

Summary Minutes
City of Sedona
Planning & Zoning Commission Site Visit
45 Art Barn Road, Sedona, Arizona
Tuesday, October 1, 2024 – 9:00 a.m.

1. CALL TO ORDER & ROLL CALL

The Chair called the site visit to order at 45 Art Barn Road at 9:02 a.m.

Planning & Zoning Commissioners Present: Chair Kathy Levin, Vice Chair Charlotte Hosseini, and Commissioners Will Hirst, Jo Martin, Kali Gajewski and Sarah Wiehl. Commissioner George Braam was excused. Commissioners Gajewski and Wiehl were excused early at 9:35 a.m.

Staff Present: Cari Meyer, Planning Manager; Laura Stewart, Development Services Assistant; Hanako Ueda, Assistant Engineer

Applicant/Applicant's Representatives: Randy McGrane and Autumn Storm (Ensemble Investments, LLC), Michael Marcoux (Architect), Nicholas Hatcher (Best Western General Manager)

City Councilors Present: None

Historic Preservation Commissioners Present: Nate Meyers

2. The Commission and Staff will participate in a site visit of the area of the proposed Best Western Expansion, meeting at the following location:

- 45 Art Barn Road

This site visit will be in preparation for the following item included on the Commission's agenda for October 1, 2024

- a. **Public Hearing/discussion/possible direction regarding a request for Conceptual Development Review for a proposed hotel renovation and expansion to add a new restaurant and a net of 23 new hotel rooms, at 400 N State Route 89A and 40, 45, 50, and 60 Art Barn Lane (Best Western Arroyo Roble). The properties are zoned Lodging (L), are ±4.77 acres, and are located on the southeast side of N State Route 89A between Art Barn Road and Arroyo Roble Drive. APN: 401-13-021, -022, -023, -024, -025, -060G, -061A. Case Number: PZ24-00005 (DEV) Applicant: Ensemble Investments, LLC (Randy McGrane and Autumn Storm)**

The Commission walked the site and discussed the following:

Site layout including parking, ingress/egress, boundary, grading, proximity to the creek, potential creek access, parcel configuration and viewshed impact of expansion.

Nate from the Historic Preservation Commission and Sedona Heritage Museum discussed the historic apple tree and the Jordan Ditch;

3. ADJOURNMENT

The site visit was adjourned by the Chair at approximately 9:41 a.m. without objection.

I certify that the above is a true and correct summary of the site visit of the Planning & Zoning Commission held on October 1, 2024.

Laura Stewart, Development Services Assistant

Date

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