

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, April 16, 2024

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, April 16, 2024, at 4:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to cmeyer@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. March 19, 2024 (R)
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.)*
5. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:
 - a. Public hearing/discussion/possible action 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)
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, May 7, 2024
 - b. Tuesday, May 21, 2024
7. 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.
8. ADJOURNMENT

Physical Posting: April 11, 2024 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

Staff Report
 PZ23-00004 (DEV) Oak Creek Heritage
 Lodge
 Summary Sheet



City of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaaz.gov/cd

Meeting Date: April 16, 2024

Hearing Body: Planning and Zoning Commission

Project Summary: **Construction of a 70-room hotel with amenities including a restaurant, spa, meeting space, and 4 employee housing units**

Action Requested: Approval of Development Review Application

Staff Recommendation: Approval, with Conditions, of Development Review Application

Location: Schnebly Community Focus Area, west side of Schnebly Hill Road between the Schnebly Roundabout and Bear Wallow Lane
 65-195 Schnebly Hill Road; 20 Bear Wallow Lane

Parcel Numbers: 401-11-001C, -002F; 401-12-016C; 401-18-001A, -002C, -031B, D & G

Owner/Applicant: RD Olson Development (Tony Wrzosek)

Authorized Agents: WATG Architects (Greg Villegas)
 Sefton Engineering Consultants (Luke Sefton)

Site Size: ± 11.58 acres

Community Plan Designation: **2024 Community Plan:** Community Focus Area (CFA)
2013 Community Plan: Planned Area (PA)
 Property is within Schnebly Community Focus Area (CFA); CFA Plan for this area was originally approved by City Council on April 11, 2017, and amended by Council on November 10, 2020

Zoning: Oak Creek Heritage Area (OC)

Current Land Use: Single Family Residential and Vacant

Surrounding Properties:

	<i>Area Zoning</i>	<i>Area Land Uses</i>
North:	RS-10	Rancho Sedona RV Park
East:	OC, RS-10, SU, PD	Residential, Lodging, Vacant
South:	CO	Office Building
West:	RS-10, CO	Creek properties, Commercial

Report Prepared By: Cari Meyer, Planning Manager

Attachments:	Page
1. Aerial View & Vicinity Map.....	16
2. Oak Creek Heritage District Standards (LDC Excerpts).....	18
3. Application Materials	32
<i>Due to file size constraints, the application materials are not attached to this document, but are available for review on the City's website at the link provided. Application documents include the following:</i>	
a. Project Application and Lighting Application	
b. Letter of Intent	

- c. Citizen Participation Plan
- d. Response to City Comments
- e. Architectural Plans (2 Files)
- f. Building Materials and Colors
- g. ALTA Survey, Sewer, and Civil Plans
- h. Engineering Reports
- i. Previous Submittals

- 4. Schnebly CFA Checklist..... 33
- 5. Land Development Code Checklist..... 38
- 6. Public Comments..... 48

Staff Report

PZ23-00004 (DEV) Oak Creek Heritage
Lodge



City of Sedona

Community Development Department

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PROJECT DESCRIPTION

The applicant is seeking review of a Development Review application with the expressed intent of developing a lodging project with 70 guest rooms, a restaurant, a spa, meeting space, and 4 employee housing units.

Development of this site is permitted in accordance with the Land Development Code (LDC) requirements, including [Article 2 \(Zoning Districts\)](#), [Article 3 \(Use Regulations\)](#), and [Article 5 \(Development Standards\)](#). As the property is zoned OC (Oak Creek Heritage District), it is also subject to the requirements of the Schnebly CFA Plan.

BACKGROUND AND PROPERTY INFORMATION

Site Characteristics

- The property is located on the west side of Schnebly Hill Road between State Route 179 and Bear Wallow Lane.
- Oak Creek borders the property to the west, with significant portions of the site within the Oak Creek floodway, 100-year floodplain, and 500-year floodplain.
- The project site is eight (8) separate parcels totaling approximately 11.58 acres.
 - Three (3) of the properties are developed as single family lots. The remaining properties are vacant. Existing single family buildings are proposed to be demolished as part of the development.
- The properties are not part of a recorded subdivision.
- The existing vegetation consists of a mixture of mature trees and shrubs. There are old orchard trees on the portion of the property closest to Schnebly Hill Road.

Zoning and Community Plan Designation (and CFA Plan)

The site is designated PA (Planned Area) in the 2013 Community Plan/CFA (Community Focus Area) in the 2024 Community Plan and is within the [Schnebly Community Focus Area \(CFA\) Plan](#). This link provides information on the history of the CFA, public hearings, and a copy of the CFA plan. This CFA plan was adopted by the City Council in April 2017, with revisions approved in November 2020.

The Schnebly CFA Plan is the result of a planning effort undertaken by the City of Sedona in collaboration with property owners in the planning area in 2016-2017. The residents of the area asked for this area to be included in the 2013 Community Plan as a CFA and then worked with the City through the planning process.

The primary impetus for this planning effort was an understanding that the area, while zoned for single-family residential development, was under-developed and development and/or redevelopment under the single-family zoning districts (likely a traditional subdivision) would lead to an undesirable result, particularly around development within the floodplain, on hillsides, and along the road, leading to damage to the environment along the creek and a loss of the character of the area. The CFA plan has graphics showing how development under the single-family zoning could impact the area.

The CFA Plan provides strategies for this area, which, if implemented through new construction and redevelopment, would result in the vision of the CFA Plan being achieved. This includes flexibility in development standards and consideration of uses other than single-family residential, including lodging uses, as an incentive to encourage development that is inline with the recommendations of the CFA Plan.

After the adoption of the Schnebly CFA Plan, to implement the plan, the OC District (Oak Creek Heritage Area) was created in December 2018 and the City led an effort in 2020 to rezone properties within the CFA. The properties proposed for development with this application were previously zoned Single Family Residential (RS-10) and were part of the 2020 rezoning application. Therefore, this development is not subject to a rezoning provided the proposal is

found to be in compliance with the requirements of the OC district and the Schnebly CFA Plan. A summary of the requirements for the OC District is included as [Attachment 2](#).

The purpose of the OC zone is stated as:

... to ensure that development in the Schnebly Community Focus Area (CFA) is consistent with the CFA vision for a pedestrian-friendly, mixed-use area that preserves the Oak Creek riparian corridor, natural hillsides, and open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area.

[LDC Section 2.20.A](#)

Application History

The applicant originally submitted an application for conceptual review in 2021. Conceptual Review public hearings were held by the Planning and Zoning Commission on December 7, 2021, and May 17, 2022. A Comprehensive Review application was submitted in March 2023, which staff reviewed and provided comments on. The Comprehensive Review application was resubmitted in September 2023. Staff reviewed and provided comments on this submittal, which was also brought to the Planning and Zoning Commission for a site visit and work session on November 21, 2023. Based on the feedback from that review, the applicant further refined their plans, and the project is now being brought to the Commission for a public hearing and decision. A complete history of the project, including links to previous meetings and submittals can be found at the following link:

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

PUBLIC INPUT

- The applicant completed their Citizen Participation Plan and submitted a Citizen Participation Report, included as [Attachment 3](#).
- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- The Comprehensive Review public hearing has been noticed according to LDC Requirements (mailing to property owners within 300 feet, publication in the Red Rock News, and posting on the property).
- Written comments received by Staff are included as [Attachment 6](#).
 - Note: The public comments in Attachment 6 are all the public comments that have been provided since the Comprehensive Review application was submitted and are presented in the order received (oldest first).

REVIEW AGENCY COMMENTS AND CONCERNS

Comprehensive Review plans were routed to all internal and external review agencies. All comments have been addressed by resubmittals or are included as recommended conditions of approval. Comments were received from the following agencies:

- City of Sedona Community Development
- City of Sedona Public Works
- City of Sedona Sustainability Program

All other review agencies chose not to comment on the comprehensive submittal.

DEVELOPMENT PROPOSAL AND EVALUATION

The applicant is applying for a development review for a lodging project with 70 guest rooms, a restaurant, a spa, meeting space, and 4 employee housing units. A detailed description of the proposal was submitted by the applicant and is included in [Attachment 3 \(Letter of Intent\)](#).

Phasing

- The project is proposed to be developed in a single phase.

Schnebly Community Focus Area (CFA) Plan

The Schnebly CFA plan was adopted by City Council on April 11, 2017, with amendments approved on November 10, 2020. The following is a summary of Staff's review of the project for compliance with the recommendations and requirements of the CFA. Staff's full review is included in the CFA Checklist, [Attachment 4](#). While Development Review applications do not typically require full compliance with a CFA Plan (usually only required for a Zone Change application), the OC District was written to incorporate the recommendations of the CFA Plan, so the CFA evaluation is included here.

Environment Recommendations: Protection of Oak Creek & Preservation of Open Space

- No development, other than trails, are proposed within the floodway. The drainage leading to the creek is preserved in its natural state.
- All buildings are set back from the road by a minimum of 40 feet to create an Open Space area along the road. There is a shared use path going through this area and the plant palette for this area consists of native plants and orchard trees to recognize the agricultural history of this area.

Land Use Recommendations: Sense of Place

- The buildings are arranged in 4 separate clusters. The clusters form small courtyards and, in addition to physically clustering, there are different (but complementary) architectural themes for each cluster.
- The colors and materials proposed for the development were selected based on the historic building materials in the area and on this property.
- The recommendations for Land Use were factored into the creation of the OC District. By complying with the requirements for the OC District, the development would meet the recommendations of this section of the CFA Plan.

Community Recommendations: Historic Preservation

- Historic Resources Surveys have been provided for buildings over 50 years old. The irrigation ditch was the only structure identified as having historic significance. The ditch will be preserved and highlighted along the shared use path.
- Smaller structures, such as the well sheds, will be preserved and incorporated into the development. While the houses will not be preserved, components from the houses will be preserved and reused in the new construction.

Circulation Recommendations: Pedestrian and Bicycle Network

- The plans include a shared use path along Schnebly Hill Road. The path will be 10 feet wide except where a smaller width is needed to preserve native, mature trees.
- A sidewalk is provided along Bear Wallow Lane.
- A creekwalk easement will be dedicated to the City, which can be used to develop a creekwalk in the future if the City is able to acquire easements from other properties along the creek.

Land Development Code (LDC)

A comprehensive evaluation for compliance with all applicable sections of the Land Development Code is included as [Attachment 5](#) and is summarized below. The checklist includes an evaluation for compliance with all the standards LDC Sections as well as the LDC Sections specific to the OC District.

LDC Section 2.20: OC: Oak Creek Heritage Area

- Density: Lodging density is permitted at double the previous residential density. The entire site was previously zoned RS-10 (Single-family residential, up to 4 units per acre). Therefore, this site has a permitted lodging density of 8 units per acre. The ±11.58 acre site permits 92 lodging units; 70 are proposed.

- Other development standards contained in this section include a maximum building coverage of 25%, total coverage of 30%, and a maximum building footprint of 5,000 square feet per building. As outlined in the checklist, the project complies with all applicable standards.

[LDC Article 3: Use Regulations](#)

- The proposed uses are permitted in the OC District and comply with applicable use specific standards.

[LDC Section 5.3: Grading and Drainage](#)

- Oak Creek borders the site to the west. Additional areas of the site are impacted by the floodway, 100-year floodplain, and 500-year floodplain. The development does not impact the floodway and development within the floodplains will be done in accordance with Engineering requirements.
- A preliminary grading and drainage report and plan has been submitted and approved by the Public Works Department. A final grading and drainage report will be required to be approved prior to building permit issuance.

[LDC Section 5.4: Access, Connectivity, and Circulation](#)

- Primary vehicular access to the site is proposed from Schnebly Hill Road. Secondary/service entrances are proposed on Schnebly Hill Road and Bear Wallow Lane.
- All new roads will contain sidewalks and pedestrian facilities.
- A traffic impact analysis (TIA) has been submitted and approved by the Public Works Department. Public Works Staff will ensure compliance with the conditions of approval through the building permit process.

[LDC Section 5.5: Off-Street Parking and Loading](#)

- Parking is proposed to be provided through valet, with the parking lot located at the north end of the site.
- The applicant has submitted, and the City has accepted, a parking analysis, showing that peak demand for the project will be 87 parking spaces. A total of 90 are proposed.

[LDC Section 5.6: Landscaping, Buffering, and Screening](#)

- A landscape plan has been submitted and found to meet all LDC requirements, including the additional requirements for the OC District.
- The OC District requires a minimum of 75% of the plants be native species appropriate to the riparian setting (LDC Section 5.6.C(1)b.2).
- The landscape plan has been broken into 3 zones (Riparian (by the creek), Transitional (between the creek and the road), and Agricultural (by the road)). The landscape plan proposes different plant palettes for each zone, appropriate for the zone and the purpose.

[LDC Section 5.7: Site and Building Design](#)

- Based on staff's review, all requirements for site and building design have been met. The review was done for the general requirements of the CFA as well as the more specific requirements of the OC District.

[LDC Section 5.8: Outdoor Lighting](#)

- Based on staff's review, the lighting plan meets all LDC requirements.
- The site is ±11.58 acres, allowing for a total lighting output of 810,600 lumens. If the floodway were excluded, the site would be ±7.24 acres, allowing for 506,800 lumens. 180,024 lumens are proposed (22.22% of allowed, total site or 35.52% of allowed, excluding the floodway).

[LDC Section 5.9: Public Art](#)

- The plans identify potential public art locations. A public art plan will be required to be submitted for review and approval by the Community Development Director and public art must be installed prior to issuance of a Certificate of Occupancy.

- If the project does not install artwork, a cash contribution based on the square footage of the project would be required.

[LDC Section Article 6: Signs](#)

- A master sign plan for the development has been submitted.
- Total sign area is below the maximum allowed sign area for this development.

Wastewater Disposal

- The property can connect to the City's Wastewater System.

REVIEW GUIDELINES

The following is requested from the Planning and Zoning Commission at this time:

- **DEVELOPMENT REVIEW:** Review of Proposal

All development applications are reviewed under [LDC Article 8 \(Administration and Procedures\)](#).

[LDC Section 8.3](#) contains procedures and rules applicable to all development applications while the following sections contain procedures and rules that apply to specific development applications. [LDC Section 8.3.E\(5\)](#) contains the approval criteria applicable to all development, subdivision, and rezoning applications. These criteria are as follows:

A. Generally

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.

***Staff Evaluation:** Staff and Reviewing Agencies has evaluated the submitted application materials. As conditioned, the proposal complies with all applicable review criteria. The proposal is in compliance with this criterion.*

B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

***Staff Evaluation:** The only prior land use approvals on this property are the CFA Plan and the OC District rezoning. As outlined in the review checklists, staff's evaluation concluded that the development complies with the requirements and recommendations of the OC District and the CFA Plan. The proposal is in compliance with this criterion.*

C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

***Staff Evaluation:** Staff evaluated the proposal for compliance with the Community Plan and it was found to be consistent:*

- *The property is designated Community Focus Area (CFA) in the 2024 Community Plan (was designated Planned Area (PA) in the 2013 Community Plan). This designation supports the OC zoning designation. This use is consistent with the CFA/PA designation.*
- *The proposal complies with recommendations and requirements of the Schnebly CFA, as outlined in the CFA Checklist.*
- *The proposal does not contradict any of the policies within the Community Plan.*

The proposal is in compliance with this criterion.

D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *As outlined in the Land Development Code Checklist, the proposal is compliant with all applicable standards of the Land Development Code, including the allowed uses for the OC zoning district, OC district standards, and site and building design standards, and the recommendations and requirements of the Schnebly CFA. The proposal is in compliance with this criterion.*

E. Minimizes Impacts on Adjoining Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *The applicant completed their required Citizen Participation Plan, which is included in [Attachment 3](#). Staff completed the required noticing. All comments received are included as [Attachment 6](#) and included the following:*

- *Concerns about the appropriateness of a hotel in this location.*
 - *Staff Response: The property was rezoned to OC in 2020, which includes lodging as a permitted use. The evaluation for this project is not whether a hotel should be located here, but rather, whether the proposed site and building design conforms with the requirements of the Land Development Code and the recommendations of the CFA Plan.*
- *Housing provided is not sufficient for hotel workers.*
 - *Staff Response: There is no requirement in the OC District for housing to be provided. Other projects have provided housing as part of a public benefit package for a rezoning application. This application is for Development Review only.*
- *Design of the hotel is not in line with the recommendations of the CFA.*
 - *Staff Response: As outlined in the CFA and LDC Checklists, Staff's evaluation of the project concluded that the project meets the recommendations and requirements of the CFA Plan. No building exceeds a footprint of 5,000 sf. 15 of the 26 buildings (58%) are under 2,500 sf and 10 of the 26 buildings (38%) are under 1,000 sf. The largest buildings are on the west side of the site, away from the road at the lowest elevations and under the tallest trees, while the buildings closer to the road are generally smaller, single-story buildings. The color and material palette was drawn from existing buildings in the vicinity of the property and structures on the subject property. The landscape plan was developed in consultation with the neighbors. Between the floodway and the open space buffer along Schnebly Hill Road, open space represents nearly 50% of the site (25% required), and the creek, floodway, and drainages leading to the creek are being left in their natural state.*

- *Impacts of outdoor events.*
 - *Staff Response: The hotel will be required to comply with the City's noise ordinance. To address neighbor concerns, the applicant did a noise study to understand the effects of noise on the surrounding properties and located their event lawn on the south end of the site, furthest from the existing residences up Schnebly Hill Road and Bear Wallow Lane. Given the screening of the event lawn with buildings and natural vegetation, as well as the creek, noise from this area is not expected to be an issue.*
- *Traffic Generated by the Development*
 - *Staff Response: The City has accepted the applicant's Traffic impact Analysis, which includes recommendations for improvements to Schnebly Hill Road. The Public Works Department will review these improvements and ensure compliance as part of the building permit process. The development will also be required to pay development impact fees which can be used for road improvements in the area.*

The comments received in opposition to this application were primarily from residents of other areas of Sedona. The Schnebly CFA plan was developed with extensive input from the property owners in the Schnebly Hill area and the applicant has worked closely with the neighbors on this plan. Staff believes that the project meets the criterion of not causing significant adverse impacts on surrounding properties and the applicant has made a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan (property owners within 300 feet of the project site).

F. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Evaluation: There are no adopted intergovernmental agreements in place that are affected by the proposed development. This criterion does not apply to this request.

G. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: No negative environmental impacts are anticipated because of the proposed development. The project leaves the floodway and associated drainages in their natural states and will follow City requirements for development within a floodplain. The site is served by existing streets and utilities. The drainage for the site has been designed in accordance with the City's requirements. While the site contains a City-designated floodplain, floodplain requirements have been taken into consideration in the design of the project.

H. Minimizes Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Staff Evaluation: No adverse fiscal impacts on the City are anticipated. The proposal is in compliance with this criterion.

I. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Evaluation: *The application materials were provided to review agencies for an opportunity to review. As conditioned, the proposed development complies with all applicable regulatory authority standards included within this criterion.*

J. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Evaluation: *No new roads are required to serve the site. The Sedona Fire District and Police Department have reviewed the plans and have raised no concerns from an emergency access perspective. The City's Public Works Department has reviewed the traffic analysis and will ensure compliance with the recommendations in the analysis through the building permit process. The proposal is in compliance with this criterion.*

K. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Evaluation: *Staff believes that adequate public service and facility capacity exists to accommodate the proposed development. All applicable review agencies have reviewed the plans and have not stated any concerns from a serviceability standpoint. The proposal is in compliance with this criterion.*

L. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

Staff Evaluation: *The project is proposed to be developed in a single phase. The proposal is in compliance with this criterion.*

Discussion (Development Review)

It is Staff's opinion that this request for development review approval meets the required findings listed above. As outlined in the Land Development Code and CFA checklists, this is a permitted use in the OC zone and meets all applicable criteria for development of the property. No waivers or variances from code requirements are requested. In addition, as outlined above, Staff believes that the project as currently proposed meet all review criteria applicable to all developments. The LDC does not contain additional approval criteria for development review applications beyond the standard criteria.

Recommendation and Motion
PZ23-00004 (DEV) Oak Creek Heritage
Lodge



City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/cd

Staff Recommendation

Based on compliance with all ordinance requirements and satisfaction of the Development Review findings of the Land Development Code, staff recommends approval of case number PZ23-00004 (DEV), Oak Creek Heritage Lodge, as subject to all applicable ordinance requirements and the attached conditions of approval.

Sample Motions for Commission Use

(Please note that the below motions are offered as samples only and that the Commission may make other motions as appropriate.)

Recommended Motion for Approval

I move for approval of case number PZ23-00004 (DEV), Oak Creek Heritage Lodge, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Development Review findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

Alternative Motion for Denial

I move for denial of case number PZ23-00004 (DEV), Oak Creek Heritage Lodge, based on the following findings (*specify findings*).

(Please note that the above motions are offered as samples only and that the Commission may make other motions as appropriate.)

Conditions of Approval

PZ23-00004 (DEV) Oak Creek Heritage
Lodge



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

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As proposed by Staff




1. Development of the subject property shall be in substantial conformance with the applicant's representations of the project, including the letter of intent, site plan, building plans and elevations, landscape plan, and all other supporting documents, as reviewed, modified, and approved by the Planning & Zoning Commission. Proposed changes determined to be substantial by the Community Development Director shall require reconsideration by the Planning & Zoning Commission at a public hearing.
2. The project shall be constructed in a single phase.
3. The applicant shall submit for a lot combination to combine all properties within the development. The lot combination shall be approved, recorded with Coconino County, and new parcel numbers assigned, prior to issuance of building permits.
4. The applicant shall prepare a development agreement to address the availability of the housing units for long term rental for Staff review and City Council approval. At a minimum, this development agreement shall contain provisions for minimum lease terms and a prohibition on short term rentals. A development agreement shall be approved by Sedona City Council prior to the issuance of the first building permit for this project.
5. The exterior colors and materials shall be in compliance with the submitted color and materials board. Alternate colors proposed by the applicant may be approved by the Director if the colors are darker than the approved colors and meet all other Land Development Code requirements.
 - i) Based on the application of Alternate Standards (LDC Section 2.24.E(4), Table 2.9), the maximum permitted LRV for all buildings shall be 21%.
6. All vents, down spouts, gutters, posts, etc. shall be painted to match the exterior wall or roof color or be in compliance with the color provisions of the Land Development Code.
7. All landscaping shall be maintained to ensure visibility triangle requirements are met at the driveway entrances and intersection.
8. The applicant shall obtain Right-of-Way Permits from the City of Sedona and/or the Arizona Department of Transportation for any work in the Right-of-Way. The applicant shall apply for an ADOT Change of Ownership Access Permit.
9. Hours of work, for grading operations, shall be limited to 7 a.m. to 6 p.m., Monday through Friday and 9 a.m. to 5 p.m. on Saturday. No grading work shall occur on Sunday.
10. Prior to the issuance of grading and building permits, staff shall verify that all plans submitted for buildings permits are in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission and meet the following conditions, and the applicant shall provide written documentation of such compliance to staff:
 - i) All plans shall comply with all applicable sections of the Land Development Code and the Development Review application as reviewed and approved by the Planning and Zoning Commission.
 - ii) Provide Final Grading and Drainage Plans. The Site Plan shall meet the grading and drainage requirements of the Sedona Land Development Code and the Design Review, Engineering, and Administrative Manual.
 - iii) Provide Final Drainage Report.

- iv) Follow foundation recommendations stated in the geotechnical report. The report discourages development on the cliff/along the floodway without significant improvements, retaining walls, deep foundations, concrete filled drill shafts, etc.
- v) An AZPDES Construction Activity General Permit (CGP) must be submitted to ADEQ. We will need a copy of the ADEQ Permit Authorization Certificate prior to issuance of a building permit. Please see the AZPDES website at: <http://www.azdeg.gov/node/524>
 - (1) ADEQ's new anti-degradation law appears to prohibit new discharges into Oak Creek. Prepare to provide onsite retention rather than detention. Please utilize permeable pavers in sections of the development to retain runoff.
- vi) Accessible sidewalks and parking areas will need to meet the current US Dept. of Justice ADA requirements.
- vii) Accessible parking/signage shall meet the requirements of the City LDC and DREAM documents.
- viii) The main driveway shall be at least 28' wide.
- ix) For projects involving grading of more than 5,000 cubic yards, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan shall be required. Each must be acceptable to and approved by the City Engineer. (Manual 3.1.H.6.i).
- x) For Projects involving grading of more than 5,000 cubic yards, an assurance bond is required per Manual Section 3.1.G.1.
- xi) Applicant shall provide a Storm Water Pollution Prevention Plan. SWPPP measures shall be in place prior to the start of construction (Manual Section 3.1). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- xii) The plans shall delineate oil separators for all paved surfaces prior to its release into the City's storm sewer system. Manufacturer or engineer's specifications and a maintenance schedule shall be provided.
- xiii) Construction details shall be provided for sewer construction/connection.
 - (1) Existing sewer laterals that are not utilized by the development shall be abandoned.
 - (2) All new sewer mains shall be 8" and all laterals to buildings shall be 6".
 - (3) Sewer lines in the flood hazard areas shall be encased
- xiv) Provide utility construction details on plans and design approvals from all utility companies.
- xv) A copy of the ADEQ Approval to Construct Water Facilities and Wastewater Facilities shall be provided prior to construction.
- xvi) Property lies in a floodplain. An elevation Certificate in the FEMA from an Arizona Registered Land Surveyor is required for each building
 - (1) The lobby and basement is impacted by a local 100-year floodplain. Any basements and structures below the regulatory flood elevation shall be floodproofed.
 - (2) Any improvements within the floodway must submit a "certificate of no rise"
- xvii) A Floodplain Development Permit from Coconino County Flood Control District is required
- xviii) The applicant shall submit landscaping plans that comply with all applicable City codes and the approved landscaping plans.
- xix) The applicant shall submit outdoor lighting plans that comply with all applicable City codes and the approved lighting plan. All proposed fixtures shall be fully shielded.
- xx) All requirements of the Sedona Fire District shall be satisfied.
- xxi) All concrete within the City ROW shall be colored "Sedona Red" (Davis 160 color).

- xxii) A creekwalk easement shall be provided to the City of Sedona. The easement language shall be submitted to the City for review and approval prior to recordation and shall include language that allows for flexibility in the precise location of the easement to allow for alignment with future easements that may be obtained on adjoining properties.
- xxiii) Please aim for a 10' pathway along Schnebly Hill. Reduce to 8' where mature trees may be compromised.
- (1) Provide a public access (bike/ped) easement for portions of the path along Schnebly Hill Rd that is on private property.
- xxiv) A grease trap or interceptor will be required for the restaurant.
11. Prior to the issuance of a Certificate of Occupancy, staff shall verify that all construction is in substantial accordance with the plans as submitted, reviewed, and approved by the Planning and Zoning Commission, and meets the following conditions:
- i) All on-site improvements shall substantially conform to the plans on which grading and building permits were issued.
 - ii) Installation of all proposed landscaping shall be complete and in accordance with the approved landscape plan. (LDC Section 5.6)
 - iii) All outside lighting shall have been installed in accordance with the approved plans. All lighting sources shall be fully shielded so that the direct illumination is confined to the subject property boundaries and so no light is directed above the horizontal plane. Staff shall conduct a night inspection and if deemed necessary, additional shielding will be required. (LDC Section 5.8)
 - iv) The project shall comply with Public Art requirements (LDC Section 5.9).
 - v) All new utility lines shall be provided through underground installation.
 - vi) All mechanical equipment and trash receptacles shall be completely screened from surrounding areas by use of a wall, fence, landscaping or shall be enclosed within a building. All electrical panels shall be located so as not to be visible from public rights-of-way.
 - vii) All requirements of the Sedona Fire District shall be satisfied.
 - viii) The applicant shall provide copies of all required testing to the Engineering Department.
 - ix) As-built plans shall be provided to the City in digital and hard copy formats acceptable to the City Engineer.
 - x) Property lies in a floodplain. An Elevation Certificate from an Arizona Registered Land Surveyor is required for each building.
 - xi) All areas of cut and fill shall be landscaped or dressed in such a manner as to reduce the potential for erosion.
 - xii) The applicant shall provide a letter, sealed by the engineer of record, verifying that the work, as done, is in substantial accordance with the approved plans.
 - xiii) All construction shall comply with the Storm Water Regulations in Chapter 14 of the City of Sedona City Code. Storm water quantities and velocities shall not be greater than the historic values at the downstream property line.
12. Within thirty days of approval of the Development Review, the property owners of record of the subject properties shall sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Development Review.

