

Summary Minutes
City of Sedona
Planning & Zoning Commission Site Visit
463 Brewer Road, continuing to 40 Cultural Park Place, Sedona, Arizona
Tuesday, May 20, 2025, 2025 – 9:00 a.m.

1. CALL TO ORDER & ROLL CALL

The Acting Chair called the site visit to order at 463 Brewer Road at 9:02 a.m.

Planning & Zoning Commissioners Present: Commissioners Will Hirst, Jo Martin, Rob Smith and Sarah Wiehl (Acting Chair). Excused: Chair Kathy Levin, Vice Chair Charlotte Hosseini, Commissioner Kali Gajewski

Staff Present: Cari Meyer, Steve Mertes, Hanako Ueda, Megan Yates, and Frances Almutawa

Applicant/Applicant's Representatives:

- PZ23-00005 (SUB) Canyon Vista: Luke Sefton (Sefton), Glenn Smith (Sefton), and William Heyer (property owner).
- PZ25-00004 (MP) Western Gateway Master Plan: Jay Hicks (Dig) and Jeff Lothner (Dig).

2. The Commission and Staff will participate in a site visit of the area of the proposed Canyon Vista Subdivision and Western Gateway Master Plan, meeting at the following location:

- **463 Brewer Road, continuing to 40 Cultural Park Place**

These site visits will be in preparation for the following items included on the Commission's agenda for May 20, 2025:

- a. **Public Hearing/discussion/possible action regarding a request for a Preliminary Plat approval to create 11-unit subdivision at 463 Brewer Road on ± 5.72 acres. (Canyon Vista). The subject property is zoned Single-Family Residential (RS-10) and is located on the west side of Brewer Road, between Prochnow Road and Juniper Lane. APN: 401-20-027G.**
Case Number: PZ23-00005 (SUB) Applicant/Property Owner: CV Development Sedona Inc (William Heyer)

The Commission walked the site and discussed the following:

- Site layout including potential location for roads and pathways.
- Easement widths and neighboring property lines.
- Grading of the site.
- Pad location.

The site visit at this location ended at 9:33 a.m. to reconvene at the next site.

- b. **Discussion/Possible Direction regarding the Western Gateway Master Plan.**
Case Number: PZ25-00004 (MP) Applicant: City of Sedona

The Acting Chair reconvened the site visit to order at 40 Cultural Park Place at 9:59 a.m.

The Commission walked the site and discussed the following:

- Location, height, and angles of blocks and potential buildings.
- Trail and road location.
- Views from various points on site.
- Contours and slope.
- Existing structures, including amphitheater and drainage areas,

3. ADJOURNMENT

The site visit was adjourned by the Acting Chair at approximately 10:59 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 May 20, 2025.

Frances Almutawa, Development Services Assistant

Date