
6. No demolition can be performed until a survey of historic features is completed.
  - a. *RDOD Response: Historic Property Inventory Forms were completed by historic resource consultant, Nancy Burgess.*
  
7. Number of employees for the development, expecting employee to guest ratio should be between 1:1 to 2:1.
  - a. *RDOD Response: The proposed project anticipates an average of 35 employees on-site during prime shift.*
  
8. Employee staff parking
  - a. *RDOD Response: A Transportation Management Plan (TMP) was developed to outline and implement traffic and parking management strategies to minimize traffic generation. An on-site employee transportation coordinator will be appointed to direct an employee trip-reduction program that would include ride-matching services, carpool, vanpool, transit, and bicycling incentive programs. The parking demand of 87 parking spaces includes both employees and hotel guests*

9. Meeting CFA requirements

a. Retaining large parcels and rural character

i. *RDOD Response: Open space is a defining character of the site especially within the floodway and Schnebly Hill Road frontage. The proposed project incorporates clustered buildings to preserve the open space and preserve the riparian habitat of Oak Creek. The site utilizes pervious surfacing materials such as mulch, gravel, dense granite, paver stones, and wood decks to replicate the character of rural unpaved roads. The architectural concept draws from the natural environment and rural character of the community. Historic stone masonry and wood construction found locally such as Jordan Historical Fruit Packaging House and Jordan Sales Building are two main influences for the architectural coloration and detailing for the central cluster. The north cluster is inspired by traditional rustic wood buildings found near the project site. Faley Homestead and the Weissman Cabin are key influences. Tlaquepaque Arts Village, Garland Building and several residential timber/stucco buildings throughout the Oak Creek Heritage District are used as inspiration for the contextual wood and plaster buildings found in the west cluster. The south cluster is inspired by agricultural and barn architecture that was infused into the southwest region. The Sedona Hart Pump House and Schnebly House are the two main influences. The design concept pays homage to Sedona's agricultural heritage and rural character. The rural character of the development is tied together with these typologies utilizing shed roofs, gable roofs, porches, vertical wood siding, and tying all the components together with the Sedona red sandstone veneer.*

b. Agriculture as a key character element

i. *RDOD Response: Blending the built and natural environments is a key goal for the city. The proposed project extends that aspect through clustering of buildings, integrating them while utilizing context sensitive materials and colors and celebrating existing site remnants. Each proposed cluster has distinct features that pay homage to the community and natural environment. The South Cluster design highlights the traditional agricultural and barn architecture that was infused into this area. The Sedona Hart Pump House and the Schnebly House were the two main influences. Additionally, the irrigation channel is preserved in place and organizing orchards around both locations to pay homage to and raise agricultural awareness amongst visitors to the site.*

c. Protect riparian environment

i. *RDOD Response: The existing buildings in the floodway will be removed to honor the floodway boundary and retain the natural riparian habitat. All new trees and shrubs proposed for the site are selected from native and adaptive plant species from the City's LDC. The existing wash that feeds into Oak Creek is preserved to retain existing drainage flow. This expands and promotes a connected open area with native plant density and species diversity (both flora and fauna). 87% of the plants onsite will be native plants.*

d. Preserve historic resources

- i. *RDOD Response: The irrigation channel is preserved in place and orchards are strategically arranged around both sites to honor and create awareness among visitors to the area.*

*Although one of the circa 1950 Cottages on the site was evaluated and deemed not eligible for historic registry by a professional historian, the design team believes telling the agricultural story and history of the site and the early settlers is valuable for both the community and the proposed lodge. We propose utilizing portions of the original cottage to express and provide a historic language to both the proposed entry building and pool building. The structure would provide an experiential Heritage Gallery at the front of the building that will tell the story of the agricultural history of the property with visuals and text. Visitors will be able to go back in time and revisit the property through visual and textual medium both on the inside and exterior of the entry building.*

*Several architectural components of the Cottage that establish the heritage vernacular will be saved and reused on the new building facades. Some of the components to be reused are the board and batten siding, stone porch threshold, select wood trim, and original casement windows. Additionally, the scale, proportion, and character of the Cottage is used as inspiration to utilize gable and shed roofs.*

e. Contemporary hotel, not a cabin or cottage development called for in the CFA

- i. *RDOD Response: The proposed small, unique, boutique lodging development is characterized by a rustic and cabin-like design. It includes several single-story cabins and a variety of one-story and two-story lodging experiences. Small buildings are clustered to create an agrarian or village look for the project. Building roofs and materials vary between clusters to make the structures appear built over time. The design and materials of the building draw inspiration from the local historic structures and neighboring structures, including the Gassaway House, Farley Homestead Cabin, Schnebly House, Bennett-Purtymun Cabin, Pump House, and the Jordan Ranch structures.*

