

Oak Creek Heritage Lodge project

Sam <spillsbury@aol.com>

Fri 4/5/2024 7:33 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Cari Meyer, Planning Manager

City of Sedona

Community Development Department

102 Roadrunner Drive, Building 104

Sedona, AZ 86336

cmeyer@sedonaaz.gov

Dear City of Sedona Planning and Zoning Commission,

My name is Sam Pillsbury and I am an Arizona Winery owner, who relies on visitors to Sedona and the Verde Valley to visit our Tasting Room, Pillsbury Wine Company in Cottonwood

I support the Oak Creek Heritage Lodge project because it will complement the City of Sedona and help to support the Sedona economy and surrounding wineries and agriculture industries.

We want more projects like this.

Sam Pillsbury
Pillsbury Wine Company North
Cottonwood AZ

letter of support for Oak Creek Heritage development

mary byrd <mjb@byrdhouse.us>

Sat 4/6/2024 7:00 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Ms. Meyer:

I am writing to voice my support for the Oak Creek Heritage Lodge project on Schnebly Road. I am in favor of this project because I feel the developers are doing a good job in planning a project that will fit in with the historical nature of the site, preserve the Oak Creek riparian area, and not interfere with the red rock views from Schnebly Hill Road.

Since guests to the lodge will be staying there and be able to walk to many restaurants and attractions and also the Lodge will have a shuttle service, I don't think the impact on traffic will be that much increased.

It appears that the developers have made many changes since the original concept plan and they are also looking at providing as much employee housing as is possible and in tune with the desire for affordable housing in Sedona.

It is my personal opinion that they will be good neighbors and an asset to the community.

Sincerely,
Mary Byrd

Oak Creek Heritage Hotel

tenbroekmj <tenbroekmj@gmail.com>

Sun 4/7/2024 8:06 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Cc: Ann Kelley <ann@kelleydata.com>; Sean Smith <sedona@nowisit.net>; Nancy Friedmann <nancyflol@yahoo.com>; Carol Breen <carolbreen@sedonapartners.com>; Steve Mertes <SMertes@sedonaaz.gov>; JoAnne Cook <JCook@sedonaaz.gov>

Ms Cari Meyer:

I have previously noted my opposition to this project. I hope this can be included in the Oak Creek packet.

While the property developer may have a right to develop the property, the Schnebly CFA is a critical document that defines the acceptable uses for this property and limitations should it be developed. These are not optional requirements, these are actual requirements.

While some on the Planning and Zoning Commission may believe that it is a well conceived plan, the context of where this development is being proposed is essential. While the proposed development may fit nicely within a community such as Beverly Hills, Sedona is not Beverly Hills, at least not yet. This is within a sensitive largely undeveloped zone that deserves protection.

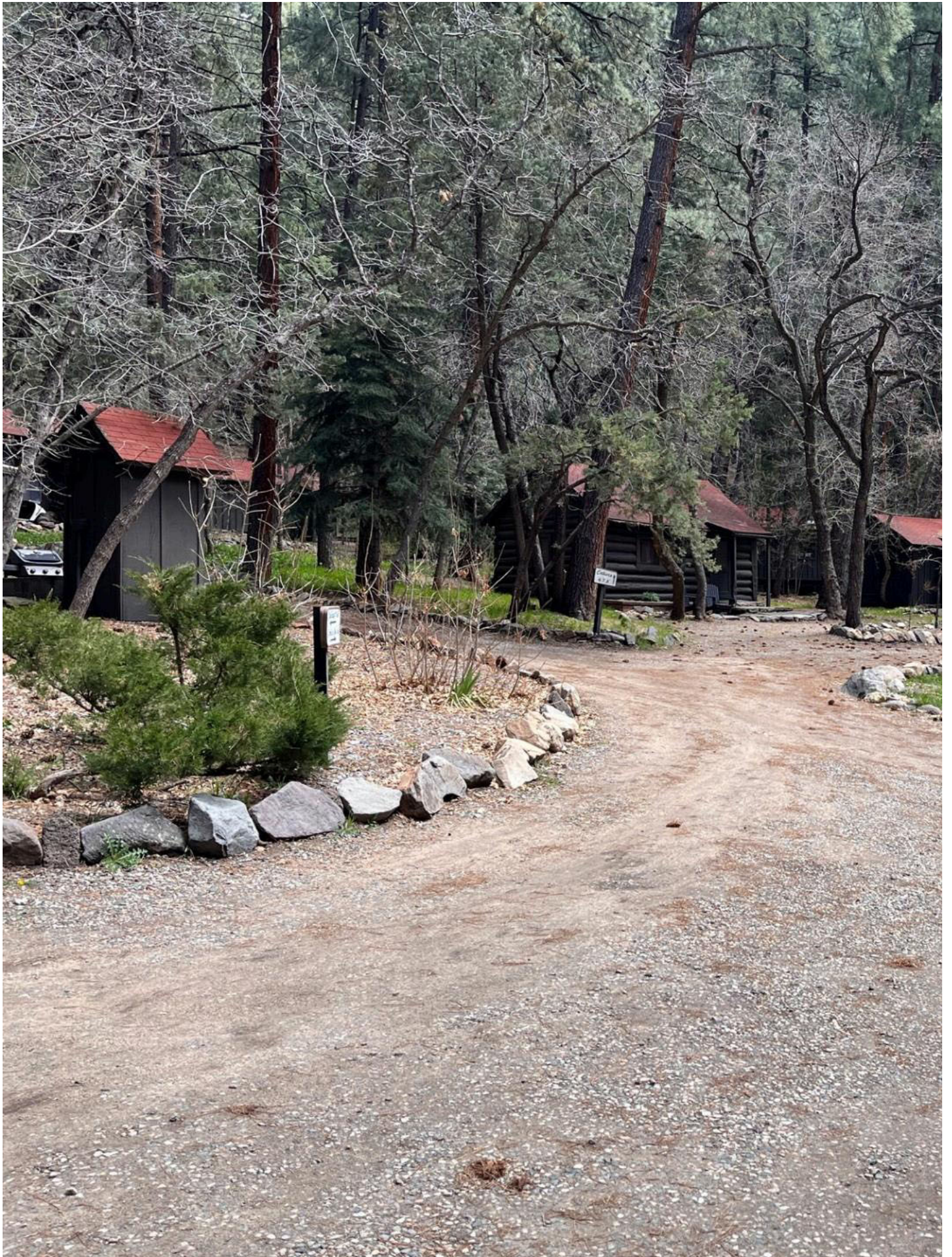
The development must also meet the requirements of the Community Plan, whether this is the current plan or the one that is being approved. I will provide examples of why I believe that this plan, like the previous versions of this plan, do not meet the intent of either the Schnebly CFA or the Community Plan

Schnebly CFA:

- **Land use that exemplifies the distinctive natural and cultural values of this area** - The developer has repeatedly tried to shoehorn this proposed "square" development into this "round" hole by trying to depict this as somehow similar to the orchards that may have been there in the past. Calling it a Heritage Hotel hardly makes it similar to the prior agricultural use of the property. Trying to force this by previously including non-fruiting fruit trees within the parking area is an example of calling this something different that it is. This is a highly manicured and curated setting for monied guests coming for a destination wedding, not a natural property by any definition. It is wholly out of character with the historical and cultural setting of these properties.
- **Maintains the historic character, scenic views, and natural resources that are the defining features of this unique setting** - This is a unique setting. In past P&Z meetings, the question was asked concerning how much clearing would be included in the project. The response was to maintain the existing grades to the extent possible. Review of the grading plan shows complete changes to the contours east of Oak Creek, essentially scraping all soils and vegetation, meaning that existing ecology and soils of the site will be fundamentally modified (removed) and even if these soils are reused, it will completely different than existing conditions. The Community Plan speaks to the unique nature of Oak Creek riparian area, and how Oak Creek is one of the few remaining examples of this type of ecology in Arizona. The wholesale changes proposed by this project needs to be denied to maintain this special area within the City of Sedona as called for in the Community Plan.
- **Development that will best protect Oak Creek and the surrounding riparian habitat** - The fact that most of the large buildings being proposed are installed right up to the edge of the floodway, and the proposed buildings placed on pillars to keep them out of the 10-year floodplain water elevation highlights the environmental damage that will be caused. Some of the decks extend over the existing floodway. The areas under these buildings will be void of any sunlight and this in no way retains the special ecology present in the area. Areas outside of the 10-year floodway will be manicured to best meet the needs of guests, not the current creatures and plants that inhabit and depend on this special zone along Oak Creek. This wholesale destruction of this critical ecological niche is reason alone to deny this proposed development.
- **Ideal location for low intensity lodging; small, intimate options such as cottages and cabins** - Note the words "low intensity" "small" and "intimate" lodging. While the developer repeatedly refers to their large two story glass encased structures that contain multiple very large suites suitable for wedding parties as "cottages" is simply not true and insults our intelligence. While the CFA included examples of "Cottages" or "Cabins" one just needs to drive up Oak Creek for examples of the intent of this statement. Perhaps Don Hoel's Cabins is the best example. These cabins are mostly single room and about 12' by 15' and at most 12' high at the peak. All are separate structures, not large two story buildings with large glass walls with high end finishes. The large structures are more than an order of magnitude larger in area than a true cabin and two of these floors are stacked to maximum height. Not mentioned in the CFA are large restaurants, spas, and meeting spaces (wedding venue) that are anything but small or intimate, unless one considers 100 wedding attendees small. And there is also the resulting noise that is already a problem with the other wedding venues in town. They all say they will control to acceptable limits but never do. Finally, there is the significant issue of placing the traffic generated by this development into the Level of Service (LOS) F Schnebly Road making it much worse, perhaps F— Is this really something that Sedona should allow. I would say No!

