

**Action Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Meeting**  
**City Council Chambers, 102 Roadrunner Drive, Sedona, AZ**  
**Tuesday, April 16, 2024 - 4:30 p.m.**

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

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

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

**Staff Member(s) Present:** Kurt Christianson, Jeanne Frieder, Cynthia Lovely, Steve Mertes, Cari Meyer, Donna Puckett and Hanako Ueda

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

Cari Meyer indicated that the City Council adopted the Community Plan, and they gave the Village at Saddlerock Crossing a continuance to within 6 months, so we will need to re-notice it.

**3. APPROVAL OF THE FOLLOWING MINUTES:**

**a. March 19, 2024 (R)**

Chair Levin asked if there were any corrections to the minutes and, hearing none, indicated that they would be considered approved.

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

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

*Chair Levin opened the public forum at 4:32 p.m. and having no requests to speak, closed the public forum at 4:33 p.m.*

**5. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:**

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

Introduction by Chair Levin

Presentation by Cari Meyer

Presentation by Owner/Applicant RD Olson Development's representatives Tony Wrzosek and Bob Olson, WATG Architects Greg Villegas with Rob Drury, Consulting Architect Eric Brandt, Landscape Architect Sandeep Walia with Brightview Design Group, Civil Engineer Luke Sefton, and Brian Smalkoski with Kimley-Horn.

Commission's questions of staff and owner/applicant's representatives.

*Chair Levin recessed the meeting at 6:30 p.m. and resumed the meeting at 6:45 pm.*

*The Chair opened the public comment period at 6:46 p.m. and the following people spoke: Christine Wagner, Sedona, AZ; Miriam Weckerly, Sedona, AZ; Michelle Thomas, Sedona, AZ; Mary Byrd, Sedona, AZ; Nate Meyers, Sedona, AZ; Mark TenBroek, Sedona, AZ; Ann Kelley, Sedona, AZ; Steve Segner, Sedona, AZ; Max Licher, Sedona, AZ; Randy McGrane, Phoenix, AZ; Sarah Watts, Sedona, AZ; Alec Chapman, Sedona, AZ and Laura Schappert, Sedona, AZ.*

*Ty Weckerly, Sedona, AZ waived his time when called to speak, and Sean Smith, Sedona, AZ and Laurie Hutchinson, Sedona, AZ were not present when called to speak.*

*Closed the public comment period at 7:24 p.m. having no additional requests to speak.*

Commissioners' additional questions and comments.

***MOTION: Vice Chair Hosseini moved for approval of case number PZ23-00004 (DEV), Oak Creek Heritage Lodge, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Development Review findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval. Commissioner Martin seconded the motion.***

***VOTE: Motion carried seven (7) for and zero (0) opposed. (Braam, Gajewski, Hirst, Hosseini, Levin, Martin, and Wiehl in favor.)***

## **6. FUTURE MEETING DATES AND AGENDA ITEMS**

- a. **Tuesday, May 7, 2024**
- b. **Tuesday, May 21, 2024**

Cari indicated that we have nothing for May 7<sup>th</sup> so it will be canceled, and we currently don't have anything confirmed for May 21<sup>st</sup>, but we will know in the next week or so about the proposed Circle K, which can be reviewed on the website at [sedonaaz.gov/projects](http://sedonaaz.gov/projects). After the Circle K, she doesn't know of anything that is close, but there might be a work session if necessary.

Chair Levin requested that Commissioners let staff and her know of any planned absences.

## **7. EXECUTIVE SESSION**

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

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

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

*No Executive Session was held.*

**8. ADJOURNMENT**

Chair Levin adjourned the meeting at 7:56 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on April 16, 2024.

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Donna A. S. Puckett, Administrative Assistant

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Date