## Conclusion

RDOD effectively collaborated with neighbors and City staff throughout the Citizen Review Process. The project design team incorporated many of the suggested design changes to address the primary concerns regarding preserving open space and Oak Creek, compliance with the Schnebly CFA, parking, traffic, noise, and sustainability. The design intent is in reverence to the agricultural and rural roots of Sedona. The parking lot was relocated away from the floodway and to preserve Oak Creek in its natural riparian habitat.

Accessory buildings were also relocated to the Central and Southern Clusters and away from the northern residential area to minimize potential ambient and event noise. MD Acoustics, LLC also recommended noise mitigation measures to manage property noise levels. Additionally, RDOD and

hotel management will take all necessary steps to comply with the given regulations and cooperate with neighbors in the nearby residential area.

Kimley-Horn & Associates, Inc. conducted parking demand and traffic analyses, particularly focusing on concerns related to the Schnebly roundabout and the hotel's parking demand. The traffic analysis determined that the development's impact on traffic is deemed less than significant. The Parking Needs Study indicates that the project site would necessitate 87 parking spaces during peak demand between the hotel and its accessory uses. Notably, the project provides 90 parking spaces, ensuring adequacy during peak demand. Additionally, transportation management plan was developed and will be implemented by the hotel to minimize traffic generation.

The project has included additional sustainability measures such as obtaining LEED certification of three public use buildings, solar PV system, water conservation measures, hotel trash and recycling programs and timed shuttles for hotel guests and employees.

The project team has made considerable efforts to incorporate feedback received. Positive remarks were received from participants throughout the citizen review process. The submittal of this Citizen Participation Report marks the conclusion of the citizen review process.

Oak Creek Heritage Lodge  
Citizen Participation Report  
Exhibit 1  
September 22, 2021 Meeting Contents

401-11-002F  
BROWN EDWARD S  
PO BOX 808  
UNIONVILLE, PA 19375

401-11-003C  
ROTH GHH REVOCABLE TRUST  
PO BOX 2727  
SEDONA, AZ 86339

401-11-001C  
THUMB BUTTE SYSTEMS VI LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-11-003P  
GREIN MICHAEL C  
11329 E CAVEDALE DR  
SCOTTSDALE, AZ 85262

401-11-004D  
BARNES JOHN F  
42 LLOYD AVE  
MALVERN, PA 19355

401-11-003L  
GUNTER LARRY A III  
PO BOX 1182  
BREVARD, NC 28712

401-11-004R  
BARNES JOHN F  
42 LLOYD AVE  
MALVERN, PA 19355

401-11-004S  
BARNES JOHN F  
42 LLOYD AVE  
MALVERN, PA 19355

401-11-004P  
AVNS HOLDINGS LLC  
PO BOX 447  
SEDONA, AZ 86339

401-12-015A  
FREY GERALD JR & MARGARET  
48 BURRUS LN  
SEDONA, AZ 86336

401-12-016C  
THUMB BUTTE SYSTEMS VI LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-11-004T  
BARNES JOHN F  
42 LLOYD AVE  
MALVERN, PA 19355

401-12-016E  
FREY INVESTMENTS LP  
48 BURRUS LN  
SEDONA, AZ 86336

401-12-018D  
HELFRICH 1994 TRUST  
273 LAST WAGON DR  
SEDONA, AZ 86336

401-12-016D  
FREY INVESTMENTS LP  
135 BEAR WALLOW LN  
SEDONA, AZ 86336

401-12-020A  
AVNS HOLDINGS LLC  
PO BOX 447  
SEDONA, AZ 86339

401-17-001A  
SYNERGY INVESTMENTS 2 LLC  
PO BOX 292  
SEDONA, AZ 86339

401-12-018F  
LICHLER MAX H & CLARE M  
PO BOX 1456  
SEDONA, AZ 86339

401-17-019W  
SYNERGY INVESTMENTS 2 LLC  
PO BOX 292  
SEDONA, AZ 86339

401-18-001A  
PTX2 LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-17-002  
SYNERGY INVESTMENTS 2 LLC  
PO BOX 292  
SEDONA, AZ 86339