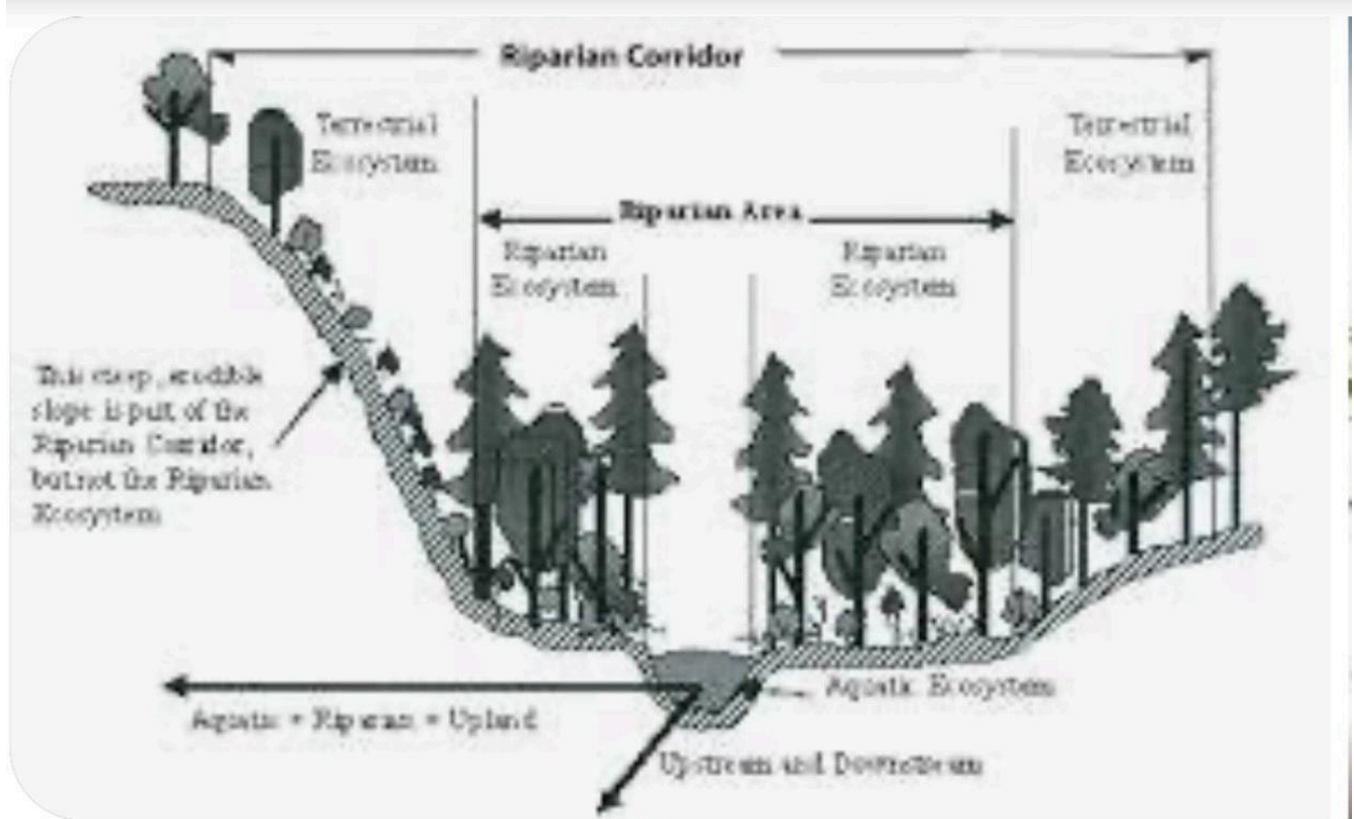








- Maintain the Oak Creek floodway in a natural state, with only minor improvements within the riparian corridor** - As noted above, this development makes wholesale changes to the riparian corridor. The developer seems to use the most useful definition of the riparian corridor, the 10-year floodway. However, it is key to understand that the riparian corridor includes the floodway, the floodplain, and the upland terrestrial ecosystem. Using this correct definition (see the diagram below), the developer should not significantly modify these upland areas (which seems to indicate that no structures should occupy this space) which includes the trees and other vegetation that is dependent on Oak Creek for its existence. To be consistent with the CFA, the entire development should be built outside of the upland terrestrial areas to be approved. This should also be grounds for denial of the current plan.



- Open space is a defining feature of the area, and preserved for its natural resource and scenic values** - The development parcels should ideally be conserved in a minimally developed state except outside of the upland terrestrial area that is dependent on Oak Creek. A naturalist can identify the area that is Oak Creek dependent upland terrestrial when compared to the Juniper/Pinon forest that makes up the majority of the vegetated areas in and around Sedona.

Another area of concern is the need for employees to provide management, front desk, valet, cleaning, engineering, wait staff, cooks, dishwashers, bussers, spa, pool, concierge, gardening and so forth within a community that lacks these workers. Minimal staff housing is supplied and no employee parking or transportation plan is clearly laid out. You cannot just say they will appear.

So in summary, this development should be denied as the current development plan is wholly inconsistent with the intent of the Schnebly CFA. Thank you.

Mark TenBroek

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Wednesday, April 10, 2024 7:50 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: 04/10/2024 7:49 a.m.
Response #: 572
Submitter ID: 6708
IP address: 24.121.24.227
Time to complete: 2 min. , 11 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 in support for this project. It is already zoned lodging so they have the rite to build.

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: Lonnie Lillie
Address (or Street Name): P.O. Box 2962
City of Residence: sedona
E-mail: lonnie.lillie@gmail.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: Wednesday, April 10, 2024 11:35 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: 04/10/2024 11:35 a.m.
Response #: 573
Submitter ID: 6711
IP address: 47.215.244.118
Time to complete: 12 min. , 16 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 (OC) Heritage District

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

The proposed development violates the area's CFA and the zoning change should be denied. This are is perfect for work force housing development. It is walking distance to most of uptown and should be a "NO CARS" development. This would make such a project more cost effective as well. The last thing we need is an additional hotel that aggravates Sedona's housing shortage. As proposed this development exploits, Oak Creek and its riparian habitat! It is one of the WORST development proposals for Sedona's future by destroying a site that has tremendous alternative options.

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: Anthony J Blazej
Address (or Street Name): 325 Mission Rd
City of Residence Sedona
E-mail: ajblazej@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.

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Thu 4/11/2024 10:13 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/11/2024 10:13 a.m.
Response #: 575
Submitter ID: 6715
IP address: 38.84.31.66
Time to complete: 3 min. , 32 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?

Dear City of Sedona Planning and Zoning Commission,

My name is Mithat Evirgen and I am a local that runs Mercer's Kitchen group that relies on visitors to Sedona and the greater Verde Valley.

I support the Oak Creek Heritage Lodge project because it will complement the City of Sedona and help to support the Sedona economy.

This type of upscale hotel property will attract visitors who will patronize our local shops and galleries, eat at our restaurants, and experience our natural beauty in a respectful way.

Additionally, this hotel will offer an opportunity for local farmers, suppliers, service providers and food purveyors to do business with the hotel on an ongoing basis, which also helps to support the local economy. We look forward to welcoming their hotel guest into our restaurants.

Sincerely,
Mithat Evirgen
Co Owner / CEO
Mercer's Kitchen.com
251 State Route 179, Suite B-8
Sedona, AZ 86336
Cell 602 818 1547
Office 928 282 1705

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: mithat Evirgen
Address (or Street Name): 120 Alexandria road
City of Residence Sedona
E-mail: mithat@mercierskitchen.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.

Oak Creek Heritage Lodge

Mithat Evirgen <mithat@mercerkitchen.com>

Thu 4/11/2024 9:59 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hello Cari

I hope this letter finds you well, I am writing this letter to support Oak Creek Heritage Lodge .

I am excited about Oak Creek Heritage Lodge I believe holds immense potential for vibrant community of Sedona, Arizona.

Sedona, with its breathtaking red rock formations, serene landscapes, and rich cultural heritage, stands as a beacon for travelers seeking solace, adventure, and rejuvenation. Its allure transcends geographical boundaries, attracting visitors from across the globe.

In recent years, Sedona has witnessed a surge in tourism, reflecting the growing interest in experiential travel and wellness retreats. However, despite this burgeoning demand, there remains a noticeable gap in upscale accommodation options that seamlessly blend luxury with the authentic Sedona experience so we in support of this projects.

Warm regards,

Mithat Evirgen
Co Owner / CEO
Mercer's Kitchen.com
251 State Route 179, Suite B-8
Sedona, AZ 86336
Cell 602 818 1547
Office 928 282 1705

①

PETITION to the SEDONA PLANNING & ZONING COMMISSION

We, the undersigned residents of Sedona, petition the Planning and Zoning Commission to require any developer proposing to build within the Schnebly Community Focus Area meet the criteria documented in the Schnebly Community Focus Area (CFA Plan). Page 24 of the CFA plan states, "The CFA Plan and the new district regulations (in the Land Development Code) will both apply to development projects under the new district."

Compliance with the Schnebly CFA is NOT OPTIONAL.

The CFA Plan states the following, all of which MUST be met by the Developer:

- Consider 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
- 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.

In addition, any development in this area must meet the following CFA Plan criteria highlighted in the Sedona Community Plan:

- 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

Name	Signature	Address
Pandora Harris		287 Schnebly Hill Rd.
Kris T Husa		287 Schnebly Hill Rd
David Lehenbauer		44 W. Cortez Drive
C. Lehenbauer		44 W. Cortez Dr
Garrett Haught		577 W. Finnie Flat Rd
Terry Lohman		5190 N Kramer, Rimrock
Bryan Finley		2320 S. Chalk Hill Road
Jeff Baker		1335 CENTRAL RD CV.
Maat Lisa Haber		25 Camino Del Sol Sedona AZ
Julie James		1160 SIERRA RD SEDONA AZ
Suz-Elle Berke		287 Schnebly Hill Rd

Sedona, AZ
86336

2

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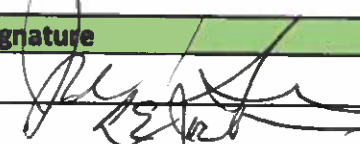
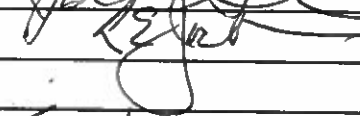

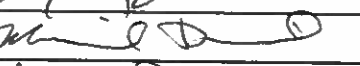





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Name	Signature	Address
John Schads		20 Homestead Rd. Sedona, AZ
LARRY JACKSON		20 ROCKRIDGE DR. 86336
XXXXXXXXXX		
Erik Sekanuma		40 Thunderbird Rd 86336
MICHAEL DAVIS		355 INSPIRATION DR. 86336
Amy Pearce		400 Andante Dr Sedona 86336
DAVID MCELWAN		2675 WSP SQS #140 86336
MARY LAFON		2585 Allegro 86336
LINDA SCHERMER		500 Mountain Lily 86336
HARRY A SCHERMER		500 Mountain Lily Dr, 86336
Susan Adams		45 Homestead Rd 86336

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Name	Signature	Address	
Tracy Jo-Kate Elliott	<i>Tracy Jo-Kate Elliott</i>	205 Sunset Dr. Lot 71	Sedona AZ 86331
KRIS FISCHER	<i>Kris Fischer</i>	70 WHITETAIL LN 86336	
Kath Benson	<i>Kath Benson</i>	600 El Camino Rd., Sedona, AZ	
Shirley A Smith	<i>Shirley Smith</i>	115 Creek Rock Rd 86351 Sed.	
Geraldine Swells	<i>Geraldine Swells</i>	22 Creekside Dr	
Tim Kelly	<i>Tim Kelly</i>	55 Trails End Lane Sedona 86334	
William Harmon	<i>William Harmon</i>	30 CAERUS DR. SEDONA AZ 86331	
dC Latham	<i>dC Latham</i>	555 Navaho Rd Sedona	
Carolee Cadden	<i>Carolee Cadden</i>	40 Carolee Ct 86351	
Anita Epling	<i>Anita Epling</i>	181 Art Blvd 86	86336
Jim Merdek	<i>Jim Merdek</i>	2240 Bulboard Rd	

4

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Name	Signature	Address
Melissa Aunn	Melissa Aunn	200 Painted Cliffs 86336
Brian Fultz	Brian Fultz	39 Panorama Ln, Sedona AZ 86336
Charles Schneider	Charles Schneider	100 N Primrose Pt 86336
Shannon MURRAY	Shannon Murray	833 Dusty Rose Dr 86336
Suzanne Owens	Suzanne Owens	47 Brewer Spur Sed. 86334
Ilkasiha Ellegaard	Ilkasiha Ellegaard	550 Coffee Pot Drive 86336
MARCO BLONDI	Marco Blondi	20 BETONA HEIGHTS LN. 86536
Stephanie Spira	Stephanie Spira	550 El Camino Rd., 86334
Scott Clark	Scott Clark	865 SUPPER LN Sedona 86336
LORI HAUXWELL	Lori Hauxwell	1156 SR 179 43 86336
Aaron Ball	Aaron Ball	1156 SR 179 #43 Sedona 86336

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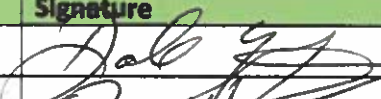
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Name	Signature	Address
DALE YOUNG		405 N STAR LN 86336
Ron Taylor	RONALD TAYLOR	90 Red Fox Av
Patsy B Reed	Patsy B Reed	80 Elberta
Melinda [unclear]	Melinda [unclear]	1006 - Glendales Pl
Mary Howie	Mary Howie	110 Coffee Cup Sedona
Karen Kirsten	Karen Kirsten	30 San Mateo Cir 86336
Angela Lefevre	Angela Lefevre	410 Oak Creek Blvd Sedona 86336
Edith SHUMAN	Edith Shuman	381 BRISTLECONE SEDONA
BRIAN HEINS	BH	10 OPAL CT SEDONA
John H. Moore	JOHN H. MOORE	595 Brown road
T.J. ANDERSON	TJ Anderson	Px 2006, Sedona AZ