Aerial View

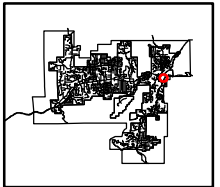
Oak Creek Heritage Lodge

-  Selected Parcels
-  Parcel Boundary
-  Street Centerline



0 55 110 Feet

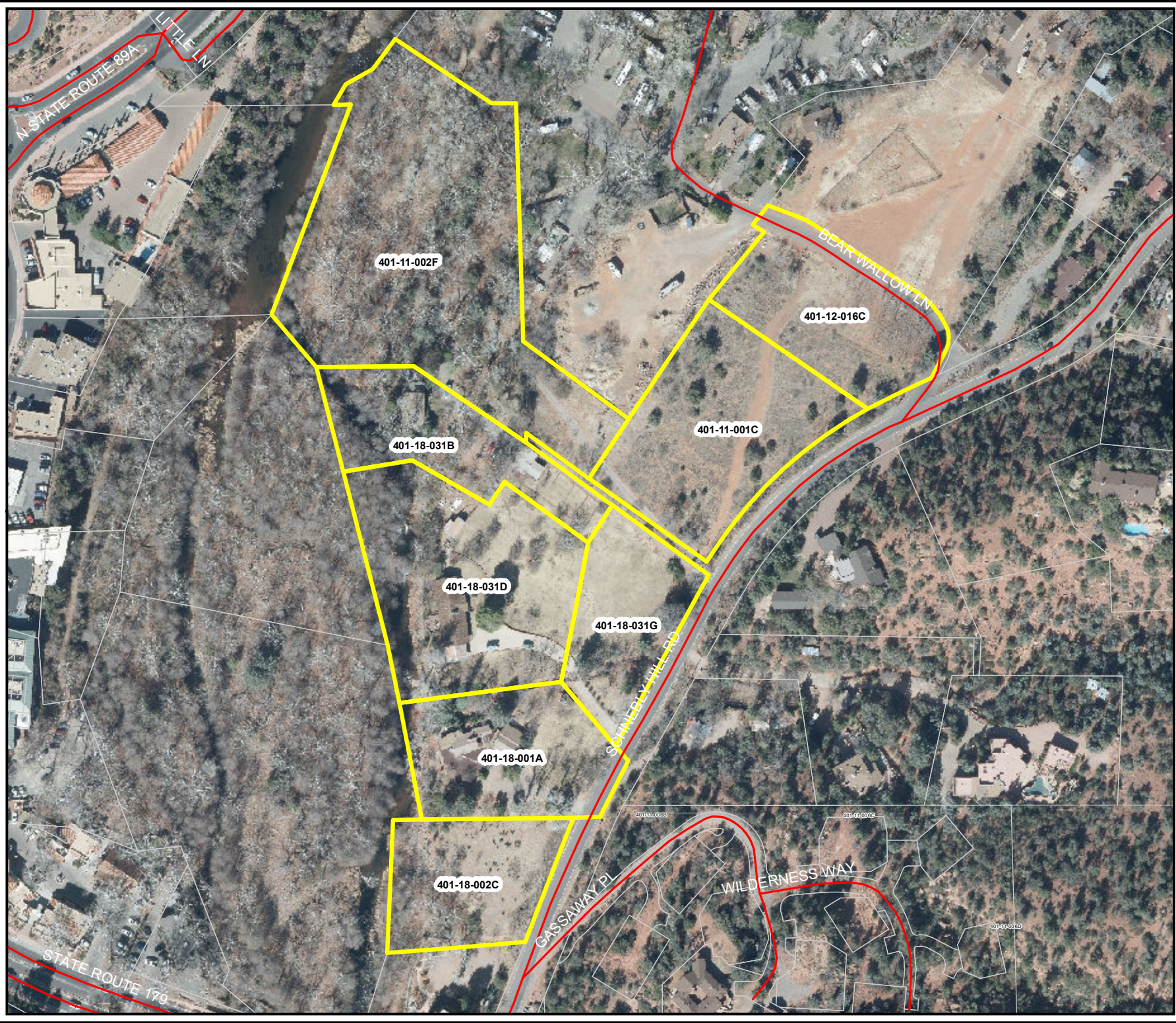
City Index

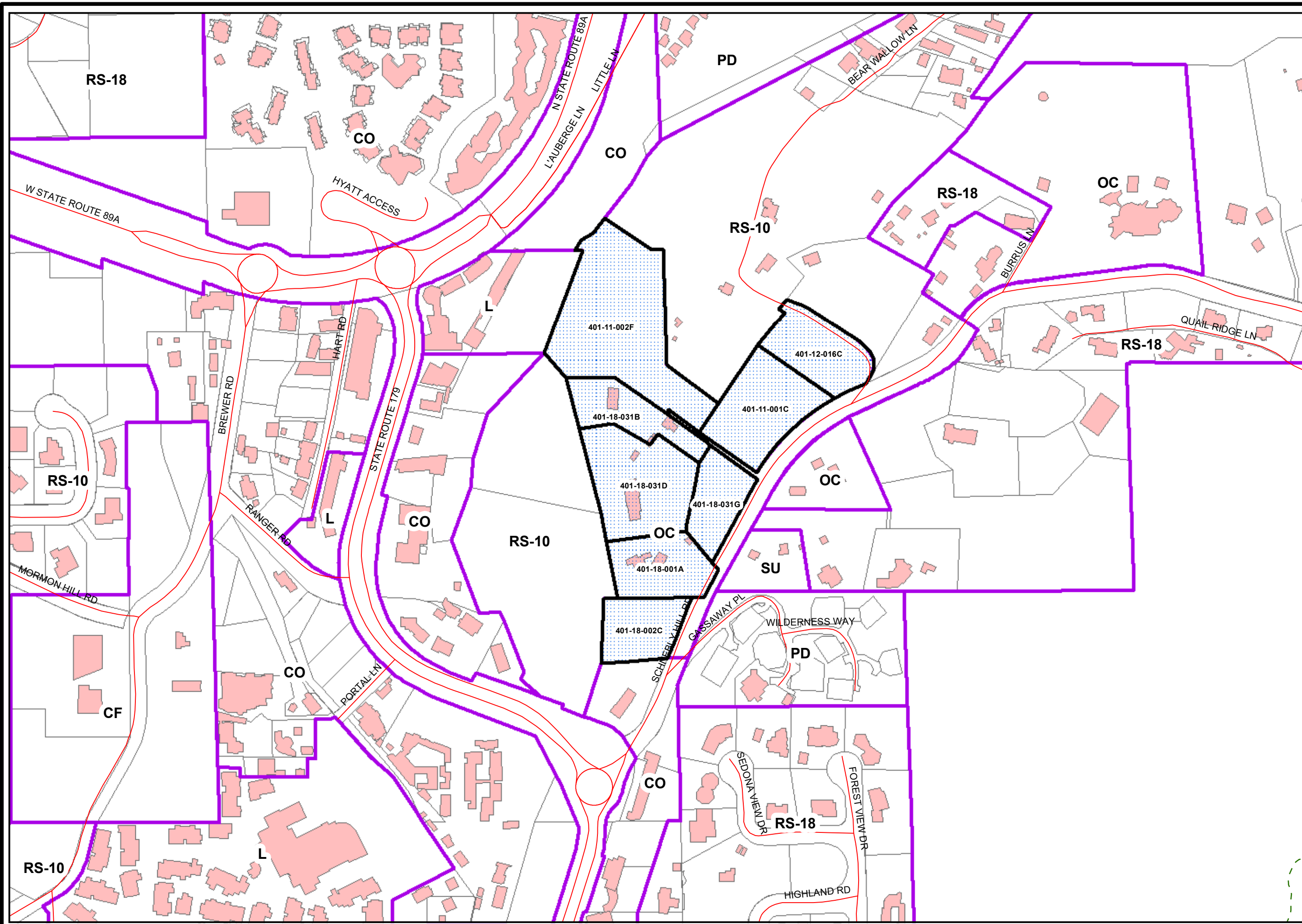


GIS, City of Sedona
04/03/2023
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mxd/ochl_aerial.mxd



This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied. The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.





Vicinity Map

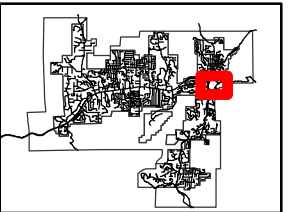
Oak Creek Heritage Lodge

- Selected Parcels
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 90 180 Feet

City Index



GIS, City of Sedona
04/03/2023
/pubreq/projects/ochl/
mxd/ochl_vicinity.mxd

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Agenda Item 5a, Attachment 2

Oak Creek Heritage District Standards (LDC Excerpts)



Oak Creek Heritage Area Zoning District Summary

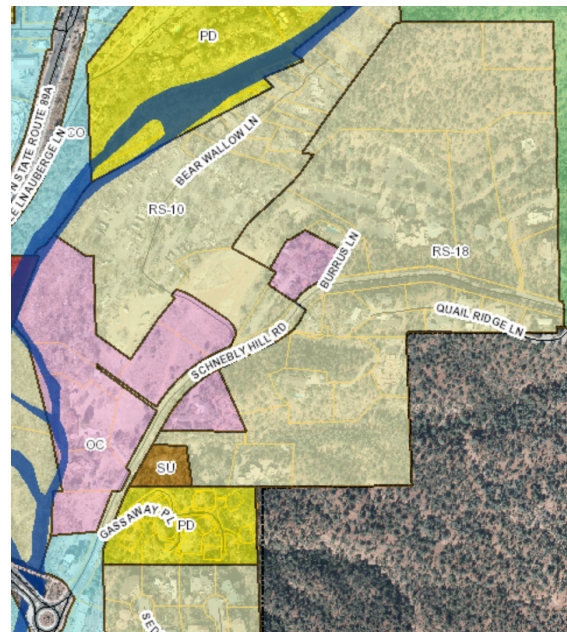
The Oak Creek Heritage Area (OC) zoning district was recommended by the Schnebly Community Focus Area (CFA) Plan and established in 2018 as part of the updated Sedona Land Development Code (LDC). The following describes the need for a new zoning district specific to this CFA.

To better enable new development projects to meet the objectives of this CFA Plan, a new zoning district is recommended. The Oak Creek Heritage District will offer options for multiple compatible land uses that may be more suitable to the area's unique features than residential zoning. The new district will encourage creative site design that will preserve the area's natural and cultural resources while strengthening the sense of place.

- CFA Plan pg 24

A property zoned OC that is considering redevelopment must take into consideration both the Land Development Code and the CFA Plan.

If you are considering development under the OC district or you are interested in rezoning to the OC district, we recommend that you meet with city planners to discuss the opportunities and limitations that are unique to each property.



The map above shows zoning as of 2020. OC is pink, residential is yellow. The property shown in pink were rezoned from RS-10 or RS-18 to the OC district in 2020.

Not all properties in the CFA are eligible to rezone to the OC district. One of the limiting factors is lot size. Property zoned OC must be at least 35,000 sq. ft.

Table of Contents

Land Development Code

Excerpts of the LDC unique to the OC district page 2
Table of Allowed Uses page 6

Schnebly Community Focus Area Plan

Excerpts of the CFA Plan page 12

References:

City of Sedona Land Development Code:
www.sedonaaz.gov/ldc

Schnebly Community Focus Area Plan:
www.sedonaaz.gov/cfa9

City of Sedona Community Development
928-282-1154, www.sedonaaz.gov/cd

Sedona Land Development Code Excerpts

Article 2. Zoning Districts

Section 2.20 OC: Oak Creek Heritage Area

A. Purpose

The OC district is intended to ensure that development in the Schnebly Community Focus Area (CFA) is consistent with the CFA vision for a pedestrian-friendly, mixed-use area that preserves the Oak Creek riparian corridor, natural hillsides, and open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area. If the district standards do not allow for the flexibility necessary to achieve the CFA goals, additional modifications may be considered through the CFA Alternative Standards Request pursuant to Section 8.8.C.

B. OC Lot and Building Standards

Lot Standards	
Width	None
Area, minimum	35,000 sq. ft.
	As allowed by the CFA plan.
Density, maximum	RV parks: 8 sites per acre as allowed by the CFA plan.
Setbacks (minimum)	
Front	40 feet
Side	20 feet
Rear	20 feet
Height	
Building height	See § 2.24.E
Impervious Coverage (maximum)	
Building coverage	25 percent
Total coverage	30 percent
Building footprint (individual buildings)	5,000 sq. ft.

C. Other Standards

Other Standards	Location in LDC
Measurements and Exceptions	Section 2.24
Use-Specific Standards	Section 3.3
Access, Connectivity, Circulation	Generally, Section 5.4 ; Specific to the OC district: § 5.4.E(5) and § 5.4.H(5)
Off-Street Parking	Section 5.5
Landscaping, Buffering, and Screening	Section 5.6
Site and Building Design	Generally § 5.7 ; Specific to the OC district: § 5.7.F(3)d

Article 3. Use Regulations

3.3.C. Commercial Uses

(4) RV Park

- b. Accessory Uses
 - 4. In the OC zoning district, accessory uses are allowed in accordance with Sections 3.3.C(7)b, (10)b, (12)d, (15)d and (18) and the CFA plan.
- e. OC Zoning District
 - 1. The maximum RV park density shall be eight sites per acre.
 - 2. RV parks shall be located in accordance with the CFA plan.

(7) Bar, Tavern, Lounge, or Tasting Room

- b. In the OC district, bars, taverns, lounges, and tasting rooms as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Such uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Such uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

(10) Restaurant

- b. In the OC district, restaurants as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Restaurants may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Restaurants may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

(12) Administrative, Professional, or Government Office

- d. OC Zoning District

Office uses as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Office uses may be allowed as accessory uses to residential, lodging, agriculture, and parks anywhere in the OC district. Office uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

(14) Lodging

- a. Generally: All Lodging
 - 1. Building Length

All lodging uses shall comply with the maximum building length standards in Section 5.7.F(2)d, Building Length (Multifamily Residential and Lodging Uses).
 - 3. OC Zoning District

The total area of the combined lots containing lodging units shall not exceed half the acreage of the total area covered by the CFA plan. Alternative lodging types may include cabins and other similar permanent structures, but do not include RVs and tents or tent-like structures. RV park sites are not considered lodging units.

(15) Personal Services, General

- d. OC Zoning District

Personal service uses as a primary use shall only be allowed within 750 feet of the SR 179 roundabout. Personal service uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Personal service uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

(18) General Retail, Less than 10,000 Square Feet

- In the OC district, general retail of less than 10,000 square feet as a primary use shall only be allowed as a primary use within 750 feet of the SR 179 roundabout. Retail uses may be allowed as accessory uses to residential, lodging, agriculture, and parks, anywhere in the OC district. Retail uses may be allowed as accessory uses to RV parks located in accordance with the CFA plan.

3.3.D Industrial Uses

(2) Manufacturing, Artisan

In the M1, M2, M3, and OC zoning districts:

- a. Artisan manufacturing uses shall be limited to 3,000 square feet of shop floor area.
- b. All activities shall occur entirely within an enclosed structure.

Article 5. Development Standards

5.4 Access, Connectivity, and Circulation

5.4.E. Driveways and Access

(5) OC District

In the OC district, the following additional standards apply:

- a. All streets, driveways, parking areas, and walkways shall be surfaced with gravel or other permeable surfacing except where necessary to meet ADA requirements, or where determined to be infeasible, for the scope of the project, or where the Fire District requires a different material.
- b. To limit the number of access points and curb cuts on Schnebly Hill Road, developments shall take access from shared driveways to the maximum extent feasible. [Ord. 2020-04 § 1, 9-8-20 (Res. 2020-16); Res. 2019-19 Exh. A, 10-8-19].

5.4.H. Pedestrian and Bicycle Circulation

c. In the OC District:

1. Public access easements shall be provided to ensure future public access to a continuous and connected trail system.
2. Trail connections to established National Forest trails shall be provided where appropriate and as approved by representatives of the Coconino National Forest.
3. Development with frontage on the west side of Schnebly Hill Road shall provide a trail that connects to the sidewalk at the SR 179 roundabout; shall be set back from the road to improve safety; and shall be designed to preserve the historic irrigation ditch to the maximum extent feasible.
4. Development with frontage on Oak Creek shall provide a publicly accessible trail ("creekwalk") where appropriate to create a continuous and connected trail parallel to the creek.

5. The creekwalk and associated amenities shall be designed to have minimal impacts on the riparian habitat and floodway of Oak Creek, with materials and construction that blend with the natural environment.

6. Trails and pathways shall be surfaced with gravel or other permeable surfacing and be designed to blend with the natural environment and rural character, except where necessary to meet ADA requirements, or where determined to be infeasible, for the scope of the project, or where the Fire District requires a different material.

5.7.D. Site Design

5.6. Landscaping, Buffering, and Screening

(3) Sensitive Area Protection in the OC Zoning District

The following standards implement the Schnebly CFA plan; see pages 13–14.

a. Preservation of Oak Creek

1. The Oak Creek floodway and riparian habitat shall be permanently protected in its natural state to preserve riparian habitat, maintain storm water functions, minimize flood damage, and serve as an historical focal point of Sedona and character-defining feature of the area.
2. Permanent structures shall be located outside the Oak Creek floodway, with only minor improvements allowed within the floodway such as trails, recreation amenities, or temporary structures other than tents or tent-like structures.

b. Open Space

Open space shall be a defining feature of the area, protected for its natural resources, wildlife habitat, riparian and scenic values, and rural character, subject to the following standards:

1. Development shall be clustered to preserve open space, which shall comprise at least 25 percent of the site, and may include hillsides, floodplains, and other features, but shall not include paved areas.
2. Open space shall be uninterrupted and contiguous with open space and natural areas on adjacent properties.
3. Drainages flowing into Oak Creek shall be retained unaltered as linear corridors of natural open space.
4. Hillsides that are identified in the Schnebly CFA Plan as visible from Uptown and Highway 89 shall be preserved as open space to retain scenic views and to minimize erosion.
5. Uses within open space areas may include:
 - i. Park, greenway, trails, and other recreation amenities.
 - ii. Orchards, gardens, and other agricultural uses.

5.7.F. Building Design**(3) Architectural Style and Character****d. OC Zoning District Historic Resources**

While some existing structures in the OC District do not exhibit sufficient architectural integrity to meet local landmark criteria, they may nevertheless retain significant architectural features and/or be located in a setting or context that conveys the events of Sedona's history. Protection of historic resources shall be an important consideration in all development and redevelopment proposals. The following standards shall apply:

1. When development is proposed on a property that contains a structure that is at least 50 years of age, a Historic Resource Survey shall be completed prior to site development in order to document the resource, determine its historic significance and integrity, and determine the feasibility of its preservation and integration into the new development.
2. Architectural details shall be designed to include materials and architectural features that reflect the character and cultural history of the area, are simple in design (i.e., without excessive or elaborate ornamentation), and complement the character of adjacent historic resources.
3. Historic resources shall be reused and incorporated into the overall design of the development to the maximum extent practicable.

Article 3. Use Regulations

3.2.E. Table of Allowed Uses

Table 3.1 Table of Allowed Uses																			
P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited																			
	Residential									Non-Residential					Other		Use-Specific Standards		
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF		OS	OC
Residential																			
Household Living																			
Dwelling, Co-Housing							P	P	C	P								P	3.3.A(1)
Dwelling, Duplex							P	P	C	P	P							P	
Dwelling, Live/Work										P	C	P	C	C	C	A		P	3.3.A(2)
Dwelling, Multifamily							P	P	P	P	P	P	P	P	P	A		P	3.3.A(3)
Dwelling, Single-Family Attached							P	P	C	P	P		C		C			P	3.3.A(4)
Dwelling, Single-Family Detached	P	P	P	P	P	P	P	P	C	C								P	3.3.A(5)
Manufactured Home					P	P	C	C	C										3.3.A(6)
Group Living																			
Assisted Living Center										P	P	P	P		P	P			
Dormitory							C	C	C	C	P	P	C						
Public, Institutional, and Civic Uses																			
Community and Cultural Facilities																			
Cemetery or Interment Facility																C			
Club or Lodge	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(1)
Conference/Meeting Facility											A	A	P	P	P	P		A	
Day Care	C	C	C	C	C	C	C	C	C	C	P	P	P			A			

Table 3.1

Table of Allowed Uses

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential									Non-Residential						Other			Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
Foodbanks	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Funeral Facility													P	P	P	P			
Library										C	C	P	P	P	P	C			
Museum										C	C	P	P	P	P	C		P	
Park, Active	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Park and Open Space, Passive	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	
Religious Assembly	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P	P		P	
Shelters (e.g., homeless shelter)	CA	CA	CA	CA	CA	CA	CA	CA	CA	P	P	P	P	P	P	P		P	Accessory to non-residential use
Educational Facilities																			
School, Public or Private	C	C	C	C	C	C	C	C	C	C	P	P	P	P	P	P		P	3.3.B(2)
Healthcare Facilities																			
Hospital											P	P	P		P				
Medical or Dental Clinic										C	P	P	P		P				
Commercial Uses																			
Animal-Related Uses																			
Kennel, Commercial													C	P					3.3.C(1)
Stable, Commercial	P	P																	3.3.C(2)
Veterinary Hospital or Clinic										C	P	P	P	P					3.3.C(3)
Recreation and Entertainment																			
RV Park																		P	3.3.C(4)

Table 3.1

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	Residential									Non-Residential						Other			Use-Specific Standards
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC	
Indoor Recreation Facility								A	A	P	P	P	P	P	P				3.3.C(5)
Outdoor Recreation Facility	CA	CA	CA	CA	A	A	A	A	A		C	C	C	C	C	C	C	P	3.3.C(6)
Food and Beverage Services																			
Bar, Tavern, Lounge, or Tasting Room										C	P	P	P	P	P			P	3.3.C(7)
Catering Establishment											P	P	P	P	P				
Microbrewery, Distillery, or Winery										C	P	P	P	P	P			P	3.3.C(8)
Mobile Food Vending										P	P	P	P	P	P	P		C	3.3.C(9)
Restaurant										P	P	P	P	P	P			P	3.3.C(10)
Restaurant with Drive-Through												C	P	P	P				3.3.C(11)
Office, Business, and Professional Services																			
Administrative, Professional, or Government Office										P	P	P	P	P	P	P		P	3.3.C(12)
Financial Institution										P	P	P	P	P	P				3.3.C(13)
Lodging																			
Lodging, Fewer than Seven Units										P	P	P	P		P			P	3.3.C(14)
Lodging, Medium-Density												P			P			P	3.3.C(14)b
Lodging, High-Density															See 3.3				3.3.C(14)c
Personal Services																			
Personal Services, General										P	P	P	P	P	P			P	3.3.C(15)
Laundromat, Self-Service							A	A	A	P	P	P	P	P	P				3.3.C(16)
Retail Sales																			

Table 3.1

Table of Allowed Uses

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	Residential					Non-Residential						Other			Use-Specific Standards				
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN		L	CF	OS	OC
Auction House											P	P	P	P	P				3.3.C(17)
Building Materials and Supply Store													P	P					
General Retail, Less than 10,000 Square Feet										P	P	P	P	P	P			P	3.3.C(18)
General Retail, 10,000 Square Feet to 25,000 Square Feet													P		P				
General Retail, More than 25,000 Square Feet													C		C				
Medical Marijuana Dispensary													P	P					3.3.C(19)
Medical Marijuana Dispensary, Off-Site Cultivation Location													P	P					3.3.C(19)
Nursery or Garden Supply Store											C	P	P	P	P			P	3.3.C(20)
Transportation, Vehicles, and Equipment																			
Equipment Sales and Rental													C	P					3.3.C(21)
Fleet Services													P	P	C	C			3.3.C(22)
Parking Facility												P	P	P	P	C			
Transit Terminal or Station																C			
Vehicle Fuel Sales												C	P	P					3.3.C(23)
Vehicle Repair, Major													P	P					3.3.C(24)
Vehicle Repair, Minor											C	C	P	P	P				3.3.C(25)
Vehicle Sales and Leasing													P	P	C				3.3.C(26)

Table 3.1

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P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential					Non-Residential					Other			Use-Specific Standards					
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO		IN	L	CF	OS	OC
Vehicle Service Station											C	C	P	P	P				3.3.C(27)
Vehicle Wash											C	P	P	P	P				
Adult Entertainment Establishments																			
Adult Entertainment													C	C					3.3.C(28)
Industrial Uses																			
Manufacturing and Processing																			
Food Processing										C	C	P	P	P	P				3.3.D(1)
Manufacturing, Artisan										C	C	P	P	P	P			P	3.3.D(2)
Manufacturing, Light													P	P					3.3.D(3)
Storage and Warehousing																			
Contractor Office or Equipment Storage Yard													C	P					
Outdoor Storage													C	P					3.3.D(4)
Self-Storage Facility													P	P					3.3.D(5)
Warehousing and Wholesale Facility													P	P					3.3.D(6)
Public and Semi-Public Utility Uses																			
Flood Control Facility	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	
Public Utility, Major	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	P			
Public Utility, Minor	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	C	C	
Water Storage Tank	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	C	C	
Wireless Telecommunications Facility	<i>See Article 4: Wireless Communication Facilities</i>																		
Accessory Uses																			
Agriculture, General	A	A															CA	A	3.4.D(1)

Table 3.1

Table of Allowed Uses

P = permitted C = conditional use permit required A = accessory Blank Cell = use prohibited

	Residential									Non-Residential						Other			Use-Specific Standards	
	RS-70	RS-35	RS-18	RS-10	RS-6	RMH	RM-1	RM-2	RM-3	M1	M2	M3	CO	IN	L	CF	OS	OC		
Agriculture, Urban	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	3.4.D(2)
Guest Quarters	A	A	A	A	A	A	A	A	A	A									A	3.4.D(3)
Home Occupation	A	A	A	A	A	A	A	A	A	A	A	A							A	3.4.D(4)
Outside Sales and Display										CA	CA	CA	CA	CA	CA					3.4.C(3)
Outdoor Dining										A	A	A	A	A	A				A	
Outdoor Storage, Accessory	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A	A			A	3.4.D(5)
Temporary Uses																				
Christmas Tree and Pumpkin Sales										P	P	P	P	P	P	P	P	P	P	3.5.E(1)
Construction Support Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(2)
Filming-Related Activity	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(3)
Model Home	P	P	P	P	P	P	P	P	P	P	P								P	
Special Event	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	P	3.5.E(4)
Temporary Housing	P	P	P	P	P	P	P	P	P	P									P	3.5.E(5)

Schnebly Community Focus Area Plan Excerpts

CFA Vision

This CFA is located within the Heart of Sedona, a pedestrian-friendly area focused on Oak Creek and Sedona's heritage. Future development and redevelopment is a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields, and a variety of modestly scaled buildings, thus sustaining the distinct historic context and character.

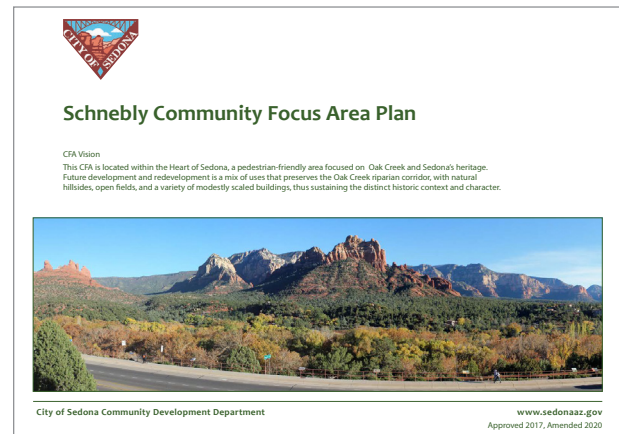
The following CFA Plan excerpts are from the Implementation chapter of the CFA Plan (page 25-26).

The Oak Creek Heritage District is a new zoning designation that provides the means for a land use that exemplifies the distinctive natural and cultural values of this area. Those features that set it apart, such as Oak Creek, the hillsides, and the historic sites are all valuable assets that should be considered a highlight rather than a hindrance for property owners. Under this district, property can be developed in a manner that maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting.

One objective of this district is to encourage development that will best protect Oak Creek and the surrounding riparian habitat. Coordinated and consolidated development allows for designs that can cluster buildings and preserve larger areas of connected open space. The alternative is small, individual building lots with more driveways and more fences that will fragment wildlife habitat and eliminate the scenic characteristics of the area.

This district would also diversify the City's lodging options by offering a variety of unique alternatives that are not the typical hotel experience. This is an ideal location for low intensity lodging where visitors can easily walk to the Uptown restaurants and shops and not contribute to traffic congestion.

Landowners with property in the CFA may voluntarily choose to rezone their property to the Oak Creek Heritage District to take advantage of this opportunity once the new zone district regulations are adopted. The City will assist landowners by facilitating the rezoning application process.



Permitted Uses

Lodging:

- Lodging Density: not to exceed double the established residential zoning density of the property.
 - For example, if the property was zoned RS-10 which is a maximum of 4 houses per acre, the new zone would allow for a maximum of 8 units of lodging per acre.
- Lodging will be limited to no more than half the acreage of the CFA to ensure a mix of land uses.
- Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and alternative lodging types, including cabins and other similar permanent structures, but not including RV's and tents or tentlike structures.
- Lodging may have associated amenities and accessory uses as listed below.

RV Parks:

- RV Park Density: 8 sites/acre
- An RV Park is an outdoor facility designed for accommodation in RV's for recreation, education, naturalist, or vacation purposes. An RV is a mobile structure designed as temporary living quarters for recreation, vacation, camping or travel use, which is either self-propelled or is mounted on or drawn by another vehicle. Examples include, but are not limited to, a travel trailer, camping trailer, fifth-wheel trailer, truck camper, motor home or camper van.
- RV Parks are limited to the location of the established RV park as it existed at the adoption of the CFA Plan, covering 10.8 acres.