401-18-030K  
ENG ENTERPRISES LTD  
PO BOX 298  
BUCKEYE, AZ 85326

401-18-030P  
NORTH TLAQ PARTNERS LLC  
165 SUNRISE AVE  
SEDONA, AZ 86336

401-18-002C  
PTX2 LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-031D  
TRACY/TREVILLYAN REVOCABLE  
TRUST  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-031G  
THUMB BUTTE SYSTEMS XXVII LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-031B  
BROWN EDWARD S  
PO BOX 808  
UNIONVILLE, PA 19375

401-18-033B  
GOLDEN EAGLE REALTY LLC  
340 JORDAN RD  
SEDONA, AZ 86336

401-18-035A  
ANDERSON GARY F & CATHERINE K  
LIV TRUST  
7932 E DESERT TRL  
MESA, AZ 85208

401-18-032A  
HOLMAN FAMILY TRUST  
301 PALISADES DR S  
SEDONA, AZ 86336



401-18-064A  
GARLAND REVOCABLE LIVING TRUST  
PO BOX 851  
SEDONA, AZ 86339

401-18-065  
GARLAND REVOCABLE LIVING TRUST  
PO BOX 851  
SEDONA, AZ 86339

401-18-066B  
25 SCHNEBLY HILL LLC  
25 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-072B  
ENG DECENDENTS FAMILY TRUST  
PO BOX 298  
BUCKEYE, AZ 85326

401-18-073  
ENG DECENDENTS FAMILY TRUST  
PO BOX 298  
BUCKEYE, AZ 85326

401-18-080  
GARLAND REVOCABLE LIVING TRUST  
PO BOX 851  
SEDONA, AZ 86339

401-19-027H  
TLAQ PARTNERS LLC  
PO BOX 1868  
SEDONA, AZ 86339

401-42-016  
DORMAN HOLDINGS LLC  
7244 E GRISWOLD RD  
SCOTTSDALE, AZ 85258

401-42-017  
SIPOS TERRIE FRANKEL  
85 SEDONA VIEW DR  
SEDONA, AZ 86336

401-42-018  
WINEBARGER HERBERT MICHAEL  
PO BOX 477  
RIMROCK, AZ 86335

401-80-116  
HTS-CHC (SEDONA) LLC  
140 FOUNTAIN PKWY N NO 570  
SAINT PETERSBURG, FL 33716

401-82-001  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-002  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-003  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-005  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-010  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-011  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-012  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-014  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-015  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

401-82-016  
DOUBLE EAGLE DEV CORPORATION  
PO BOX 21059  
SEDONA, AZ 86341

August 10, 2021

Via First Class Mail

RE: Oak Creek Resort  
Introduction for Citizen Participation

Dear Neighbors and Interested Parties:

R.D. Olson Development is proposing a small boutique resort on an 11.58-acre site located on parcels bounded by Schnebly Hill Road, Oak Creek, and Bear Wallow Lane. Our focus and intent is to create a serene environment where locals and guests can refresh, revive, and reconnect. We invite you to participate in upcoming community meetings and we look forward to neighborhood feedback.

We are excited about the opportunity to work closely with the community as we proceed with the concept design process. The anticipated community benefits include:

- Enhancing the agricultural history of the site by introducing gardens, orchards, and vineyards along Schnebly Hill Road
- Reducing the quantity of access points (entrance drives) on Schnebly Hill Road
- Creating a bike/pedestrian sidewalk along Schnebly Hill Road
- Promoting guest walkability to local restaurants, shops, etc.
- Generous landscaped setbacks and open space along Schnebly Hill Road
- Adequate on-site parking with no public street parking
- Main parking lot not visible from Schnebly Hill Road
- Small upscale restaurant and day spa open to the public

In addition to this letter, a second letter will be mailed with an invitation for an upcoming community meeting at the project site. The community meeting and public open house is anticipated to occur during late September 2021.

This letter provides initial basic information about the project. We invite you to ask questions and provide feedback to assist R.D. Olson Development and the City of Sedona with the proposed Oak Creek Resort project.