6

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Name	Signature	Address
D. DeBroux	<i>D. DeBroux</i>	200 Rubens Ln
Phillip K. Shiraki	<i>Phillip K. Shiraki</i>	300 Vista Grande Court
MARYANN LIVINGSTONE	<i>Maryann Livingstone</i>	195 Canyon Wren Dr. Sedona 86336
RAYMOND STAWIS	<i>Raymond Stawis</i>	330 Ridge Rock Rd Sedona, AZ
ANNETTE NICHOLSON	<i>Annette Nicholson</i>	41 Blackhawk Ln, Sedona AZ
STEPHANIE HORN	<i>Stephanie Horn</i>	135 Limestone Circle
Amanda Maxwell	<i>Amanda Maxwell</i>	1165 Verde Valley School Rd #14 Sedona AZ
ES HAMERSTROM	<i>Es Hamerstrom</i>	205 SUNSET DR. #70 SEDONA 86334
KYRDA SHEPARD	<i>Kyrda Shepard</i>	40 Camino Vista Ln
Praya Krulkar	<i>Praya Krulkar</i>	205 Sunset #90 Sedona AZ 86336
Gene Fazio	<i>Gene Fazio</i>	350 Northview

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- 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

Name	Signature	Address
David Whisner	<i>David Whisner</i>	230 Cathedral Rock Dr., Sedona 86351
SUSAN MAKOFF	<i>Susan Makoff</i>	455 DEER PASS DR. 86351
Robert Makoff	<i>Robert Makoff</i>	" " " " " "
ELLEN BETTS	<i>Ellen Betts</i>	56 Lynx Dr. Sedona 86336
Julie CLARK	<i>Julie Clark</i>	70 WHITETAIL LN SEDONA 86336
BOWELL JEFF	<i>Jeff Bowell</i>	45 BROKEN LANCE SEDONA 86351
Rebecca R. Kim	<i>Rebecca R. Kim</i>	650 EL Camino Rd Sedona
JONATHAN STOUT	<i>Jonathan Stout</i>	450 MOUNTAIN SHADOWS 86336
TERI CASTROVORA	<i>Teri Castrovora</i>	186 COUGAR SEDONA 86336
Clemellyn SAPLOT	<i>Clemellyn Saplot</i>	1615 KESTREL CIRCLE 86336
Birgit Loewenstein	<i>Birgit Loewenstein</i>	400 Snake Trail Ln Sedona, 86336

8

PETITION to the SEDONA PLANNING & ZONING COMMISSION

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Name	Signature	Address
Sarah Brown	[Signature]	250 Manzanita Dr.
Bette Keller	Bette Keller	205 Sunset Dr # 62
Suzanne M Connolly	Suzanne Connolly	145 Disney lane
Ann Marjic	Ann Marjic	190 Yucca
Joseph Skarby	Joseph Skarby	1633 Rio Mesa trail
Douna Hegarty	Douna Hegarty	60 HONWOOD, AZ 86326
Jephonie Tschella	Jephonie Tschella	555 Grove drive sedona
Alexandria Graham	Alexandria Graham	253 Fairway Oaks, unit b, Sedona AZ 863
Kali Shaw	Kali Shaw	2370 W Sycamore Sedona, AZ 86336
Ron Talamo	Ron Talamo	1630 Fairway Oaks
SUZIE CHANDLER	Suzie Chandler	Morningson Sedona



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Name	Signature	Address
Leslie Owens	Leslie Owens	265 Oak Creek Blvd. Sedona 86336
Marina West	Marina West	546 Pavarana Blvd 86336
Jane Putnam	Jane Putnam	80 Heronimo Dr 86336
Shannon MURRAY	Shannon Murray	833 DOSTY ROSE RD 86336
MARK Lambert	Mark Lambert	70 BREWER SPUR
Debbie Kohler	D.A. Kohler	3346 W. 89A - 86336 (H/F)
Moni HARC	[Signature]	1156 SR 179 86336
Jane Lambert	Jane Lambert	100 EL Camino Rd 86336
Dixie Carlisle	[Signature]	POB 153 Sedona 86339
Lori Kraus	[Signature]	POB 2332 Sedona AZ 86339
Sandra K. Brown	Sandra K. Brown	136 Mountain Rd Sedona AZ 86351



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Name	Signature	Address
Catherina Mauro	<i>C. Mauro</i>	65 Verde Verde Sed Rd B5 P635
Ella Roberts	<i>Ella Roberts</i>	45 Ridge Rd Sedona 86336
DIANE KASE	<i>Diane Kase</i>	205 Lake Drive Sedona AZ 86336
Patricia Dees	<i>Patricia Dees</i>	246 Circle Drive, Sedona AZ 86336
BRUCE POOLEY	<i>Bruce D Pooley</i>	" " " " "
JINA GEURTS GLASER	<i>Jina Geurts Glaser</i>	85 PROCKNOW ROAD SEDONA AZ
Laura Rubiales	<i>Laura Rubiales</i>	255 Boca Roja Rd Sedona AZ
MICHAEL PAYNE	<i>Michael Payne</i>	195 STATIONS West Dr. Sedona AZ
Susan M. Payne	<i>Susan M Payne</i>	195 STATION West Dr Sedona AZ 86536
Andrea Portney	<i>Andrea Portney</i>	30 Rowhile Dr. Sedona 86336
Kelly Preschler	<i>Kelly Preschler</i>	170 Schuerman Dr

Sedona
AZ 86336



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Name	Signature	Address
Linda Petty		450 Concord Dr Sedona 86336
Mark S. Weprin		15 Windmill Dr. Sedona AZ 86336
Cynthia Reid		2220 Lariat Rd. Sedona, AZ 86336
Gary Hendrickson		15 Windmill Dr. Sedona AZ 86336
Quinn Spuhler		1320 Vista Montana 44 - 11 -
WILLIAM R. SPUHLER		1320 VISTAMONTANA RD, UNIT 44 SEDONA, AZ 86336
Carol Myers		745 Andante Dr. Sedona 86336
Marianne Grey		2050 W. St. Rt. 89A #163 Cottonwood 86326
Jeff Montandon		2640 Blue Horizon Sedona AZ 86336
Steven Young		Doodling Rd. Sedona AZ
Christine Carroll Weprin		15 Windmill Dr. Sedona 86336

12

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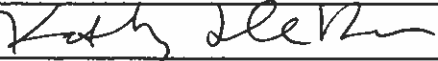


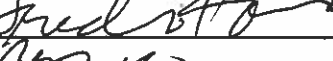

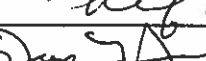




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Name	Signature	Address
Albert De Rouen		185 White Tail DR
Kathy De Rouen		185 White Tail DR
Meredith Menares		65 Verde Valley School Rd DR
Carmen Griffin		75 Wildhorse Mesa Dr.
Ed Hosmer		75 Wildhorse mesa Dr.
Tom Corbis		35 HORSE CANYON DR
Lou Mauro		65 Verde Vly Sch. Rd.
Nick Henning		55 Quartz Drive
SHARON REITER		10 Grandiose Butte Rd
Tess Martinet		20 Eastern Vista N
Josephine GABELL		1315 Verde Valley School Road.

13

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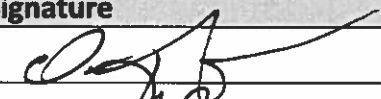





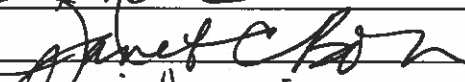



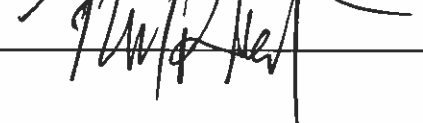
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Name	Signature	Address
Dan Taylor		456 Orchard Lane, Sedona
Mary FLAHERTY		560 Orchard Lane Sedona
Patsy B Reed		80 Elberta Dr Sedona
LAWRENCE R. LIEVENSE		10 NAVAJO TRL, Sedona
GINGER ASH		250 Navajo Trail Sedona
Lathie Moore		210 Navajo Trail Sedona
Janet B...		285 Navajo Trail, Sedona
Jamie Hinman		10 TONTORO Sedona
John Mitchell		130 Apache Trl Sedona
TAN HAWANID		60 ELBERTA DR SEDONA
Tom Hendey		80 Elberta Dr. Sedona AZ

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Name (Print)	Signature	Address
Dede HARRIS	<i>[Signature]</i>	2595 TIMBER OWL Rd. Sedona
Katly COCORDS	<i>[Signature]</i>	80 El Camino Grande, Sedona
MARY HEYBORN	<i>[Signature]</i>	10 San Antonio Circle, Sedona
Jill Gittleman	<i>[Signature]</i>	545 Sunset Lane, Sedona
Judith Faraway	<i>[Signature]</i>	150 Pony Soldier Rd., Sedona
BARBARA FREDMAN	<i>[Signature]</i>	575 Orchard Lane Sedona
Fern Kane FERNKANE	<i>[Signature]</i>	332 ACACIA, SEDONA, AZ
Melinda Selber	<i>[Signature]</i>	622 265 Goodnow Ln Sedona AZ
Myrna Jacobs	<i>[Signature]</i>	407 Acacia Dr Sedona AZ
Nancy Friedman	<i>[Signature]</i>	575 Orchard Ln. Sedona, AZ
Potencia Dexter	<i>[Signature]</i>	115 Navajo Trl

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Name	Signature	Address
ANNE MITCHELL		190 APACHE TRAIL, SEDONA 86336
BOB FARROW		30 ELBERTA DR SEDONA 86336
Lauretta Lagomang		30 Elberta Dr Sedona 86336
GARY BOHN		285 NAUVAO TRAIL SEDONA 86336
Chris Welp		320 Navajo Trl Sedona 86336
Stem Ash		250 - Navajo Tr. Sedona AZ 86336
Ginger Acl		250 Navajo Tr. Sedona AZ 86336
Tim White		57 Coronado Trl Sedona AZ 86336
CELESTE KILMARTIN		150 TONTO RD, SEDONA, AZ
Gretchen VanTassel		65 Mohave Dr Sedona 86336
Lee Olesen		10 Yavapai Trail Sedona 86336

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Name	Signature	Address
Heidi Danahy		120 Meander Way
ARNE CORSETT		535 BACCHONA RD
LARRY KANE		332 ACACIA DP
TOM FOULDS		357 LOS LAPE
Sharon Foulds		357 Los Lane
ERICA FAVORITE		125 APPALOOSA WAY
Geraldene Cantrell		60 Amberly Dr.
CHRIS CHIN / DONATION WARE		75 MANZANITA DR
SONIA MAE FARR		75 Manzanita Dr
RENEE SHKONSKY		102 El Camino Verde
Jamie Kates		220 Cayuse trail Sedona

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Name	Signature	Address
Julia L. Steizing	Julia L Steizing	205 Sunset Dr. #171 86336
Carol Funk	Carol Funk	55 Cathedral Rock Dr #32 86351
Carol Story	Carol Story	2025 Red Rock Pkwy Sedona, Az. 86336
Barbara Bunch	Barbara Bunch	35 El Camino Paquito Sedona 86336
Karen Schuker	Karen Schuker	182 Columbine Ct
Sandra Tanner	Sandra Tanner	65 Meander Way Sedona AZ 86336
Diane Conners Lange	Diane CONNERS LANGE	15 RIMSTONE CRK, SEDONA 86336
JOHN LANGE	John Lange	15 RIMSTONE CONC SE Sedona 86336
Garry L Young	Garry L Young	405 Fairway Oaks Dr. Sedona 86351
Sally Berkström	Sally Berkström	795 S. Golf View Dr 86324
RICK GANDOLFO	Rick Gandolfo	40 Schimberg 86336



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Name	Signature	Address
Dr. Michael Wright		190 Capitol Canyon Dr Sedona
Dona Stroppel-Johnson		25 Wagon Trail Dr
Michael Jockusch		25 Wagon Trail Dr. Sedona
Brendan Holland		237 Les Springs Dr. Sedona
DANIEL P. GALLAGHER		"
Bruce B. Bloomquist		255 Foothills S. Dr. Sedona 86336
SAERRIAN Bloomquist		"
Gail Mann		140 Saddle Horse Lane 86336
Ashley Finlay		2100 Rolling Dr. Sedona 86336
Valerie Wood		154 Casa La Courta, Sedona
Jean Barton		3475 Navoti Dr, Sedona, AZ 86336