Agricultural uses:

- Gardens, nurseries, vineyards, orchards, and incidental operations.

Park and Recreation Amenities:

- Park amenities such as picnic tables, benches, etc.
- Trails
- Amenities may be publicly accessible or for customer use only

Commercial:

- To limit traffic impacts, commercial development should be located on Schnebly Hill Road within 750 feet of the roundabout.
- Appropriate businesses may include restaurants, markets, offices, galleries, studios, and retail shops.

Single-Family Residential:

- Density: not to exceed the established residential zoning density of the property
- The housing must be clustered in order to preserve areas of open space.

Multi-family Residential:

- Density: not to exceed established zoning density
- Increased density may be considered on a case by case basis when associated with community benefits, such as affordable housing, creek access, or agricultural uses.
- Multi-family housing may include duplexes, apartments, patio homes, courtyard bungalows, condos, or townhouses.
- The housing must be clustered in order to preserve areas of open space.

Accessory Uses:

- Employee, caretaker, or owner-occupied housing
- Spa, fitness, yoga, or other wellness studio
- Outfitter and guide services
- Outdoor recreation equipment supplies and rentals
- Excluding motorized vehicle rentals
- Retail shop (gifts, gear, and supplies)
- Produce stand
- Café, bar, or restaurant

Development Guidelines:

The CFA Development and Design Guidelines (pages 17-19) and all other CFA strategies are applicable to this district, in addition to the following.

- **Oak Creek Floodway:** All structures are to be located outside of the floodway. This will preserve the Creek's natural habitat, maintain the stormwater functions, and minimize flood damage.

- **Open Space Viewshed:**
 - A continuous corridor of open space along Schnebly Hill Road will preserve the viewshed from the road which is one of the defining features of the district.
 - Development may need to be clustered in order to preserve open space, including hillsides.

- **Habitat Preservation:**
 - Site design shall retain large native trees and as much of the natural vegetation as possible.
 - Open space should be uninterrupted and contiguous with open space and natural areas on adjacent properties.

- **Historic Features:** historic buildings and other historic resources should be preserved, adapted for reuse, and integrated with new development.

- Trails and pathways that connect across other properties are encouraged and will be publicly accessible, including the proposed Oak Creek creekwalk. Internal paths do not need to be publicly accessible.

- Limit the number of driveways off of Schnebly Hill Road by using existing driveways or private roads or sharing driveways wherever possible.

- Existing land uses would continue as non-conforming uses.

Note:

- Please see the Land Development Code (LDC) for all development standards.
- Portions of the LDC unique to the OC district are summarized on pages 2-11 of this document.

Agenda Item 5a, Attachment 3

Due to file size constraints, Project Application Materials are not included in the packet but are available at the following link:

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

Documents at the above link include:

- a. Project Application and Lighting Application
- b. Letter of Intent
- c. Citizen Participation Report
- d. Response to City Comments
- e. Architectural Plans – 1 of 2
- f. Architectural Plans – 2 of 2
- g. Building Materials and Colors
- h. ALTA Survey, Sewer, and Civil Plans
- i. Engineering Reports
- j. Previous Submittals

Agenda Item 5a, Attachment 4

Schnebly CFA Checklist

Schnebly CFA Checklist

PZ23-00004 (DEV) Oak Creek Heritage Lodge



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
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The Oak Creek Heritage District will offer options for multiple compatible land uses that may be more suitable to the area's unique features than residential zoning. The new district will encourage creative site design that will preserve the area's natural and cultural resources while strengthening the sense of place.

The new district will be an important tool in the implementation of this plan... The CFA Plan and the new district regulations (in the Land Development Code) will both apply to development projects under the new district.

Rezoning to the Oak Creek Heritage District will provide property owners with more flexibility by expanding their land use options. Property owners may also consider partnering with neighboring landowners to further expand the development potential of their property. This is particularly important when a community resource such as Oak Creek or pedestrian paths cross property lines. Coordination and cooperation among neighboring landowners and the City will be key to realizing the vision for this CFA.

--Community Focus Area Plan for the Schnebly CFA, page 24, Implementation

Public Hearing Date: April 16, 2024

The following is staff's evaluation of the project (Oak Creek Heritage Lodge) for compliance with the Schnebly CFA Plan.

Reviewer: Cari Meyer, Planning Manager

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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Planning Area Boundary (Page 5)	
	<i>Evaluation:</i> The entirety of the project site is within the CFA Planning Area Boundary.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Environment Recommendations: Protection of Oak Creek (Page 13)	
CFA Objective: Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region.	
	Strategy 1: Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures other than tents or tentlike structures.
	<i>Evaluation:</i> The western portion of the site is within the Oak Creek floodway and is not being developed. All development is outside of the floodway and the floodway will be retained in its natural state with only trails through the area.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Strategy 2: Permanently protect the Oak Creek corridor through land preservation measures.
	<i>Evaluation:</i> No development is proposed in the floodway and development of the property is required to comply with the approved plans. The applicant currently intends to retain ownership of the entire site. If that were to change in the future, they would be encouraged to work with a public or non-profit organization to establish conservation easements.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
	Strategy 3: Drainages flowing into Oak Creek should be retained unaltered, as linear corridors of natural open space
	<i>Evaluation:</i> There is one drainage through the site from Schnebly Hill Road to the creek. This drainage is being retained in its natural state with only a pedestrian bridge providing access over the drainage.
	<i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable
Environment Recommendations: Preservation of Open Space (Page 14)	
CFA Objective: Open space is a defining feature of the area, protected for its natural resource and scenic values.	

	<p>Strategy 1: A corridor of undeveloped open space along Schnebly Hill Road should be preserved as open space or a linear park or greenway and may include a trail, orchards, gardens, or other agricultural use</p> <p><i>Evaluation:</i> All buildings are set back a minimum of 40 feet from Schnebly Hill Road, and this open space corridor will feature a new shared-use path. On the landscape plans this area is labeled “Agricultural” with landscaped with orchard trees to represent the area’s agricultural history.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Strategy 2: Scenic views from Uptown and Highway 89 should be preserved by limiting development on visible hillsides.</p> <p><i>Evaluation:</i> There are no hillsides on this property that the CFA recommends preserving.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
	<p>Strategy 3: Oak Creek and its associated floodway shall be preserved as the spine of an open space system linked to corridors of open space along tributary drainages</p> <p><i>Evaluation:</i> The Oak Creek floodway is not being developed and will be retained in its natural state with only trails through the area, and the tributary wash from the east will connect and be retained in its natural state.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Strategy 4: To enable the preservation of the Oak Creek floodway, open space, and hillsides, flexibility in site design standards will be considered.</p> <p><i>Evaluation:</i> The property was rezoned to the OC District allowing for flexibility as appropriate.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>Land Use Recommendations: Sense of Place (Page 16)</p>	
<p>CFA Objective: A distinct identity unique to the area which reflects its rural, agricultural, and historical qualities.</p>	
	<p>Strategy 1: The design of new development shall be of a style and scale that reflects the desired character and identity unique to this area.</p> <p><i>Evaluation:</i> The project’s design is in compliance with the LDC requirements for the OC District. In addition, the color and material palette for this development has been selected based on the historic building materials in the area and on this site. Proposed materials include natural rocks, wood, and metal. Colors are proposed to be dark, earthen colors to fit into the landscape.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Strategy 2: Cluster development in order to preserve open space, hillsides, and floodplains.</p> <p><i>Evaluation:</i> The development has been clustered in order to preserve both the floodway on the western portion of the property and the open space/agricultural strip on the east side of the property. In addition to clustering the buildings, each cluster has a slightly different (but complementary) architectural character to further visually distinguish them.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Strategy 3: Establish the Oak Creek Heritage District to enable new development to meet the goals and objectives of this plan.</p> <p><i>Evaluation:</i> This property was rezoned to the OC District. This checklist indicates that this project is meeting this strategy.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>Development and Design Guidelines (Pages 17-19)9</p> <p><i>Evaluation:</i> Pages 17-19 of the CFA plan contains the development and design guidelines for the CFA Area and the OC District. These include:</p> <ul style="list-style-type: none"> • Building Style and Materials: The materials proposed are natural rock, wood, and metal, all based on materials used for other buildings in the CFA, including historic structures (well and pump houses) on the property. • Landscaping: The plant palette exceeds the minimum percentage of native species (75%) as well as orchard trees to represent the agricultural history of the site, and the floodway habitat is being

	<p>preserved. The landscaping plan has 3 zones: riparian along the creek, transition, and agricultural along the road with different plant palettes appropriate to each zone. The small size of the buildings allows for preservation of the maximum number of mature native trees.</p> <ul style="list-style-type: none"> • Screening and Fencing: Buildings are screened using vegetation and the parking lot is screened with both a wall and vegetation. There are no adjacent residences that the project needs to be screened from. The fencing and screening materials are appropriate for the development. • Streets and Parking: Drive aisles, parking areas, and walkways are surfaced with permeable pavers, decomposed granite (DG), and gravel (except where necessary for ADA compliance). • Site Layout: Buildings are arranged in four separate clusters to preserve the area within the floodway and the open space along Schnebly Hill Road. 26 total buildings are proposed, with 15 of them being under 2,500 square feet in gross floor area. Each cluster forms a small courtyard and the buildings are at various angles to each other. The buildings furthest north on the site (closest to the residential areas) are the smallest (height and building footprint) while the buildings furthest from the road and furthest south (closest to the commercial areas) are the larger buildings. In addition to the physical clustering, each cluster has a different color and material palette to further visually distinguish them from each other.
<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>	
<p>Community Recommendations: Historic Preservation (Page 20) CFA Objective: The historic values that contribute to the character of the area are protected and interpreted.</p>	
	<p>Strategy 1: Support the adaptive reuse of historic buildings in order to preserve and maintain the historic integrity of the buildings.</p> <p><i>Evaluation:</i> Due to the age (over 50 years old) of existing buildings, the applicant had historic resource surveys done for all buildings and structures, none of which are considered historically significant and did not meet the criteria for designation as city historic landmarks.</p> <p>The irrigation ditch was determined to have historic significance and will be retained, and interpretive signs placed along the ditch/shared-use path. Smaller historic structures such as the well sheds will also be preserved.</p>
<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>	
	<p>Strategy 2: Provide educational information to the public about the significance of historic features.</p> <p><i>Evaluation:</i> Interpretive signs will be developed to provide info on the historical significance of the irrigation system (ditch and well sheds).</p>
<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>	
	<p>Strategy 3: Recognize and protect historic resources, such as the historic irrigation ditch (west of Schnebly Hill Road).</p> <p><i>Evaluation:</i> The irrigation ditch will be preserved with recognition through the installation of interpretive signs.</p>
<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>	
<p>Circulation Recommendation: Pedestrian and Bicycle Network (Page 21-23) CFA Objective: A system of trails that connects residents and visitors to destinations within the neighborhood and to Uptown that is safe and convenient for walking and bicycling.</p>	
	<p>Strategy 1: Provide a non-motorized alternative to Schnebly Hill Road with a pedestrian and bicycle trail.</p> <p><i>Evaluation:</i> The development will build a shared-use path along Schnebly Hill Road for pedestrians and bicycles. The path is set back from the road, through open space along the historic irrigation ditch. The path will be 10 feet wide except where a narrower width is needed to ensure the preservation of native, mature trees. The path will be located primarily in the right-of-way and will provide public easements for where it goes onto private property. Construction of this path will complete a significant portion of the planned pathway from SR 179 to the National Forest.</p>
<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>	

	<p>Strategy 2: Develop a network of trails throughout the CFA to encourage walking and bicycling and reduce vehicular traffic.</p>
	<p><i>Evaluation:</i> See Strategy 1 above.</p>
	<p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
	<p>Strategy 3: A creekwalk along Oak Creek should be considered as a recreational and circulation amenity that can benefit residents, visitors, and businesses. Creek access for residents and visitors will be part of the pedestrian network, and not developed with vehicle parking as a destination in and of itself.</p>
	<p><i>Evaluation:</i> The development will also dedicate an easement to the City for a potential creekwalk to preserve access for when the City secures access from other properties.</p>
	<p><i>Compliance:</i> <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>

Agenda Item 5a, Attachment 5

Land Development Code Checklist

Land Development Code Checklist
 PZ23-00004 (DEV) Oak Creek Heritage Lodge



City Of Sedona
Community Development Department
 102 Roadrunner Drive Sedona, AZ 86336
 (928) 282-1154 • www.sedonaz.gov/cd

The Sedona Land Development Code sets the minimum criteria for review and approval of all new construction and renovation proposals by the City’s Community Development Department and Planning & Zoning Commission. Applicants of proposed development projects must demonstrate compliance with these development standards.

Public Hearing Date: April 16, 2024

Reviewer: Cari Meyer, Planning Manager

Color Coding	Full Compliance	Partial Compliance	Non-Compliance	Not Applicable
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LDC Article 2: Zoning Districts	
2.20: OC: Oak Creek Heritage Area	
2.20.B: OC Lot and Building Standards	<p><i>Evaluation:</i> Lot Standards: The lots meet the minimum lot width and area. For this development, the lots will be required to be combined into a single parcel which will meet the minimum lot width and area.</p> <p>The property was previously zoned RS-10 (4 residential units per acre). As the OC Zoning allows double the previous residential density in lodging units, up to 8 lodging units per acre are permitted. 70 lodging units are proposed (92 permitted, 11.56 acres x 8 units per acre).</p> <p>Setbacks: The project provides at least 40 foot setbacks along Schnebly Hill Road and 20 foot setbacks along all other property lines.</p> <p>Heights: As outlined in the height evaluation (See LDC Section 2.24.E), all buildings meet height requirements.</p> <p>Impervious Coverage: The project has a building coverage of 9.00% (25% permitted) and a total coverage of 29.99% (30% permitted). The site has a total of 26 separate buildings.</p> <p>The largest building footprint is the restaurant building with a footprint of 4,198 sf (5,000 sf permitted). All other buildings have smaller footprints.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.16.C: Other Standards	<p><i>Evaluation:</i> The project as submitted complies with all code requirements.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.24: Measurements and Exceptions	
2.24.B: Density	<p><i>Evaluation:</i> 4 long-term residential units are proposed on approximately 11.58 acres. Multifamily is permitted in the OC zone. As the units would include restrictions for long-term rentals, there is no cap on density.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.24.C: Lot and Space Requirements	<p><i>Evaluation:</i> The lot meets minimum dimension requirements. All buildings are reviewed for the same setback and height requirements.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.24.D: Setbacks	<p><i>Evaluation:</i> The project provides 40 foot setbacks along Schnebly Hill Road and 20 foot setbacks along all other property lines. No exceptions to setback requirements are requested.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
2.24.E: Building Height	

Evaluation: Commercial height standards were used in review of this project. The project proposes 26 separate buildings; all were reviewed for compliance with height requirements. While all buildings are located out of the floodway, as required by the CFA plan, some of the buildings are within the floodplain. For these buildings, the height is measured to the RFE (Regulatory Flood Elevation) rather than existing grade (LDC Section 2.24.E(1)c). For those buildings, the RFE is noted on the plan for each building.

13 (50%) of the buildings have heights above the baseline of 22 feet. The buildings use the following to account for the additional height:

- LDC Section 2.24.E(3): Exceptions to Height Requirements
 - Elevators and mechanical equipment screening are permitted an additional 8 feet of height, provided they do not cover more than 5% of the total roof area.
 - Buildings that use a roof slope of 3.5:12 or steeper are able to apply an additional 5 feet of height.
- LDC Section 2.24.E(4)a: Multiple Buildings Located on One Site
 - 1 out of every 3 buildings (33%) may apply a height increase of up to 5 feet on a maximum of 10% of the total building footprint of the development. 6 buildings (23%) apply this height increase for a total area of 4,089 sf (8.91% of the total 45,862 sf of building footprint).
- LDC Section 2.24.E(4)b: Wall Plane Relief and Reduced Light Reflectance Values (LRV)
 - LRV: A maximum LRV of 21%, which gets 5 points (2.5 feet) is proposed for all buildings in the development
 - Unrelieved Building Plane: When additional height is needed, the unrelieved building planes have been reduced to a maximum of 500 sf (3 points, 1.5 feet). Two of the buildings (Spa and Back of House Building) need additional height and have further reduced the largest unrelieved building planes to 450 sf (Spa Building, 4 points, 2 feet) and 400 sf (Back of House Building, 5 points, 2.5 feet) to account for the additional height.
 - For buildings that use unrelieved building planes, the buildings planes have been reduced by offsets in the building or addition of wall elements (shed roofs, balconies, ground planters, etc.) that project beyond the building wall by a minimum of 2 feet. The Back of House Building also has an open-air stairway where there are openings in the wall (no windows) to provide the required building plane relief.

While 50% of the buildings use the strategies listed above to meet height, the 13 buildings that don't require alternate standards for height use the same design elements (paint color, sloped roofs, unrelieved building planes) to ensure a consistent architectural character of the development.

Compliance: Yes Partial No Not Applicable

LDC Article 3: Use Regulations

3.2.E: Table of Allowed Uses

Evaluation: Medium density lodging (up to 8 units per acre) and Multifamily developments, as well as the proposed accessory uses (restaurant, spa, meeting facility) are permitted uses in the OC zone.

Compliance: Yes Partial No Not Applicable

3.3: Use Specific Standards

Evaluation: LDC Sections 3.3.C(10) and (15) state that, in the OC District, restaurants and personal services (spa) more than 750 feet from the SR 179 roundabout at Schnebly Hill Road are permitted as accessory uses. In addition, meeting facilities are permitted as accessory uses throughout the OC District. Based on the floor plans submitted for these uses, and their size, scale, and capacity, they are accessory to the lodging use.

LDC Section 3.3.C(14) contains the use specific standards for lodging projects. Lodging buildings are limited to 150 feet in length (project complies), and, in the OC zone, lodging is limited to half of the acreage covered by the CFA plan. The CFA Planning Area covers 91 acres (CFA Plan, page 3), allowing for up to 45.5 acres of lodging in the CFA. One property is zoned Special Use (SU), is 0.84, and has a lodging use. No other lodging currently exists in the CFA (the RV park is not considered a lodging use). The 11.56 acres on this site will bring the total lodging use in the CFA to 12.4 acres, under the maximum 45.5 acres permitted.

<p>Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>	
<p>LDC Article 5: Development Standards</p>	
<p>5.3: Grading and Drainage</p>	
<p>5.3.D: General Standards</p>	
<p><i>Evaluation:</i> The site has been previously developed. The new development is concentrated in previously disturbed areas and areas within the floodway are undisturbed except for walking pathways, as required by the OC District, as well as recommended by the City’s grading and drainage standards. All work, except for driveways to connect to existing streets and landscaping, is contained within the property boundaries. The City’s Public Works staff has reviewed the Preliminary Grading and Drainage Report and Plan and found them to be consistent with City requirements.</p> <p>A Final Grading and Drainage Report and Plan sealed by a Professional Engineer will be required to be submitted, reviewed, and approved prior to building permit issuance.</p>	
<p>Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>	
<p>5.4: Access, Connectivity, and Circulation</p>	
<p>5.4.D: Street Connectivity</p>	
<p><i>Evaluation:</i> The project connects to existing streets on Schnebly Hill Road and Bear Wallow Lane. The primary access is on Schnebly Hill Road while the Bear Wallow connection is a secondary access/egress point. No other streets exist in the area that the development would be able to connect to.</p> <p>The proposal includes a 10’ walking path along Schnebly Hill Road (reduced where needed to save existing mature trees) and a 5’ sidewalk along Bear Wallow Lane. The development will also be providing a public pedestrian access easement along the creek to facilitate a creekwalk in the future if the City is able to acquire additional easements along the creek.</p> <p>Police and Fire and reviewed the plans and have not expressed any concerns with the site layout. No cul-de-sacs or dead end streets are proposed. Gates are proposed to restrict access to the valet lot. The gates are located far enough back from the rights-of-way to provide the required stacking distance.</p>	
<p>Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>	
<p>5.4.E: Driveways and Access</p>	
<p><i>Evaluation:</i> Driveways are located to provide safe access to and from the site. Cars will be able to enter and exist the site in forward drive. The majority of the parking is located in the valet lot on the north side of the property.</p> <p>Police and Fire have reviewed the plans and have not expressed any concerns. Driveways and drive aisles will meet materials requirements.</p> <p>The property does not front a state highway</p> <p>Two access points are provided, and the drive aisles meet size requirements.</p> <p>Within the OC District, streets, driveways, parking areas, and walkways shall be surfaced with gravel or other permeable surfacing. The project proposes a combination of permeable pavers, decomposed granite (DG), and gravel (except where necessary for ADA compliance).</p>	
<p>Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>	
<p>5.4.F: Visibility Triangles</p>	
<p><i>Evaluation:</i> No buildings are in visibility triangles. Landscaping in visibility triangles will be maintained to meet sight distance requirements.</p>	
<p>Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>	
<p>5.4.G: Cross-Access between Adjacent Uses</p>	
<p><i>Evaluation:</i> The property to the south is a single property with a significant grade change; no cross access to that property is required. To the west is the creek (no vehicular cross access, pedestrian access provided with</p>	

	<p>a pedestrian easement the City may use to establish a creekwalk in the future). To the north and east are two roads (Bear Wallow and Schnebly Hill Road and the development proposes access on each of these roads.</p> <p>The development will provide pedestrian connections on all existing roads and throughout the development, along with a pedestrian easement for a potential future creekwalk.</p> <p>As the vehicular cross access points connect to established roads, only the easement for the potential future creekwalk is required.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.4.H: Pedestrian and Bicycle Circulation</p>
	<p><i>Evaluation:</i> Sidewalks or shared use paths are proposed to be installed along Schnebly Hill Road (10’ shared use path, decreasing to 8’ when needed to preserved existing mature trees) and Bear Wallow Lane (5’ sidewalk).</p> <p>Pedestrian access is provided from the sidewalks to each building in the development/all areas listed in this section as requiring connections.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.5: Off-Street Parking and Loading</p>
	<p>5.5.D: Minimum Off-Street Parking Spaces Required</p>
	<p><i>Evaluation:</i> A parking analysis has been submitted and accepted by the City. The analysis states the combination of uses will result in a maximum demand of 87 parking spaces. 90 parking spaces are provided: 84 in the valet lot at the north end of the site, 2 at the lobby building, and 4 at the Back of the House building.</p> <p>No covered parking is required</p> <p>A minimum of 9 bicycle parking spaces are required and 18 are provided (12 by the lobby building, 6 by the Back of House/multifamily building).</p> <p>Bus parking is provided in the valet lot on the north end of the site (3 spaces can be used as a bus space).</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.5.E: Parking Alternatives, Credits, and Adjustments</p>
	<p><i>Evaluation:</i> The parking analysis shows that the mix of uses on the site will result in a peak demand of 87 parking spaces. 90 spaces are provided. The applicant has addressed all outstanding questions on the parking analysis, and it has been accepted by the Community Development and Public Works Departments.</p> <p>Up to 9 compact spaces are permitted (10%) and 8 are proposed. No structured parking, on-street parking, or motorcycle spaces are proposed, and no reductions based on pedestrian or transit access are requested.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.5.F: Off-Street Parking Layout and Design</p>
	<p><i>Evaluation:</i> Parking spaces will be required to be available for parking. No parking is in a fire lane. Parking is located on the interior of the site and not between building facades and the public right-of-way. Parking areas and drive aisles comply with dimensional standards of the LDC and Administrative Manual. Landscaping and lighting are provided in compliance with LDC requirements.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.5.G: Loading and Stacking Areas</p>
	<p><i>Evaluation:</i> 2 loading spaces are required (minimum size of 12’ wide x 50’ long). 2 are provided (in the valet lot). An additional loading area is provided on the north side of the Back of House Building, which will accommodate smaller delivery trucks.</p>
	<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.6: Landscaping, Buffering, and Screening</p>
	<p>5.6.C: Landscaping and Buffering</p>

	<p><i>Evaluation: *Note: The area within the floodway is being left in its natural state and is not included in the total landscape area.</i></p> <p>(1) General Landscape Standards: Based on the landscape area, 355 trees are required. Based on size, the trees to be preserved fulfill the landscape requirements. An additional 194 new trees are proposed. Based on the landscape area, 1,066 shrubs are required, and 1,587 shrubs are provided.</p> <p>87% of the plants on the landscape plan are native species (OC district requires 75% native). The balance of the plants are adaptive. The landscape plan has been divided into different zones (Riparian (Creek) > Transitional (Between Creek and Road) > Agricultural (Road)) and plants have been chosen and located based on their appropriateness to each zone. No inappropriate species are proposed. At least 40 different species are proposed (not including existing trees) and no one species makes up more than 50% of the required landscape materials. Visibility triangles will be maintained. The applicant expects to be able to save a significant number of trees (protect in place) and transplant additional trees, factored into the native/adaptive percentages as native. Compliance with the other requirements of this section will be reviewed when plans are submitted for permits.</p> <p>(2) The areas between the buildings and streets are landscaped. Parking areas, where adjacent to streets, are screened with a 4 foot tall wall (3 feet required) and landscaped areas a minimum of 12 feet in width – 6 feet on each side of the wall (5 feet required). While the LDC requires landscaping or a wall, this application proposes both. 11.8% of the parking area is landscaped (minimum 10% required). Landscaped areas are located appropriately throughout the site and where required for screening and buffering purposes.</p> <p>(3) Where the property abuts a single family residential zone, a 6’ tall masonry wall is provided.</p> <p>(4) Landscape areas will be required to be maintained after installation.</p> <p>(5) A tree preservation and protection plan has been submitted. It is anticipated that 503 trees will be preserved (includes trees within the floodway).</p>
<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>	
	<p>5.6.D: Screening</p> <p><i>Evaluation:</i></p> <p>(1) Roof mounted equipment is screened on all sides.</p> <p>(2) Any additional ground mounted equipment will be screened by patio walls or landscaping.</p> <p>(3) Loading and service areas (including trash) will be screened by landscaping and walls.</p> <p>(4) No outdoor storage areas are proposed.</p>
<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>	
	<p>5.6.E: Fences and Walls</p> <p><i>Evaluation:</i> The only walls within the setbacks are those used to screen the parking area on the north end of the site. The walls facing public streets do not exceed 4 feet in height; no additional articulation is required. Fences and walls will maintain visibility triangle requirements. Fences and walls will meet color and material requirements. Materials listed as prohibited are not proposed. Where walls are proposed adjacent to a public street, landscaping is provided between the street and wall. No retaining wall exceeds 8 feet in height, and all are designed to meet design and color requirements.</p>
<p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>	
<p>5.7: Site and Building Design</p>	
	<p>5.7.D: Site Design</p> <p><i>Evaluation:</i></p> <p>(2) The site has been graded/disturbed in the past and generally slopes away from the road (Schnebly Hill Road). However, all heights are measured to existing grades; the applicant did not try to recreate natural grades. The Oak Creek floodway takes up the western portion of the site and development</p>

	<p>does not impact the floodway (OC District requirement). Where buildings are located in the floodplain, they will be raised above the regulatory flood elevation. The tallest buildings are on the western edge of the site, at the lowest grades and underneath the tallest trees, to reduce their visual appearance from the road while the buildings closer to the road are smaller and generally one-story. Buildings have been sited to preserve the maximum number of existing, mature, native trees.</p> <p>(3) The OC District has additional site design requirements. This project protects the floodway of Oak Creek in its natural state. There are no permanent structures in the floodway and existing structures will be removed. Only minor improvements, such as trails, will be in the floodway.</p> <p>Buildings are clustered away from both the road and the floodway, allowing for the preservation of the natural environment. Approximately 49% of the site will remain open space (25% required), with the majority of that being within the floodplain. The remaining open space is along Schnebly Hill Road and around the wash between the road and the creek. There are no hillsides on this site that the CFA Plan designates as needing to be preserved.</p> <p>(4) The project has been designed to minimize impacts from natural hazards by locating the buildings out of the floodway and following Engineering standards for buildings within the floodplain.</p> <p>(5) The plans include shared use paths and sidewalks along street frontages and connections from sidewalks to the interior of the site. Trash/recycling are appropriately screened, and located on the southern end of the site to minimize disturbance to the neighborhood/development from trash trucks. Loading areas have been provided on both the north and south end of the site.</p> <p>(6) All new utilities and existing utilities serving the site will be underground.</p> <p>Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
<p>5.7.E: Building Placement and Orientation</p>	<p><i>Evaluation:</i> In compliance with the requirements for the OC District, the buildings have been arranged in clusters away from the road. The site has a primary entrance point on Schnebly Hill Road, minimizing the impact of cars on the site, and the remainder of the site is arranged around the internal pedestrian circulation. The largest buildings are located on the lowest elevation of the site and designate the entry point to the development while the other buildings, smaller in scale, are clustered in the remainder of the site.</p> <p>Buildings less than 20 feet apart meet the building separation requirements of subsection 3.</p> <p>Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i></p>
<p>5.7.F: Building Design</p>	<p><i>Evaluation:</i></p> <p>(2) Building Massing: 11 of the 26 buildings exceed 2,500 sf in gross floor area and must meet massing requirements. Each of these buildings contain a minimum of 3 masses in both plan and elevation views. The Back of House Building is the only building within 50 feet of the right-of-way and massing on that building is visible from the right-of-way. The remaining 15 buildings, while not required to meet massing requirements, are designed in the same architectural style (building articulation and detailing, materials, etc.). Structures for screening rooftop mechanical equipment were not considered when massing was evaluated.</p> <p>(3) Building Proportions and Scale: The tallest buildings are located on the west side of the site, furthest from the road, while the buildings closer to the road are generally one-story. The Back of House building at the southern end of the site, is built into the hillside to that it appears shorter from the public side of the building. None of the buildings are adjacent to existing residences.</p> <p>Building Articulation: The buildings are broken up into a series of smaller components and incorporate recessions, projections, changes in masonry patterns, etc., at least every 30 feet and all projections are a minimum of 2 feet. The applicant did not request that these requirements be waived for any building (the LDC permits the Director to waive the requirement if the wall is not visible from the public ROW).</p>