Best Regards,  
R.D. Olson Development

Anthony Wrzosek  
Vice President

Enclosed:

1. Vicinity Map
2. Site Location Map
3. Illustrative Site Plan



**SITE**

STATE ROUTE 89A

STATE ROUTE 89A

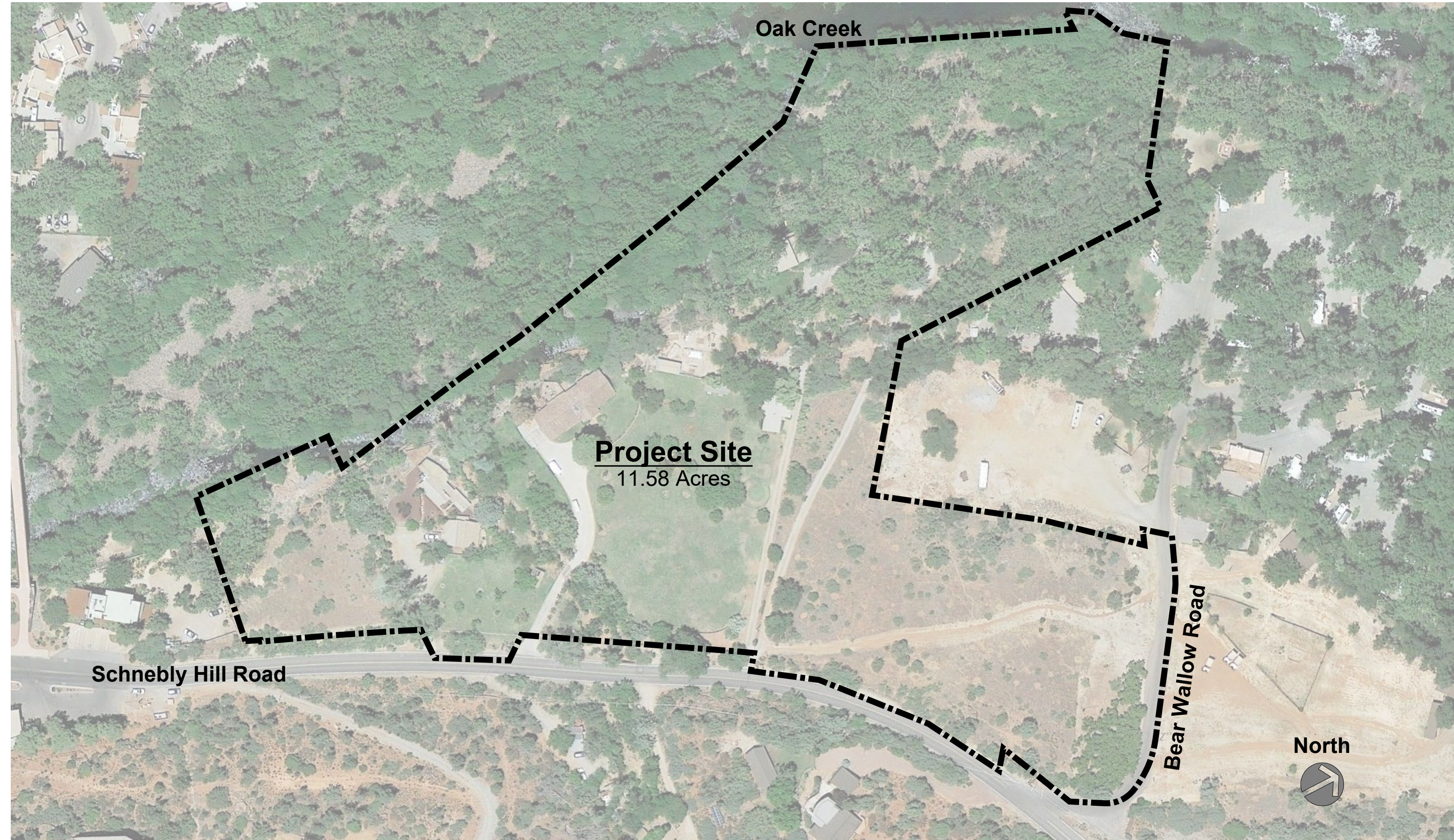
89A

HWY 179

HWY 179

BEAR WALLOW LANE

SCHNEBLY HILL ROAD



Project Summary

Total Site Area = 11.58 Acres  
Total Number of Guest Rooms = 92 Units

Parking Count = 170 Spaces  
Spaces Under Guestroom Building  
Spaces in Floodway (Above 2 Year Storm Limit)



August 24, 2021

Via First Class Mail

RE: Oak Creek Resort  
Invitation for Open House Participation and Feedback

Dear Neighbors and Interested Parties:

R.D. Olson Development is proposing a small boutique resort on an 11.58-acre site located on parcels bounded by Schnebly Hill Road, Oak Creek, and Bear Wallow Lane. We invite you to participate in an outdoor open house meeting at 5:00PM on Wednesday, September 22, 2021, at 115 Schnebly Hill Road. Representatives of R.D. Olson Development and its project team will be present to provide more information on the proposed project and listen to your questions and feedback.