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Name	Signature	Address
Yvonne Howe	Yvonne Howe	530 Sunshine Ln, 86336
Don M Spera	Don M Spera	550 Ed Camino Rd 86336
Debra Graham	Debra Graham	140 Alexandra Rd 86336
Donna Jane Reid	Donna Jane Reid	700 Rufous Ln 86336
Steve Schlibs	Steve Schlibs	1950 Maxwell House Dr 86336
LOUIE CARRELLI	Louie Carrelli	2235 VISTA DE SERAZ 86336
Elizabeth Capulin	Elizabeth Capulin	" " "
Nancy Peck	Nancy Peck	nancy.peck@sedona.com
Sara Caruso	Sara Caruso	180 Magellan Dr, Sedona
Lori Roesch	Lori Roesch	530 Windsong Dr Sedona
Sarah Watts	Sarah Watts	190 Copper Canyon Dr



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Name	Signature	Address
Constance Baldwin Amy Parrella	Constance Baldwin Amy Parrella	225 Mosquito Dr Sedona AZ
Abigail Garland	Abigail Garland	200 Apache Tr. Sedona 86336
Keri Gonzalez	Keri D. Gonzalez	440 Navahopi Rd. Sedona 86336
Mary Duiker	Mary Duiker	218 Calle Diamante Sedona 86336
MATT DUIKER	MATT DUIKER	100 Penelope Way Sedona 86336
ERIN ARNOLD	Erin Arnold	100 PENLOPE Way Sedona 86336
Russ Arnold	Russ Arnold	225 El Camino Tesoros
Kurt Gehlbach	Kurt Gehlbach	"Wings Trail" Sedona AZ
Christine Carroll-Wepner	CHRISTINE CARROLL-WEPNER	15 Windmill Dr Sedona
LINDA PETTY	Linda Petty	400 CONCORD Dr Sedona

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- 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

Name	Signature	Address
Beverly DuBreuil		226 View Dr. Sedona, AZ
Debra Mae Stephens		55 Calle Del Medio 86336
Heather Sanford	Heather Sanford	254 uccat Sedona AZ
David M Long	David M. Long	375 Rockridge Dr. Sed.
Susan S Long	Susan S. Long	325 Rockridge Dr Sedona
Paul M. Matthews	Paul M. Matthews	35 Rockridge Circle
Donna Rube	Donna Rube	205 Sunset Dr. #1388 86336
Melissa Kandi Hill	Melissa Kandi Hill	205 Sunset Dr. #25 86336
DELFINA MANGES	Delaina Manges	205 Sunset Dr. #83 86336
MARIA B WILSON	Maria B Wilson	30 Scenic Dr. 86336
Barbara Gagliardi	Barbara P. Gagliardi	24 Bobwhite Pt. 86336

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Name	Signature	Address
Patricia Birch	<i>Patricia Birch</i>	35 Farmer Brothers ^{Sedona} Dr.
Margaret Garity-Simes	<i>Margaret Garity Simes</i>	65 Verde Valley Rd, B-14 ^{Sedona} AZ 86351
Rebecca Tokarczyk	<i>Rebecca Tokarczyk</i>	4110 E Del Rio Dr. Cottonwood AZ 86326
Mary H. Young	<i>Mary H. Young</i>	105 Stone Way, Sedona, AZ
JESUSITA V. TEKELL	<i>Jesuita V. Tekell</i>	174 REDSTONE DR. SEDONA AZ 86351
Sandra Tamee	<i>Sandra Tamee</i>	65 Meander Way Sedona, AZ 86336
Jane Selinske	<i>Jane Selinske</i>	6770 W, SR 89A # 95 Sedona 86336
CATHERINE GOODRICH	<i>Catherine Goodrich</i>	470 Navahopi Rd Sedona AZ 86331
Cynthia Huntington	<i>Cynthia Huntington</i>	6770 W SR 89A Sedona AZ
ANNA ALISON	<i>Anna Alison</i>	3 A M E 155 CANON STATIONS DR SEDONA AZ



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Name	Signature	Address
CLINT LISK	Clint Lisk	365 N STAR, SEDONA AZ
ROUF FUNK	Rouf A. Funk	35 PATHEORA ROCKS #52 SEDONA
CARRIE FUNK	Carrie Funk	" " " "
CATHERINE M LISK	Catherine M. Lisk	365 N. STAR Ln Sedona, AZ
JOHN BADIACO	John Badiaco	411 Roadrunner Ln.
ANDREA DANIELSON	Andrea Danielson	245 Birch Blvd Sedona, AZ
SHAWN DANIELSON	Shawn Danielson	245 Birch Blvd Sedona, AZ
DAVID C. STERZING	David C. Sterzing	205 Sunset Dr. #171 Sedona Az.
JULIA L. STERZING	Julia L. STERZING	205 Sunset Dr #171 Sedona Az.
KAREN FINCH MARTUCCI	Karen Finch Martucci	230 Seco Way Sedona AZ 86336
MICHAEL V. MARTUCCI	Michael V. Martucci	230 Seco Way Sedona AZ 86336



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Name	Signature	Address
MICAH FILICE		130 CASTLE ROCK RD #47, SEDONA, AZ
Michael Pruitt		130 CASTLE ROCK RD #61 SEDONA, AZ
Mckenzie Rogers		2060 Red Creek Dr. Clarkdale AZ
MayAnn Spear		890 N. Oak Creek Valley Rd., Cornville
Riardo Diaz		325 N. 10TH ST BORROWOOD AZ
Don Williams		
TERRY L. WILLIAMS		170 Navajo Tr. Sedona
Don WILLIAMS		" " " "
Scott Soller		200 Inspirational Dr.
Zoe Ruff		" " "
David Lynn		2370 W. State Rt 89A, 11-213

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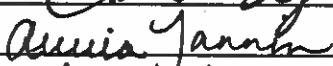
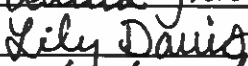


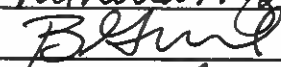
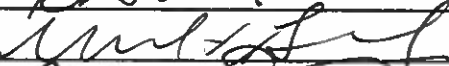

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Name	Signature	Address
Thomas Moore		210 Navajo Tr Sedona AZ 86336
James Moore		210 Navajo Tr Sedona AZ 86336
Daniel J. Garland		141 Calle Privado Sedona AZ 86336
Lucinda L. Mayer		460 Juniper Drive 86336
Cindi Lynn Ledbetter		370 Orchard Ln. Sedona, AZ 86336
Aviva Tannin		345 Inspirational Dr. Sedona, AZ 86336
Lily Davis		345 Inspirational Dr., Sedona AZ 86336
Linda Jones		370 Orchard Ln. Sedona, AZ 86336
Patricia M Garland		141 Calle Privado Sedona, AZ 86336
Brenna Garland		1340 Vista Montana Rd Sedona, AZ 86336
Michael Garland		440 Navahopi Rd Sedona, AZ 86336
Abby Garland		440 Navahopi Rd Sedona, AZ 86336



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Name	Signature	Address
Theresa Felzenberg	<i>Theresa Felzenberg</i>	15 Homestead Rd Sedona
Jeffrey Felzenberg	<i>Jeffrey Felzenberg</i>	15 Homestead Rd Sedona
Shelley Evans	<i>Shelley Evans</i>	30 Mogallon Dr Sedona
Donna Joy Varney	<i>Donna Joy Varney</i>	240 Page Parkway Sedona
Tom Melt	<i>Tom Melt</i>	1340 Vista Montana Sedona
Ambert H. Shatkus	<i>Ambert H. Shatkus</i>	2705 Cantabile St. Sedona
Mary Jorski	<i>Mary Jorski</i>	125 Pony Soldier Sedona
Manette Hansen	<i>Manette Hansen</i>	208 Ridge Trail Nello, Sedona
Guy Lamunyon	<i>Guy Lamunyon</i>	190 Red Rock Trc Sedona
Ette Lamunyon	<i>Ette Lamunyon</i>	190 Red Rock Trc Sedona

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Name	Signature	Address
John Seyfried		165 Grounds Dr. Sedona, AZ 86336
Samuel Danilovich		9th Ponder Rd Sedona AZ 86336
Pamela Ann		385 Ross Rd
CECILIA S. DUNCAN		95 ZANE GROUND SEDONA AZ 86336
Pamela Laudenslager		580 Van Deren Rd. Sedona 86336
Jen Tull		352 Back'O' Beyond Circle 86336
Lyon Hornberger Jones		340 E Ridge Rd Sedona 86336
John James		340 E Ridge Rd Sedona 86336
Andreia Gannon		797 Wey Lane Sedona 86336
Sonya Williams		2930 Hwy 89a Sedona, AZ 86336
Antonik Hansen		580 Orchard Ln Sedona, AZ



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Name	Signature	Address
Paula Schaefer	<i>Paula Schaefer</i>	3974 E 41 st St. Newburgh Hts, OH 44105
Natalie Twardzik	<i>Natalie Twardzik</i>	7203 Gilbert Ave Parma OH 44129
Beth Hoesel	<i>Beth Hoesel</i>	6821 Frank Road, Middleburg Hts. OH 44130
ROBERT M. SCHAEFER	<i>Robert M Schaefer</i>	3974 E 41 st ST. Newburgh Hts, Ohio 44105
Katherine V. Forrester	<i>Katherine V Forrester</i>	6617 W. Cavedale Dr. Phx, AZ 85083
Derek Forrester	<i>Derek Forrester</i>	6617 W. Cavedale Dr. Phoenix, AZ 85083
Leanna Walker	<i>Leanna Walker</i>	25 Horse Mesa Cir Sedona, AZ 86351



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Name	Signature	Address
Robert Breen		240 CRAIGMONT DR SEDONA
Paula Breen (Pam Breen)		240 Craigmont Dr. Sedona, AZ.
Troy Casby		288 MEADOW HART DR.
David Wolf		98 Appaloosa Dr. VOC 86351
Toni Hansen		584 Orchard Ln
LINDA JONES	Linda Jones	370 RICHARD LN
Cindi Lynn	Cindi Lynn	" " "

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Protect riparian environment along Oak Creek

Table with 3 columns: Name, Signature, Address. Contains handwritten entries for Clara Mak, Kurt Wuersch, Myra Constante, and Diego Constante.

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Thursday, April 11, 2024 10:36 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: 04/11/2024 10:35 a.m.
Response #: 576
Submitter ID: 6716
IP address: 24.121.25.232
Time to complete: 6 min. , 4 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?

Good Morning,

I wanted to share my thoughts on the Oak Creek Heritage Lodge project. I've watched and listened since this project was introduced and I really feel that they have done their due diligence and taken resident needs into consideration. I am the President of the Sedona Lodging Council and as a group we fully support this project. I believe they have satisfied the needs of the P & Z and there doesn't seem to be any more obstacles to opening. I hope you will finish up the deal and let them build.

Regards,

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: Cheryl Barron
Address (or Street Name): 595 Jordan Road
City of Residence: Sedona
E-mail: whisperingcreekbnb@gmail.com

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

(o) Yes

Nancy L. Burgess
Preservation consulting
1501 East Wells Fargo Road
Prescott, AZ 86303
badgermtn@outlook.com

April 12, 2024

Anthony Wrzosek
Vice President, Planning & Development
R.D. Olson Development
520 Newport Center Drive, Suite 600
Newport Beach, California 92660

Dear Mr. Wrzosek,

Mr. Wrzosek has asked me to review information provided by Kathy Levin regarding the history of residential buildings located at 95 Schnebly Hill Road. This location is a part of the property for the proposed Oak Creek Heritage Lodge to be developed by R. D. Olson Development. Since the buildings on this property will be demolished, Mr. Wrzosek has also asked me to review a proposal by his company to reconstruct a portion of the primary residential building currently located on this parcel.

As a consultant working in historic preservation for the last 35 years, I was hired by R.D. Olson to document the buildings and features which are located on the 11.58 acre property purchased by R.D. Olson Development for the construction of the proposed Lodge. In that regard, in 2022 I prepared a Sedona Historic Property Inventory form for 95 Schnebly Hill Road. As a result of that assessment, it was then, and is currently, my opinion that the buildings located on this parcel, particularly the primary residence, which appeared to have been originally constructed circa 1950, had numerous additions and alterations, and therefore was lacking historic integrity.

