

**1. Zoning and Existing Development Agreement**

The subject property is currently part of the Marriott Courtyard property and zoned Lodging – L. This designation was approved as part of the Courtyard zoning consideration. The standards for Lodging District are found in Article 6 (District Regulations), Section 629 (Lodging – L) of the Land Development Code. The lodging zoning is specific to the number of units approved under a zone change/development plan and states that existing projects shall not increase the number of lodging units without first obtaining a rezoning approval (LDC 629.03). Because the Conditions of Approval for the Courtyard lodging project along with the Development Agreement only allowed for the development of 121 lodging units, the applicant is seeking approval to increase the number of units with the introduction of a new lodging project.

**2. Sedona Community Plan and Western Gateway Community Focus Area (CFA) Plan**

In addition to the Land Development Code regulations, when evaluating the proposal, a variety of other factors are also considered, including how the proposal relates to the community's vision, adopted plans, community expectations and overall consistency with the Community Plan. The City recognizes that the Residence Inn project is somewhat unique in that a Lodging designation existed on the property at the time of the Western Gateway CFA adoption. As a result, staff and the applicants agreed to review the proposal from the perspective of the spirit of the CFA as intended rather than a literal interpretation. Please clarify the following:

- a. **Affordable Housing Contribution:** The original proposal included 4 on-site units for employee housing. The current proposal has eliminated those units. Based on the Letter of Intent, it appears that in lieu of the 4 employee units, you are proposing a cash contribution towards affordable housing. Please explain how the \$50,000 proposed contribution was reached and how it addresses the City's Development Incentives and Guidelines for Affordable Housing.
- b. **Shuttle Service:** Please explain what the criteria will be for adding an additional shuttle. In addition, Staff encourages the radius the shuttle serves to be extended to 10 miles, as a number of additional trailheads could be accessed.

**3. Development Standards**

- a. **Floor Area Ratio (FAR):** Only footprint area is provided. Please provide total floor area proposed.
- b. **Building Heights:**
  - i. Complete information on heights has not been provided. Please provide detailed height information, including a roof plan with all ridge, eave, parapet, and chimney height elevations. In addition, it is not clear where the roof heights given end and the next roof height begins, please clarify.
  - ii. Please review LDC 903.03 for complete height and massing requirements.
    1. LDC 903.03.A.4.d: Elevator penthouses, mechanical equipment penthouses, towers, stair towers, and other non-habitable structures may exceed the permitted height by up to 8 feet. However, such structures cannot exceed 5% of the roof area of the building. Please provide calculations for these building elements to allow for review. Based on the information provided, it appears that the stair towers may exceed this limitation.

2. LDC 903.03.A.6: The areas shown on the plan as being under 16 feet in height do not meet the requirements of this section.
  3. LDC 903.03.B: As currently shown, Buildings B and C do not appear to meet massing requirements.
- iii. General Comments and Clarifications:
1. No heights are provided for the southern half of Building B. Based on the elevations, it appears that alternate standards may be needed for this building.
  2. The parapet for the stairway for Building C is shown at 4515, which would make it 17.5 feet higher than the adjacent roof. This is not shown on the elevations. Please clarify.
- c. *Saving Existing Trees*: Saving existing trees remains an important goal. Proposals should be designed so that structures, including drainage and retention basins go around the existing trees, allowing the trees to be saved rather than removing them.
- d. *Screen Walls*:
- i. In response to comments from the community and the Planning and Zoning Commission regarding the screening of the parking area, the proposal includes a higher screen wall than allowed by code. Project documents should be updated to include this as one of the modifications requested.
  - ii. Page 6 of the July 24 letter entitled “Revised Response to South Side 89A Character Area – Land Use” states that there will be a “two-foot berm inside the ROW” that will be done in association with the gabion walls to screen the parking. Please clarify if the berm/wall is proposed on the project site or within the ADOT ROW.
- e. *Lighting*:
- i. The LOI states that the lighting will be similar to what was installed at the Courtyard project. Please remember that the parking lot lights that were installed at the Courtyard project were the incorrect lights and had to be modified to comply with the Outdoor Lighting Ordinance.
- f. *Signs*
- i. Sedona is designated as a Dark Sky Community; you are encouraged to install signage that is dark sky compliant. While the proposed internally illuminated signs meet current sign code requirements, the signs are not dark sky compliant and not compliant with proposed amendments to the City’s sign regulations.

#### 4. **Fees**

- a. The fees charged for this project were calculated based on the previously proposed 88 lodging units. As 90 units are now proposed, you will owe an additional \$50 (\$25 per unit). This must be paid prior to scheduling the public hearing for this project.
- b. In regards to Development Impact Fees, please keep in mind that fees are subject to change and the fees in place at the time of building permit issuance will be charge for this project.