The anticipated community benefits include:

- Enhancing the agricultural history of the site by introducing gardens, orchards, and vineyards along Schnebly Hill Road
- Reducing the quantity of access points (entrance drives) on Schnebly Hill Road
- Creating a bike/pedestrian sidewalk along Schnebly Hill Road
- Promoting guest walkability to local restaurants, shops, etc.
- Generous landscaped setbacks and open space along Schnebly Hill Road
- Adequate on-site parking with no public street parking
- Main parking lot not visible from Schnebly Hill Road
- Small upscale restaurant and day spa open to the public

Application materials are available on the City's website:

<https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/oak-creek-resort>

If you are unable to attend the meeting, comments can be provided and submitted directly to R.D. Olson Development by email at [info@rdodevelopment.com](mailto:info@rdodevelopment.com), or by mail to R.D. Olson Development, Attention: Oak Creek Resort, 520 Newport Center Drive, Suite 600, Newport Beach, CA 92660.

We are excited about the opportunity to present the project to the community as we proceed with the concept design process.

Best Regards,  
R.D. Olson Development



Anthony Wrzosek  
Vice President







Oak Creek Heritage Lodge  
Citizen Participation Report  
Exhibit 2  
September 15, 2022 Meeting Contents

401-11-001C  
115 SCHNEBLY, LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-11-002F  
115 SCHNEBLY, LLC  
175 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-11-003C  
TRACY TREVILLYAN REVOCABLE  
TRUST  
200 SCHNEBLY HILL ROAD  
SEDONA, AZ 86336

401-11-003L  
LARRY A. GUNTER III  
PO BOX 1182  
BREVARD, NC 28712

401-11-003P  
CHAPMAN RANCH PARTNERS LLC  
365 CONCHO DR.  
SEDONA, AZ 86351

401-11-004D  
JOHN F. BARNES  
42 LLOYD AVENUE  
MALVERN, PA 19355

401-11-004P  
AVNS HOLDINGS, LLC  
PO BOX 447  
SEDONA, AZ 86339

401-11-004R, 004S, 004T  
JOHN F. BARNES  
42 LLOYD AVENUE  
MALVERN, PA 19355

401-12-015A  
GERALD JR. & MARGARET FREY  
48 BURRUS LN  
SEDONA, AZ 86336

401-12-016C  
115 SCHNEBLY, LLC  
20 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-016D, 16E  
FREY INVESTMENTS LP  
135 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-018D  
HELFRICH 1994 TRUST  
273 LAST WAGON DRIVE  
SEDONA, AZ 86336

401-12-018F  
MAX & CLARE LICHER  
PO BOX 1456  
SEDONA, AZ 86339

401-12-020A  
AVNS HOLDINGS, LLC  
PO BOX 447  
SEDONA, AZ 86339

401-17-001A, 002, 019W  
SYNERGY INVESTMENTS 2, LLC  
PO BOX 292  
SEDONA, AZ 86339

401-18-001A  
115 SCHNEBLY, LLC  
95 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-002C  
115 SCHNEBLY, LLC  
65 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-030K  
ENG ENTERPRISES LTD  
PO BOX 298  
BUCKEYE, AZ 85326

401-18-030P  
NORTH TLAQ PARTNERS, LLC  
165 SUNRISE AVENUE  
SEDONA, AZ 86336

401-18-031B  
115 SCHNEBLY HILL LLC  
165 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-031D  
115 SCHNEBLY HILL LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-031G  
115 SCHNEBLY HILL LLC  
105 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-032A  
HOLMAN FAMILY TRUST  
301 PALISADES DR S  
SEDONA, AZ 86336

401-18-033B  
GOLDEN EAGLE REALTY LLC  
340 JORDAN RD  
SEDONA, AZ 86336

401-18-035A  
GARY F & CATHERINE K ANDERSON  
7932 E. DESERT TRAIL  
MESA, CA 85208

401-18-064A, 065, 080  
GARLAND REVOCABLE LIVING TRUST  
PO BOX 851  
SEDONA, AZ 86339

401-18-066B  
25 SCHNEBLY HILL, LLC  
25 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-072B, 073  
ENG DECENDENTS FAMILY TRUST  
PO BOX 298  
BUCKEYE, AZ 85326