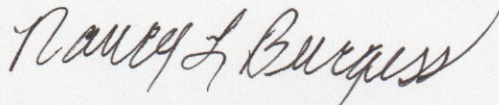
Kathy Levin has prepared an interesting and well researched history of the 95 Schnebly Hill Road property, which was a portion of the Farley Homestead,

highlighting the importance of fruit farming and irrigation in the Schnebly Hill Road area and the importance of the Farley/Steele family in the early 20th century settlement of Sedona. Kathy has also researched and presented narrative regarding subsequent owners of 95 Schnebly Hill Road, Mildred and Harry Johnson.

R.D. Olson has proposed to dismantle and reconstruct what appears to be the core of the primary residence on this property, the "cottage," in a different location near the pool area of the Oak Creek Heritage Lodge, using as many original materials as possible, and have presented a rendering of the proposed building. The proposal is to use a portion of the reconstructed building as a "Heritage Gallery" which would tell the story of Schnebly Hill Road and particularly 95 Schnebly Hill Road. I have discussed this proposal with Mr. Wrzosek.

In a community which honors its history and its historic buildings and features, it is, of course, best to retain them and to retain their historic integrity, which is not possible in this situation. R. D. Olson Development has proposed an acceptable solution to the loss of the cottage at 95 Schnebly Hill Road by proposing to reconstruct a portion of the historic cottage. However, it must be made clear that this building is not the historic cottage, but a newly constructed building using recycled materials in the spirit of the original. The use of the building to tell the story of the Farley/Steele Homestead and the subsequent history of the area, and particularly 95 Schnebly Hill Road is, in my opinion, an appropriate approach to honoring the story of 95 Schnebly Hill Road.

Sincerely,

A handwritten signature in cursive script that reads "Nancy L. Burgess". The signature is written in dark ink and is positioned above the printed name.

Nancy L. Burgess

April 12, 2024

To: City of Sedona-Cari Meyer and P&Z Commission:

Re: Oak Creek Heritage Lodge/RD Olson Development

As we all know change is hard to accept, but it is time to allow this lovely designed and well thought out project to proceed.

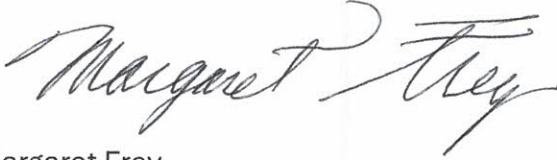
- OCHL(Oak Creek Heritage Lodge) has fully complied with the Schnebly CFA.
- Have created a bike/pedestrian path along Schnebly Hill Road is greatly appreciated since we highly recommend our guests from Rancho Sedona RV Park to walk instead of driving.
- Reduced the height limit so the red rock views will be preserved.
- Worked with the city to keep the trees and vegetation along Schnebly for an open space experience.
- Keeping the historical aspects of the property is so important to our area.
- OCHL has designed the project to have the least amount of disturbance for the area includes moving the trash to the opposite side of the property, and designing a long driveway so traffic will not back up on Schnebly.
- Providing shuttle service for their guests and promoting walkability to the great restaurants and shops located close by.

My only two concerns are the following:

- For the safety of our neighborhood the creek walk and the breakaway bridge is removed from the plans, since we will no longer have any control over who will be on the property or in our neighborhood.
- Noise limit for events(weddings), I request no amplified music or loud speakers and events end by 10:00 pm.

Since I am the adjoining neighbor next to this project and know there will be some disturbance to my guests during the construction phase my desire is that it will be a minimum.

I look forward to working with my new neighbor RD Olson Development group.

A handwritten signature in cursive script that reads "Margaret Frey". The signature is written in black ink and is positioned above the printed name.

Margaret Frey

Rancho Sedona RV Park

135 Bear Wallow Lane

Sedona, AZ 86336

cell: (928)274-0286

Please vote NO on Oak Creek Heritage Lodge

Protect Our Communities <info@protectourcommunities.net>

Sat 4/13/2024 12:21 PM

To: Kathy Levin <KLevin@sedonaaz.gov>; Charlotte Hosseini <Charlottehosseini@gmail.com>; George Braam <GBraam@sedonaaz.gov>; Kali Gajewski <kali@sedonabeerco.com>; Will Hirst <wahirst@earthlink.net>; Jo Martin <jomartinaz24@gmail.com>; Sarah Wiehl <sarah@ecoelegantengineering.com>
Cc: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Planning and Zoning Commission Members,

I don't understand how the proposal from RD Olsen Development continues to progress. It is a 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.**"

Here are other excerpts 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**

Below is an aerial view of the proposed "lodge" -

How does this **exemplify the distinctive natural and cultural values of this area?** It is a bunch of glass multi-story buildings.

How is this **"low intensity"**? The property is covered in buildings.

How will this development **protect Oak Creek and the riparian habitat?** They will bulldoze every inch of the property and build right up against the creek.

Do you see **open space preserved for natural resources and scenic value?** The biggest open space is the parking lot!

This exploits, not protects, Oak Creek and the riparian habitat!

Here are the examples given in the Schnebly Hill CFA of low density lodging, **small, intimate options such as a cottage or cabin:**

Here is a picture of one of their "cottage". How is this a low density lodging, **small, intimate option such as a cottage or cabin??**

Here is the restaurant. How is it a **modestly scaled buildings** that **sustains the historic context?**

In addition to these Zoning and CFA issues, there are more issues, but I understand that these cannot be used as justification for rejecting the design. But they should be more motivation to do your job and enforce the Zoning and CFA:

- As a wedding venue, this development will generate significant noise for the neighbors
- Events will generate more traffic at the "F" rated 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 property in Sedona. When it's gone, it's gone. It can't be sacrificed this way!

This proposal is NOT CONSISTENT with the Oak Creek Heritage District zoning or the Schnebly Hill CFA. Please vote NO to this proposal.

Sincerely,

Ann Kelley
Protect Our Communities

Subject: Support for RD Olson Development Project (Case Number: PZ23-00004

Steve Segner <steve@elportalsedona.com>

Fri 4/12/2024 8:45 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Steve Segner 95, Portal lane Sedona az 86336 Steve@elportalsedona.com 928 274 4631
4/8/2024

Sedona Planning and Zoning Commission 102 Roadrunner Drive Sedona, AZ 86336

Subject: Support for RD Olson Development Project (Case Number: PZ23-00004)

Dear Members of the Planning and Zoning Commission,

I am writing to express my support for the development project proposed by RD Olson Development, located on Schnebly Hill Road within the Oak Creek Heritage Area. As a long-time resident of Sedona, a hotelier, and a member of the Sedona Historic Preservation Commission (HPC), I believe that this project has the potential to enhance our community while respecting its heritage.

While the proposed development may differ from the original vision for the area, I believe that the developer has shown a commitment to working collaboratively with the city and the community. I strongly encouraged the developer's to preserve the historic home on the property. I strongly recommend that this home be landmarked by the HPC and used for employee housing, with appropriate historical plaques to educate visitors about the building and its significance to Sedona's history.

I believe that the Oak Creek Heritage Area should be a natural and cultural treasure for our community, providing open space and access to Oak Creek. I trust that the developer will take these considerations into account and create a project that enhances the area's natural beauty and historic character.

As someone who has been involved in preserving and promoting Sedona's history, I hope that my recommendations will be taken into consideration during the review of this project. Thank you for your time and consideration.

Sincerely,

Steve Segner Owner, El Portal Sedona Past President, Sedona Lodging Council

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Fri 4/12/2024 9:34 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/12/2024 9:34 a.m.
Response #: 578
Submitter ID: 6720
IP address: 38.84.29.60
Time to complete: 4 min. , 59 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?

Voicing support of the Oak Creek Heritage project, which is expected to promote the preservation of Oak Creek, the creation of a bicycle and pedestrian-friendly path along Schnebly Hill Road and Bear Wallow Lane, provide employee housing, and support local businesses in Sedona and overall help contribute to the Sedona economy.

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: Ken Williams
Address (or Street Name): 725 SR 179
City of Residence Not answered
E-mail: Not answered

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.

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Sun 4/14/2024 9:10 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/14/2024 9:10 a.m.
Response #: 580
Submitter ID: 6722
IP address: 2600:8802:4601:7200:903f:7381:8ea4:ccbd
Time to complete: 21 min. , 35 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 carefully consider the Oak Creek Zoning and Schnebly Hill Community Focus Area when evaluating the Oak Creek Heritage Lodge project:

- 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

A high density lodging complex and events venue will attract higher volumes of traffic and congestion, disturb/destroy natural plant & animal habitats, obstruct views, and generate detrimental noise for neighbors and wildlife.

How many employees are needed to operate this complex? Are they already local Sedona residents? If not, is there sufficient workforce housing to accommodate them?

Please help preserve the fragile, precious Oak Creek riparian corridor, natural hillsides, and open fields, by requiring a variety of modestly scaled buildings (single-level, low-impact cottages) that sustain the historic context and character distinctive to this area.

Thank you for your significant time and conscientious work.

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: Karen Yoder
Address (or Street Name): 320 Rockridge Drive

City of Residence
E-mail:

San Clemente
kdmyoder@yahoo.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.

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Mon 4/15/2024 9:38 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/15/2024 9:38 a.m.
Response #: 581
Submitter ID: 6724
IP address: 2605:59c8:337e:9210:2131:459:37d3:c8c0
Time to complete: 1 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

2.

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

I am strongly opposed to this project. There are significant environment impacts for the land and animals and quality of life issues for residents.

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: Susan Obijski
Address (or Street Name): 4920 E. Nihigan Pass
City of Residence Sedona
E-mail: susanobijski@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.

April 15, 2024

RE: Development Review of Oak Creek Heritage Lodge Resort Hotel
Planning Commission Meeting on April 16, 2024

Planning Commission,

I write on behalf of my family members who own and maintain homes on Bear Wallow Lane, a private dead end road adjacent to the Rancho Sedona RV Park. We are stewards of Oak Creek. We live quietly and tread lightly in harmony with the flora and fauna in this sensitive riparian corridor. We experience daily the detrimental effects to environment and quality of residential life due to transient visitors and accessory uses at the existing resort hotel L'Auberge on Oak Creek. Bear Wallow Lane is only accessible from Schnebly Hill Road, access to which is vital for our ingress and egress for daily life, as well as for service providers, emergency personnel and emergency evacuation.

WE STRONGLY OPPOSE THE PROPOSED OAK CREEK HERITAGE LODGE RESORT HOTEL at this location in our neighborhood within the unique and environmentally sensitive Oak Creek riparian corridor, not only for our benefit, but for the benefit of the greater Sedona Community and its precious natural environment and resources.

As presented below, the proposed resort hotel does not comply with goals, policies or intentions of the People of Sedona. It is not consistent with and is contrary to the Sedona Community Plan, as well as the intentions of the Schnebly Hill CFA and Sedona Climate Action Plan. The proposed resort hotel Developer Applicant has failed to satisfy many of the necessary requirements of the Land Development and City Codes. The Staff Report is largely false and misleading. This proposed resort hotel is incompatible with the existing land uses and proximity to the Oak Creek riparian corridor. This proposed resort hotel provides no public benefit to the Sedona Community. This proposed project submitted by an out-of-state developer has not been brought forward in good faith. The balance of interests is to be weighted in favor of citizen and community needs, which include the preservation, conservation and protection of precious water resources and the natural environment along the Oak Creek riparian corridor, efficient traffic circulation, available residential housing and the protection of our health, safety and welfare, as opposed to another unnecessary resort hotel in an inappropriate location that only serves transient visitor indulgence and developer greed.

For the reasons stated herein, the proposed resort hotel project should be denied.

PLEASE EXERCISE YOUR SOUND DISCRETION and DENY THIS PROPOSED RESORT HOTEL development.