## City of Sedona

### Public Works Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 204-7111 • Fax: (928) 282-5348; Ryan Mortillaro, EIT (928) 203-5091

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**PZ16-00009 (DEV)**  
**Marriott Residence Inn**  
**9/12/17**

#### Engineering Comments

#### For the next level of review:

##### TRAFFIC

1. Traffic Impact Study: Future traffic counts appear to be understated for the size of the development. The trip generation numbers should be based on the Hotel category rather than Motel. Please review these numbers. Pending revisions to this study, ADOT will also have to review the study.
2. Traffic Impact Study: Please verify the adequacy of the length of the right turn lane into the Marriott site.
3. Traffic Impact Study: The URRLR school traffic was included in the model, however, the data is stated to be collected during June of 2014, when school is not in session. Please update the school traffic data. There are consistent traffic backups due to school traffic.
4. Adjustment of signal timing shall be considered. Further, please analyze the signal timing in the peak AM traffic going westbound on SR89A and turning southbound to URRLR.

##### DRAINAGE

5. Preliminary Drainage Study: Please show the pre vs post calculations on the impact to the Marriott Courtyard drainage facilities.
6. Preliminary Drainage Study: Please show the pre vs post velocity and flow calculations where the two outlets meet on the south side of the site. Please ensure adequate energy dissipation is installed.
7. Please provide top of wall elevations for the wall on the southeast side of the site. Note: Retaining walls are allowed up to a maximum of 8', or 14' if there are two retaining walls per LDC 903.05.
8. Does the open channel on the southeast side of the site allow for 1' of free board? (LDC 805.06 Table 8.1).

##### EASEMENTS

9. Why is the proposed emergency access easement from Foothills South reduced from 25' to 20'?
10. Show the proposed City of Sedona Wastewater access easement to our existing odor control facility.
11. Please identify any existing and proposed park place easements.

##### PARKING LOT AND SITE GRADING

12. The compact parking spaces shall be no less than 18' in length, or may be 16' with a 2' overhang. The overhang curbing shall not exceed 4" in height. (LDC 912.05.J.)
13. For the parking lot, please ensure all turning interior radii are no less than 15' and turning outer radii no less than 35'.
14. At the Foothills South emergency access drive, maximum allowable driveway slope within first 10 feet from the street edge is 6%, and the maximum allowable slope thereafter is 15%.
15. Contour labels have to be chased far out of the site to be read, please attach labels closer and within the developed site contours.

#### ***Prior to Issuance of Building Permit the following items must be completed:***

- A grease trap/interceptor permit is required for the restaurant/kitchen portion of the development.
- A sewer easement is required by the City of Sedona to access the Odor Control Facility through the Marriott Residence Inn site. This easement shall be recorded PRIOR to issuance of the building permit. Additionally, the existing access easement shall be abandoned and the new emergency access easement shall be secured PRIOR to issuance of the building permit. This will also include any proposed easements for Park Place access.

- The project's estimated grading is more than 5,000 cubic yards, therefore, a haul plan, a dust control plan, a topsoil reutilization plan, a stormwater pollution prevention plan, and a traffic control plan is required. Each must be acceptable to and approved by the City Engineer. (LDC 806.2.1)
- Provide Final Grading and Drainage Plans. The Site Plan shall meet the requirements of LDC Section 803.
- Provide the Final Drainage Report.
- Applicant shall follow the City of Sedona Land Development Code in its entirety.
- SWPPP measures shall be in place prior to the start of construction (LDC Article 8). Storm water quality measures shall also comply with City of Sedona Code requirements (City Code Chapter 13.5)
- Accessible sidewalks and parking areas will need to meet the current US Department of Justice ADA requirements.
- Any new accessible parking/signage shall meet the requirements of City LDC Section 912.09.
- A City Right-of-Way Permit shall be acquired for any work taking place within City Rights-of-Way.



# SEDONA FIRE DISTRICT

2860 SOUTHWEST DRIVE • SEDONA, AZ 86336 • TEL: (928) 282-6800 • FAX: (928) 282-6857

February 8, 2017

Ms. Cari Meyer  
Associate Planner, Current Planning  
City of Sedona Community Development  
City of Sedona  
104 Road Runner Drive  
Sedona, Arizona 86336

Dear Ms. Meyer:

A conceptual review has been completed for the project listed below.

**Description:** Residence Inn by Marriott  
**Address:** 4105 West State Route 89A, Sedona, Arizona 86336  
**Case#:** PZ16-00009 (ZC, DEV, CUP)  
**APN:** 408-11-430B  
**Proposal:** 92 Room Hotel

Based on the submitted information the following fire code requirements shall be applicable.

1. **Section 503.2:** Fire department access roadways shall be provided. Roadways shall meet the listed requirements:
  - A. Roadways shall be at least 20 feet wide.
  - B. Grades shall not exceed 6% for gravel, 12% for blacktop and 15% for concrete surfaces.
  - C. Overhead obstructions shall not be lower than 13 feet 6 inches.
  - D. Turning radii shall be no less than 20 feet inside, 40 outside.
  - E. Dead-ends longer than 150 feet shall be equipped with turn-a-rounds.
  - F. Bridges shall be designed to carry the imposed loads of fire apparatus.
  - G. Vehicles shall not park in a fashion to obstruct fire lanes. No parking signs shall be installed where parking presents such obstructions.

**NOTE:** Roadways for emergency access shall be made available through the site during the construction process. These requirements may be modified with the approval of the fire marshal when automatic fire sprinklers are provided in the buildings served by these roadways.