	<p>All buildings incorporate a clearly identifiable base, body, and top, using low planters and walls, architectural wainscotting, different materials/colors, and architectural awnings. The upper stories are all at least 10% smaller than the lower stories.</p> <p>No building plane exceeds 800 sf, and as outlined in the height evaluation, multiple building planes are less than 500 sf due to the application of alternate standards.</p> <p>The spacing of elements is varied rather than repetitive. Due to the small footprint of most of the buildings, topographical changes are reflected in vertical offsets between buildings rather than within a single building.</p> <p>The Back of House Building is the only one that is required to comply with transparency requirements based on the façade facing a public street. 30% of the ground floor and upper floor consist of windows and/or doors.</p> <p>No roofline exceeds 50 feet in length</p> <p>Building Length: No building exceeds 150 feet in length.</p> <p>(4) The predominant architectural character of the area is a historical agricultural style, which the applicant has incorporated into their plans. They have also used the historic structures in the vicinity, including some structures on this property, as inspiration in designing the project. The buildings are not designed as signage and all buildings use the same or a complementary design, with each cluster having different features being highlighted to differentiate the clusters. .</p> <p>(5) No mirrored or reflective surfaces are proposed. No exterior finishes on the prohibited list are proposed.</p> <p>(6) The maximum light reflectance value proposed is 21%, in compliance with general color requirements and the more restrictive color requirements based on building height.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>5.8: Exterior Lighting</p>	
<p>5.8.E: General Lighting Standards</p>	
	<p><i>Evaluation:</i></p> <p>(1) All lighting is proposed at 2700K.</p> <p>(2) No prohibited lighting types are proposed.</p> <p>(3) All proposed light fixtures are fully shielded.</p> <p>(4) The site is ±11.58 acres, allowing for a total lighting output of 810,600 lumens. If the floodway were excluded, the site would be 7.24 acres, allowing for 506,800 lumens. 180,024 lumens are proposed (22.22% of allowed, total site or 35.52% of allowed, excluding the floodway).</p> <p>(5) No motion sensor lights are proposed. Lodging (24-hour business) and residential lighting is not subject to time limitations.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>5.8.F: Supplemental Class 3 Lighting Standards</p>	
	<p><i>Evaluation:</i> The landscape lighting would be considered Class 3 lighting, but is proposed as fully shielded (not uplighting), so no additional requirements apply.</p> <p>Compliance: <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
<p>5.8.G: Parking Area Lighting</p>	
	<p><i>Evaluation:</i> Parking lot lighting is proposed as bollard lighting. No lighting poles are proposed and all lighting is 2700K.</p> <p>Compliance: <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>5.8.H: Pedestrian Walkway Lighting</p>	

	<p><i>Evaluation:</i> Pedestrian walkway lighting is Class 2 lighting and meets all applicable requirements.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.8.I: Exterior Building Lighting</p> <p><i>Evaluation:</i> Exterior building lighting is considered Class 1 lighting and meets all applicable requirements.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.8.J: Sign Illumination</p> <p><i>Evaluation:</i> Sign lighting is accounted for in the lighting plan.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
	<p>5.8.K: Supplemental Lighting Standards for Specific Uses</p> <p><i>Evaluation:</i> None of these standards apply to this project.</p> <p><i>Compliance:</i> <input type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input checked="" type="checkbox"/> Not Applicable</p>
<p>5.9: Public Art</p>	
	<p><i>Evaluation:</i> Public art is required for this project and the project plans identify potential public art locations. A public art plan will be required to be submitted for review and approval by the Community Development Director and public art must be installed prior to issuance of a Certificate of Occupancy. If the project does not install artwork, a cash contribution based on the square footage of the project would be required.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>Article 6: Signs</p>	
<p>6.5: General Standards Applicable to All Signs</p>	
	<p><i>Evaluation:</i> The proposed signs comply with all standards in this section.</p> <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>6.6: Sign Measurements and Calculations</p>	
	<p><i>Evaluation:</i></p> <ul style="list-style-type: none"> (A) Sign Area: Sign area is calculated correctly. Signs are below the maximum size. (B) Sign Height: Sign height is calculated correctly. Signs comply with the maximum heights. (C) Items of Information: Signs comply with requirements for the maximum number of items of information. <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>6.7: Design Standards Applicable to All Signs</p>	
	<p><i>Evaluation:</i></p> <ul style="list-style-type: none"> (A) Sign Legibility: Signs comply with the maximum items of information and number of font styles. (B) Sign Placement: Signs are placed in accordance with the requirements of this section. (C) Sign Color: Signs are proposed as cut out metal letters or metal panels with the letters cut out. The signs will be mounted on boulders, which, as natural materials, comply with color requirements. Other signs will be mounted on buildings which will act as the sign background. (D) Sign Materials: Signs will use acceptable materials. All building signs will use cut out metal letters or metal panels, which would allow for an increase in sign area. The signs have not applied the additional square footage allowed for dimensional signs. (E) Sign Illumination: The signs are illuminated in a compliant manner and have been accounted for in the lighting plan. <p><i>Compliance:</i> <input checked="" type="checkbox"/> Yes <input type="checkbox"/> Partial <input type="checkbox"/> No <input type="checkbox"/> Not Applicable</p>
<p>6.8: Exempt Signs</p>	
	<p><i>Evaluation:</i> The plans include the following exempt signs:</p>

		<ul style="list-style-type: none"> • On-Site Directional Signs: The sign plans includes on-site directional signs to direct internal traffic to the various site elements. On-site directional signs are limited to a maximum of 1 per property unless approved as part of a master sign plan. The signs shown in the master sign plan are appropriately located throughout the site and are not visible from the public right-of-way and are designed in the same style as the development’s primary signage. • Street Address Signs: Address signs will be installed as required by the Fire District. .
Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>		
6.9: Permanent Signs (Commercial Districts)		
		<p><i>Evaluation:</i></p> <p>(A) A Master Sign Plan has been submitted. All signs would be required to comply with the plan. The project is a single development site.</p> <p>(B) The property is a development site with a single tenant (lodging – accessory uses are not allocated separate signage). The project qualifies for the maximum allotment of 50 sf.</p> <p>Building Signs: All buildings signs are proposed as low level monument signs mounted on boulders. Where signs on the buildings are needed, small building identification signs (maximum 8 sf, 4’ x 2’) are used. Total sign area is less than the permitted 50 sf; no additional area based on dimensional letters is applied.</p> <p>(C) Monument Signs: Based on the size of the property, two monument signs are permitted, and two are proposed. The monument sign at the main entrance is 8 feet tall (8 feet permitted) and contains approximately 14 sf of sign area (25 sf permitted). The monument sign at the secondary entrance is 5 feet tall (8 feet permitted) and contains 6.7 sf of sign area (25 sf permitted). As the signs are located within a landscaped area and use dimensional lettering, they would be eligible for increases in size or height, but are not applying these increases. The monument signs are located on the Schnebly Hill Road frontage, but are more than 250 feet apart, in compliance with code requirements.</p> <p>While the plans include two monument signs, only one (at the primary driveway) contains business identification. The monument sign at the secondary driveway is smaller and states “Employee Services”. As this is the first driveway a visitor would come to, no business identification is used to reduce confusion as to where visitors should be turning.</p> <p>The landscape plans show the signs outside of the required 10 foot visibility triangle. The monument signs use natural boulders and are consistent with the architecture of the site.</p> <p>Directional Signs: Directional signs are not proposed at driveway entrances.</p> <p>Directory Signs: No Directory signs are proposed. Other than the monument signs at the driveway entrances, all other signs are internal to the site to aid in wayfinding. As Directory signs are typically used for multi-tenant office complexes, there is no need for this type of sign for this development.</p>
Compliance: <input checked="" type="checkbox"/> <i>Yes</i> <input type="checkbox"/> <i>Partial</i> <input type="checkbox"/> <i>No</i> <input type="checkbox"/> <i>Not Applicable</i>		

Agenda Item 5a, Attachment 6

Public Comments

May 30, 2023

Sedona Planning and Zoning
% Cari Meyer
109 Roadrunner Road
Sedona, AZ 86336

Subject: Oak Creek Heritage Lodge March 2023 Development Proposal

Dear Madam:

This letter is to provide comments on the latest submittal from the Oak Creek Heritage Lodge (as it is now being called) developer. I have noticed that since the developer's last presentation to Planning and Zoning they have made a few modifications to the configuration and submitted this to Sedona Community Development in March of 2023.

It appears that the developer did this with the hope that some additional detail and small modifications would allow Planning and Zoning to better understand the plan concept and would allow a more complete evaluation of the proposed development.

2022 Public Hearing

At the last Planning and Zoning Commission meeting, members of the Commission and the Public noted the following concerns with the plans previously submitted:

- The proposed development is not a rural concept and is a traditional resort facility that is not in keeping with the Oak Creek CFA. This is a contemporary hotel not a rural cabin or cottage development as called for in the CFA.
- The plans did not show a boutique hotel setting and did not present access to Oak Creek.
- The proposed development includes higher density meeting space, event, weddings and the associated traffic in an area that is in the center of the high traffic zone in Sedona.
- The prior documents did not include any architectural concept, just a selection of renderings from other documents, including the CFA.
- There was a concern with maintaining trees on site and not using mass grading to remove existing vegetation. Maintaining site vegetation like Ambiente is viewed more positively.
- The floodplain was not shown clearly on the available drawings.
- The traffic analysis for parking appeared to be low with no employee parking, and this is in the highest traffic area in town
- It was noted that available water is sufficient, but is another water user needed in Sedona?
- A complete listing of the typical and total guest room sizes relative to a standard bay should be provided. This should include a compilation of total beds and sofa beds.
- Orchard Parking seems to have been hidden in the orchard area.

Oak Creek Heritage Lodge

May 30, 2023

- It was noted that the proposed development falls flat on a sustainability perspective.
- The climate action plan was not addressed in the plan submitted.
- Given its location, Oak Creek access is important
- Grading and earthwork was not provided.
- Is LEED certification anticipated?
- Did the developer consider vegetated roofs, ebikes, bike storage?
- Is water conservation included? Is gray water harvesting to be used?
- Are there irrigation rights on the property that are intended to be used?
- Will the restaurant include a connection to healthy foods?
- What use of fertilizer and pesticides are planned
- How will the concern with exiting safely from the facility be addressed?
- How will the development preserve the creek ecology?
- Is there employee housing?
- What is the number of employees for the development? (Developer responded that 30 would be on site at one time with a greater total number throughout the day.
- Developer did not include the presentation ahead of time. The Commission should have been given time to review and study this before the hearing.
- The developer must mention all CFA requirements in any future response.
- No demolition can be performed till a survey of historic features is completed,
- Wedding noise has been a continuing problem with other resorts on Oak Creek, and how will this development be addressed since they are noted as a developer of destination wedding resorts?
- How will the restaurant noise be contained for residents in the area?
- How will the difficulty of entering and exiting the facility be managed given the limited sight distances?
- How many rooms and what size and the number of occupants will be included in the resort plan?
- How many staff will be needed by the resort? Where will this staff be from given the local staffing issues at other businesses in Sedona?
- Does Sedona need more resorts?
- How will access to the creek be provided? (The developer stated that the public will be welcome to access the creek through their development)
- A resident noted that campers are routinely removed from under the SR179 bridge.
- How will water conservation be managed on the site?
- How will the destruction of this unique riparian habitat be considered during the construction and operation of the development

March 2023 Proposal Comments

With these prior comments, the following comments are being submitted on the March 2023 submittal from the Developer:

1. **Overall Hotel Concept** - While the number of rooms has been reduced to 70 from 80, a similar number and size of buildings is still planned. These concept drawings do not show this as being a rural concept, nor does it resemble anything that could be

Oak Creek Heritage Lodge

May 30, 2023

reasonably called a cottage or cabin as called for in the CFA.

It is notable that the size of rooms varies from over 500 square feet to over 1,100 square feet. This is quite large compared to a standard hotel room of about 300 square feet. In addition, these rooms have about half with double queen and king rooms, with some additional junior rooms for multiple children. It is hard to compile the total number of beds, but it likely will accommodate well over 200 guests in the various structures. The total number of guests that these various rooms can accommodate needs to be compiled in one location, as this reviewer could not locate this summary.

Again, it is hard to envision these very large rooms as being consistent with a cottage or cabin, in spite of the developers repeatedly calling them that. They are not cottages or cabins.

- 2. Employees and Housing** - While the new plan includes 4 on-site housing units for staff, the total number of employees has not been included in this submittal. It should be noted that for a hotel of this level of luxury, especially since it includes a large restaurant, spa, event (wedding) building, and valet parking, it would be expected that the employee to guest ratio should be between 1:1 to 2:1.

Since this hotel would serve at least 200 guests given the number of rooms and beds, it should be expected that this hotel would require at least 200 employees to perhaps twice that to service these guests and the events that they would support. Clearly the 4 employee housing units would be rather insignificant (say 2%) compared to the need for hotel workers. These same 200+ workers would also need to be identified and transported to the development each day, impacting traffic in the most congested part of the community.

- 3. Floodway and Floodplain** - This proposed development is located in one of the few remaining intact riparian areas in Sedona, let alone Arizona. This unique ecology, according to the Community Plan, is to be preserved and not disrupted. While in many locations on the drawings it is hard to identify the location of the 100-year floodplain, the design shows that a large portion of the development buildings are located in the 100-year floodplain, using columns to support the buildings 1' above the calculated 100-year flood water surface. In a number of cases, the patio areas and decks are cantilevered over the floodway.

It should be noted that these floodplain co-located buildings will completely destroy the existing floodplain ecology that is so important to a healthy riparian area by covering them up from the sunshine that they need to thrive. It is clear that this is an attempt to locate the large development buildings as close as possible to the creek to utilize this unique habitat for the guests while at the same time destroying the majority of the habitat that is present in Oak Creek.

Oak Creek Heritage Lodge

May 30, 2023

It should also be noted that during the recent 2023 25-year (4% annual recurrence) flooding event, which is much smaller than the 100-year (1% annual recurrence) flooding event that is the development standard, standing waves were observed in this section of the creek that exceeded 4' above the average water surface.

It should be noted that the steady state computer modeling methods of calculating water surface does not take into account the presence of standing waves that are commonly seen in mountain streams like Oak Creek. This is to point out that the safety of the guests and visitors could easily be impacted by a large flash flood in the Oak Creek watershed.

It also needs to be considered that while the current 1% recurrence (100-year flood) is the development standard, we all know that with climate disruption, more intense and frequent events are likely going forward. In addition, this climate disruption also is causing increasing wildfires in the upper basin areas which as you know will make the runoff from smaller storms more rapid and the volume larger. The large burn areas in Flagstaff routinely are experiencing large increases in flood volume due to these burn scars, something we should expect in Oak Creek.

4. **Room Sizes** - As noted earlier, the proposed design includes rather large room sizes that do not meet the intent of cabins or cottages as noted in the CFA. The developer simply referring to these large buildings as cottages does make them so. This is a huge difference from the intent of the CFA and the intent is to attempt to try to make the development into something it most definitely is not - a cabin or cottage that has a rural or boutique setting.
5. **Restaurant, Event Facility, and Fitness Spa** - The developer has maintained that the restaurant as well as the "event facility", which should more appropriately be called a wedding hall, are appropriate for the size of the development. Both of these large facilities are intended for the wedding ceremony and perhaps more importantly the reception facility that most definitely includes music and dancing. This is similar to the large weddings that are taking place routinely at L'Auberge de Sedona.

The latest proposal notes that this restaurant will be a "small" upscale restaurant open to the public. At 4,800 square feet and using a generous 20 sq ft per diner, this relates to a seating capacity of 240. This restaurant is certainly not small and would likely be one of the largest restaurants in Sedona. This restaurant is open to the public and would likely draw even more traffic to the location along with a large number of wait and cook staff needed to serve these customers, likely another 50 staff members.

It also needs to be understood that the event facility will also serve essentially as another restaurant for receptions, requiring additional staffing in the kitchen to prepare the meals, wait table, and bus and clean the facility.

Oak Creek Heritage Lodge
May 30, 2023

The Fitness Spa is also rather large at 2,800 sq ft, which depending on the type of spa experience would serve 30 to 60 users at a time. This will also be open to the public and would potentially result in additional traffic in addition to the restaurant and other on site uses.

The nearby residents have spoken at great lengths about how the existing Uptown resorts already have caused disruption in the area. The audio analysis included in these documents was performed in the middle of the existing vegetation and not in the future setting of large buildings with hard reflective surfaces as well as an open environment that will aid the conduction of sound to the entire Uptown area.

All of the proposed facilities include accordion doors on three sides of each building which will inevitably be opened for the convenience of the dining guests as well as the reception crowd that will want to party long into the evening hours and disrupt the peaceful surroundings. It is unlikely that the neighbors will ever again be able to hear the quiet babble of the Oak Creek if this development is to be constructed and operated.

6. **Site Grading** - In the last public hearing, the developer noted that the soil balance would not be changed on the site and that there would not be mass grading. It seems from the provided drawings that a completely different scenario is in play. While the areas under the proposed buildings in the floodplain area will not have grading since these buildings will be kept above the floodplain elevation with posts, almost all other areas with new buildings and roadways will have all vegetation removed and the areas completely regraded to the planned contours.

This is not as presented at the last public hearing. The only areas that will not have the existing vegetation removed and graded are those areas in the floodway and floodplain that cannot be effectively used for the development site. These areas are called the preserve, in spite of the fact that they will also include the addition of walkways along the creek.

As noted before, the soils that will be graded have taken decades to develop and will be removed and will not be left as they have on the Ambiente development on 89A. This will include a huge amount of disruption on the site and the final development will have none of the current character of the largely undeveloped site.

Comparison of Development to CFA Vision

For some final comparisons to the Oak Creek CFA, these properties are located within the Heart of Sedona, a pedestrian-friendly area that is focused on Oak Creek and Sedona's heritage. The CFA notes that future development and redevelopment should be a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields, and a variety of modestly scaled buildings, thus sustaining the distinct historic context and character.

Oak Creek Heritage Lodge
May 30, 2023

The proposed development fails on almost all counts as it does nothing but degrade the existing riparian corridor, regrades the existing natural hillsides to accommodate roadways and walkways and buildings, and does not include anything that could be termed a modestly scaled building similar to a cottage or cabin. It does not sustain the distinct historic context or character of the site.

To specifically address the Community Expectation from the Oak Creek CFA the development would need to:

- **Retain large parcels and rural character** - This proposed development does not retain anything that could be called rural character. It is nothing less than a highly manicured wedding resort and event facility intended as a location for expensive destination weddings. With large resort suites, large restaurant and event facility with dance floor and a sound system, spa, lobby with exclusive valet parking it is intended for use for well to do weddings in our serene surroundings.
- **Support agriculture as a key character element** - There is nothing in this development proposal that can be termed agricultural in nature. The prior proposal indicated the use of non-fruit bearing trees in a parking area camouflage as an orchard. While the planting plan is not included, it will likely include large areas of non-native grasses intended to give that country club feel. This is not agriculture.
- **Support non-residential uses (e.g., bed and breakfast, neighborhood cafe) if tied to the preservation of large land areas and generate less traffic than medium-density residential** - This facility will generate large amounts of traffic, both for the guests that attend and park using valet parking, outside users of the large restaurant, and the 200+ daily workers that will pamper the facility guests. This is not in the theme of bed and breakfast or neighborhood cafe, and does not protect any large tracts of the property, other than areas that are already in the floodway and not buildable.
- **Retain similarly affordable housing currently provided in existing mobile home/RV parks** - Clearly this development does not include anything close to affordable housing and is way out of character from the nearby mobile home/RV park. There is nothing affordable about this development.
- **Protect riparian environment along Oak Creek** - Riparian zones are the areas bordering rivers and other bodies of surface water. They include the floodplain as well as the riparian buffers adjacent to the floodplain. Riparian zones provide many environmental and recreational benefits to streams, groundwater and downstream land areas.

This development makes no real effort to protect this unique riparian environment that has largely been destroyed in Arizona through development. In fact, this development takes special measures to encroach on the floodplain as well as even the floodway with cantilever structures that project into this area. All of this disruption completely destroys

Oak Creek Heritage Lodge

May 30, 2023

the existing riparian environment and ecology. On this issue alone, this development should be summarily rejected.

- **Evaluate potential for environmentally sensitive public creek access** - This appropriate access to Oak Creek is an issue that has been discussed in prior public hearings. The developer originally said that public access to the property would be allowed, but at the last presentation this was noted as missing. In this latest proposal, there are some access corridors provided on the northern edge of the property that do not have any real connection to any existing creek access.
- Preserve historic resources (Gassaway House) - There are several historic structures on the site, and it does not appear that these will be retained in the final development construction other than as an afterthought.

Summary

This development proposal should be summarily rejected for the reasons noted above. This is not a good fit for Sedona and does a complete disservice to the effort to retain and preserve the Oak Creek riparian area. This proposal is nothing more than a disguised development that does not meet any of the requirements intended in the Oak Creek CFA. It is recommended that this proposal be rejected.

Sincerely,



Mark TenBroek
Uptown Sedona resident

Date: August 31, 2023

Re: Oak Creek Heritage Lodge - Comprehensive Review Comments

By: D. Tracy

Acknowledgments. I acknowledge that many of the issues outlined below are beyond the scope of the P&Z Commission comprehensive review process. The purpose of this laundry list is to document the various issues that are inherent to this neighborhood so that future changes can be evaluated in light of other known neighborhood/community topics of interest.

Disclaimers. Although I am a previous owner for 20+ years of a portion of this project site and continue to serve as a volunteer caretaker, I have no financial interest in this project. I do have a continuing interest in the [re]development of this area since I was a participant in the original CFA planning group.

Irrigation rights. At previous P&Z Commission meetings on this project, concern was raised over pumping water from Oak Creek. I believe that the community benefits outweigh the disadvantages and pumping should continue. In support of this position are the following points:

- Creek water is used to irrigate locally grown fruit and nut trees. This would not be as feasible using more costly water from AZ Water Company.
- Creek water is also used to irrigate lawn grasses and other flora. Via photosynthesis, these green plants convert CO₂ into oxygen and thus improve local air quality.
- In turn, the lawn grasses reduce soil erosion and sediment transport into Oak Creek, esp dog feces and wildlife feces which wash down Schnebly Hill Road from upper elevations, including Forest Service lands.
- The grasses and trees moderate the heat sink effect of near-by asphalt roads and concrete surfaces.
- This property has “grandfather” water rights which have been kept active for over 100 years. Water rights that are not kept active are subject to forfeiture.
- It might be possible to revive/restore the old Farley-Steele irrigation ditch using these historic water rights. This would greatly enhance the experience for visitors and residents traversing the pathway along Schnebly Hill Road.
- Oak Creek water which is not used locally to help keep the Verde Valley green, becomes the property of Salt River Project (SRP) which can then be sold at a profit to residences down in the Valley to fill swimming pools and hot tubs.

Recommendation: Allow property owners with valid water rights to continue withdrawing water from Oak Creek and help keep the Verde Valley green. **I agree, and using Oak Creek water for re-activating the historic ditch would be essential both to the historic vision, and for the environmental/sustainable goal of landscaping with edible trees and shrubs. I believe this far outweighs any concern about water “conservation”. I’m sure someone could do the math on all the ditches along Oak Creek and show that that amount of agriculture would have little effect on the overall flow of the surface waters.**

Protect Oak Creek vs. reduce flooding and erosion. The CFA plan on page 13 lists these two community goals: “Protect Oak Creek and its riparian habitat” and “Reduce the impacts of flooding and erosion on the community and the environment.” These goals are somewhat in conflict. Furthermore, the CFA notes that “Oak Creek is to be permanently protected in its natural state” and “Drainages flowing into Oak Creek should be retained unaltered ...” Leaving Oak Creek and its associated dry washes and the riparian corridor in their natural state, i.e. unmanaged, poses an

increased risk to the community of flooding, erosion, and wildfires. Below are discussion comments related to these conflicting goals:

- The USGS website for the Oak Creek stream gauge located at Tlaquepaque notes that 233 sq miles of Oak Creek watershed lies upstream of the SR 179 bridge.
<https://waterdata.usgs.gov/monitoring-location/09504420/#parameterCode=00065&period=P7D>
- The water from this large drainage area has to pass underneath the SR 179 pedestrian bridge, owned by the city of Sedona. Adjacent to this ped bridge and immediately upstream are two large land parcels, Coconino tax parcels 40118072B and 40118073. These parcels totaling 6.5 acres are entirely in the floodway and are privately owned by the Eng family of Buckeye, who also own the Center for the New Age property on SR 179. The two large land parcels are designated “open space” in the CFA (page 14).
- This area is filled with debris dams from previous flood events which increases bank erosion and sediment flows into Oak Creek as well as serves as a fuel source for wildfires. See photos at this Dropbox link:

<https://www.dropbox.com/scl/fo/sx6pgb0enm448s984qbma/h?rlkey=oxnfvinaopfndmigbi5fss33e&dl=0>

There have been several fires in this area from illegal transient campsites in the past. A fire starting in this area and propagating north would trap the residents of the Rancho Sedona RV park and the residential homeowners across the dry wash from their only escape route on Bear Wallow Lane.

- These two parcels are entirely under water during significant flood events and the uncontrolled vegetative growth in this area impedes the flow of flood waters, and serves as a repository for dead and fallen trees and debris such as lawn furniture, fences, decks, and trash.
- To leave this riparian area in its natural state increases our community exposure to flooding, bank erosion, sedimentation loading, transient camping, and wildfires.
- As a corollary, on September 10, 2009 our community experienced a disastrous flood in the adjacent Soldiers Pass watershed area which inundated Tlaquepaque:
<https://www.weather.gov/fgz/SedonaFlood2009>

This drainage artery was not left in its natural state after this disaster, but was subsequently improved to minimize future flood damage. Similarly, we the community should not require Oak Creek and its associated dry washes to be protected in their natural state until we have a disastrous flood event or wildfire. A proactive approach is better.

- As another example, the Forest Service has learned to better manage our forests by controlled burning, rather than leaving them in their natural state and subjecting the environment to uncontrolled and devastating wildfires. We should benefit from their experiences and apply their lessons learned to this CFA.
- As a sidenote, both the Oak Creek riparian corridor and the dry wash within this project site, contain man-made improvements to minimize the impacts of flooding and erosion noted above. So to protect Oak Creek and its associated drainages in their unaltered, natural state as required by the CFA (page 13) is somewhat a moot issue.
- An option considered years ago was for the City to condemn these two tax parcels and implement a management plan to address the aforementioned community issues. A “Flood Control Facility” is a permitted use under the current RS-10 zoning for these parcels and is an allowable use in the OC district with a conditional use permit (CUP). However, this public ownership/control option is not so appealing today, given the court ruling which

allows transients to legally “hang-out” in this desirable area in the heart of our tourist district.

Recommendation: P&Z needs to clarify that protecting the safety of our community from flooding and wildfires and reducing sediment loading in the creek has precedence over retaining Oak Creek and its drainages in their natural state. **I have previously expressed my opinion that prohibiting anything in the floodway is counterproductive, and based on a mistaken assumption that that total preservation is always the best “environmental” solution. There are sensitive and ecologically appropriate ways to develop in such environments, and if so done, it would allow for less visible density on the more open fields between the riparian zone and Schnebly Hill road.**

Public creek access: The CFA notes on page 7 that Oak Creek is on private land and that there is no legal access for the public. Yet many residents and visitors to Sedona, and even members of our police dept, believe that the public and their dogs have the right to cool off in the creek and pursue other activities such as sunbathing, sleeping, swimming, skinny-dipping, bathing, doing laundry, fishing, tubing, kayaking, exploration, meditation, etc. The issue is amplified when “no trespassing” signs are torn down or spray painted so trespassers can claim ignorance of their illegal presence on private lands. Here are some other comments:

- The land under the SR 179 bridge is owned by ADOT, and is thus considered public, and affords easy access to the creek. But ADOT has stated that they do not support public access because of graffiti, trash, and illegal camping. Attached is a recent video showing the degradation caused by public access under this bridge area. ADOT has expressed an interest in erecting fences, gates, and appropriate signage in the past, but has not followed thru.
- There are water quality issues involved when people recreate in Oak Creek. E. coli, from wildlife and dog feces as well as human wastes and trash, is contained in the sediment in the streambed. When it is disturbed by foot traffic, it goes back into suspension and becomes a health risk which can result in death. High bacteria counts are a common reason the Slide Rock State Park is periodically closed.
- Previous City Councils and the Creekwalk Committee formed to study the issue of public creek access, concluded that if a public creekwalk were built by the City, the public would not be allowed to enter the water.