BASED ON THE REVIEW AND EVALUATION CRITERIA TO BE USED BY THE PLANNING COMMISSION, AS SET FORTH IN LAND DEVELOPMENT CODE SECTION 8.3E(5), THE PROPOSED RESORT HOTEL MUST BE DENIED

The discretionary review criteria to be used by the Planning Commission in making its determination on a proposed development project is set forth in the Sedona Land Development Code Section 8.3E(5)a-l.

The proposed Oak Creek Heritage Resort Hotel development project does not comply with the criteria set forth in Section 8.3E(5) and, on this basis, the proposed development must be denied.

THE PROPOSED DEVELOPMENT IS INCONSISTENT AND NON-CONFORMING WITH SEDONA COMMUNITY PLAN, SCHNEBLY COMMUNITY FOCUS AREA PLAN AND SEDONA CLIMATE ACTION PLAN

The proposed resort hotel does not meet the criteria specified in LDC Section 8.3E(5)c - Consistency with Sedona Community Plan and Other Applicable Plans.

LDC Section 8.3E(5)c provides, in pertinent part, that:

“c. 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.”

The Sedona Community Plan (SCP)

“The goal of planning is to maximize the health, safety, and economic well-being of RESIDENTS in ways that reflect the unique needs, desires, and culture of THOSE WHO LIVE AND WORK IN THE COMMUNITY”. (SCP p. 3, bold and capitalization emphasis added)

The updated Sedona Community Plan was recently adopted on March 26, 2024. This plan is intended to reflect the community’s values and vision for years to come, and to address key issues and priorities for the community. It sets forth goals, policies and implementation strategies for actualizing these visions and community values. It is to be used as a decision-making guide for the Planning Commission and the City Council to effect the wants and needs of the community.

SCP Core Value - Environmental Protection

“We are privileged to live in a place of outstanding and unique beauty. We recognize the need to be constantly vigilant over the preservation of the natural landscape and wildlife. This includes caring for the land when it is threatened by overuse, development, or natural hazards;

“As a community, we have a great responsibility to demonstrate and support the responsible visitation and management of one of the most beautiful places on earth;

“All of our community actions and decisions must be weighed against the preservation of the beauty of Sedona;” (SCP p. 18, excerpts, bold emphasis added)

The proposed resort hotel, a transient lodging facility with accessory indoor/outdoor restaurant, spa, pool area, laundry and maintenance facilities, meeting rooms and parking, with its estimated number of guest visitors as well as an untold number of non-guest visitors, will not serve to preserve and protect Oak Creek and the Schnebly Hill Area.

To the contrary, the proposed development and related construction activity will irreparably damage, alter and/or destroy the relatively undisturbed natural landscape, riparian corridor, open space, agricultural heritage and wildlife habitat in this **neighborhood**. This unique, irreplaceable and precious property along the Oak Creek riparian corridor at the base of Uptown is a jewel for the City of Sedona and should not be raped in this way.

SCP Core Value - Livable and Vibrant Community

“A strong sense of community is our expectation of living in a small town. We value a sense of belonging and knowing that we matter to each other. Living in and caring for Sedona’s peace, beauty, and nature is a bond that residents share;

“It is important to us that Sedona is a welcoming place for families, with sufficient housing, a thriving economy, and access to services necessary for a healthy and sustainable community;

“We utilize forward thinking land use policies and guidance to ensure the long term sustainability and protection of Sedona’s resources;” (SCP p. 17, excerpts, bold emphasis added)

This property could afford a unique opportunity for the City to showcase both environmental stewardship and affordable housing for people who live and work in Sedona. A conservative affordable housing village with community gardens would be more in line with the character and cultural heritage of this property in the Oak Creek Zoning district, and would be a more compatible use with neighboring residential properties.

This proposed resort hotel is better suited at a different location and, frankly, is not needed by the community at all. There are numerous places to locate a resort, most appropriately in a Lodging Area as indicated on the City Zoning Map. Further, the City of Sedona already has a glut of hotels, motels, resorts, bed and breakfast establishments, short-term rental homes and other places for visitors to stay, while lacking available and affordable housing for residents and employees of local businesses.

The proposed resort hotel development will irreparable damage, destroy and forever alter the pristine open space, riparian corridor and wildlife habitat in this area.

Untold amounts of potable water to be used by the proposed resort hotel, as well as probable withdrawals of surface water from Oak Creek, are detrimental to all life in Sedona.

This proposed resort hotel is unsustainable and does protect Sedona’s precious natural and cultural resources.

SCP Goals, Policies & Strategies

The recently adopted Sedona Community Plan is exhaustive and, in the interest of time and space, the goals, policies and strategies will not be reiterated here. The goals, policies and strategies should be fresh in the minds of our policy and decision makers. In a nutshell, the citizenry is desirous of conservation and protection of the environment and Sedona’s scarce and precious resources (water, forest lands, natural habitats, etc), affordable housing, more efficient traffic circulation, a more diversified local economy, managed tourism and community spaces.

There is ample language in the Sedona Community Plan to support the denial of this proposed resort hotel at this unique and sensitive location on Oak Creek in the heart of town, with private developer goals and visitor goals in stark contrast to the goals, priorities and needs of Sedona citizens, local businesses and the natural environment.

The Sedona Community Plan does not identify visitor lodging as a goal, priority or need by the City, now nor in the foreseeable future. A resort hotel lodge is neither compatible nor consistent with the goals, policies and strategies of the Sedona Community Plan.

Schnebly Hill Community Focus Area

The Schnebly Hill Community Focus Area was created to effect the goals, policies and implementation actions of the Sedona Community Plan while also allowing some flexibility and variation to planning that would serve the interests of residents in this particular geographic area of the City.

While the Schnebly Hill Community Focus Area Plan contemplates 'alternative lodging' as an allowable land use, it does not mean that it is appropriate land use for these sensitive and unique land parcels on the Oak Creek and its riparian corridor. The manipulation tactics by the resort hotel developer and land owner, by falsely characterizing its development as some type of modest rustic lodge, does not change the fact that this proposed development is a high-volume resort hotel with numerous accessory uses that will irreparably damage and alter the surrounding natural environment and rural character of the area while exploiting precious community resources and creating increased circulation and traffic woes in the process.

Sedona Climate Action Plan

The proposed resort hotel is a bunch of greenwash and is not appropriate for this location. The proposed resort hotel not environmentally friendly nor sustainable. The proposed resort hotel is not in line with the goals and intentions of the Sedona Climate Action Plan.

No Public Benefit

There is NO PUBLIC BENEFIT from this proposed resort hotel development that warrants the irreparable detriments presented by the project if approved. Transient visitor needs, patterns and uses are incompatible with residential needs, patterns and uses.

The balances of interests weighs in favor of Community Interests and Need over transient visitor indulgence and developer greed.

THE PROPOSED DEVELOPMENT DOES NOT SATISFY REQUIREMENTS OF THE CITY CODE OR LAND DEVELOPMENT CODE

LDC Section 8.3E(5)d provides that:

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.

The proposed development application does not comply with City Code Section 14.10 as an adequate and complete Traffic Impacts Study has not been performed. The Kimbell-Horn traffic impact analysis is insufficient and incomplete and was not commissioned by the Developer Applicant to study the potential traffic and circulation impacts of this particular resort hotel project. The traffic analysis is not adequately representative of the general traffic patterns and highway usage in the area, with data gathered on one Covid Era Saturday in March 2021). The traffic analysis has not been certified by the City Engineer or other authorizing agency or body for this resort hotel proposal.

THE PROPOSED DEVELOPMENT WILL SIGNIFICANTLY, ADVERSELY AND IRREPARABLY IMPACT SURROUNDING PROPERTY OWNERS

LDC Section 8.3E(5)e provides that:

“e. Minimizes Impacts on Surrounding 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 surrounding property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project”

This proposed resort hotel will significantly and adversely impact all current and future residential properties and other land uses in the Schnebly Hill area, not just those within a 300' ft radius for purposes of the LDC's public notification requirements.

The proposed resort hotel development will cause significant adverse impacts on surrounding properties in the immediate neighborhood, including but not limited to: traffic congestion, parking, ingress and egress access to RV Park and Bear Wallow Lane private residences, disruptions to vital utility and emergency services and providers, potable water supply and availability, excessive water draw from Oak Creek, destruction of natural habitat and wildlife corridor, noise and light pollution.

The proposed resort hotel development applicant has not adequately addressed the potential adverse impacts on surrounding property owners. Let us be clear that potential adverse impacts from this proposed development on surrounding property owners extends far beyond those neighbors within the 300 ft Notice requirement radius.

Circulation, Traffic and Parking - As neighboring residents, our concerns regarding parking, traffic congestion and delayed ingress and egress on Bear Wallow Lane, the only access road for the RV park and adjacent private properties, **have not been adequately addressed.**

The traffic analysis appears insufficient and, as such, fails to accurately or adequately address ingress and egress access along Schnebly Hill Road and Bear Wallow Lane for residents, Rancho Sedona RV park visitors, service providers and emergency personnel, both during the construction phase and for the foreseeable future if the project is allowed. **Traffic and parking plans appear inadequate, incomplete and/or insufficient to accommodate transient guest and non-guest use of the proposed development.**

Disruptions to Vital Utility and other Emergency Services - both during and after construction phase, have not been addressed.

Potable Water Volume - **THE AS YET UNDISCLOSED TRUE ESTIMATE OF POTABLE WATER USE BY THE PROPOSED RESORT HOTEL HAS THE POTENTIAL TO SIGNIFICANTLY AND ADVERSELY IMPACT ALL LIFE IN SEDONA.**

Potable Water Disruption and Availability - both during and after construction phase, has not been addressed. If Bear Wallow residential properties will share piping and delivery with the proposed resort hotel, we have concerns that have not been addressed.

Riparian Corridor and **Withdrawal of Water from Oak Creek** - As neighboring water rights users and stewards of Oak Creek, we are concerned that there are no conditions being placed upon the draw of water from Oak Creek. The resort hotel developer has given a vague and noncommittal statement of its intended plans for water draw from Oak Creek, which may potentially impact the flow, natural habitat, health and sustained viability of Oak Creek. The developer's deceptively comment to citizen inquiry "16. Taking water from the creek?" was "i. RDOD Response: The property has creek water rights and has no intention of imposing any additional burden or increasing the current amount of water rights." See *Citizen Participation Report at p. 8.*

We understand that the property owner/developer has secured from the AZ Dept of Water Resources a water rights claim for the withdrawal of large amounts of surface water that goes far beyond the intended conservation goals and the historic use of water from Oak Creek for these parcels. If this claimed amount of water draw from Oak Creek is utilized by the property owner/developer, the environmental degradation to the Oak Creek Riparian Corridor will be significant and disastrous, not only for neighboring residents but for the Community of Sedona and all people of the State of Arizona.

Habitat Destruction - Once a development of this size and scale starts, much of the wildlife in this section of the Oak Creek riparian corridor will leave, never to return, due to noise, habitat disruption, human activity and light pollution.

Noise - The noise study is inadequate and does not read to address the echo effect in this Oak Creek Canyon dell. Nor does it address continuous ambient noise from vehicles, machinery, outdoor dining, commercial deliveries and commercial operations. Limits on allowable construction hours (7:00am - 9:00 pm) should be modified and curtailed.

Light Pollution - The volume of lighting that will be necessary to ensure the safety of visitors to the proposed resort hotel at night, no matter how much coverage, will interfere with the City's dark sky mandates and neighboring areas enjoyment of it, as well as disrupt and potentially destroy the habitat and life patterns of nocturnal and other wildlife in the area.

No Construction Management and Mitigation Plan - Nothing has been provided to show how the construction activities of the proposed development will be conducted and managed to mitigate impact on the surrounding area neighborhood residential parcels.

Lack of Efforts to Engage Area Residents - The Development Department failed to provide timely notice to surrounding area residents, and/or failed to provide notice at all, of previous hearings and meetings concerning this proposed resort hotel, despite requests by area residents that they be notified. The Development Department Director was negligent in failing to require the resort hotel applicant developer to conduct additional citizen participation meetings.