401-19-027H  
TLAQ PARTNERS, LLC  
PO BOX 1868  
SEDONA, AZ 86339

401-42-016  
DAVID C DORMAN  
7244 E. GRISWOLD RD  
SCOTTSDALE, AZ 85258

401-42-017  
SIPOS TERRIE FRANKEL  
85 SEDONA VIEW DR  
SEDONA, AZ 86336

401-42-018  
HERBERT MICHAEL WINEBARGER  
PO BOX 477  
RIMROCK, AZ 86335

401-80-116  
HTS-CNC (SEDONA) LLC  
140 FOUNTAIN PKWY N NO. 570  
SAINT PETERSBURG, FL 33716

401-82-001,002, 003, 005,  
010,011,012,014,015, 016  
DOUBLE EAGLE DEV CORP  
PO BOX 21059  
SEDONA, AZ 86341

401-12-009B  
MICHAEL & LAURELLE MCCARTHY  
240 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-007D  
TY & MIRIAM WECKERLY  
345 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-008C  
FLOYD INVESTMENTS LP  
335 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-007A  
SAMMY & LESLIE WAGNER  
365 BEAR WALLOW LANE  
SEDONA, AZ 86336

BOB PORTER  
75 ELYSIAN DRIVE  
SEDONA, AZ 86336

401-35-035  
RICK ROSENZWEIG  
161 STARLITE DRIVE  
SEDONA, AZ 86336

401-12-020A  
VIRGINIA ANDREWS  
290 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-12-014  
BARBARA LANG-AUFFRET  
15 BURRUS LN  
SEDONA, AZ 86336

401-12-012A  
NANCY DUNST  
251 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-009G  
BILL CLARKSON  
275 BEAR WALLOW LANE  
SEDONA, AZ 86336

August 25, 2022

Via First Class Mail

RE: Oak Creek Heritage Lodge  
Community Meeting Invitation

Dear Neighbors and Interested Parties:

R.D. Olson Development is proposing a small unique boutique hotel on an 11.58-acre site located on parcels bounded by Schnebly Hill Road, Oak Creek, and Bear Wallow Lane. We invite you to participate in an outdoor community meeting between 4:00PM – 7:00PM on Thursday, September 15, 2022, at 115 Schnebly Hill Road. Representatives of R.D. Olson Development and its project team will be present to provide more information on the proposed project and listen to your questions and feedback.

The proposed project's anticipated community goals:

- Preservation of Oak Creek
- Create a bike/pedestrian path along Schnebly Hill Road
- Preserve red rock views from Schnebly Hill Road
- Generous landscaped setbacks and open space along Schnebly Hill Road
- Enhance the agricultural history of the site by introducing gardens, vineyards, or orchards along Schnebly Hill Road
- Create low-light ambience with respect to dark-sky principles
- Provide a green building/sustainability program
- Reduce the quantity of access points (entrance drives) on Schnebly Hill Road
- Adequate on-site parking with no public street parking
- Promote guest walkability to local restaurants, shops, etc.
- Hotel shuttle on a daily timetable to transport hotel guests (in groups) to local destinations with the intent to reduce the impact on traffic
- Small upscale restaurant and wellness spa open to the public

We invite you to ask questions and provide feedback to assist R.D. Olson Development and the City of Sedona with the proposed Oak Creek Heritage Lodge.

Community Meeting Agenda:

- 4:00PM – Site Tours
- 5:00PM – Formal Presentation
- 5:30PM – Questions & Answer Session
- 7:00PM – Conclusion

We are excited about the opportunity to present the project to the community as we proceed with the concept design process.

Best Regards,

R.D. Olson Development



Anthony Wrzosek  
Vice President



Oak Creek Heritage Lodge  
Citizen Participation Report  
Exhibit 3  
May 16, 2023 Meeting Contents

401-11-001C  
115 SCHNEBLY, LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-11-002F  
115 SCHNEBLY, LLC  
175 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-11-003C  
TRACY TREVILLYAN REVOCABLE  
TRUST  
200 SCHNEBLY HILL ROAD  
SEDONA, AZ 86336