Recommendations: To protect Oak Creek, we need a plan to manage access or the creek will be “loved to death” as warned by the Oak Creek Watershed Council (OCWC) on their website: <https://oakcreekwatershed.org/resources/documentary-loved-to-death/>

New members of the Sedona police dept need to be educated as to court rulings. The Community needs to [re]engage with other stakeholders such as SRP, ADWR, ADEQ, ADOT, USFS, OCWC and private property owners to further protect this natural resource. I personally am not against people swimming in Oak Creek, but I have been dismayed by the rapid increase in the permanent “occupation”. **I agree; swimming should be OK, but camping in town should not be allowed, just as it is not allowed in the USFS “Neighborwoods” areas adjacent to private land around Sedona. It is important that the few spots where there might be public creek access in Sedona not be taken over by any group of people that would make it uncomfortable for others to use it.**

Parking on Schnebly Hill Road (SHR). One of the CFA goals is to “Create a more walkable and bike-able community.” (page 21) At the present time, cars are allowed to park in the SHR right of way, thus forcing foot traffic into the street. Just as this new development must provide adequate on-site parking, the community needs to implement a no parking policy on busy SHR. Below are more talking points on this issue:

- This SHR on-street parking issue reached a crisis point several years ago when visitors attending an event at Tlaq parked on both sides on SHR and two RVs could not pass. Since then, our neighborhood tries to coordinate with the City's public works dept to erect no parking signs and barricades for major Tlaq events. But local businesses still use SHR for all day employee parking and serve as a catalyst for visitors to do the same.
- The SHR neighborhood prefers that visitors to the Rancho Sedona RV park leave their big rigs and trailers parked in the RV park and walk to nearby attractions. Similarly, we prefer that mountain bikers use their bikes to access Forest Service lands rather than use the limited vehicle parking at the Huckaby trailhead.
- It is challenging to convince visitors and residents to walk and bike when we, as a community, fail to provide a safe means to do so.

Recommendation: To help the community achieve this walking/biking goal, P&Z should recommend that city council enact an ordinance prohibiting on-street parking on SHR. *There really is not adequate space for on-street parking, except perhaps on the east side immediately north of the roundabout, and this is where overflow parking for festival days tends to happen. This does make pedestrian use even more difficult and dangerous, so I am in agreement that this is not a good place to allow for on-street parking. There may also be reason to shift the SHR pavement a bit to the east in this area, in order to make a 5' wide walking path happen on the west side of the road without having to create retaining walls and railings on the steep embankment in this area.*

Off highway vehicle (OHV) noise/speeding/dust. The CFA notes that “Schnebly Hill Road is narrow with no shoulder and several blind curves that can make for a hazardous experience.” (page 8). Here are some additional discussion points about this safety hazard:

- The first mile or so of Schnebly Hill Road is paved from the SR 179 roundabout to the Huckaby trailhead with several hidden residential driveways. This portion of SHR is all uphill so OHV drivers "power up" to maintain speed which amplifies their exhaust noise.
- There is a single 25 MPH speed limit sign north of Bear Wallow Lane and is only visible to northbound (NB) SHR traffic. (Update: A 25 MPH speed limit sign and a “Hidden Driveway” sign were added recently to the SB SHR traffic lane.)
- The speed issue is exacerbated when OHVs return southbound (SB) on SHR, all downhill, to return their rental vehicles within their allotted time period. This downhill speed issue is also a concern with some Jeep drivers and visitors and even mountain bikers who have been observed passing cars on this downhill section of SHR.
- Although the speed limit on the unpaved portion of SHR past the Huckaby trailhead is 15 MPH, this is rarely enforced. OHV drivers want to experience the thrill of off-road dirt track racing, so excessive speed, “doughnuts”, and “catching air” are common. Additionally, the aggressive tread design on ATV tires pick up dust which then drifts outside the roadway, leaving SHR sunken, rough, and prone to channeling and sediment transport to Oak Creek. More information was included in the council packet for their August 22, 2023 meeting.
- It is worth noting that when OHVs are part of a guided “caravan” tour, all the drivers are issued dust masks. But hikers and bikers and visitors in open Jeep tour vehicles have to suffer thru the resultant OHV dust storms.
- Compounding the safety problems on SHR are visitors frequently making U-turns in these hidden driveways and in the street. This U-turn issue arises because visitors fail to recognize/heed signage at the SHR roundabout that the road to Uptown requires a left turn at the SHR/SR 179 roundabout. All the the previous SR 179 roundabout signs from the I-17

exit to Sedona require SR 179 traffic to proceed straight.

Recommendations: Convince ADOT to improve the signage at the SR 179/SHR roundabout. Post more speed limit signs and enforce same. Require governors on OHVs to limit speed on paved roads and dirt roads. Support use of mufflers on OHV. Advocate for battery powered OHVs. **Also make blasting music from open-aired OHV's illegal.**

Shared use path (SUP). This CFA never envisioned a ten feet wide shared use path that has been the standard for other parts of the City and recommended in the staff report. The character of this area, which is a key trait that the neighborhood seeks to preserve, is its rural nature, defined by its lack of curbs and gutters along the streets, lack of sidewalks, and use of modest trails rather than SUPs with footprints equivalent to a paved lane of traffic. Here are some other arguments in further support of this issue.

- The CFA strategy (page 21) was to “Provide a non-motorized alternative to Schnebly Hill Road with a pedestrian and bicycle trail.” A ten feet wide path is an invite to not only motorized ebikes and scooters capable of high speeds, but also OHVs and ATVs. These motorized conveyances need to stay on Schnebly Hill Road in a share-the-road arrangement along with the more aggressive mountain bikers. This is the current situation in this area and seems to work mostly well. The CFA ped/bike trail was intended only for hikers and recreational bicycle riders and does not need to be ten feet wide to meet this objective.
- To require a ten feet SUP will result in clear cutting much of the natural vegetation and trees that form the attractive streetscape of this area.
- There is an existing ped/bike trail along the westerly edge of Schnebly Hill Road, from the roundabout to the Sedona Creative Life Center. This existing trail is only a foot or so wide in many sections, which allows for a tree canopy covered walking experience. The CFA also provided (page 21) that “The trail should be set back from the road to improve safety and experience whenever possible.” and “Consider trail alignments ... along drainages and irrigation ditches.”

Recommendations: The Community, esp the immediate neighborhood, needs to decide the ultimate design and alignment of this pedestrian/bicycle trail, considering the impact on the streetscape, the walking experience, and the safety aspects. Moreover, since the Community “owns” a large swath of open space along both sides of Schnebly Hill Road, we need to decide if this area is to serve as a linear park, greenway, orchards, or other agricultural uses, as suggested in the CFA (page 14). If this is a public pathway, how do we control transient activity, including transients sleeping under the dry wash bridge on SHR? And finally, if a trail alignment along the historic Farley-Steele irrigation ditch is desired, who would be responsible for historic [interpretive] signage as suggested in the CFA (page 20)? **I also feel strongly that there should not be a 10' wide multi-modal pathway in this neighborhood; we have discussed this over and over during the CFA planning process, and it is annoying that the City keeps coming back and wanting to implement this as part of some larger plan. All engineering infrastructure in this area needs to be sensitive to the historic/incremental character described in the CFA plan, and not look like the rest of Sedona.**

Affordable housing. The current submittal indicates that four affordable housing units are being provided. This was not a specific goal of this CFA, but rather a take-off from the Sedona Community Plan which expected retention of affordable housing currently provided in the existing RV park. The CFA planning group did not include additional affordable housing; the rationale being that complying with the other CFA goals was perceived to be enough of a challenge, and potentially an impediment, to the desired [re]development of this area. Below are some additional comments.

- Adding affordable housing in the heart of our tourist district adds to our intracity traffic congestion. Residents in these units will need to drive to west Sedona to shop for groceries, for medical treatments, go to the hardware store, do business with the City, etc. What concessions were given to the developer in return for this perceived community benefit?
- While “residing” in a resort might initially sound appealing, it is not the same as residing in a conventional neighborhood with stable occupants. Resort guests are constantly changing which is the same STR issue that has decimated our neighborhoods. It is not a good long-term housing situation for either the affordable housing residents or the resort guests.
- Given the high land prices and development costs in this area, it might make more sense to use these units for resort guests and redirect the tax loading to more affordable land acquisition and development in other parts of the City. For example, the tax revenue at 13.5% tax load on four resort units at \$1000/night and 70% occupancy would be \$135,000 per year.
- Plus, there are additional sales taxes from these higher income resort guests who go shopping, dining, and visiting attractions in the nearby tourist district. Affordable housing tenants simply do not have this level of discretionary spending.

Recommendations: Use the resort accommodations for their intended purposes and use the resultant tax benefits to provide affordable housing in closer proximity to the services required by the tenants of these housing units. The traffic impacts will be lessened two-fold: the resort guests will walk or bike to their attractions and the affordable housing tenants will drive less to meet their needs. **I don't have strong feelings one way or the other about this issue.**

Flexibility in site design standards. On page 14 of the CFA is a mention that flexibility in site design standards will be considered to help meet the CFA goals. Is there a list of these changes in the standards that have been considered or will be included as part of the comprehensive review process? **In my opinion, this is very important, and should be considered on a site-by-site and project-by-project basis, rather than trying to pre-determine a different set of standards.**

Public-private partnerships. On page 24 of the CFA is this statement: “To realize the vision set forth in this plan, contributions and participation from both public, private and non-profit entities will be necessary.” Does the City plan to budget funds for capital improvements, or property/easement purchase, for specific community benefits? For example, will the City provide the funding for the pedestrian and bicycle trails in the public right-of way along Schnebly Hill Road and Bear Wallow Lane? Who will decide the plantings for this area and be responsible for irrigation and pruning? How about the bridge crossing over Oak Creek to connect this CFA to Uptown? Other proposed trails in this CFA as shown on page 23 to connect to Forest Service trails such as the Huckaby Trail?

Diversify the City's lodging options. One of the objectives of the Oak Creek Heritage District was to offer some alternatives to the typical hotel experience (page 25). One such option was a tree house as shown in a CFA photo on page 27, and quite popular in other resort settings. Is this a viable option above the floodway/floodplain area in the northern portion of this project site? Although the CFA only supports minor improvements within the riparian corridor (page 13), some flexibility in design might result in other community benefits such as reduced flooding and erosion. FEMA provides guidelines on improvements in the floodway. It seems a bit disingenuous that the City can build a significant (\$3M+) pedestrian crossing in the regulatory floodway under SR 179 and on the southern border of this CFA, but a private developer cannot build minor support columns and/or parking to support elevated lodging units on the northern end of this project site. **Agreed.**

Signage. One of the comments from the original CFA planning group was that signage in the SHR streetscape should not underscore the commercial nature of any development, esp signage which is located 750 feet or more from the SR 179 roundabout. Commercial signage detracts from the rural streetscape character which the CFA seeks to achieve.

Recommendations: The neighborhood requests the right to approve or deny any proposed street signage. **Not sure we need full veto-power, but neighborhood input should be part of the staff review process for signage.**

No comment for now on David's remaining questions and suggestions:

APS stub poles. APS has been replacing the old wood poles in this area with new metal and wood poles. After APS transfers their electric lines to the new poles, APS cuts off the top of their old wood pole, thus creating a "stub" pole next to the new pole. The old stub pole remains in place until the other utility providers, such as the cable and phone companies, transfer their services to the new pole. The last utility company to transfer service is responsible for removing the stub pole. Unfortunately, this can take years as APS lacks the authority to mandate these transfers and pole removal. In the interim, one of our community's most scenic streetscapes, historic Schnebly Hill Road, is blighted with stub poles.

Recommendations: We have alerted the Mayor's office that APS may need help from the City to motivate the cable and phone companies to transfer their utilities and remove the stub poles.

Bear Wallow resident issues. There are several issues unique to this area of the CFA. (1) Amplified music and loudspeaker sounds from L'Auberge which is situated directly across Oak Creek from the residences on Bear Wallow Lane and the Rancho Sedona RV park. (2) Flooding in Bear Wallow wash which periodically prevents residents from accessing their homes. (3) Having to drive thru the center of the RV park to access their homes. (4) Concern that the Sedona Creative Life Center will expand commercial operations into this neighborhood since acquiring STRs and vacant lots at the end of Bear Wallow Lane.

USFS issues. Since the primary access to the Forest Service is thru the Schnebly CFA, an issue for one is an issue for the other. Among the issues documented thru the years are the following:

- The FS does not adequately maintain the paved portion of Schnebly Hill Road which extends past City limits to the Huckaby trailhead. The edge of this roadway has eroded and resulted in potholes which extend into the travel lanes. This degradation is due to Jeep drivers, OHVs, and others who drive off the roadway to park and point out red rock formations, or because there is insufficient parking at the trailhead, or to unload their OHVs, or simply to avoid paying the parking fee at the trailhead.
- On rare occasions, semi-tractor trailer rigs will not notice or ignore the warning signs on SHR just past the SHR roundabout. Since there is not a dedicated turn-around area at the trailhead, the driver of the big rig must either back all the way down SHR or more usually, just "plow over" the native vegetation to turn around.
- Although there are signs posted that prohibit camping in this area, it is common for RVs to spend the night at the trailhead. These rigs arrive after dusk and depart at daybreak to avoid enforcement and fines by Forest Service personnel. This issue is compounded because the only RV park in Sedona, Rancho Sedona, is often full and charges for use of its facilities. And the free FS 525 dispersed camping site has a limited number of spaces.
<https://www.fs.usda.gov/recarea/coconino/recarea/?recid=84034>
- Litter and dog feces continue to be an on-going problem both at the trailhead and along

SHR in spite of a dog waste station installed at the trailhead. Trash is dispersed throughout this area by wildlife upsetting waste containers, party goers tossing alcohol containers before entering City limits, and Jeep tour vehicles and OHVs with open sides.

- As noted in a previous item, erosion of the dirt portion of SHR has escalated since OHVs started using this road. The combination of excessive speed, wheel spin, and aggressive tire tread design cause dirt to become airborne and then blown out of the roadway corridor by wind action. This excavation is severe enough to expose the markers for the fiber optic lines buried beneath the roadway. Recent remedial action, like hauling and spreading new fill dirt to smooth the road surface, does not solve the problem. A smoother road leads to greater speeds which then leads to more erosion and increased sediment flow from the watershed.

Recommendations: Similar to Oak Creek, our Forest Service lands are being overwhelmed by usage. At some time, the only viable solution may be to enact a paid reservation system to allocate available capacity among increasing demand.

File: W/David/Oak Creek Heritage Lodge – Comprehensive Review comments.odt

Attachment: DPhoto/Creekwalk underpass/Video – Homeless trash – Oak Creek – SR 179 bridge - Sedona

Date: August 31, 2023

Re: Oak Creek Heritage Lodge - Comprehensive Review Comments

By: D. Tracy

Acknowledgments. I acknowledge that many of the issues outlined below are beyond the scope of the P&Z Commission comprehensive review process. The purpose of this laundry list is to document the various issues that are inherent to this neighborhood so that future changes can be evaluated in light of other known neighborhood/community topics of interest.

Disclaimers. Although I am a previous owner for 20+ years of a portion of this project site and continue to serve as a volunteer caretaker, I have no financial interest in this project. I do have a continuing interest in the [re]development of this area since I was a participant in the original CFA planning group.

Irrigation rights. At previous P&Z Commission meetings on this project, concern was raised over pumping water from Oak Creek. I believe that the community benefits outweigh the disadvantages and pumping should continue. In support of this position are the following points:

- Creek water is used to irrigate locally grown fruit and nut trees. This would not be as feasible using more costly water from AZ Water Company.
- Creek water is also used to irrigate lawn grasses and other flora. Via photosynthesis, these green plants convert CO₂ into oxygen and thus improve local air quality.
- In turn, the lawn grasses reduce soil erosion and sediment transport into Oak Creek, esp dog feces and wildlife feces which wash down Schnebly Hill Road from upper elevations including Forest Service lands.
- The grasses and trees moderate the heat sink effect of near-by asphalt roads and concrete surfaces.
- This property has “grandfather” water rights which have been kept active for over 100 years. Water rights that are not kept active are subject to forfeiture.
- It might be possible to revive/restore the old Farley-Steele irrigation ditch using these historic water rights. This would greatly enhance the experience for visitors and residents traversing the pathway along Schnebly Hill Road.
- Oak Creek water which is not used locally to help keep the Verde Valley green, becomes the property of Salt River Project (SRP) which can then be sold at a profit to residences down in the Valley to fill swimming pools and hot tubs.

Recommendation: Allow property owners with valid water rights to continue withdrawing water from Oak Creek and help keep the Verde Valley green.

Protect Oak Creek vs. reduce flooding and erosion. The CFA plan on page 13 lists these two community goals: “Protect Oak Creek and its riparian habitat” and “Reduce the impacts of flooding and erosion on the community and the environment.” These goals are somewhat in conflict. Furthermore, the CFA notes that “Oak Creek is to be permanently protected in its natural state” and “Drainages flowing into Oak Creek should be retained unaltered ...” Leaving Oak Creek and its associated dry washes and the riparian corridor in their natural state, i.e. unmanaged, poses an increased risk to the community of flooding, erosion, and wildfires. Below are discussion comments related to these conflicting goals:

- The USGS website for the Oak Creek stream gauge located at Tlaquepaque notes that 233 sq miles of Oak Creek watershed lies upstream of the SR 179 bridge.

<https://waterdata.usgs.gov/monitoring-location/09504420/#parameterCode=00065&period=P7D>

- The water from this large drainage area has to pass underneath the SR 179 pedestrian bridge, owned by the city of Sedona. Adjacent to this ped bridge and immediately upstream are two large land parcels, Coconino tax parcels 40118072B and 40118073. These parcels totaling 6.5 acres are entirely in the floodway and are privately owned by the Eng family of Buckeye, who also own the Center for the New Age property on SR 179. The two large land parcels are designated “open space” in the CFA (page 14).
- This area is filled with debris dams from previous flood events which increases bank erosion and sediment flows into Oak Creek as well as serves as a fuel source for wildfires. See photos at this Dropbox link:

<https://www.dropbox.com/scl/fo/sx6pgb0enm448s984qbma/h?rlkey=oxnfvinaopfndmigbi5fss33e&dl=0>

There have been several fires in this area from illegal transient campsites in the past. A fire starting in this area and propagating north would trap the residents of the Rancho Sedona RV park and the residential homeowners across the dry wash from their only escape route on Bear Wallow Lane.

- These two parcels are entirely under water during significant flood events and the uncontrolled vegetative growth in this area impedes the flow of flood waters, and serves as a repository for dead and fallen trees and debris such as lawn furniture, fences, decks, and trash.
- To leave this riparian area in its natural state increases our community exposure to flooding, bank erosion, sedimentation loading, transient camping, and wildfires.
- As a corollary, on September 10, 2009 our community experienced a disastrous flood in the adjacent Soldiers Pass watershed area which inundated Tlaquepaque:
<https://www.weather.gov/fgz/SedonaFlood2009>

This drainage artery was not left in its natural state after this disaster, but was subsequently improved to minimize future flood damage. Similarly, we the community should not require Oak Creek and its associated dry washes to be protected in their natural state until we have a disastrous flood event or wildfire. A proactive approach is better.

- As another example, the Forest Service has learned to better manage our forests by controlled burning, rather than leaving them in their natural state and subjecting the environment to uncontrolled and devastating wildfires. We should benefit from their experiences and apply their lessons learned to this CFA.
- As a sidenote, both the Oak Creek riparian corridor and the dry wash within this project site, contain man-made improvements to minimize the impacts of flooding and erosion noted above. So to protect Oak Creek and its associated drainages in their unaltered, natural state as required by the CFA (page 13) is somewhat a moot issue.
- An option considered years ago was for the City to condemn these two tax parcels and implement a management plan to address the aforementioned community issues. A “Flood Control Facility” is a permitted use under the current RS-10 zoning for these parcels and is an allowable use in the OC district with a conditional use permit (CUP). However, this public ownership/control option is not so appealing today, given the court ruling which allows transients to legally “hang-out” in this desirable area in the heart of our tourist district.

Recommendation: P&Z needs to clarify that protecting the safety of our community from flooding and wildfires and reducing sediment loading in the creek has precedence over retaining Oak Creek and its drainages in their natural state.

Public creek access: The CFA notes on page 7 that Oak Creek is on private land and that there is no legal access for the public. Yet many residents and visitors to Sedona, and even members of our police dept, believe that the public and their dogs have the right to cool off in the creek and pursue other activities such as sunbathing, sleeping, swimming, skinny-dipping, bathing, doing laundry, fishing, tubing, kayaking, exploration, meditation, etc. The issue is amplified when “no trespassing” signs are torn down or spray painted so trespassers can claim ignorance of their illegal presence on private lands. Here are some other comments:

- The land under the SR 179 bridge is owned by ADOT, and is thus considered public, and affords easy access to the creek. But ADOT has stated that they do not support public access because of graffiti, trash, and illegal camping. Attached is a recent video showing the degradation caused by public access under this bridge area. ADOT has expressed an interest in erecting fences, gates, and appropriate signage in the past, but has not followed thru.
- There are water quality issues involved when people recreate in Oak Creek. E. coli, from wildlife and dog feces as well as human wastes and trash, is contained in the sediment in the streambed. When it is disturbed by foot traffic, it goes back into suspension and becomes a health risk which can result in death. High bacteria counts are a common reason the Slide Rock State Park is periodically closed.
- Previous City Councils and the Creekwalk Committee formed to study the issue of public creek access, concluded that if a public creekwalk were built by the City, the public would not be allowed to enter the water.

Recommendations: To protect Oak Creek, we need a plan to manage access or the creek will be “loved to death” as warned by the Oak Creek Watershed Council (OCWC) on their website:

<https://oakcreekwatershed.org/resources/documentary-loved-to-death/>

New members of the Sedona police dept need to be educated as to court rulings. The Community needs to [re]engage with other stakeholders such as SRP, ADWR, ADEQ, ADOT, USFS, OCWC and private property owners to further protect this natural resource.

Parking on Schnebly Hill Road (SHR). One of the CFA goals is to “Create a more walkable and bike-able community.” (page 21) At the present time, cars are allowed to park in the SHR right of way, thus forcing foot traffic into the street. Just as this new development must provide adequate on-site parking, the community needs to implement a no parking policy on busy SHR. Below are more talking points on this issue:

- This SHR on-street parking issue reached a crisis point several years ago when visitors attending an event at Tlaq parked on both sides on SHR and two RVs could not pass. Since then, our neighborhood tries to coordinate with the City's public works dept to erect no parking signs and barricades for major Tlaq events. But local businesses still use SHR for all day employee parking and serve as a catalyst for visitors to do the same.
- The SHR neighborhood prefers that visitors to the Rancho Sedona RV park leave their big rigs and trailers parked in the RV park and walk to nearby attractions. Similarly, we prefer that mountain bikers use their bikes to access Forest Service lands rather than use the limited vehicle parking at the Huckaby trailhead.
- It is challenging to convince visitors and residents to walk and bike when we, as a community, fail to provide a safe means to do so.

Recommendation: To help the community achieve this walking/biking goal, P&Z should recommend that city council enact an ordinance prohibiting on-street parking on SHR.

Off highway vehicle (OHV) noise/speeding/dust. The CFA notes that “Schnebly Hill Road is narrow with no shoulder and several blind curves that can make for a hazardous experience.” (page 8). Here are some additional discussion points about this safety hazard:

- The first mile or so of Schnebly Hill Road is paved from the SR 179 roundabout to the Huckaby trailhead with several hidden residential driveways. This portion of SHR is all uphill so OHV drivers "power up" to maintain speed which amplifies their exhaust noise.
- There is a single 25 MPH speed limit sign north of Bear Wallow Lane and is only visible to northbound (NB) SHR traffic. (Update: A 25 MPH speed limit sign and a “Hidden Driveway” sign were added recently to the SB SHR traffic lane.)
- The speed issue is exacerbated when OHVs return southbound (SB) on SHR, all downhill, to return their rental vehicles within their allotted time period. This downhill speed issue is also a concern with some Jeep drivers and visitors and even mountain bikers who have been observed passing cars on this downhill section of SHR.
- Although the speed limit on the unpaved portion of SHR past the Huckaby trailhead is 15 MPH, this is rarely enforced. OHV drivers want to experience the thrill of off-road dirt track racing, so excessive speed, “doughnuts”, and “catching air” are common. Additionally, the aggressive tread design on ATV tires pick up dust which then drifts outside the roadway, leaving SHR sunken, rough, and prone to channeling and sediment transport to Oak Creek. More information was included in the council packet for their August 22, 2023 meeting.
- It is worth noting that when OHVs are part of a guided “caravan” tour, all the drivers are issued dust masks. But hikers and bikers and visitors in open Jeep tour vehicles have to suffer thru the resultant OHV dust storms.
- Compounding the safety problems on SHR are visitors frequently making U-turns in these hidden driveways and in the street. This U-turn issue arises because visitors fail to recognize/heed signage at the SHR roundabout that the road to Uptown requires a left turn at the SHR/SR 179 roundabout. All the the previous SR 179 roundabout signs from the I-17 exit to Sedona require SR 179 traffic to proceed straight.

Recommendations: Convince ADOT to improve the signage at the SR 179/SHR roundabout. Post more speed limit signs and enforce same. Require governors on OHVs to limit speed on paved roads and dirt roads. Support use of mufflers on OHV. Advocate for battery powered OHVs.

Shared use path (SUP). This CFA never envisioned a ten feet wide shared use path that has been the standard for other parts of the City and recommended in the staff report. The character of this area, which is a key trait that the neighborhood seeks to preserve, is its rural nature, defined by its lack of curbs and gutters along the streets, lack of sidewalks, and use of modest trails rather than SUPs with footprints equivalent to a paved lane of traffic. Here are some other arguments in further support of this issue.

- The CFA strategy (page 21) was to “Provide a non-motorized alternative to Schnebly Hill Road with a pedestrian and bicycle trail.” A ten feet wide path is an invite to not only motorized ebikes and scooters capable of high speeds, but also OHVs and ATVs. These motorized conveyances need to stay on Schnebly Hill Road in a share-the-road arrangement along with the more aggressive mountain bikers. This is the current situation in this area and seems to work mostly well. The CFA ped/bike trail was intended only for hikers and recreational bicycle riders and does not need to be ten feet wide to meet this objective.
- To require a ten feet SUP will result in clear cutting much of the natural vegetation and trees

that form the attractive streetscape of this area.

- There is an existing ped/bike trail along the westerly edge of Schnebly Hill Road, from the roundabout to the Sedona Creative Life Center. This existing trail is only a foot or so wide in many sections, which allows for a tree canopy covered walking experience. The CFA also provided (page 21) that “The trail should be set back from the road to improve safety and experience whenever possible.” and “Consider trail alignments ... along drainages and irrigation ditches.”

Recommendations: The Community, esp the immediate neighborhood, needs to decide the ultimate design and alignment of this pedestrian/bicycle trail, considering the impact on the streetscape, the walking experience, and the safety aspects. Moreover, since the Community “owns” a large swath of open space along both sides of Schnebly Hill Road, we need to decide if this area is to serve as a linear park, greenway, orchards, or other agricultural uses, as suggested in the CFA (page 14). If this is a public pathway, how do we control transient activity, including transients sleeping under the dry wash bridge on SHR ? And finally, if a trail alignment along the historic Farley-Steele irrigation ditch is desired, who would be responsible for historic [interpretive] signage as suggested in the CFA (page 20) ?

Affordable housing. The current submittal indicates that four affordable housing units are being provided. This was not a specific goal of this CFA, but rather a take-off from the Sedona Community Plan which expected retention of affordable housing currently provided in the existing RV park. The CFA planning group did not include additional affordable housing; the rationale being that complying with the other CFA goals was perceived to be enough of a challenge, and potentially an impediment, to the desired [re]development of this area. Below are some additional comments.

- Adding affordable housing in the heart of our tourist district adds to our intracity traffic congestion. Residents in these units will need to drive to west Sedona to shop for groceries, for medical treatments, go to the hardware store, do business with the City, etc. What concessions were given to the developer in return for this perceived community benefit ?
- While “residing” in a resort might initially sound appealing, it is not the same as residing in a conventional neighborhood with stable occupants. Resort guests are constantly changing which is the same STR issue that has decimated our neighborhoods. It is not a good long term housing situation for either the affordable housing residents or the resort guests.
- Given the high land prices and development costs in this area, it might make more sense to use these units for resort guests and redirect the tax loading to more affordable land acquisition and development in other parts of the City. For example, the tax revenue at 13.5% tax load on four resort units at \$1000/nite and 70% occupancy would be \$135,000 per year.
- Plus there are additional sales taxes from these higher income resort guests who go shopping, dining, and visiting attractions in the nearby tourist district. Affordable housing tenants simply do not have this level of discretionary spending.