THE PROPOSED DEVELOPMENT AND CONSISTENCY WITH INTERGOVERNMENTAL AGREEMENTS

LDC Section 8.3E(5)f provides that:

“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.”*

No Intergovernmental Agreements are indicated in the P&Z Staff Report, but area residents are suspect and curious if there are such agreements that we are not aware of that would regulate the water draw from Oak Creek, as well as potable water supply usage, traffic and roadway reconfiguration and circulation, and other environmental protections for this area.

THE PROPOSED DEVELOPMENT WILL HAVE MAJOR ADVERSE ENVIRONMENTAL IMPACTS ON THE NATURAL ENVIRONMENT

LDC Section 8.3E(5)g provides that:

“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, storm water management, wildlife habitat, **soils**, and native vegetation.”*

It is common sense and pointed out elsewhere herein that, if allowed, a resort hotel project of this size and scale at this location, with its associated commercial and accessory uses, will significantly and adversely impact the natural environment.

THE POTENTIAL FOR SIGNIFICANT ADVERSE FISCAL IMPACTS TO THE CITY IS PRESENT IF THE PROPOSED DEVELOPMENT IS ALLOWED TO GO FORWARD AS PROPOSED

LDC Section 8.3E(5)h provides that:

“h. Minimizes Adverse Fiscal Impacts

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

The threat of lawsuits, and other costly corrective and punitive recourse issued from regional, State and Federal agencies and bodies if this proposed resort hotel development is approved for this location, is present and real.

IT IS UNCLEAR WHETHER THE PROPOSED DEVELOPMENT WILL BE COMPLIANT WITH ALL UTILITY, SERVICE AND IMPROVEMENT STANDARDS IMPOSED BY VARIOUS AGENCIES AND, AS SUCH, THE DEVELOPMENT APPLICATION SHOULD NOT BE CONSIDERED FOR APPROVAL UNTIL SUCH STANDARDS ARE SHOWN TO BE CAPABLE OF BEING MET

LDC Section 8.3E(5)i provides that:

“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.”

These concerns have not been adequately or completely addressed by the proposed project developer/applicant or by the City Staff.

THE PROPOSED DEVELOPMENT DOES NOT ENSURE ADEQUATE ROAD CAPACITY TO ACCOMMODATE THIS DEVELOPMENT and THE DEVELOPER APPLICANT HAS FAILED TO SUBMIT AN APPROPRIATE AND COMPREHENSIVE TRAFFIC ANALYSIS SHOWING TRAFFIC IMPACTS

LDC Section 8.3E(5)j provides that:

*“j. Provides Adequate Road Systems and Traffic Mitigation
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.”*

The Traffic Analysis is inadequate and incomplete, and does not comply with City Code Section 14.10, which requires a more exhaustive traffic impact study that requires certification. The Kimbell-Horn traffic impact analysis is insufficient and incomplete and was not commissioned by the Developer Applicant to study the potential traffic and circulation impacts of this particular resort hotel project. The traffic analysis is not adequately representative of the current traffic patterns and highway usage in the area, as the data was gathered on one Covid Era Saturday in March 2021. The traffic analysis has not been certified by the City Engineer or other authorizing agency or body for this resort hotel proposal.

The proposed resort hotel developer application does not address construction phase traffic mitigation.

Further, the blanket statement given by Staff that the City Engineer and Fire Chief have no concerns with road capacity and safety, without more, is insufficient and questionable.

THE PROPOSED DEVELOPMENT DOES NOT ADEQUATELY ADDRESS PUBLIC SERVICE AND FACILITY CAPACITY

LDC Section 8.3E(5)k provides that:

*“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.”*

There has been no showing that adequate levels of service will be adequate to service existing residents and the RV Park if the proposed resort hotel is allowed.

MANY OF THE STAFF REPORT FINDINGS AND CONCLUSIONS ARE INACCURATE, MISLEADING AND/OR UNSUPPORTED BY FACTUAL EVIDENCE OR COMMON SENSE

Many of the Staff Report Findings and Recommendations are inaccurate, misleading, are not supported by factual evidence and defy common sense. The Staff Recommendation to approve this resort hotel for this sensitive and unique area of the City is contrary to the goals, purposes and intentions for responsible and sustainable land use, water use, environmental protection, traffic and circulation, housing, parking, public utilities and services, public health and safety, and many other concerns stated in the Sedona Community Plan and the Schnebly Hill CFA.

As such, the Staff Report and Recommendations are not be relied upon by the Planning Commission in making its decision.

The audacious opening statement on the Staff Report Schnebly Hill CFA Checklist reads: “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.”

Prior to corrupt manipulation of the Land Development Code and resulting allowance for the creation of the specious Oak Creek District¹, the type of resort hotel development proposed here would not have been allowed in this neighborhood area and residential zone. It would have necessarily been located in a Lodging Area zone or some other part of Sedona where transient lodging was found to be necessary, allowable and of community benefit.

Let us be clear that there is no compatible land use when a resort hotel is placed adjacent to a residential zone within an environmentally sensitive riparian corridor that supports wildlife habitat and critical open space. Indeed, this resort hotel development and its Disney-like accessory uses are simply not suitable nor sustainable at this location, drawing transient occupants and non-guest visitors who travel already impacted roadways to get there, only to ‘love Sedona to death’, stifling our roadways, over-consuming our water, trampling our environment, filling our sewers and stuffing our landfills before they depart.

This resort hotel project will be infinitely more destructive to the environment, the character and the quality of life in the area than any future residential use. In fact, it has been the previous residential zoning of the area that has allowed the Schnebly Hill neighborhood to retain its heritage characteristics and maintain balanced harmony with the natural environment along the Oak Creek riparian corridor.

¹ It is apparent that creation of the Oak Creek Zoning District was specifically tailored to accommodate this proposed resort hotel development, as the language of the CFA and the history of the planning process makes clear. The new OC District allows for numerous commercial, accessory and special event uses that would otherwise have been prohibited under the previous residential and other zoning designations, uses that are wildly incompatible with the existing adjacent residential and RV park land uses and rural character of the area. These include allowances for the development of restaurants, spas, retail shops, special events and other accessory uses that will significantly, irreparably and adversely impact this Schnebly Hill residential neighborhood.

Further, only low-impact and sustainable land uses were intended for this Schnebly Hill CFA. A small eco-village of affordable housing and community gardens for residents to live, work and have a vested interest in protecting and preserving this unique and precious area of the City is one example. Purchase by the City for parkland and open space is another.

This resort hotel project does not preserve and protect the area's natural and cultural resources, but rather seeks to exploit and irreparably destroy a unique and pristine area neighborhood, in detriment to the Community at large and to the grave detriment of existing resident persons, wildlife and natural habitat.

The Staff Report statement that “[s]taff evaluated the proposal for compliance with the [Sedona] Community Plan and it was found to be consistent...and that [t]he proposal does not contradict any of the policies within the Community Plan...” is inaccurate and misleading

The Staff Report fails to address the criteria set forth in the Sedona Community Plan, instead focusing on the Schnebly Hill CFA. This is because the proposed resort hotel project does not comply with the visions, values, goals and policies of the Sedona Community Plan, the guiding document for planning in the City.

The Staff Report inaccurately states that the resort hotel project complies with all applicable codes and regulations.

Most glaring is the resort hotel development applicant's failure to show that it has complied with City Code Section 14.10 Traffic Impact Study, a necessary requirement for this major development proposal, as discussed above.

Given the lack of timely and sufficient notice to citizens and affected residents, and the misleading summary by the Planning Staff, there may be other applicable codes and regulations that have not been complied with that are at this time unknown to the citizenry.

The Staff Report statement that the resort hotel project will not cause significant adverse impacts on the surrounding property owners is false and misleading and is not supported by facts or common sense.

As stated above, as property owners on Bear Wallow Lane, we find this statement and unfounded finding wildly offensive. Our sole ingress and egress access to our homes is via Schnebly Hill Road, and we foresee being grievously impacted by visitor traffic and congestion if this project goes forward. Our constitutional right to quiet enjoyment of our properties will be disrupted by the din from any transient uses on these parcels, as the sound carries in this canyon and creek dell. We are concerned about potential excessive and unspecified water amounts drawn from Oak Creek, and the unknown adverse impacts to the riparian corridor and vitality of the natural habitat that relies upon it for life. We are concerned about emergency personnel access and evacuation access in event of natural or other disasters. We are concerned about the environmental and character degradation of our unique neighborhood. We are concerned about potable water availability for the years to come. OUR CONCERNS HAVE NOT BEEN ADDRESSED, ADEQUATELY OR AT ALL. We are gravely concerned and the City of Sedona should be too. LET US BE CLEAR THAT A RESORT HOTEL ON THIS SITE WILL CAUSE SIGNIFICANT AND IRREPARABLE ADVERSE IMPACTS ON US, THE SURROUNDING PROPERTY OWNERS.

The Staff Report statement and recommendation that the proposed resort hotel will have no negative impacts on the natural environment is false and misleading and is not supported by facts or common sense.

The Staff Report makes no reference to the Developer Applicant's water draw from Oak Creek and its impact on the water volume and quality. It does not appear that impacts on the wildlife and habitat in the riparian corridor have been evaluated. Disruptions to the natural environment due to street modifications and/or utility upgrades and installations have not been addressed.

To Be Continued...

The Staff Review, Report and Recommendations are a disservice to the Citizens of Sedona

In the interests of time and space, I am unable to continue combing the Staff Report and Recommendations for inconsistencies, inaccuracies and omissions. Suffice it to say that the Planning Staff has failed to properly perform its ministerial duties to ensure that the proposed resort hotel development application has been properly vetted. This is a great disservice to the citizenry of Sedona, and to the policy and decision makers of the City, who rely upon their detailed knowledge of a project for purposes of making sound judgements and recommendations for the good of the people and the environment in which we live. If necessary at a future time, a more detailed critique will be prepared.

CONCLUSION

For the all reasons stated, we respectfully request that you deny this proposed Oak Creek resort hotel.

Thank you for your time, consideration and service to the residents of Sedona.

Sincerely,

Christine Wagner
On behalf of the John and Patricia Wagner Family Trust
Bear Wallow Lane, Sedona



April 16, 2024

Cari Meyer, Planning Manager
City of Sedona
Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov

Dear Ms. Meyer,

On behalf of the Sedona Chamber of Commerce & Tourism Bureau, we endorse and are in full support of the Oak Creek Heritage Lodge project on Schnebly Hill Road to be developed by RD Olson.

The project has the chamber's support for a number of reasons, a few of which include the fact that it would be leveraging existing zoning for lodging and is full compliance with the Schnebly CFA.

Also, I have personally witnessed a number of public outreach meetings, and the developer mirrors the same passion and commitment for our community that Sedona residents possess. Their strong interest in adapting the property to uphold sustainability standards is impressive and includes tactics to preserve Oak Creek; fostering low-light ambience in accordance with dark-sky principles; and, providing green building sustainability initiatives.

With the various thoughtful amenities proposed as well as the prime location, this property would be a welcomed addition to the Sedona tourism landscape.

Thank you for your consideration.

Sincerely,

A handwritten signature in black ink that reads "Michelle Kostecki". The signature is written in a cursive, flowing style.

Michelle Kostecki
President/CEO



Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 4/16/2024 4:40 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/16/2024 4:40 a.m.
Response #: 582
Submitter ID: 6725
IP address: 47.215.227.42
Time to complete: 44 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:

Oak Creek Heritage Lodge

2.

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

Our neighbors and just about all of the local shop owners we have spoken to support the Oak Creek Heritage Lodge.

The Oak Creek Heritage property is already zoned - and has been zoned for several years. R.D. Olson and his team are brilliant at what they do - and have gone the extra mile to successfully address all of P & Zs concerns.

There will ALWAYS be people who are against ANY development.

Sincerely,

Terrie Frankel and Fred Shinn
85 Sedona View Drive
Sedona, AZ 86336

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: Terrie Frankel and Fred Shinn
Address (or Street Name): 85 Sedona View Drive
City of Residence Sedona
E-mail: Twins@esedona.net

4.

