

**Summary Minutes**  
**City of Sedona**  
**Planning & Zoning Commission Site Visit**  
**2250 Shelby Drive, Sedona, Arizona**  
**Tuesday, November 5, 2024 – 9:00 a.m.**

**1. CALL TO ORDER & ROLL CALL**

The Chair called the site visit to order at 2250 Shelby Drive at 9:07 a.m.

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

**Staff Present:** Cari Meyer, Laura Stewart, Hanako Ueda and Jeanne Frieder

**Applicant/Applicant's Representatives:** Bonnie Harbage, HS Development Partners

**2. The Commission and Staff will participate in a site visit of the area of the proposed Villas on Shelby, meeting at the following location:**

- 2250 Shelby Drive

**This site visit will be in preparation for the following item included on the Commission's agenda for August 20, 2024**

- a. Public hearing/discussion/possible action regarding a request for a Development Review for construction of a 30-unit affordable housing project at 2250 Shelby Drive (Villas on Shelby). The subject property is zoned Industrial (IN), is ±1.03 acres, and is located southeast of the intersection of Shelby Dr. and Stanley Steamer Dr. APN: 408-28-103F. Case Number: PZ24-00006 (DEV) Applicant: HS Development Partners (Bonnie Harbage and Matt Shoemacher)

The Commission walked the site and discussed the following:

- Site layout including building orientations, parking, drainage and potential future connection to Sunset Park.
- Beautifying the space
- Sunset CFA

**3. ADJOURNMENT**

The site visit was adjourned by the Chair at approximately 9:21 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 November 5, 2024.

  
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Laura Stewart, Development Services Assistant

  
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Date