Recommendations: Use the resort accommodations for their intended purposes and use the resultant tax benefits to provide affordable housing in closer proximity to the services required by the tenants of these housing units. The traffic impacts will be lessened two-fold: the resort guests will walk or bike to their attractions and the affordable housing tenants will drive less to meet their needs.

Flexibility in site design standards. On page 14 of the CFA is a mention that flexibility in site design standards will be considered to help meet the CFA goals. Is there a list of these changes in the standards that have been considered or will be included as part of the comprehensive review process ?

Public-private partnerships. On page 24 of the CFA is this statement: “ To realize the vision set forth in this plan, contributions and participation from both public, private and non-profit entities will be necessary.” Does the City plan to budget funds for capital improvements, or property/easement purchase, for specific community benefits ? For example, will the City provide the funding for the pedestrian and bicycle trails in the public right-of way along Schnebly Hill Road and Bear Wallow Lane ? Who will decide the plantings for this area and be responsible for irrigation and pruning ? How about the bridge crossing over Oak Creek to connect this CFA to Uptown ? Other proposed trails in this CFA as shown on page 23 to connect to Forest Service trails such as the Huckaby Trail ?

Diversify the City's lodging options. One of the objectives of the Oak Creek Heritage District was to offer some alternatives to the typical hotel experience (page 25). One such option was a tree house as shown in a CFA photo on page 27, and quite popular in other resort settings. Is this a viable option above the floodway/floodplain area in the northern portion of this project site ? Although the CFA only supports minor improvements within the riparian corridor (page 13), some flexibility in design might result in other community benefits such as reduced flooding and erosion. FEMA provides guidelines on improvements in the floodway. It seems a bit disingenuous that the City can build a significant (\$3M+) pedestrian crossing in the regulatory floodway under SR 179 and on the southern border of this CFA, but a private developer can not build minor support columns and/or parking to support elevated lodging units on the northern end of this project site.

Signage. One of the comments from the original CFA planning group was that signage in the SHR streetscape should not underscore the commercial nature of any development, esp signage which is located 750 feet or more from the SR 179 roundabout. Commercial signage detracts from the rural streetscape character which the CFA seeks to achieve.

Recommendations: The neighborhood requests the right to approve or deny any proposed street signage.

APS stub poles. APS has been replacing the old wood poles in this area with new metal and wood poles. After APS transfers their electric lines to the new poles, APS cuts off the top of their old wood pole, thus creating a “stub” pole next to the new pole. The old stub pole remains in place until the other utility providers, such as the cable and phone companies, transfer their services to the new pole. The last utility company to transfer service is responsible for removing the stub pole. Unfortunately, this can take years as APS lacks the authority to mandate these transfers and pole removal. In the interim, one of our community's most scenic streetscapes, historic Schnebly Hill Road, is blighted with stub poles.

Recommendations: We have alerted the Mayor's office that APS may need help from the City to motivate the cable and phone companies to transfer their utilities and remove the stub poles.

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USFS issues. Since the primary access to the Forest Service is thru the Schnebly CFA, an issue for one is an issue for the other. Among the issues documented thru the years are the following:

- The FS does not adequately maintain the paved portion of Schnebly Hill Road which

extends past City limits to the Huckaby trailhead. The edge of this roadway has eroded and resulted in potholes which extend into the travel lanes. This degradation is due to Jeep drivers, OHVs, and others who drive off the roadway to park and point out red rock formations, or because there is insufficient parking at the trailhead, or to unload their OHVs, or simply to avoid paying the parking fee at the trailhead.

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Recommendations: Similar to Oak Creek, our Forest Service lands are being overwhelmed by usage. At some time, the only viable solution may be to enact a paid reservation system to allocate available capacity among increasing demand.

File: W/David/Oak Creek Heritage Lodge – Comprehensive Review comments.odt

Attachment: DPhoto/Creekwalk underpass/Video – Homeless trash – Oak Creek – SR 179 bridge - Sedona

Date: September 15, 2023

Re: Oak Creek Heritage Lodge - Comprehensive Review Comments – Supplement #1

By: D. Tracy

This supplement is in addition to my comments dated August 31, 2023.

Natural grade. The LDC defines this as: “The grade prior to manmade disturbance of a site.” Since this site has had multiple prior owners, does this term refer to the prior owner or the first pioneer family, the Farley-Steeles in the early 1900s ? Or some owner in between ? Previous owners have removed or brought in fill or altered the grade to facilitate gravity irrigation of the orchards. Or to create driveways or retaining walls or foundations for structures or to prevent flooding. The grade next to Schnebly Hill Road was altered in 1902 when red rock was blasted to create this road. The natural grade in floodway/floodplain areas can change due to a flood event.

Recommendation: Consider applying flexibility in site design to establish a reasonable interpretation of natural grade that results in a functional and attractive project.

Trees. Previous submittal materials included much tree information, presumably because there are so many trees on this site. The CFA (page 27) required that:

“Site design shall retain large native trees and as much of the natural vegetation as possible.”

Obviously, this requirement is subject to interpretation and moreover, retaining large native trees may not result in the best project. As noted in my original comments, this would be another opportunity to consider “flexibility in site design standards” as noted on page 14 of the CFA. The following is a list of additional comments and field observations in support of a less rigid interpretation of this standard. (Although not native, I included some comments about orchard trees because there has been neighborhood interest in replicating orchards in the public space adjacent to the historic irrigation ditch.)

- Trees can be broadly categorized as native or non-native and then further subdivided according to water source, i.e. riparian (in the creek), dry wash, irrigation pump, or natural rainfall. Trees with roots in the creek will grow the fastest (6 – 12 feet per year) while trees dependent only on rainfall will grow the slowest. Irrigated trees such as the orchard fruit and nut trees will be dependent upon the frequency of watering.
- Weather patterns during the past 20+ years have been variable and volatile. The warmer winters adversely affect the fruit trees that require a certain number of chilling hours. Warm temperatures in February produce flower buds which can be wiped out by a subsequent winter snow storm. Above normal rainfall and snow in the winter causes excess tree growth in the spring which is difficult to sustain during the summer months which have been hotter and drier.
- The only orchard tree which seems to do fairly well are the persimmon trees because they bloom later in the spring and the fruit ripens in Oct/Nov, generally before freezing weather. Pomegranate trees (bushes) have been surprisingly tolerant of summer heat and drought. Younger and healthier trees do better than older trees. When Sedona's economy was dependent on its agricultural roots, stone fruit trees like peaches were replaced after 10 – 15 years and apple trees after 20 – 25 years. With the exception of one plum tree, all the orchard trees on this site are considerably older than 25 years.
- Large mature orchard trees do best with flood irrigation or above ground sprinklers if the root zone extends under adjacent lawn areas. Drip irrigation is more water efficient, but

- requires many small heads which are prone to plugging from sediment in the creek water.
- Scaffold branches on any trees that grow horizontally are more susceptible to breakage in a snow storm such as the one earlier this year on March 1. But this is the most desirable branch structure for fruit and nut production and also tree canopy for shade. I have adjusted pruning techniques to compensate for some of these more frequently occurring weather extremes.
 - With the exception of the orchard trees and the mesquite trees on the southern most parcel next to Schnebly Hill Road, most of the other trees on site are “volunteers”, growing wherever conditions allow. But such haphazard native growth is problematic. For example, there are still large cottonwood trees on site, but in the past 20 years I have removed nine large cottonwoods and the City has removed 4 or 5 from the SHR right-of-way with two more on the target list and two on a watch list. Some of the cottonwood trees may have died because these volunteers grew too close together and could not compete for the available soil nutrients, sunlight, or water. Even Cottonwood trees with roots in the creek die, as is evident today. Although Cottonwood trees are fast growing, their branches are not resilient and pose a hazard to buildings, vehicles, and people underneath them.
 - Another example of the problem with unmanaged tree growth is in the riparian corridor where tree roots have a constant and unlimited water supply. Volunteers grow 6 – 12 feet a year and so close together that they can not grow scaffold branches and foliage. As a result, some of these “pencil” trees die and must be removed.
 - Four large pine trees on site have died, due to pine bark beetles.
 - Orchard trees have died for a host of reasons including old age, snow/ice storms, disease (nematodes?), deer, ravens, and beavers. Drought has not been a problem since the property is irrigated via water rights.

Recommendations: Since the older, more mature native trees on site have a limited remaining life, it makes more sense to optimize the placement of buildings and pathways for functionality and aesthetics and replace the older trees with new trees and perhaps a species better suited for the intended purpose (shade, screening, fruit production, beauty, etc) and adaptable to the current climatology. While the developer can expedite new tree growth within his project with his water rights, the community needs to address the public space adjacent to the historic irrigation ditch. We will need to select slower growing, drought resistant trees, or purchase costly water from Arizona Water Company, or use some of the developer's water rights.

Parking on site. My original comments only discussed the issues with parking on Schnebly Hill Road. The issue of on-site parking warrants some commentary. With the present design, parking (by valet) is at the intersection of Schnebly Hill Road and Bear Wallow Lane. A previous design iteration contemplated parking in the floodway, in the northwesterly section of the site. Presumably, the parking site was changed because the CFA (page 13) included the following language:

“Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor, such as trails, parks, or temporary structures other than tents or tentlike structures.”

Parking was not specifically listed as an example of a minor improvement, but would seem to qualify as such. Below are some other factors for P&Z to include in their review of this project.

- The CFA planning group considered parking a viable use in the floodway since vehicles could be moved out of this area prior to a flood event.
- Vehicles parked in the floodway would not be visible to visitors from the Uptown tourist district

due to the dense tree canopy in this area. This was one of the objectives of the CFA. As an example, the adjacent Rancho Sedona RV park is also in the floodway and is well protected from the Uptown viewshed by the tree foliage.

- In contrast, the present parking location is on a hillside which is visible from Uptown and also from the Schnebly Hill Road and Bear Wallow streetscapes. To adequately screen this area will require many new trees.
- Although there have been concerns with the number of parking spaces required versus provided, valet parking will accommodate far more vehicles than self parking with marked spaces. Also, self parking cars are already coming to market which will further increase the efficiency of available parking. If the lodge can not accommodate the vehicles for their guests, employees, public visitors to their restaurant, then they will have to arrange off site parking, or shuttle service, or ride sharing, or require reservations or turn away customers. This would be a business decision, not a community problem to solve. But the neighborhood is not supportive of parking on the streets, so this is not an overflow option for the lodge.
- A sensitive design for parking in the floodway should not adversely affect the riparian corridor or the health of Oak Creek. (Note: There used to be a firm in Flagstaff that specialized in natural stream design, but the primary engineer died in a plane crash some years ago.)
- As a sidenote, the most likely time for a flood event in Oak Creek is in Jan, Feb, March which are typically slower months for Sedona lodging. So there might not be that many vehicles to relocate and there will be ample advance notice.

Recommendations. Consider allowing some amount of parking in the floodway to alleviate the visual impact of a single large parking lot adjacent to the Schnebly Hill Road streetscape. Again, exercising some flexibility in site design standards might help achieve this more worthwhile CFA objective.

Accessory use. The submittal materials and staff responses include discussions about a nexus between the number of lodging units and the number and/or size of the accessory uses and the percentage of accessory use by the lodging guests versus the public. I do not recall these issues being discussed by the CFA planning group nor is there any mention in the CFA or the LDC. The LDC made note that if an accessory use were to be a primary use, such as a stand alone restaurant, office, retail store, spa, etc., then it had to be sited within 750 feet of the roundabout. LDC Section 9.9 further defined accessory use as:

“A use conducted on the same lot as the principal use of the structure to which it is related and that is clearly incidental to and customarily found in connection with such principal use.”

Here are my comments on this issue.

- My understanding is that this OCHL, aka resort, will be designed and marketed as a luxury resort and compete with L'Auberge and Enchantment. To attract such wealthy guests, the lodge will need to offer amenities such as a signature restaurant and a first class wellness center. These are guest expectations and customarily found in such lodging facilities and exactly the type of visitors that Sedona prefers.
- From a practical perspective, the business model for a resort is to keep their guests on site to maximize revenue. As a result, guests will have priority access to the accessory uses and access by the public will be on a space available only. Example: recent ads by L'Auberge and Enchantment for locals to visit their restaurants (slow periods). To require a certain percentage of use by guests is not only not necessary, but would be impossible to monitor and enforce.
- My concern from a neighborhood perspective, is if some of our Bear Wallow residents or RV park visitors wanted to celebrate a special occasion at the OCHL restaurant and were

told that the restaurant was fully occupied by lodging guests or was primarily for lodging guests and they would have to go elsewhere.

- From a business perspective, is it OK for a OCHL guest to eat at L'Auberge with a reservation, but a L'Auberge guest may not be able to reserve a table at the OCHL restaurant because outside guests are limited by a government imposed quota ? This does not seem fair.
- While hoteliers compete for guests, they also understand that this competition is good for business. For example, a guest at L'Auberge who walks across the creekwalk bridge to have a drink at the OCHL bar may want to return to Sedona and stay at the lodge. Or an Enchantment guest who take the Enchantment shuttle to eat at the OCHL restaurant may opt to be a OCHL guest on their next trip to Sedona. In this instance, Sedona benefits from the lodging tax since Enchantment is outside city limits.
- Requiring the OCHL to limit the use of its amenities by non-guests places one resort at a competitive disadvantage with a similar resort (L'Auberge) just across the creek. This was not envisioned in the CFA nor an equitable position for the community. Such regulatory limits may constitute a restraint of trade, but that would require a legal review.

Recommendations. Allow the developer to make, and thus be responsible for, decisions concerning the proper mix of lodging units and amenities and the use of their facilities by others, based on [free] market forces, and within the guidelines noted in the CFA and LDC. Good decisions will benefit both the developer and the community, i.e. sales tax generation.

P&Z development review process. As noted in the **Acknowledgement** introduction in my initial comments, the reason to document all these issues is to share with the Commissioners, the background that has resulted in the latest submittal. The concern being that the Commission may want to make changes, additions, and/or add conditions just prior to approval , but after the last public (neighborhood) comment opportunity. This can be a problem if the proposed changes are contrary to the interests of the neighborhood.

This developer and his design professionals have held three on-site meetings which were well attended and numerous additional meetings with individual neighbors or small groups both on and off the site. The site plan has been changed multiple times, based on comments from these meetings. If the Commission desires to make a substantive, last minute, change to the current design, then the neighborhood would like the opportunity to evaluate the change. The review process does not allow this, except for an appeal to Council, which basically restarts the approval process.

The OCHL is a significant project for our community with many interested parties: the developer, neighborhood, community, staff, Commission, utility and service providers, as well as groups like the OCWC, ADEQ, NFS, KSB, SHS, just to mention a few. There will be issues and conflicts that arise during this review process that the Commissioners will need to address. Again, my comments are intended to identify some of those issues from a neighborhood perspective, and hopefully resolve them prior to the public hearing.

Recommendations. Discuss these issues and resolve as many as possible prior to the public hearing. Produce a short list of the any issues which can not be resolved, along with background information and arguments, both pro and con, for Commission deliberation at the public hearing.

File: W/David/Oak Creek Heritage Lodge – Comprehensive Review comments – Supplement #1.odt

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



From: Terrie Frankel Twins@esedona.net 
Subject: Oak Creek Heritage Resort P & Z meeting tonight, 11/21/2023 IMPORTANT
Date: November 21, 2023 at 9:19 AM
To: CMeyer@sedonaaz.gov CMeyer@Sedonaaz.gov
Cc: Bob Olson bob.olson@rdodevelopment.com, Luke sefton LS@sefengco.com, Anthony W anthony.wrzosek@rdodevelopment.com

Hello Cari Meyer, Planning Manager
Kathy Levin, Chair
Charlotte Hosseini, Vice Chair
George Braam, Kali Gajewski, Will Hirst, Sarah Wiehl, Lynn Zonakis

Wishing the best for tonight's P&Z presentation for R.D.Olson's "Oak Creek Heritage Resort."
<https://www.sedonaaz.gov/home/showpublisheddocument/50399>

As 30+ year residents of Sedona, we support the building of the "Oak Creek Heritage Resort."

The community of merchants and neighbors that we have spoken with are all in agreement that they look forward to this important project be green lighted and built.
The Zoning has been in place for over 4 years. R.D. Olson is a highly respected builder who has built over 26 Resorts - and over the past few years has worked with the Community in good faith to address every request from neighbors and P & Z. We urge the P & Z Board to allow the process to proceed in a timely manner.

The people who signed Petitions supporting "Oak Creek Heritage Resort" are:

Fred Shinn - Alcoa Executive retired - House of Seven Arches
Steve Lowry - Red Rock Heights
Kate Lowry - Red Rock Heights
Terrie Frankel - Author retired - Red Rock Heights - House of Seven Arches
Greg Stevenson - Owner of The Hike House
Marty Herman - Owner of Exposures International Gallery of Fine Art
Monica Beeler
Jody Beeler
David Dorman
Emily Young - Restaurateur
Lowell Penz - Red Rock Heights
Sharon Penz - Red Rock Heights
Al Comello - Comello Media
Diana Rogers
Victor Roach
Rick Rosenzweig - Sound Investments (since passed)
Christopher Leon
Theresa Gatto - Red Rock Heights
Jerry Gatto - Red Rock Heights
Judy Szechter - Owner of Judy's Arizona - Hillside Shopping Center

Some of the many friends and neighbors who have expressed support of "Oak Creek Heritage Resort" are:
Mary and Tim Kyllo , Jake Weber , Dawson & Rosenthal , Sandy Leavitt, Peg Fuege, Mike Winebarger, Steve Segner

Attached are some of the Letters submitted to P & Z, supporting the now "Oak Creek Heritage Resort."

Thank you for your consideration.

Sincerely,

Fred Shinn and Terrie Frankel
85 Sedona View Drive
Sedona, AZ 86336
928-239-0165
928-274-0433

Attached are Letters from:
Greg Stevenson, Owner of The Hike House
Marty Herman, Owner of Exposures International Gallery
Steve and Kate Lowry
Terrie Frankel Sips - House of Seven Arches - located above the property on Schnebly Hill
Fred Shinn - House of Seven Arches - located above the property on Schnebly Hill
Rick Rosenzweig - former Broker Sound Investments (recently deceased).
Judy Szechter - Owner of Judy's Arizona - Hillside Shopping Center



May 10,2022

Re: Oak Creek Resort

To whom it concern:

We welcome the establishment of a small boutique hotel along Schnebly Hill Road. We believe accommodations in close proximity to town and hiking trails make it more conducive to walking/hiking. We are also in favor of a bike/pedestrian sidewalk along Schnebly Hill Road as walking along this road is problematic.

Regards,

**Greg Stevenson
The Hike House**

Cari Meyer
Planning Mgr
City of Sedona Planning Dept
102 Roadrunner Dr # 106
Sedona AZ

This letter is to communicate a robust and firm support for the newly proposed Oak Creek Resort on Schnebly Hill Rd here in West Sedona.


I am owner of the unique and now world famous Exposures International Gallery on State Route 179, in the heart of the Gallery District where we have been for the last 25 years. This proposed resort hotel in my view seems absolutely perfect for Sedona and in my experience fits the needs of the visitors perfectly... trying find adequate accommodations and parking in the heart of Sedona that fit their lifestyle.

Most recently, and in this last year, I have collected a huge amount of data about my visitors who purchase fine art from our Gallery on Rt. 179. To my surprise, 85% were not just visitors to Sedona they were previous visitors and most importantly for us, previous clients. Also, only 25 % were from AZ and the balance were from all over the world. That to me means to me, Sedona, for the last several decades has invited these kind of visitor's and the City, as well as its merchant, have done a very fine job of offering the right kind of experience where they come back again and again bringing their smiles and their wallets for another great experience. That said, and keeping this in mind, I would think we all need to continue to offer and build the type of Sedona accommodate these high end visitors as they are our economic sustainability and our economic future in my view.

Having been a marketing professional for the last 50 years including owning a major advertising agency in Los Angeles, I would be more than willing to expand my knowledge and my thinking on this subject with any future request by the City.

My only motivation for this communication is the well meaning and and future well being of the City of Sedona Arizona.

Sincerely,



Marty Herman
Owner
Exposures International Gallery
561 State Route 179
Sedona AZ 8633
Cell 928-300-6100

To whom it may concern

My name is Steve Lowry my wife is Kate Lowry we live at 30 Forest View Dr. in Sedona Arizona.

We are writing this letter in support of the Red Rock Resort that is proposed by the river in Sedona we feel it would be a great asset to the community and look forward to seeing the project begin.

Thanks

Steve and Kate Lowry

Steve & Kate Lowry

April 15, 2022

To: Robert Olson
President, Oak Creek Resort,

This letter is to show our support for your Oak Creek Resort, to be built on Schnebly Hill Road.

We believe Oak Creek Resort will be a much-needed addition to our Community. With your experience of having built over 26 resorts, and you and your team's consistent invitation to all neighbors to express our concerns and desires, we believe you will build a first-class resort in an ideal location. We 'get' that the needs of the City, neighbors and tourists will be addressed by you with concern and care.

I have lived here for over 28 years and have noticed the need for a connection between Uptown and Hillside, that only a hotel of the quality of Oak Creek Resort will fill. The option of staying at the centrally located Oak Creek Resort will be apparent to those wishing to walk – or ride via our new Sedona Shuttle – to Uptown, Hillside, Tlaquepaque and neighboring trails.

Both Fred Shinn and I have spoken to several neighbors, all of whom support the building of your Resort for several reasons:

- There will be a much-needed sidewalk on Schnebly Hill Road, thus making pedestrian access safer.
- Our current views of the exquisite Red Rocks will not be affected.
- We prefer a hotel on this property to more Air B & Bs.
- We welcome you and your wealth of experience.

In short, we believe you will build a much-needed addition to our already beautiful town. We feel blessed that someone of your caliber feels as passionately about Sedona as we do, and is willing to take on this endeavor with enthusiasm and expertise.

Thank you,



Terrie Frankel Sipos
House of Seven Arches
85 Sedona View Drive
Sedona, AZ 86336
928-274-0433

April 15, 2022

To: Robert Olson
Oak Creek Resort
Sedona, Arizona 86336

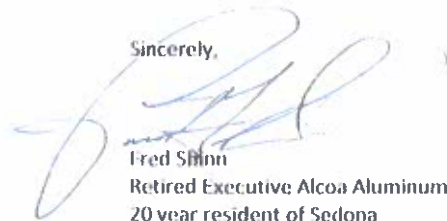
This letter is to show our support for your Oak Creek Resort on Schnebly Hill Road beneath our House of Seven Arches.

We live across the road and believe your resort will make our lives even better. The beauty of nature will be enhanced with your resort as it will not affect our views of the Red Rocks.

We appreciate you involving the neighbors with your plans. To date we have participated in several gatherings initiated by you and your company, to get feedback from those of us who live close by. Personally, we prefer a hotel to Air B & B, and believe that with your experience of building over 2 dozen resorts, you will bring a personal quality of design, building and management that only such experience can contribute.

You have 100% of our support.

Sincerely,

A handwritten signature in blue ink, appearing to read "Fred Shinn", is written over a faint, illegible typed name.

Fred Shinn
Retired Executive Alcoa Aluminum
20 year resident of Sedona
928-239-0165
85 Sedona View Drive
Sedona, Arizona 86336

From: SOUND INVESTMENTS
Sent: Saturday, April 9, 2022 11:37 PM
To: Luke sefton <L.S@sefengco.com>
Subject: The proposed Oak Creek Hotel

Luke Sefton, Principal
Sefton Engineering Consultants
40 Stutz Bearcat Drive

Dear Luke,

I wanted to share some thoughts with you on the proposed Oak Creek Hotel at 115 Schnebly Hill Road.

It would be hard to find a more perfect location for a new hotel in Sedona. Many of our existing hotels are situated along the main highways with great views but relatively plain surroundings. The proposed Oak Creek Hotel site stands head and shoulders above most of these locations. Situated on several acres of ditch-irrigated land fronting on Oak Creek with dramatic views of surrounding red rock formations, the site captures the essence of why visitors love to come to Sedona. A bonus is the short walking distance to Sedona's most popular shopping facilities including Uptown, Tlaquepaque and the Hillside. There is also ample room for recreation and exercise on the property. The developer is also highly experienced in building high quality hotels. A new hotel in this location would be a celebrated sister to the imaginative Ambiente Hotel currently under construction. The Oak Creek Hotel would be the highest and best use of the land.

Respectfully submitted,
Rick Rosenzweig
Commercial real estate broker

Rick Rosenzweig, Broker
Sound Investments
161 Starlite Drive
Sedona, AZ 86336
928-274-0670 cell
soundinvestments1@msn.com

5/10/22

As a merchant at
Hillside Shopping center
Tucson Arizona I am
in support of this
Oak Creek Resort project
on Shneely Hill Rd.
Doubtless an addition to our
community!
I am also a Sedona resident.

Thank you,

Judy L. Sreeter

Judy L. Sreeter

(480) 427-1177

Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Tuesday, December 5, 2023 1:06 PM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 12/05/2023 1:05 p.m.
Response #: 442
Submitter ID: 6201
IP address: 47.215.230.152
Time to complete: 7 min. , 6 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

Hi,

If you possibly can please do not approve this project. Sedona already has far too many hotels, lodges, resorts, and short-term rentals. There are only negatives and absolutely no benefit to the community by allowing another resort to be built. It will only have detrimental effects on the community including increased traffic, increased noise, wasting precious water resources, destroying existing vegetation and trees, increased pollution, and increased light pollution. There won't even be any employment benefit since there is no where in Sedona for employees to live so it's only a possible employment benefit for Other communities not Sedona.

Please do not approve this project.

3. Your contact information

Name: john duchnowski
Mailing Address: 460 morgan road, sedona,az
E-mail: jda1b2c3@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Thursday, December 7, 2023 6:43 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 12/07/2023 6:42 a.m.
Response #: 443
Submitter ID: 6203
IP address: 47.215.238.253
Time to complete: 38 min. , 24 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

Not only is this concerning to me to build projects like this in Sedona AND on Oak Creek, it is concerning to hundreds of other residents too. It is concerning to the flora and fauna of the entire Oak Creek Canyon. It will bring in more people and automobile traffic only adding to the already existent noise and crowd pollution. The present situation in Sedona and Oak Creek Canyon has been created by millions of tourists who show up yearly to Sedona who, already, are destroying the peace and beauty that is Sedona. Every type of pollution that exists does so from yearly visitors coming in and destroying Sedona and Oak Creek Canyon. The dangerous traffic situation that has been created just from visitors is a disaster as I am sure you know. Sedona's capacity to hold the already astronomical tourist numbers is depleting resources, including housing for locals, and is creating an out of control situation that is already extremely unsustainable and dangerous for Sedona. This project, like so many others, is a bid for greed and lust to "control" Sedona. Where is the concern for locals who are being literally pushed out of their homes so that others can come in and buy these homes just to make these homes into hotels....??? This project, like so many others in Sedona, is destroying the neighborhoods of Sedona and crushing people's lives. HELP!!!! DO NOT PASS THIS PROPOSAL!! What if it was your home that was being taken away or destroyed because someone wanted it so that they could have more money....??? Another project like this would only add to the destruction of Sedona.

3. Your contact information

Name: Lucy Monica George
Mailing Address: 1980 Del Monte Dr Sedona AZ 86336
E-mail: lucymmgeorge@gmail.com

Date: December 12, 2023

Re: Oak Creek Heritage Lodge - Comprehensive Review Comments – Supplement #2

By: D. Tracy

This supplement is in addition to my comments dated August 31, 2023, and Supplement #1 dated September 15, 2023. The focus of this supplement is the shared use path (SUP) which is shown as the “Schnebly Hill Road (SHR) Trail Options” as a slide in the developer's presentation to P&Z on November 21, 2023 and included in the City of Sedona website as part of the project submittals.

On December 6, 2023, Max Licher and I walked and discussed this proposed pathway and believe that some modifications may help the community achieve the CFA goals, esp. the character as detailed on page 6 of the CFA. Below are some comments to consider as part of the SUP design.

Irrigation ditch. Our deliberations were hampered because the historic irrigation is not readily apparent on the presentation slide, but it is another character defining feature of this area. We both felt that having water flow in this historic ditch would enhance the walking experience and potentially support gardens and native vegetation along a pathway. The developer is planning to maintain the water rights, so any land on the low side of the ditch has grandfather water rights.

Trail options. None of the four options presented at the November 21 P&Z meeting seemed compelling because the options included a ten foot wide path and the removal of 40 to 57 trees. Since this will impact the streetscape and the character, we believe a narrower path, like 5 to 6 feet, is preferred in most segments. This can be accomplished by separating the bike traffic from foot traffic, and utilizing some of the proposed pathways within the development to handle the large volume of foot traffic from the RV park and Bear Wallow neighborhood. Additionally, this SUP should be designed primarily for foot traffic and not motorized conveyances and serious mountain bikers – see next item.