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

(o) Yes

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 4/16/2024 11:21 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/16/2024 11:21 a.m.
Response #: 586
Submitter ID: 6732
IP address: 2600:387:15:2410::9
Time to complete: 22 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, 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 have attended several meetings on Oak Creek Heritage Lodge and viewed updated development of project. The R.D. Olson Development has met or exceeded my expectations & met all Sedona town requirements. Their "attention to detail" is quite special! A great & positive contribution & enhancement to Schnebly Hill Rd. NICE & THOUGHTFUL progress in keeping the neighborhood both residentially & commercial & nearby wilderness a benefit for all to enjoy. Their past projects & experience show positive results & keeping their commitments Oak Creek Heritage Lodge has my support. I look forward to the completion of this project. Fred Goffstein 307-690-9499

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: Fred Goffstein
Address (or Street Name): Sugarfoot Trail & 135 Bear Wallow Lane
City of Residence Dubois Wy & Sedona Az
E-mail: Fmgoff27@gmail.com

4.

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

(o) Yes

Thank you,
City of Sedona

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 4/16/2024 9:56 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/16/2024 9:55 a.m.
Response #: 584
Submitter ID: 6728
IP address: 47.215.236.29
Time to complete: 55 min. , 42 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 full-time resident, nature-lover and home owner in Sedona, I could not be more strongly OPPOSED to the Oak Creek Heritage Lodge. Where is Sedona's "heritage" in these plans? The plans violate the distinctive natural and cultural values of this area and could not be worse for Sedona on every level. This project is totally out of character and out of place with the location and totally violates Oak Creek Heritage District zoning, the Schnebly Hill CFA and Sedona Community Plan.

Aside from adding to the already horrendous and insurmountable traffic issues in that area, which as we know can and will have far reaching consequences backed up to I-17 and Oak Creek Canyon and far West Sedona, the last thing our city needs is more lodging. Lodging is literally destroying Sedona and our community. I would hope that anyone who cares about our city would be doing everything in their power to deny any new lodging to whatever extent possible. It appears that all support for this project is exclusively from businesses and people who seek to profit from the increased tourism this will bring - at any expense - even the total destruction of Sedona and everything that draws people here in the first place.

All Sedona stakeholders and potential developers should be good stewards of our city and environment that all attraction and tourism depends on. Oak Creek and the surrounding riparian habitat must be treated as the rare gems they are and protected at all costs! All development in Sedona should provide significant community benefit, whether a zoning change is required or not. Please don't give away the farm. This project adds to the housing and worker crises in the city. Four worker units don't even begin to cover what should be required from any developer wanting to build in Sedona. They should be required to provide quantities that far surpass what their staff will use to compensate for all the adverse impacts this project in this location will cause. The buildings are way too dense, out of place and the planned use will be destructive to the area. The Oak Creek floodway should be maintained in a natural state, with only minor improvements within the riparian corridor. Open space is a defining feature of the area, and should be preserved for its natural resource, scenic values, and all the wildlife that live there.

Why are Environmental Impact Reports not required in Sedona? They should be. This monstrosity of a project should NOT be built on this environmentally fragile, precious property and should be denied!

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: Brigitte Laurich
Address (or Street Name): PO Box 1252
City of Residence Sedona
E-mail: bemalt@yahoo.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.

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 4/16/2024 10:17 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/16/2024 10:17 a.m.
Response #: 585
Submitter ID: 6730
IP address: 47.215.236.29
Time to complete: 20 min. , 51 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 DENY Oak Creek Heritage Lodge. As a full-time resident and property owner in Sedona, I could not be more OPPOSED to this project. It is the last thing our beautiful city needs and will only contribute to our already insurmountable problems that are making our city unenjoyable and unlivable.

This project does not belong in that location nor Sedona. It is totally out of place and violates everything development in Sedona, and particularly that region, should be. The plans violate the distinctive natural and cultural values of this area and totally violate Oak Creek Heritage District zoning and the Schnebly Hill CFA. It will greatly harm Oak Creek and the surrounding riparian habitat, cause extreme traffic and backups beyond anything we can even imagine, contribute to our critical worker and affordable housing crises, and will destroy the neighborhood's quality of life and severely adversely impact the city beyond.

Why is it that the only support for this project is from people who seek to benefit from it? Projects should be evaluated within the context of other developments that have already been approved or are likely to be built. Sedona needs NO MORE LODGING! Lodging brings new tourists and new traffic to the area, which is particularly detrimental for our city and particularly in that specific area. This project will worsen our already problematic worker and affordable housing crises. The design is way too modern and dense and provides nowhere near enough worker housing. Just say NO. Lodging is the absolute worst use for anything in Sedona.

Protect Oak Creek, the surrounding riparian habitat and all the wildlife that call it home. This planned use and design will be very destructive and out of character with the area. The Oak Creek floodway should be maintained in a natural state, with only minor improvements within the riparian corridor. Open space is a defining feature of the area, and should be preserved for its natural resource, scenic values, and all the wildlife that live there. Future tourism depends on decisions like this.

Please act in the best interests of Sedona and the health and well-being of all who live and visit here -- including our wildlife. Deny this project.

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: Mitch Laurich
Address (or Street Name): 160 Saddlerock
City of Residence Sedona
E-mail: mitchlaurich@yahoo.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: Tuesday, April 16, 2024 8:18 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: 04/16/2024 8:17 a.m.
Response #: 583
Submitter ID: 6726
IP address: 68.107.177.221
Time to complete: 4 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:

Oak Creek Heritage Lodge

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

My name is Clare Pollack and my husband and I live on 370 Bear Wallow. I had submitted my comments on this project back on May 18, 2022 after attending the planning meeting the night before, May 12, 2022. I just looked through the comments and I don't seem to see my comments posted. I am resubmitting them, even though they may be a little out of date.

We strongly object to having a hotel at the top of our road, Bear Wallow.

My previous comments:

I attended the P & Z Commission meeting last night at City Hall.

My husband and I are Bear Wallow residents. Our home has been in our family for almost 50 years.

This morning, I re-read the CFA that is listed for this project's area. I strongly feel that this resort does not fit the intent of the CFA.

The CFA, I believe, states for lodging: "small, intimate options such as cottages and cabins".

The resort plan we looked at last night definitely is not that!

I see a very large meeting building on their drawing, which would mean they are probably planning on hosting conferences.

They have stated that one of their main attractions is weddings.

There is a pool area on the drawing. And, a 108-parking space parking lot.

This doesn't sound like a small, intimate lodging option to me.

Mike McCarthy conveyed his concern about the large meeting rooms last night, saying that it was not on the approved accessory uses list in the CFA. If I remember correctly, someone on the commission followed up with Cari? about this and Cari stated it was on the list. I don't see it on the list, but maybe she has another document.

This is what I see on page 26 of the CFA:.

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

If it is in the CFA, can you tell me what page it is on?

My biggest concern is traffic. The size of the resort will create a lot more traffic in our small Schnebly Hill Road area. Traffic is already horrendous on the weekends. It is staggering to think of adding to it with patrons of a resort that has 80 rooms, a large restaurant, a meeting building that is twice the size of our home, a back-of-house building (whatever that is) that is again twice the size of our home, a spa, and staff to run/service all of this. Not to mention service/supply trucks coming in and out.

On weekends, there is a lot of traffic on Schnebly Hill Rd with cars parked along the sides. I think this resort plan will cause more cars to be backed up in both directions, and probably create more parking on the road. The Schnebly roundabout is already backed up with long delays without this resort adding to it.

Realistically, the valet parking, that they have proposed, does not help the traffic situation. It just reduces the amount of cars driving on their property at one time.

If this resort does well, as I'm sure they hope it will, I don't think the parking lot proposal will suffice. And, I think they are thinking that trees will hide 108 cars parked next to Bear Wallow Lane, but I just don't see how that is possible.

Finally, is there going to be a fence around this resort? How are the patrons contained or are they? Or, will they consider the whole Bear Wallow area, including private homes and property, an area for them to explore?

There is much more I would like to say, but I believe I've conveyed the gist of my concerns.

Thank you for reading this,

Best regards,

Clare Pollack

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: Clare Pollack
Address (or Street Name): 23630 N 84th St

City of Residence

Scottsdale

E-mail:

clare.pollack@analyticalgroup.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.

Regarding Development Proposal; OAK Creek Heritage Lodge

Mary Wagner <hmewagner@q.com>

Mon 4/15/2024 8:14 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>

Cc:Lauren thomas <lethoma4@gmail.com>

>>

>>>> To Whom it may concern;

>>>>

>>>> My name is Mary Wagner, residing at 350 Bear Wallow Lane. I have the follow concerns regarding this project.

>>>>

>>>> 1. The driving into and out of Sedona is horrible. A new traffic study must be done, the last traffic study was done during the height of Covid.

>>>>

>>>> 2. Have concerns regarding emergency vehicles being able to access the homes using Schnebly Hill Road, especially with all the traffic.

>>>>

>>>> 3. I have heard the new lodge will be using over 21,000 gallons of water per day? How is that sustainable?

>>>>

>>>> 4. There is no cap on the amount of water drawn from Oak Creek - I think this should be capped. If it were to be a high volume, what will happen to the water level?

>>>> What will happen to vegetation and animals that depend on this water?

>>>>

>>>> 5. Currently we have issues with strangers invading our yards, breaking into our homes and using our decks. Additionally, we have issue with thieves stealing and destroying property. With the lodge addition, it will only exacerbate problems we face as homeowners.

>>>>

>>>> 6. Does this project compile with Oak Creek Heritage District zoning and the Schnebly Hill, CFA - it is my understanding it does not.

>>>>

>>>> I hope you all support your citizens of Sedona, and keep it safe and beautiful for all to enjoy.

Please take corrective measures to avoid my concerns

>>>> stated above.

>>>>

>>>> Sincerely Mary Wagner

>>>> Sent from my iPad

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 4/16/2024 12:06 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 04/16/2024 12:06 p.m.
Response #: 587
Submitter ID: 6733
IP address: 174.228.228.20
Time to complete: 12 min. , 7 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?

In an effort to comply with the CFA, the members of the P&Z Commission should adhere strictly to the regulations provided for development, regardless of who the developer is or how much money this developer is willing to give to the City to help get his current project realized. There seems to continue to be an attempt to commercialize and privatize all the areas of Oak Creek, allowed by previous Commissions. But as one of the last remaining more "rustic" parcels reminiscent of the early settlements, it would be a real shame to lose the character of this original area. The April 16 presentation by RD Olson Development still does not seem to take seriously the Sedona citizens' desire for reduction of hotels, outdoor wedding venues and congested conference spaces. There is not enough open free spaces to retain the feel of a natural creek area. It would be a tremendous disappointment if P&Z were to allow this development to move forward in its current proposal. Please deny this latest request for such a drastic development of this fragile area.

Sincerely, Rob & Maria West. Sedona, AZ

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: Rob & Maria West
Address (or Street Name): 540 Panorama Blvd
City of Residence Sedona, AZ
E-mail: mjwsed@gmail.com

4.

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

(o) Yes

Resident Opposition Letter re: Proposed Oak Creek Heritage Lodge Resort Hotel - PZ23-00004 (DEV)

Malinda Wilson <wilsonmk24@gmail.com>

Tue 4/16/2024 10:58 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

To Cari Meyer, Planning Manager

In the past several years I've had the pleasure and honor to be a guest of the Wagners whose homes in Sedona are on the creek in the area where another resort is being proposed. I'm vehemently opposed to this idea - the horrific environmental impact if such a project is impossible to imagine.

The idea of increasing traffic to such a high volume business is too stupid to contemplate. Are you serious? Peaceful pace of life, serenity, tapping into the spiritual vortex are all threatened now to the point of extinction all in the name of progress/commerce.

Please reconsider your stance on this proposal. The property owners have paid taxes for years and have worked hard to maintain the ecological balance of the creekside lifestyle. The resort on the other side of the creek, a L'Auberge property, I believe, is a blight on the landscape and is anything but serene and does nothing to protect the property values of their neighbors across the creek.

Don't do it, please. Think about the generations to follow...leave them some place to find peace. Thank you for hearing my protest.

Malinda Wilson
Encinitas, CA