401-11-003L  
LARRY A. GUNTER III  
PO BOX 1182  
BREVARD, NC 28712

401-11-003P  
CHAPMAN RANCH PARTNERS LLC  
365 CONCHO DR.  
SEDONA, AZ 86351

401-11-004D  
JOHN F. BARNES  
42 LLOYD AVENUE  
MALVERN, PA 19355

401-11-004P  
AVNS HOLDINGS, LLC  
PO BOX 447  
SEDONA, AZ 86339

401-11-004R, 004S, 004T  
JOHN F. BARNES  
42 LLOYD AVENUE  
MALVERN, PA 19355

401-12-015A  
GERALD JR. & MARGARET FREY  
48 BURRUS LN  
SEDONA, AZ 86336

401-12-016C  
115 SCHNEBLY, LLC  
20 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-016D, 16E  
FREY INVESTMENTS LP  
135 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-018D  
HELFRICH 1994 TRUST  
273 LAST WAGON DRIVE  
SEDONA, AZ 86336

401-12-018F  
MAX & CLARE LICHER  
PO BOX 1456  
SEDONA, AZ 86339

401-12-020A  
AVNS HOLDINGS, LLC  
PO BOX 447  
SEDONA, AZ 86339

401-17-001A, 002, 019W  
SYNERGY INVESTMENTS 2, LLC  
PO BOX 292  
SEDONA, AZ 86339

401-18-001A  
115 SCHNEBLY, LLC  
95 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-002C  
115 SCHNEBLY, LLC  
65 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-030K  
ENG ENTERPRISES LTD  
PO BOX 298  
BUCKEYE, AZ 85326

401-18-030P  
NORTH TLAQ PARTNERS, LLC  
165 SUNRISE AVENUE  
SEDONA, AZ 86336

401-18-031B  
115 SCHNEBLY HILL LLC  
165 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-031D  
115 SCHNEBLY HILL LLC  
115 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-031G  
115 SCHNEBLY HILL LLC  
105 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-032A  
HOLMAN FAMILY TRUST  
301 PALISADES DR S  
SEDONA, AZ 86336

401-18-033B  
GOLDEN EAGLE REALTY LLC  
340 JORDAN RD  
SEDONA, AZ 86336

401-18-035A  
GARY F & CATHERINE K ANDERSON  
7932 E. DESERT TRAIL  
MESA, CA 85208

401-18-064A, 065, 080  
GARLAND REVOCABLE LIVING TRUST  
PO BOX 851  
SEDONA, AZ 86339

401-18-066B  
25 SCHNEBLY HILL, LLC  
25 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-18-072B, 073  
ENG DECENDENTS FAMILY TRUST  
PO BOX 298  
BUCKEYE, AZ 85326

401-19-027H  
TLAQ PARTNERS, LLC  
PO BOX 1868  
SEDONA, AZ 86339

401-42-016  
DAVID C DORMAN  
7244 E. GRISWOLD RD  
SCOTTSDALE, AZ 85258



401-42-017  
SIPOS TERRIE FRANKEL  
85 SEDONA VIEW DR  
SEDONA, AZ 86336

401-42-018  
HERBERT MICHAEL WINEBARGER  
PO BOX 477  
RIMROCK, AZ 86335

401-80-116  
HTS-CNC (SEDONA) LLC  
140 FOUNTAIN PKWY N NO. 570  
SAINT PETERSBURG, FL 33716

401-82-001,002, 003, 005,  
010,011,012,014,015, 016  
DOUBLE EAGLE DEV CORP  
PO BOX 21059  
SEDONA, AZ 86341

401-12-009B  
MICHAEL & LAURELLE MCCARTHY  
240 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-007D  
TY & MIRIAM WECKERLY  
345 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-008C  
FLOYD INVESTMENTS LP  
335 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-007A  
SAMMY & LESLIE WAGNER  
365 BEAR WALLOW LANE  
SEDONA, AZ 86336

BOB PORTER  
75 ELYSIAN DRIVE  
SEDONA, AZ 86336

401-35-035  
RICK ROSENZWEIG  
161 STARLITE DRIVE  
SEDONA, AZ 86336

401-12-020A  
VIRGINIA ANDREWS  
290 SCHNEBLY HILL RD  
SEDONA, AZ 86336

401-12-014  
BARBARA LANG-AUFFRET  
15 BURRUS LN  
SEDONA, AZ 86336

401-12-012A  
NANCY DUNST  
251 BEAR WALLOW LANE  
SEDONA, AZ 86336

401-12-009G  
BILL CLARKSON  
275 BEAR WALLOW LANE  
SEDONA, AZ 86336

April 24, 2023

Via First Class Mail

RE: Oak Creek Heritage Lodge  
Community Meeting Invitation

Dear Neighbors and Interested Parties:

R.D. Olson Development is proposing a small unique boutique hotel on an 11.58-acre site located on parcels bounded by Schnebly Hill Road, Oak Creek, and Bear Wallow Lane. Following feedback from previous community meetings, representatives of R.D. Olson Development and its project team would like to present the current concept design. We invite you to attend an outdoor community meeting between 4:00PM – 7:00PM on Tuesday, May 16, 2023, at 115 Schnebly Hill Road.