SHR bike lane. From the SR 179 roundabout and continuing northerly to the Bear Wallow intersection, consider widening the SHR pavement to accommodate a bike lane on the northbound (NB) east side. Motorists could then safely pass these slower bikers on their uphill climb. For bike traffic southbound (SB) on SHR, this is all downhill so bike speeds are much greater and bikers could share the road with vehicles. Foot traffic would be discouraged from walking on the paved portion of SHR within this segment from the roundabout to Bear Wallow Lane.

SUP – 25 SHR. Due to the steep terrain in this area, the path was originally proposed as an 8 foot wide boardwalk by the City some years ago. Since this boardwalk will connect to the existing six foot wide sidewalk along SR 179, which is designed for more foot traffic than SHR, we believe that a six foot boardwalk along SHR is adequate and will preserve more native vegetation. A handrail will be required on the west side of this boardwalk. This segment is outside the scope of this development and needs to be budgeted as a City project.

SUP - 65 SHR. This parcel contains a row of mesquite trees which are close to SHR. Some of these trees will need to be removed to accommodate the secondary service driveway into and out of the project. Max favors the SUP to be located just west of these mesquite trees, and “overlay” the developer's planned driveways and internal pathways in this area. I agree with this approach until the mesquite trees become large enough to support a canopy covered walk experience, at which time the walkway could shift back under the trees, but still be separated from SHR. This growth can be accelerated by water from the irrigation ditch and thinning out the less desirable mesquite trees.

SUP – 95 SHR. This parcel includes a cement lined section of the irrigation ditch and the future event (lawn) area for the project. We both prefer that the pathway, aka trail, be located adjacent to this ditch. Max prefers that the five feet pathway be located on the west side while I prefer the east side. My rationale include the canopy provided by the large mesquite trees and the closer coupling to SHR. Also any land on the low side of the ditch can be irrigated and used for gardens. The path material will need to be permeable so as to minimize impact to root zones.

SUP – 105 SHR. This parcel extends from the existing driveway for 115 SHR north to the existing driveway for 165 and 167 SHR, also the location for the main entrance to the resort. This parcel includes the dry wash and the remnants of a suspended pipe that conveyed irrigation water from the cement lined ditch on the north side of the dry wash to the cement lined section on 95 SHR. Again, I favor a narrow path, aligned on the east side of the ditch, and weaving thru the large canopy trees. Perhaps a boardwalk on piers that would also support the irrigation pipe. This path would cross over the ditch just south of the main entrance and then connect to the main entrance into the resort at a point about a car length or two west of SHR edge of pavement. Max favors a path alignment which runs diagonal from 95 SHR and west of the ditch and at a lower elevation and connect to the resort at the interesection of the main driveway and the roadway to the resort parking. Both alignments require new foot bridges over the dry wash.

SUP – 195 SHR. After crossing the main entrance into the resort and continuing north, Max and I agree that the SUP needs to split into two spurs. One spur will continue diagonally thru the development, over laying proposed pathways and the resort parking area and terminating at the southeastly corner of the RV park overflow parking area. The other spur will continue northerly on the west side of the irrigation ditch, but skirting significant trees and periodically crossing the ditch as the ditch meanders away from the road.

The rationale for the two spurs is to minimize the grade climb for foot traffic from the RV park and Bear Wallow neighborhood. The developer is amenable to public access in the resort and the RV resort is willing to continue the path thru their overflow parking area on the east side and connect to the SUP along Bear Wallow Lane. The pathway thru the RV overflow parking area will be the same width as the connecting pathway thru the resort (10 feet ?) with appropriate marking or signage.

SUP – 20 Bear Wallow Lane. The path along this segment follows the ditch along its westerly side, but jogging as necessary to skirt around significant vegetation. At the intersection with Bear Wallow Lane, stairs may be needed to connect the path up to SHR and its terminus on the west side of SHR. It may be possible to accommodate ADA access by painting “switchback” path lanes on Bear Wallow Lane. The SHR and Bear Wallow intersection is awkward due to the angle, steep incline, and compromised sight lines. These problems are exacerbated for large RV trailer rigs exiting the RV park and encountering speeding downhill traffic on SB SHR. This intersection may warrant a redesign, which could then better integrate the foot traffic trail and bike lanes. Again, the City may want to budget for redesigning this intersection and, as noted previously, widening the pavement to include the bike lane on the NB lane of SHR and the foot traffic path on the west side, north to the Sedona Creative Life Center, another destination which could be more beneficially accessed by foot rather than cars.

December 7, 2023

To: Planning & Zoning Commissioners, Community Development and Public Works Staff, and R. D. Olson Development

Re: Oak Creek Heritage Lodge application for Comprehensive Review, following the P&Z Work Session

From: Max Licher (neighbor, architect, and participant in the Schnebly Hill CFA planning process)

Earlier in this process, I submitted several letters commenting primarily on large scale issues pertaining to the fit of this proposal with the goals set out in the CFA vision, as well as issues that I saw with some of the City's specific requirements that were perhaps counter to the intended goals and vision of the CFA.

Given that many things are clearer in hindsight, I can see now that had we as City and neighborhood planners envisioned that this number of parcels would have been combined into one project, we would have added more particular direction for how such a large project would have to meet the CFA vision. The density values would also have been articulated differently (the doubling of density incentive would have been based on actual developable land, not total acreage, and maximum percentages of accessory use would also have been defined).

That said, we have the tools that we have, and in overall concept, I do feel that this project in its current state of modification, is better than the alternative of 10,000 sf residential lots, and will meet the CFA goals better than a residential development at the maximum allowable density would. It appears that R.D Olson Development has the resources and intent to create a quality project that will meet and exceed the City requirements, and they have hung in with City staff and the neighbors through a lengthy period of input and refinement.

So, the following comments are to encourage refinement towards the realization of the historic and agricultural themes defined in the CFA. To me, as a neighbor and local architect, the challenge in this location is to keep new construction and infrastructure a bit "rough around the edges", quirky, and not overly refined or standardized.

Architecture: I'm not sure that the historic patterns of local cabins and early residences that you have illustrated translate well to the larger multi-story structures. It is not my intent to offer particular design direction; rather to suggest that another possible way of conceiving these buildings would be to think of them as early Sedona lodges, with Mary Colter & C.F. Whittlesey's work at the Grand Canyon, or Mayhew's Lodge on Oak Creek Canyon as examples. I appreciate the differentiation between the 4 clusters, and think this could be taken even a bit further (think Bright Angel Lodge, El Tovar, and the original Maswik Lodge at the south rim of the Grand Canyon) (not the weirdly modern Kachina Lodge:).

First Perceptions: This is to re-iterate one of my earlier comments regarding what is now identified as the Workforce House. I understand the reasoning behind moving the "back of house" functions closer to the roundabout and away from more of the existing neighbors, but from another perspective this is unfortunate because these functions become the first impression of a pedestrian or driver heading north up Schnebly Hill Road. In the best of worlds, this part of the development would help make the transition from the commercial cluster at the roundabout to the rest of the mixed-use neighborhood, and it would have a welcoming feeling. I think this building will be one of the most important architectural challenges, to have it serve as these proposes as well as the more practical functions it needs to provide for the resort. Like it or not, this will be the primary connection between the resort and the shopping district to the south.

Pathways and other Civil Infrastructure: The CFA neighborhood working group held a strong opinion that all civil infrastructure in the area needed to have an old-time feel and scale; stacked stone retaining walls, gravel pathways, country road shoulders (no curb & gutter), small signage, etc. In light of this, I do not think that the 10' wide multi-modal pathway paralleling SHR is appropriate, due to the way it would feel, as well as the loss of vegetation due to both width and the required retaining implications of the terrain in the ROW and adjacent property. Most bicycles could be accommodated on SHR itself; in the long term a bike lane is needed on the uphill side of the road, as bikes climbing the hill will be going slower than cars, while downhill riders are going close to the speed limit and can share the road with cars. This would allow for the primary public pathway on the west side of the road to be for pedestrians only, and a 6' width with occasional bifurcations would allow for comfortable human encounters (as with the sidewalk along 179 between the pedestrian bridge and Tlaquepaque).

I commend OCHL for supplying bicycles for use by their customers, and because of this, they may want a wider internal path from the bike home to SHR, but this does not have to be the same thing as the main public pathway, except for perhaps a short portion close to junction with the road. I would also suggest that OCHR work with Rancho Sedona RV Park to make/allow for a connecting pathway for RS customers to pass through the property at an angle, rather than having to go all the way up Bear Wallow to meet the public SHR pathway. I have had nothing but positive encounters with all of the RS customers that I have encountered over many years in the neighborhood, and do not think this neighborhood connection through the resort would be detrimental in the slightest.

It appears that there are several places in the current plan where there are internal pathways fairly close and parallel to the proposed public pathway, and perhaps these could be combined on the flat terrain in the development property at a wider width with less impact than along the road. I would be happy to participate further in helping sort out the best solution for all the various pathway needs in the neighborhood. There is reason to do this concurrently with figuring out the best long-term needs along SHR beyond this project.

Landscape Vision: This is another area where the CFA perhaps did not articulate enough nuance to the vision, but could be easily understood per the following: The CFA along SHR contains both historic agricultural lands (most of the original Steele/Farley properties), as well as native-vegetated semi-arid uplands. The goal of preserving the historic agricultural theme of the neighborhood pertains primarily to the properties under consideration in this project and to a lesser extent, a portion of the Rancho Sedona undeveloped property. The goal for preserving natural hillsides with native vegetation pertains to the rest of the properties along the road as it climbs towards USFS lands.

It appears to me that the current landscape conceptual plan relies too heavily on arid-adapted native plants (some of which would never be found in this habitat zone), and not enough on the historic plants that are found at most of the early settlement sites in the region. I would urge the developers to create a landscape vision for the development that centers on orchards, other edible/useful plants, and the decorative garden plants that were available to and frequently used by early settlers. The beauty is that this property has water rights to Oak Creek, and the possibility exists to use those to pump water into the historic ditch for the length of this

development, and make it a “living” piece of infrastructure that actually irrigates some of this landscape, rather than a static relic with a descriptive plaque or two. This was one of the ideas that had a lot of traction during the neighborhood discussions during the CFA planning process.

One of the reasons for making CFA plans is to acknowledge that different parts of the City are appropriate for different types of development, and this should carry over into landscape vision as well. Areas along Oak Creek were initially settled because of access to water, and this water was used to create agricultural landscapes that supported the local population. Many of us have long argued that regional goals of sustainability should encourage some level of local food production, and that we should retain as many of those historic agricultural properties in working condition as possible. While retaining the historic ditches in the Verde Valley does use some of the water that would otherwise remain in the creeks and rivers (ending up in reservoirs down in the Phoenix area), I do not believe that it is of a large enough percentage that it is compromising the natural riparian vegetation along Oak Creek and the other Verde River tributaries.

I would urge The City to support such a vision for this development, rather than try to steer it towards another generic xeriscape. The vast majority of Sedona’s red-rock uplands can and should be encouraged to use low-water use landscaping, and it should not be seen as hypocritical to have a different vision and goal for the areas along Oak Creek. For this particular project, I would urge that the fruit trees be substantial and more than just symbolic, that the fruit be used in the resort restaurant. While there may not be enough room for a substantial vegetable garden like the one at Orchard Canyon (the former Garlands Lodge) that serves its restaurant, there certainly could be herb gardens incorporated throughout the plan that would be useful. It will be ideas like these that will make the project theme more “real”, and less of a token nod to the local history of the area.

Neighborhood Integration: I appreciate the developers’ commitment to keeping their property open to all respectful neighbors, and having lived in the neighborhood for 28 years, can attest to the benefits of having the various larger property owners be open to local use as long as it isn’t abused. To the same point, having the restaurant and other facilities open to locals is an important part of community integration, as long as it doesn’t exacerbate local traffic or increase parking requirements dramatically. I believe that there can be ways to require that such usage by locals is primarily pedestrian or via shuttle or a combination of both.

The easement in the floodway being discussed for a portion of a future "Oak Creek Walk" is exactly what was thought about in the CFA planning process. The City and neighborhood planners never expected that the Creek Walk would be implemented exclusively on the east side of Oak Creek, rather that it would need to cross back and forth in such a way that it did not impact the various resort properties' ability to have some private space for their customers along Oak Creek. There was recognition that if the Creek Walk were to ever happen, that it would be a City Project requiring the cooperation of multiple property owners, and that no one developer would be forced to implement such a project. Thus, acquiring the easement now serves the CFA's purpose without requiring more as a condition of approval.

Sincerely,

A handwritten signature in black ink that reads "Max Licher". The signature is written in a cursive style with a large, sweeping flourish at the end.

Max Licher
16 Bear Wallow Lane
Sedona, AZ 86336

mlicher9@gmail.com

928-282-7071(h)
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Date: January 18, 2023

Re: Oak Creek Heritage Lodge - Comprehensive Review Comments – Supplement #3

By: D. Tracy

This supplement is in addition to my comments dated August 31, 2023, and Supplement #1 dated September 15, 2023 and Supplement #2 dated December 12, 2023. Comments included herein also respond to Max Licher's comments dated September 12, 2023.

Public creek access. Max supports public swimming providing this privilege is not abused. I support public swimming only in designated parks and campgrounds. Here are some additional thoughts.

- This issue was discussed extensively in the Sedona creekwalk committee meetings in the early 2000s. The consensus at that time was to not allow the creekwalk (CW) to serve as a portal to access the creek. In addition to disturbing the E. coli in the sediment in the creek bottom, there were serious concerns that the community would be overwhelmed by the visitor demand. Why would a day tripper suffer thru traffic congestion into and out of the canyon to cool off at Slide Rock or Forest Service lands when they could more easily access the creek in Sedona ? Business owners had concerns that their parking would be used for picnickers, and not shoppers. Residents had concerns with [illegal] parking on neighborhood streets such as Schnebly Hill Road, which parking is a current problem. This situation would only worsen as public swimming in Sedona would become a coveted activity by visitors. Similarly, the trash left behind would tax the ability of our stewards such as the Oak Creek Watershed Council (OCWC) to keep the area clean. The CW was never intended to be a destination nor a portal to access the creek. It was envisioned to facilitate pedestrian movement with its tranquil riparian environment and reduce vehicle usage in this busy area.

Recommendations: Discourage the public from entering the waters of Oak Creek unless it is in an area that is managed and requires reservations. Encourage private property owners to consider a creekwalk on their property which is designed for future connections to other creekwalks or trails. Allow these private property owners to control public access. The City can assist as a partner as envisioned in the CFA (page 24):

“To realize the vision set forth in this plan, contributions and participation from both public, private, and non-profit entities will be necessary. The public-private partnerships to be developed might include the provision of public benefits, or financial participation which could include, but not be limited to, assisting in the offset of costs associated with development plan elements, capital improvements, or purchase of property for a specific community benefit.”

Parking on Schnebly Hill Road (SHR). I like Max's suggestion to to shift the SHR alignment slightly to the east in the area between the roundabout and the dry wash to accommodate a 5 feet wide walking path on the west side of SHR. This will help minimize impact to the natural vegetation in this area and create a safer pedestrian trail.

Shared Use Path (SUP). Max agrees that a ten feet wide SUP is not in context with the character of this neighborhood. A business owner at the SR 179/SHR roundabout voiced concerns that a significant SUP presence would result in visitors using his parking lot to access the trails on SHR when the trailhead parking lot was full.

Orchards. If fruit and nut trees and/or vegetable and flower gardens are planned along the SUP, these

areas will need to be securely fenced to keep out deer, javelina, raccoons, rabbits and squirrels. Netting will be required to preclude birds. There is no guarantee that agricultural uses will be beneficial. Crops can be devastated by unusual weather, such as snowstorms in late Spring that wipe out fruit buds. Orchards and gardens which are below the historic irrigation ditch can be irrigated using ditch water if the ditch is reactivated. If this comes to fruition, then it might make more sense to locate the SUP on the high [easterly] side of the ditch.

Creekwalk/bridge. An easement is proposed at the north end of this site for the City to construct a future creekwalk and pedestrian bridge. Since the floodway is wide in this proposed area, an unsupported bridge span built above the 100 year flood elevation will be a substantial structure and costly. A multi-span bridge with pier supports will be less expensive, but the CFA only recommends temporary structures (page 13) in the floodway. Since the City has precluded any development for this project in the floodway including parking or elevated lodging units, is a creekwalk/bridge crossing feasible given that the City has to abide by the same CFA guidelines as private developers ? CFA, page 24:

“Whether it is a private developer, property owner, or a City of Sedona Capital Improvement Project, projects should be designed in alignment with the plan’s recommendations. “

Recommendation. Since a bridge is a key component of the creekwalk, consider allowing construction in the floodway for both the private sector and the City in accordance with existing FEMA regulations, i.e. the impact of any development in the floodway must be mitigated to prevent an increase in the upstream flood elevation.

Number of Lodging Units. Comments opposing this project in documents submitted to the City suggest that the lower the number of lodging units, the better. I am not sure that I currently agree with this view for a number of reasons.

- A quality lodging resort such as envisioned by our neighborhood requires a minimum number of units in order to justify the amenities and community benefits and still be economically feasible. These include the valet parking, shuttle service, wellness center, upscale restaurant, attractive architecture, permeable surfaces, creekwalk, organic gardens, etc. Until a plan is approved and construction costs and start-up costs are known, this developer or any subsequent developer will not know if the unit count is sufficient to recover their investment in the anticipated timeframe.
- If this project does not “pencil out” at any time after approval, then this developer will have to consider their alternatives, such as implementing cost saving measures or selling their property to another developer. Our community has experience with developers scaling back or flipping major projects including the Cultural Park, the Cliffs, and Sunset Lofts. In this latter instance, the developer recently opted to replace the pitched roofs with less attractive flat roofs to reduce construction costs: <https://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/sunset-lofts>
- There is always the risk that this developer will find another more attractive opportunity to invest their money and resources, and sell their Sedona holdings to another developer. The next developer may not be so community oriented and opt to build a more budget friendly lodging facility with limited accessory uses, like a 92 unit motor court. Such a development would comply with the staff [report] recommendation that the number of lodging units be reduced as the number of accessory uses increases, or conversely, with no accessory uses,

maximum density is permissible. Reducing the density due to accessory uses was not a requirement in the CFA and the CFA planning group was adamantly opposed to a budget level lodging facility anywhere in the CFA. Nor is a budget hotel the caliber of lodging facility envisioned by our Chamber of Commerce and now the City of Sedona Tourism Bureau, that attracts affluent visitors. Recall that even the upscale glamping company "AutoCamp" was eliminated as a potential developer of 88 units on this site after months of negotiations.

- Even at the maximum allowable density of 8 lodging units per acre, this proposed development will be less dense than neighboring lodging facilities: Amara (32 units per acre), Cedars Resort (28), El Portal (20), Inn on Oak Creek (16), L'Auberge (9), Los Abrigados (9).

Recommendation: Consider allowing additional units, as necessary to retain an otherwise attractive development and/or to reduce the need for cost cutting measures that might reduce the quality of a development and also reduce community benefits. Additional units and parking could be located in the floodway in accordance with FEMA regulations as is allowed in other Sedona zoning districts. Allowing construction in the floodway will also facilitate the City in building a bridge across the creek.

File: W/David/Oak Creek Heritage Lodge – Comprehensive Review Comments – Supplement #3.odt

Date: February 20, 2024

Re: Oak Creek Heritage Lodge – Shared Use Path (SUP) - Follow-up

By: D. Tracy

These are the notes from a video/conference call initiated by Tony Wrzosek, RD Olson (RDO) Development, with Max Licher and David Tracy on Monday, February 12, 2024. Margaret Frey and Eric Brandt were also invited to attend, but were unavailable.

The purpose for the call was to discuss the proposed shared use path (SUP) associated with RDO's Oak Creek Heritage Lodge (OCHL) on Schnebly Hill Road (SHR), including comments sent by Tracy to RDO in a February 5, 2024 memo (copy attached), esp Max's suggestion for relocating the OCHL main entrance from the north side of the dry wash to the south side. Following the conference call notes are some additional comments.

Tony noted as a prelude that he wanted the main entrance to be located south of the dry wash, but there were several reasons that pushed the entrance farther up SHR: (1) to appease a concern voiced by a neighbor at an earlier P&Z meeting that headlights from cars exiting the resort would shine on his house; (2) to avoid conflicts with existing driveways on SHR; (3) to create more space for cars to queue off SHR while waiting for valet parking. This latter requirement originated from RDO's operations dept.

Max explained his concerns with the current location north of the dry wash: the large amount of fill, a steep vehicle ingress/egress between SHR and the lodge lobby, and a non-level diagonal pathway between the RV park and its connection with the SUP along SHR. (The steep vehicle entrance condition is compounded because SHR is curving and on an uphill climb at this location.) His proposed location south of the dry wash would reduce the vehicle entrance grade and allow for a mostly level pedestrian pathway between SHR and the RV park. (See Feb 5 memo for more details.) Another concern raised was the steep grade created at the current location which would be hazardous during winter snow/ice events. This is currently an issue with SHR. Tony said that they may have to install heaters under their driveway.

As for the SUP along SHR, the path should follow the irrigation ditch to the extent feasible since the ditch meanders away from SHR north of the proposed resort entrance. All agreed that it would be great to have water flowing in the historic ditch again. Tony advised that their design currently calls for a rock waterfall to simulate the origin of the water in the ditch midway on the northern part of the property. Max noted that there is an intact portion of the ditch just south of Bear Wallow, further up than the proposed "origin" point in Tony's latest schematic. Max thought that keeping the water in the ditch to that point might serve as a catalyst for other property owners upstream to continue the ditch. Further study will be needed to determine the best locations for both the SUP and re-aligned ditch on this part of the property. Max also recently encountered Steve Thompson, the architect for the new owner of the Sedona Creative Life Center, and learned that they were discussing the potential rehabilitation of the ditch on their property also. This could lead to some future neighborhood synergy.

As for the public SUP along Bear Wallow Lane, Tony said that RDO will build the path from SHR to the overflow parking lot for the RV park. RDO will additionally give the City an easement for a future public access bridge across Oak Creek at the north end of their property. RDO will be responsible for building any internal paths for their own customers within their property to access this future bridge, as would the RV park. The resort and RV park would need to privately work out any interconnections between their respective pathways.

As for schedule, Tony advised that they have resubmitted their plans to the City in response to staff comments raised previously. Staff estimates that they will complete their review by Feb 23 and next public meeting is estimated for March 19. Tony encouraged more comments from the neighborhood, both during the current planning process and also during the building permit phase.

Additional comments:

- **Commercial traffic.** One of the goals of the CFA as noted on page 25 was to limit traffic impacts by locating commercial development within 750 feet of the [SR 179] roundabout. Arguably, the main entrance to a resort such as the OCHL would be among the more commercial aspects. At the current location north of the dry wash, the closest point of the entrance is 840 feet from the ADOT roundabout ROW and 932 feet from the outer edge of the traffic lane. These same distances for Max's proposed entrance location south of the dry wash are 573 feet and 661 feet. (Straight line distances per Coconino County GIS map.)
- **Vehicle headlights.** I spoke with Alec Chapman, the neighbor who owns the house at 126 SHR and who voiced concerns about car lights at an earlier P&Z meeting. (He also had concerns about wedding music extending past curfew times.) Alec is a realtor and was adamant about not allowing headlights to shine on houses. At the current main entrance location, there is the potential for this to be a concern for 200 SHR. Depending on the grade from the workforce housing egress location, headlights may also be a concern for the Gassaway house and residences in Red Rock Heights. As a sidenote, headlights from northbound SR 179 traffic will flash on the OCHL workforce housing building. With Max's proposed location south of the dry wash, which is fairly level, there should not be an issue with headlights.
- **Valet parking.** Per the Kimley-Horn Traffic Impact Analysis (Appendix B), there will be 50 vehicles per hour passing thru the main entrance or almost one per minute (28 in/22 out). How many minutes does it take for a valet to load/unload passengers and luggage, drive to the north end of the site to park, and then run back? How much queuing distance is required within the site to prevent back-ups on SHR? Tony noted that the north entrance location has more queuing space than Max's southern location, but is it sufficient if the valets are short staffed? While mandatory valet parking is a desirable amenity for an upscale resort, it might be worthwhile to consider some other options.
- **Option 1.** Make valet parking optional. Should visitors and guests without luggage have the option to self-park, esp during special events?
- **Option 2.** Convert the main entrance on SHR to one way in and use Bear Wallow Lane for egress. This may also reduce the size of the SHR driveway cut.
- **Option 3.** Use Max's proposed south SHR location for ingress and use the current north location for egress only.
- **Option 4.** Widen the lobby roundabout to accommodate two lanes of vehicles with the outermost lane reserved for valet loading and unloading.
- **Option 5.** Use the floodway area for overflow parking, either self parking and/or valet parking.

Recommendations: Use Max's proposed entrance location because it addresses all of the issues except for the queuing. Allow self parking as an option for visitors and guests without baggage, thereby reducing the need to queue vehicles for valet parking. Widen the lobby roundabout to queue more vehicles if necessary. Use Bear Wallow Lane as an exit to reduce internal traffic congestion within the resort. Continue to advocate for development in the floodway, esp parking, to facilitate a future bridge crossing and making it more enticing for resort guests to walk to Uptown rather than use their vehicles.

Date: February 5, 2023
Re: Oak Creek Heritage Lodge – Shared Use Path (SUP)
By: D. Tracy

There remains uncertainty with the layout for this path. The four options presented at the November 21, 2023 workshop are not particularly appealing. Max Licher has spent a considerable amount of time sketching a fifth option which is shown on attachments. Below are some additional comments from my recent discussions and site visits with Max.

- The current site design requires traffic to and from the lodge to climb up and down Schnebly Hill Road (SHR) to an elevation of 4230 where the main entrance is currently located, just north of the dry wash. These vehicles then have to backtrack and drop back down to the lobby elevation of 4215 for the valet parking. From an environmental and spatial perspective, this does not seem efficient, plus requires a large amount of fill.
- Another issue with this “rise/fall” layout is with foot traffic from the RV park and the Bear Wallow neighborhood, who advocated for a more direct connection to SHR than having to walk up Bear Wallow Lane to SHR, and then walk back down SHR to continue into town. In essence, the current location of the main entrance and required fill creates the same rise/fall barrier to foot traffic, many elderly, that was the justification for the existing social trail in the first place and a similar diagonal shortcut across the project site.
- The attached sketches by Max show the main entrance relocated to the south side of the dry wash with a slight drop off down to the lobby roundabout and valet parking drop off. Max's proposed realignment for the SUP is slightly above the lobby roundabout elevation, but level with the new main entrance on SHR and continues mostly level to a connection with a future pathway across the RV overflow parking lot. A short retaining wall is required to separate the pathway from the lobby roundabout. Assuming the RV park builds the pathway along the easterly property line of their overflow parking area as proposed, this pedestrian path would be mostly level from SHR all the way to Bear Wallow, a desired neighborhood objective.
- Since this SUP also needs to continue northerly along SHR, Max shows another path branching off from this new path alignment and a switchback to accommodate the steep rise in elevation in the area where the main entrance to the resort is currently shown. Alternatively, this pathway could follow the irrigation ditch alongside the toe of the SHR retaining wall and a switchback could be integrated into a redesign of the SHR/Bear Wallow intersection.
- Although this pathway has been labeled a shared use pathway, and the City wants a ten feet width, we believe that this pathway should be more modest, like 5-6 feet, and primarily for pedestrians. As noted in previous commentaries sent to the City, this new pathway connects to the sidewalk along SR 179 which is only six feet wide. (ADOT prefers that bicycle traffic use the designated bike lanes along SR 179.) Likewise, Max has proposed adding a bike lane to northbound SHR and a share-the-road format for southbound SHR bikers. This is a safer design given the proliferation of battery powered bikes and scooters which are capable of speeds more similar to automobiles than pedestrians. Hence we advocate for a single use pedestrian pathway versus a shared use path.
- Wider pathways also require removal of more streetscape trees and bushes, which are desired to screen the lodge from the street. Wider pathways are also an invite to transients to access private areas, hence the RV park desire to include a locked gate at their pathway connection at the SE corner of their overflow parking lot to the resort pathway.

- A wider pathway which connects to a bridge across Oak Creek does not make sense since the creekwalk planned for the west side of the creek was not designed to accommodate bicycle traffic, esp motorized conveyances. The pathway for the creekwalk is simply too narrow.
- Previous comments have noted that the main entrance to the lodge is quite a distance past the first entrance to the lodge. If the main entrance were relocated as per Max's proposal, would it then be feasible to connect the first entrance driveways via an internal spur to the main entrance ? This would reduce the number of driveway entrances as well as move the main entrance, an arguably busy area, closer to the SR 179 commercial district and away from the more residential areas along SHR. This would also allow for a more robust main entrance sign.
- It has been noted previously, but bears repeating here, that many vehicles traveling north on SR 179 do not follow the signs at the SHR roundabout to make a left turn to continue into Sedona. All the other roundabouts from the interstate require thru traffic to continue straight. So these vehicles continue straight up SHR and then must turn around once the driver figures out that he/she made a wrong turn. These turn arounds occurs at residential driveways which is not safe, given the speeds of downhill vehicles on SB SHR and the blind curves and driveways. Likewise, the resort entrance(s) will be used for this same purpose in the future.
- The current plan calls for a one way driveway into and another driveway out of the southern most end of the project site. These driveways access the building with the back of house operations, work force housing units, and presumably dumpster and recycling activities. This building and its related activities will be the first impression that lodge guests and visitors will experience when driving, biking, or walking up Schnebly Hill Road from the SR 179 tourist corridor. Do the architecture and functions associated with this building convey the desired first impression for an upscale resort ? If this building could be relocated on the site, would that allow for a single main entrance from SHR as discussed above ?