The proposed project's anticipated community goals:

- Preservation of Oak Creek
- Create a bicycle and pedestrian friendly path along Schnebly Hill Road
- Preserve red rock views from Schnebly Hill Road
- Create generous landscaped setbacks and open space along Schnebly Hill Road
- Enhance the agricultural history of the site by introducing small gardens and orchards
- Create and foster low-light ambience with respect to dark-sky principles
- Provide a green building sustainability initiatives program
- Provide adequate on-site parking with no public street parking
- Promote guest walkability to local restaurants, shops, and entertainment venues
- Provide hotel shuttle service on a daily timetable to transport guests (in groups) to local destinations to reduce impact on traffic
- Provide small upscale local restaurant and wellness spa open to the public

Application materials are available on the City's website:

<https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/oak-creek-resort>

Community Meeting Agenda:

- 4:00PM – Site Tours
- 5:00PM – Formal Presentation
- 5:30PM – Questions & Answer Session
- 7:00PM – Conclusion

It is an honor to be working with the community during the design process and we are excited to present the latest concept design.

Best Regards,

R.D. Olson Development

# Oak Creek Heritage Lodge

115 Schnebly Hill Road  
Sedona, AZ 86336

May 16, 2023, at 4:00PM  
Community Meeting

## Sign In Sheet

Name	Address	Phone	Email
Autumn Sporn		480.444.6888	ASTORKM@PNSRMSU.NET
Mike McHugh	240 Bear Wallow	602 705-9450	MCCARTHY100@COY.NET
Miriam Weckerly			
Jy Weckerly			
Jerome Helfrich	273 LAST WAGON DR	928-222-1921	-
Bob Cowles	50 MORNING SUN DR.	720-255-9548	robertc@pinkjeep.com
Margaret Pety	135 BEAR WALLOW	928-274-0286	SEVENA.COM MARGARET@KALUHO
Fred Goffstein	135 BEAR WALLOW	307-690-9499	FALCOFF27@GMAIL.COM
Carol Kalu	40 KIM TRAIL CIRCLE	336-339-4709	CKALU@SEDONA
Michelle Conway		928-204-1123	CHAMBERLAIN MCONWAY@SEDONAHAMBLE.COM
Michael Stevenson		928-699-0833	SAFARIINJS@GMAIL.COM
Jennifer May		928-699-1267	JENNIFERMAY@AMBIENTESEDONA.COM
Bob Brown		602-292-2332	COLLEANTEBRACE@AMBIENTESEDONA.COM
MIC STEVENS	VOE		

# Oak Creek Heritage Lodge

115 Schnebly Hill Road  
Sedona, AZ 86336

May 16, 2023, at 4:00PM  
Community Meeting

## Sign In Sheet

Name	Address	Phone	Email
⑤ May Wagner	Bear Willow	002 679 4245	hmcwagner@gmail.com
Paul Tutrick	251 Bear Willow	928 262 076	WRADJUST@YAHOO.COM
Nancy (Dad)	251 Bear Willow	928 221-3202	NEVernest@yahoo.com
Paul Tutrick			
JAKE WEBER VOC		—	JW@NPGCable.com
AL Comello		—	ALcomello.madison.com
Greg Velasquez			gvelasquez@amararesort.com
Csilla Stark	220 Apple Ave		gmcwatterhouse.com
Sammy Wagner	365 Bear Willow Ln.	(602) 621-0750	leslie@woodjointaz.com
Leslie Wagner	365 Bear Willow Ln.	(480) 620-7776	leslie@woodjointaz.com
STEVE SEGREN	95 Portal Lane	928-274-4631	STEVE & EL PORTAL SEDONA, AZ
Toni Frankel	85 Sedona Views Dr.	928-274-0433	TWinn@esedona.net
TIM & MARY KYLLO	150 Schnebly Hill Rd.	928-301-3723 928-301-3724	sedonawolff@gmail.com