I will send these comments to the developer for their feedback.

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, March 11, 2024 6:35 PM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 03/11/2024 6:35 p.m.
Response #: 526
Submitter ID: 6618
IP address: 75.104.84.28
Time to complete: 21 min. , 56 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

What year was the traffic study done? From reading the paper work, the traffic was monitored on March 20, 2021. Does it need to be redone due to traffic being declined during the pandemic?

Currently the round about on schnebly hill road causes large traffic delays up the hill.

3. Your contact information

Name: Lauren Thomas
Mailing Address: 1837 north granite reef road
E-mail: Lethoma4@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Thursday, March 21, 2024 5:10 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 03/21/2024 5:10 p.m.
Response #: 540
Submitter ID: 6646
IP address: 47.215.234.179
Time to complete: 5 min. , 30 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oxford hotel

2. What are your comments, concerns, ideas, and suggestions about this project?

I strongly oppose this project for a number of reasons. Traffic for one and blocking the views of so many long time residents. The disruption to the quality of life for older and long time residents in this area is unacceptable.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Conrad Bizik
Address (or Street Name): 150 Valley View Drive
City of Residence: Sedona
E-mail: bizarms@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

No

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Friday, March 29, 2024 6:09 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 03/29/2024 6:08 p.m.
Response #: 549
Submitter ID: 6669
IP address: 47.215.242.170
Time to complete: 3 min. , 43 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

This design does NOT comply with the CFA. These are not cottages in any way, shape or form. And 4 workforce housing units is totally unacceptable!!! They need to talk note of the Village at Saddlerock Crossing bringing forward 40 housing units.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Ann Kelley
Address (or Street Name): 25 W Brins Mesa Rd
City of Residence Sedona
E-mail: ann@kelleydata.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Friday, April 5, 2024 8:35 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/05/2024 8:35 a.m.
Response #: 552
Submitter ID: 6685
IP address: 64.88.226.15
Time to complete: 7 min. , 17 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge hotel project being proposed by R.D. Olson Development located at 65-195 Schnebly Hill Rd. & 20 Bear Wallow Rd.

2. What are your comments, concerns, ideas, and suggestions about this project?

As Sedona resident and business leader, I would like to express my support for the Oak Creek Heritage Lodge Hotel. I find this project a well done, elevating our hospitality offering and proposed by the company that knows how to balance residents needs with growing business for the benefit of locals and attracting well balanced visitors.

I hope the city will see this as a positive development for the city.

Sincerely,
Stan Kantowski

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Stan Kantowski
Address (or Street Name): 2275 Buckboard Road
City of Residence: Sedona
E-mail: skantowski@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 3:13 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 3:13 p.m.
Response #: 553
Submitter ID: 6688
IP address: 2607:fb91:8e9c:c50a:d25:cf35:644a:6de3
Time to complete: 4 min. , 15 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Schneibly Hill development / Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

Once again, we do not need more tourist traffic (especially in this area, what a nightmare it already is!), noise, and pollution of Oak Creek. We love our creek and the land around it. Don't sacrifice it for tourists! This proposed development does not preserve the creek and the natural riparian area. It does not preserve the land and views for residents. The open space is a parking lot! This development is exploitation of our landscape and our creek. The scale is all out of whack with the landscape. Do NOT let this happen.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Camille LeFevre
Address (or Street Name): 325 Oak Creek Blvd.
City of Residence: Sedona
E-mail: camillelefevre@comcast.net

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 3:13 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 3:13 p.m.
Response #: 554
Submitter ID: 6689
IP address: 47.215.237.205
Time to complete: 4 min. , 2 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Heritage District zoning and the Schnebly Hill CFA.

2. What are your comments, concerns, ideas, and suggestions about this project?

Please deny this application-it's just another out of town 'developers's' scheme to make money, while degrading the area. Sedona doesn't need another high priced "development"...

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Daniel J Sullivan Sr
Address (or Street Name): 550 Oak Creek Blvd
City of Residence: Sedona
E-mail: djsmdjd@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 3:49 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 3:49 p.m.
Response #: 555
Submitter ID: 6690
IP address: 76.14.251.16
Time to complete: 7 min. , 53 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

OAK CREEK HERITAGE LODGE

2. What are your comments, concerns, ideas, and suggestions about this project?

As a Sedona resident/property owner since 1970 I am beyond disgusted to think that a project of this nature would even be CONSIDERED !! Sedona is already close to uninhabitable for the residents with traffic generated from all the Vacation Rentals, no affordable housing for workers in businesses etc etc. This proposal is NOT CONSISTENT with the Oak Creek Heritage District zoning or the Schnebly Hill CFA and SHOULD NOT BE BUILT on this environmentally fragile, precious property.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Leanne Wallisch
Address (or Street Name): 170 Farmer Brothers Drive
City of Residence: Sedona
E-mail: flavors.01.isopods@icloud.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 3:52 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 3:52 p.m.
Response #: 556
Submitter ID: 6691
IP address: 174.128.176.152
Time to complete: 1 min. , 50 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

This was a beautiful home with orchards & met the CFA. What is being proposed is so out of alignment, it is absurd!

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Carol Thomas
Address (or Street Name): 85 Adobe Trl
City of Residence: Sedona
E-mail: cctluvdogs@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 4:06 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 4:05 p.m.
Response #: 557
Submitter ID: 6692
IP address: 47.215.229.87
Time to complete: 14 min. , 50 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

I strongly urge to rejection of this grandiose development. 1. I can't not imagine anything worse than a wedding and party venue adjacent to one of the city's biggest traffic bottle necks. 2.the scale and design are incompatible with the site's historic rustic nature. 3. Four token staff facilities are inadequate and in fact the project will greatly exacerbate our already desperate affordable house crisis. Adding "heritage" to its name appears to be the developers only acknowledgment of what should be built on this site. This proposal does not need to be fine-tuned rather the developers should start over from scratch.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Michael Wright
Address (or Street Name): 190 Copper Canyon Drive
City of Residence: Sedona
E-mail: rmichaelwright@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 4:30 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 4:29 p.m.
Response #: 558
Submitter ID: 6693
IP address: 47.215.244.252
Time to complete: 18 min. , 44 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

I am writing to STOP this development as it is in complete violation of the Oak Creek Heritage District Zoning and the Schnebly Hill CFA.

In addition, this development will generate significant noise for the neighbors, more traffic will be generated at the nearby roundabout and they are not providing enough workforce housing units!

I have lived in Sedona since 1999 and want to send a clear message to THE DEVELOPER and the P & Z COMMISSION. THIS IS TOTALLY WRONG AND MUST BE ENDED NOW!

Thank you for your attention!

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Lana Putnam
Address (or Street Name): 80 Geronimo Dr.
City of Residence: Sedona
E-mail: lanaput26@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 4:50 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 4:50 p.m.
Response #: 559
Submitter ID: 6694
IP address: 47.215.244.45
Time to complete: 9 min. , 8 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

This development MUST BE STOPPED. It is a complete violation of the Oak Creek (OC) Heritage District zoning and the Schnebly Hill CFA.

Exerpts from the OC Zoning and Schnebly Hill CFA:

Land use that exemplifies the distinctive natural and cultural values of this area
Maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting
Development that will best protect Oak Creek and the surrounding riparian habitat
Ideal location for low intensity lodging; small, intimate options such as cottages and cabins
Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor
Open space is a defining feature of the area, and preserved for its natural resource and scenic values

The proposed development does none of the above. In fact, the biggest open space is its parking lot!

You all totally blew it recommending the zoning change for The Pillage at Saddlerock. Don't blow this!

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Warren Woodward

Address (or Street Name):	200 Sierra Road
City of Residence	Sedona
E-mail:	Not answered

4. Would you like to receive notices about this project, such as public meeting dates?

No

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 4:51 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 4:50 p.m.
Response #: 560
Submitter ID: 6695
IP address: 47.215.242.170
Time to complete: 7 min. , 10 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

OAK CREEK HERITAGE LODGE

2. What are your comments, concerns, ideas, and suggestions about this project?

This development violates the Oak Creek Heritage Zoning and the Schnebly Hill CFA. The Planing and Zoning Commission needs to stop enabling this Developer to continue working their design. It will NEVER meet the requirements of the city documents!! It is NOT cottages, there is NO historical character, it will NOT protect Oak Creek, there is nothing modest about the design, and the only open space is the parking lot!

P&Z cannot usurp their responsibility by approving this development!! Do your job and say NO to this development!

Respectfully,
Ann Kelley
Sedona Resident

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Ann Kelley
Address (or Street Name): 25 W Brins Mesa Rd
City of Residence Sedona
E-mail: ann@kelleydata.com

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 5:06 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 5:05 p.m.
Response #: 561
Submitter ID: 6696
IP address: 24.156.99.138
Time to complete: 3 min. , 22 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

All buildings should be signed on the road side of the property with the riverfront remaining as open space.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Kevin Cook
Address (or Street Name): 50 Roundup Dr
City of Residence: Sedona
E-mail: lowcook@hotmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

No

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 5:06 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 5:06 p.m.
Response #: 562
Submitter ID: 6697
IP address: 47.215.244.41
Time to complete: 8 min. , 21 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

This development MUST BE STOPPED. It is a complete violation of the Oak Creek (OC) Heritage District zoning and the Schnebly Hill CFA.

The building right up against Oak Creek exploits, not protects, Oak Creek and the riparian habitat.

As a wedding venue, this development will generate significant noise for the neighbors;

Events will generate more traffic at the Schnebly Hill roundabout;

A resort this size will require 60 - 100 employees and they are only providing 4 workforce housing units. With the current housing shortage in Sedona, this is completely unacceptable!

This proposed development is on one of the last pieces of Oak Creek land in Sedona. When it is gone, it is gone.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Scott Soller
Address (or Street Name): 200 Inspirational Drive
City of Residence: Sedona
E-mail: scot.soller@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 5:47 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 5:46 p.m.
Response #: 563
Submitter ID: 6698
IP address: 47.215.235.22
Time to complete: 3 min. , 14 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

You know this is not in keeping with the CFA. We do not need more lodging for tourists we need housing for locals/workers. You plan gives four units for this. Stop this development and think of the community needs. IF this goes to referendum you know it will lose. STOP this madness now.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: kim m. grill
Address (or Street Name): 90 Pinewood Dr.
City of Residence SEDONA
E-mail: kmzinc3@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 6:51 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 6:50 p.m.
Response #: 564
Submitter ID: 6699
IP address: 47.215.238.167
Time to complete: 4 min. , 0 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Schnebly Hill

2. What are your comments, concerns, ideas, and suggestions about this project?

The Developer and the P&Z need to get a clear message that this proposal is NOT CONSISTENT with the Oak Creek Heritage District zoning or the Schnebly Hill CFA and WILL NOT BE BUILT on this environmentally fragile, precious property!

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: RJ Wachal
Address (or Street Name): 150 Pony Soldier Rd
City of Residence: Sedona
E-mail: rjw.wachal@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 8:02 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 8:02 p.m.
Response #: 565
Submitter ID: 6700
IP address: 2605:59c8:331e:c810:401e:9de2:c3d8:3df9
Time to complete: 30 min. , 38 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

Sedona P+Z should vote NO on the Oak Creek Heritage Lodge development. Sedona does not need another resort, especially one that doesn't honor the fragile riparian area where the lodge is being proposed. The project violates the Oak Creek Heritage District zoning and Schnebly Hill CFA by:

- Exploiting the land with a proposed footprint that does not protect Oak Creek and the surrounding riparian habitat.
- Exploiting the CFAs directive of low intensity lodging, by proposing oversized buildings all designed to maximize profit. Open space is not a defining feature of the proposal.
- Exploiting the CFAs intention to build in a way that exemplifies the distinctive natural and cultural values of this area.

This developer disrespects P+Z and Sedona residents by continuing to plow through the design process, hoping that the current business-friendly P+Z will look the other way when so many elements of the plan are completely against what citizens want and what the area can support.

Thank you
Tonie Hansen
Uptown

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Tonie Hansen

Address (or Street Name):	Uptown
City of Residence	Sedona
E-mail:	tonie.hansen@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

No

Thank you,
City of Sedona

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Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 7, 2024 8:29 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/07/2024 8:29 p.m.
Response #: 566
Submitter ID: 6701
IP address: 172.98.33.53
Time to complete: 3 min. , 55 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak creek heritage lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

This project destroys the heritage of Oak Creek. The constant building is destroying the natural beauty which draws people to Sedona. The city does not need more crowds of tourists to further burden its infrastructure.

Vote No

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Patricia Walicke
Address (or Street Name): 33 Eagle Lane
City of Residence: Sedona
E-mail: Pwalicke@hotmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, April 8, 2024 5:04 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/08/2024 5:04 a.m.
Response #: 567
Submitter ID: 6702
IP address: 73.75.185.121
Time to complete: 12 min. , 26 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

Stop, just please stop and think about the ramifications years from now. More density in the down town area, building along the creek with venues that will bring in more people right to the creeks edge. That areas floods regularly and the water is very fast moving at times. What impacts the creek at that point will be spread through the entire creek bed. I have seen "glitter" trails created by wedding parties in the red rocks leading them to photo shoots where the areas are "adjusted" for the pictures. Those changes are forever, that glitter impacts everything. Sedona is a 2 road town that is severely impacted by the influx of so many. Stop with allowing more building of venues and such until we can get our own house in order.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Eva Stevens
Address (or Street Name): Vaquero
City of Residence Sedona
E-mail: Not applicable

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, April 8, 2024 6:07 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/08/2024 6:06 a.m.
Response #: 568
Submitter ID: 6703
IP address: 47.215.246.126
Time to complete: 1 min. , 56 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

Too big, too dense, not in keeping with the CFA, not nearly enough workforce housing, etc, etc, etc.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Frank Matthews
Address (or Street Name): 3330 Lizard Head Lane
City of Residence: Sedona
E-mail: matthews1@npgcable.com

4. Would you like to receive notices about this project, such as public meeting dates?

No

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Subject: Support for Oak Creek Heritage Lodge: A Valuable Addition to Sedona

Dear City Council Members/Mayor Jablow,

We are writing to express our enthusiastic support for the proposed Oak Creek Heritage Lodge project in Sedona. As Sedona business owner's and advocate's for responsible development, We believe this initiative aligns perfectly with the values and aspirations of our community. Below are several key reasons why we believe the Oak Creek Heritage Lodge will be a wonderful addition to our city:

- The Oak Creek Heritage Lodge adheres to the Schnebly Community Focus Area (CFA) and Sedona Land Development Code (LDC), demonstrating respect for local guidelines and regulations.
- The project emphasizes the preservation of Oak Creek, a vital natural resource that contributes to the beauty and ecological health of our region.
- The creation of a bicycle and pedestrian-friendly path along Schnebly Hill Road and Bear Wallow Lane will enhance connectivity and promote sustainable modes of transportation. By encouraging guest walkability to local restaurants, shops, and entertainment venues, the project supports local businesses and enhances the vibrancy of our community.
- The provision of a hotel shuttle service to transport guests to local destinations reduces potential traffic congestion and minimizes the project's impact on existing infrastructure. This has been a very popular addition at Ambiente Sedona with all of our guests as they are thrilled to not have to get into their vehicle for any reason while they stay with us until they check out to leave.

After having completed and opened a similar project in 2023, the Oak Creek Heritage Lodge represents a thoughtful and well-planned development that will enhance the cultural, environmental, and economic fabric of Sedona.

We urge the City Council and Mayor to support this project and contribute to the continued prosperity and sustainability of our city.

Thank you for your attention to this matter.

Sincerely,

Jennifer May, Michael Stevenson & Colleen TeBrake
Owners, Ambiente A Landscape Hotel
JenniferMay@ambientesedona.com

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, April 8, 2024 9:17 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/08/2024 9:16 a.m.
Response #: 569
Submitter ID: 6704
IP address: 45.86.210.57
Time to complete: 24 min. , 13 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

Vote NO on this project! Why does the city council and city management insist upon defiling what is a unique creation of God with projects such as this; projects that totally fail to preserve & maintain what is a natural, sensitive riparian area for the free and unobstructed enjoyment of the city's residents and visitors? Why does the city council and city management insist upon kneeling and yielding to the demands of commercial developers whose only interest is profit, not in preserving a way of life? Is the City the same? Compromising its residents and principals for money as more bed taxes = more money? I'm sure the city council and city managers have heard this before and you're going to hear it again... This project is a complete violation of the Oak Creek (OC) Heritage District zoning and the Schnebly Hill CFA. This is directly from the city document, "The OC district is intended to ensure that development in the Schnebly Community Focus Area (CFA) is consistent with the CFA vision for a pedestrian-friendly, mixed-use area that preserves the Oak Creek riparian corridor, natural hillsides, and open fields, with a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area." We residents DON'T want this project! Please listen to your residents and vote NO!

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Jack Williams
Address (or Street Name): Eagle Nest Lane
City of Residence Sedona
E-mail: jlwilliamsjr@pm.me

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, April 8, 2024 9:18 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/08/2024 9:17 a.m.
Response #: 570
Submitter ID: 6705
IP address: 174.218.20.154
Time to complete: 16 min. , 18 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

Please, oh please Don't Allow the building of yet another for profit hotel in this fragile riparian habitat! This project is not in alignment with sustainability on any level, let alone infringement on rare natural habitat. Open space is not a parking lot! Increased traffic and the need for more employees in an already highly congested area with NO affordable housing, makes no sense at all. All the bed tax profit in the world, can not bring back the nature and wildlife that makes the Sedona area so unique.

Please stop the outlandish over building within the "City of Sedona!"

Thank you for considering my plea to STOP the building of this Oak Creek Heritage Lodge.

H.Hakola

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: H.Hakola
Address (or Street Name): 320 N SR 89a
City of Residence: Sedona
E-mail: h.hakola@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, April 8, 2024 1:15 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 04/08/2024 1:15 p.m.
Response #: 571
Submitter ID: 6706
IP address: 24.121.125.254
Time to complete: 41 min. , 28 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name, addresses, and email) will become part of the public record and will be available for public inspection.

1. Project Name:

Oak Creek Heritage Lodge

2. What are your comments, concerns, ideas, and suggestions about this project?

I recently learned that RD Olson Development is back for the third time with yet another proposal to develop an Oak Creek Heritage Lodge on an environmentally fragile property. I request the P&Z deny RD Olson's proposed development.

This proposed development does not provide a variety of modestly scaled buildings that sustain the historic context and character distinctive to this area. The proposed "lodge" looks like a huge futuristic hotel and does not have any characteristics of a lodge. The proposed "cottages" are not small, intimate, low-density cabins. The proposed restaurant does not maintain the historic context of the property. The proposed development does not provide open space for natural resources and scenic views, ironically the largest open space is the parking lot. The proposed development does not exemplify the distinctive natural and cultural values of the area and is not "low intensity".

The proposed development has the potential to generate significant noise pollution, events will generate more traffic at the Schnebly Hill roundabout. The developers are providing only four workforce housing units and a resort this size will require 60-100 employees. This is unacceptable given the current long-term housing shortage in Sedona.

This proposed development is on one of the last pieces of Oak Creek land in Sedona and will exploit Oak Creek and the vulnerable riparian habitat and corridor, natural hillsides and open fields. The proposed development will destroy the land, flora and fauna.

Because the proposed development is in violation of and not consistent with the Oak Creek Heritage District zoning or the Schnebly Hill CFA, I sincerely request the P&Z deny RD Olson's proposed development.

Thank you for your time and consideration.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name: Laura Schappert
Address (or Street Name): 280 Inspirational Drive
City of Residence: Sedona
E-mail: lshikes@pm.me

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

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Insurance Defense Law Group, L.L.C.

Joseph P. Rocco

6619 N. Scottsdale Road
Suite 1A
Scottsdale, AZ 85250

Jason S. Carr

Telephone (602) 870-6920
Facsimile (602) 870-6922

April 8, 2024

City of Sedona, Arizona
Planning & Zoning Commission
102 Roadrunner Drive
Sedona, AZ 86336
Attention: Cari Meyer, Planning Manager, cmeyer@sedonaaz.gov

Re: April 16, 2024
Planning & Zoning Commission Meeting
R.D. Olson & Co./R.D. Olson Development
Oak Creek Heritage Lodge/Oak Creek Resort
PZ23-00004/PZ22-00011
Schnebly CFA and Oak Creek Heritage District

Dear Gentlepersons:

Double Eagle Development Corporation (“Double Eagle”), principal Jake Weber, is owner of the real property located at 50 Schnebly Hill Road, Sedona, Arizona which is also known also as the Gassaway Place Historic Landmark/Red Rock Creek. The undersigned and this office represent Double Eagle and Jake Weber.

We are communicating in support of the proposed R.D. Olson Development/R.D. Olson & Co. (“R.D. Olson”) project referenced above.

As we understand the R.D. Olson project it brings creative and quality development considerate of the unique character and natural beauty of the surrounding area inclusive of all factors consistent with the City of Sedona’s Schnebly Community Focus Area Plan (“CFA”) and Oak Creek Heritage District.

Thank you in advance for your consideration.

Sincerely,

/s/ Joe Rocco

Joseph P. Rocco, Esq.

Cc: Jake Weber

April 9, 2024

Ms. Cynthia Lovely
Principal Planner, Development Services
102 Roadrunner Drive
Sedona, AZ 86336

RE: Oak Creek Heritage Lodge Development Proposal - PZ23-00004 (DEV); PZ21-00011 (DEV)

Ms. Lovely,

The Board of Trustees of Keep Sedona Beautiful (KSB) strongly objects to the proposal by RD Olson Development (Developer) to build a new 70 room boutique hotel on the banks of Oak Creek as documented in their Letter of Intent (LOI) dated March, 2024.

A 27-building resort/hotel complex on this site that includes a pool, restaurant, spa, and meeting space is inappropriate for this location.

In brief, KSB objects for the following reasons:

- 1. Schnebly Community Focus Area Plan** - The development does not meet key criteria documented by the City of Sedona in its Schnebly Community Focus Area Plan.
- 2. Traffic Congestion** – Access to and from this development from Hwy 179 is in the most congested area of Sedona.
- 3. Environmental Concerns** - A large development like this on the banks of Oak Creek disrupts one of the most important riparian areas in Sedona.

Schnebly Community Focus Area Plan (portions underlined for emphasis by KSB)

The Schnebly Community Focus Area (CFA) Plan describes this as *“a pedestrian-friendly area focused on Oak Creek and Sedona’s heritage. Future development and redevelopment is a mix of uses that preserves the Oak Creek riparian corridor, with natural hillsides, open fields, and a variety of modestly scaled buildings, thus sustaining the distinct historic context and character.”*

The plan states the land use objective for this area is to retain *“a distinct identity unique to the area which reflects its rural, agricultural, and historical qualities”,* and that *“the historic values that contribute to the character of the area are protected and interpreted.”*

In addition, the Sedona Community Plan lists the following expectations for this CFA:

- *Retain large parcels and rural character.*
- *Support agriculture as a key character element.*
- *Support non-residential uses (e.g., bed and breakfast, neighborhood cafe) if tied to the preservation of large land areas and generates less traffic than medium-density residential.*
- *Protect riparian environment along Oak Creek.*

- *Evaluate potential for environmentally sensitive public creek access.*
- *Preserve historic resources (Gassaway House).*

KSB sees nothing in this proposal that reflects the rural, agricultural or historical qualities of the area. This proposal is for a modern boutique hotel, out of keeping with the intent of the Schnebly Hill Community Focus Area.

The CFA notes that *“Lodging styles supported include small designer hotels, bed and breakfast inns, cottages, bungalows, and alternative lodging types, including cabins and other similar permanent structures.”*

We submit that a resort hotel with 27 modern-looking buildings consisting of a lobby building, 70 guest units in 14 buildings, a restaurant, a spa, a meeting room building, a back-of-house building, a greenhouse pavilion, a pool bar & storage shed and pool restrooms does not meet the criteria of the CFA.

Finally, the aspect of this proposal that seems to align most with the CFA Plan is its name, *The Oak Creek Heritage Lodge*. Little else about this proposal reflects the heritage of Sedona. Please note that since their last proposal, they have renamed it from being a “Resort” to being a “Lodge.”

Traffic Congestion

In their LOI, the Developer notes the proximity to Uptown Sedona. Google Maps advises that walking to Uptown locations will take between 20-25 minutes, depending on the specific destination. Given the distance to Uptown, and the elevation gain required to reach either Uptown or other recreation areas, we expect that very few customers will choose to walk. Instead, like almost all visitors to Sedona, they will drive out of the hotel for nearly all of their off-property activities.

The CFA Plan notes that *“improving the road is not compatible with the recommendations of this CFA as it could significantly increase traffic and alter the character of the area.”*

While that comment refers specifically to paving the unpaved portions of Schnebly Hill Road, it’s clear that authors of the Plan were concerned that increased traffic would alter the character of the area. A 70-unit lodging and event facility will increase traffic measurably.

All guests and visitors to the hotel will enter and exit Schnebly Hill Road using the roundabout nearest to Tlaquepaque to access Hwy 179. KSB contends that a development of this size at this location will worsen congestion and further exacerbate our traffic problems.

Environmental Concerns

The objectives of the CFA Plan include the following:

- *Oak Creek is permanently protected in its natural state as a vital resource for the natural environment, community, and region.*
- *Open space is a defining feature of the area, and preserved for its natural resource and scenic values.*

The developer's proposal brings some hotel units as close to Oak Creek as possible, given the terrain. In fact, the decks of a number of buildings overhang the drop-off to the creek. The placement of buildings disrupts the natural state of Oak Creek by introducing buildings perched directly above the creek bed. The conceptual design fails to conform to the requirements of the CFA Plan.

The inclusion of an outdoor pool, while attractive to guests, seems tone-deaf in a region that is experiencing the worst drought in 1,200 years.

The Plan also documents the following strategies to protect Oak Creek:

- *Permanently protect the Oak Creek corridor through land preservation measures.*
 - *Property owners can partner with a public or non-profit organization to establish conservation easements on the property to ensure permanent protection.*
 - *Land could be donated to or acquired by a public or non-profit organization.*

Obviously, these land preservation measures will not be implemented with this commercial development proposal.

Lack of Community Benefit

The Letter of Intent identifies the following "community benefits":

- Preservation of Oak Creek
- Creation of a bicycle and pedestrian friendly path along Schnebly Hill Road
- Preservation of red rock views from Schnebly Hill Road
- Creation of generous landscape setbacks and open space along Schnebly Hill Road
- Enhancing the agricultural history of the site by introducing small gardens and orchards, including historical narrative plaques for the irrigation channels and well sheds
- Fostering low-light ambience in accordance with dark-sky principles
- Providing green building sustainability initiatives
- Providing adequate on-site parking with no public street parking
- Promotion of guest walkability to local restaurants, shops, and entertainment venues
- Providing hotel shuttle service on a daily timetable to transport guests (in groups) to local destinations to reduce potential impact on traffic
- Providing small upscale local restaurant and wellness spa open to public

Keep Sedona Beautiful notes that preserving Oak Creek and red rock views are not benefits. They are absolute requirements. The same is true for aspects of the proposal that are already required by the City of Sedona. Meeting a requirement is not a community benefit.

For example, fostering low-light ambience in accordance with dark-sky principles is required by Sedona's lighting code. A benefit would be going well beyond minimum requirements and being an example of a dark sky friendly establishment. We also note that outdoor string lighting will sway in the wind and frequently defeat any 'dark sky' shielding.

As noted above, given the distance and elevation gain, we believe that only the youngest and most hearty guests will walk into Uptown.

Additional Concerns

Sedona has no lack of lodging units for visitors but does have a critical problem with workforce housing. Supplying 4 workforce housing units is inadequate. The additional labor force needed to staff this hotel will only make our workforce housing crisis worse.

The developer's Letter of Intent states on page 70 that "Applicant will implement best practices with groups and agencies as follows: Keep Sedona Beautiful (KSB)", and on page 71 they state "Additionally, the Lodge will be a steward of the land and work with Keep Sedona beautiful [SIC] (KSB) for community educational purposes."

The developer has never contacted KSB to discuss any aspect of their proposed development.

However, including these statements implies that KSB has either worked with them already or has agreed to work with them in the future. This is not the case.

For all of the reasons noted above, Keep Sedona Beautiful strongly opposes the proposal to develop the Oak Creek Heritage Lodge.

Sincerely,



Craig Swanson
President, Keep Sedona Beautiful