**Note:** Provide additional information on any modification to the emergency access from Foothills South and Park Place subdivisions. This shall include proposed fire lanes, gates, and road surface. The emergency egress from Foothills South and Park Place Subdivisions SHALL be maintained at all times.

**Note:**           **The initial proposal featured a single access through the Courtyard by Marriott which was unacceptable. The current parking lot layout is acceptable.**

2. **Section 903.2:** All commercial buildings hereafter constructed shall be equipped with an approved automatic fire sprinkler system. Systems shall be installed in accordance with the National Fire Protection Association's pamphlet #13R, "**Standard for the Installation of Sprinkler Systems in Residential Occupancies up to and Including Four Stories in Height**" the 2002 edition. Plans, specifications and hydraulic calculations shall be submitted to this office for review prior to installation. A framing inspection will not be conducted until a set of sprinkler plans is approved. **This installation requires a separate construction permit through this office.**
3. **Section 903.4:** All valves controlling the water supply for automatic sprinkler systems and water-flow switches on all sprinkler systems shall be electronically monitored where the number of sprinklers is one hundred or more in all other occupancies. If applicable, provide electronic monitoring of the water flow switch.
4. **Section 508.1:** An approved water supply capable of supplying the required fire-flow shall be provided. Fire hydrants shall be installed in accordance with the local water purveyor and as required by this office. Hydrants shall be situated on at least six-inch mains, eight-inch if dead-end.

**Note:**           **Required fire-flows shall be made available prior to any combustible construction materials being brought on site. Fire flow is based on the size and construction type of the proposed buildings.**

Fire hydrants shall be installed as directed by this office. An approved water main shall be provided to support the required fire flow for this project. Fire flows are determined by Appendix B, Table B105.1, of the IFC, 2003 edition. **If these are private fire hydrants, not to be owned by Arizona Water Company, this installation will require a separate construction permit through this office.**

**Note:**           **If the size of the building is 60,000 square feet and the construction type of the building is Type V-B. Based on this information this project will require a minimum of three fire hydrants with average spacing of 400 feet and a maximum of 225 feet from the street. Reference IFC, Appendix B & C. Information on the size and type of construction has not been provided.**

5. **Section 508.1:** Water mains and their appurtenances shall be installed in accordance with the National Fire Protection Association's pamphlet #24, "**Standard for the Installation of Private Fire Service Mains and Their Appurtenances**" the 2002 edition. Plans and specifications shall be submitted for review and approval prior to any installation. **This installation requires a separate construction permit through this office.**

6. **Section 503.6:** Security gates shall be equipped with a Sedona Fire District key over-ride cylinder. This cylinder shall be keyed to the type presently employed by the Sedona Fire District. Operation of the key shall open the gates and the gates shall remain open until such time that the key is returned to its normal position. One clockwise turn shall open the gate. One counterclockwise turn shall return the gate to normal operation. Provide proper key cylinder. This cylinder is available for purchase through this office.

In addition to the key operation, a TOMAR (TOMAR Industries, <http://TOMAR.com>) optical sensor 2091-SD or similar, shall be installed. This sensor allows for emergency apparatus to enter the property having the gate automatically open upon the approach of emergency apparatus. The actuation of the gate is through a signal sent via the strobe lights on the emergency apparatus. The gate will remain open for as long as the signal is being transmitted by the emergency apparatus. Provide proper optical sensor.

A battery backup system shall be provided to open the gate one time upon a power failure. Provide proper battery backup.

7. **Section 506.1:** All buildings equipped with automatic fire sprinklers, fire alarms or commercial kitchen cooking fire suppression systems shall be provided with an approved KNOX key box. This box is available for online purchase through the Knox Company, <http://www.knoxbox.com/store/Knox-Box-3200-Series.cfm>. The minimum unit is a Knoxbox 3200 series.
8. **Section 304.3.3:** Dumpsters, larger than 1.5 cubic yard capacity, shall not be located within five feet of the nearest structure. Provide proper separation for dumpsters from buildings.
9. **Section 906.1:** All buildings shall be provided with UL listed or equivalent portable fire extinguishers. Fire extinguishers shall be installed in accordance with the National Fire Protection Association's pamphlet #10, "**Standard for Portable Fire Extinguishers**" the 1998 edition. The travel distance to any fire extinguisher shall not exceed 75 feet from any point in a building. Extinguishers shall be classified at least 2A10BC or greater, containing at least 5 pounds of dry chemical agent. Units shall be serviced and tagged by a reputable fire extinguisher company prior to the unit being displayed for use. Provide a unit near each exit on each floor.
10. **Section 505.1:** Premises-identification shall be clearly posted prior to final occupancy. Numbers shall be visible and legible from the street. Number colors shall be contrasting to their background. Provide proper address numbers.
11. A vegetation plan shall be submitted to this office. **FIREWISE** concepts shall be made as part of the vegetation plan. Provide proper plans for review.

**Note:** Access to the east and south side of the building shall be provided. This is adjacent to the open area. The intent is to provide access for suppression activities through this area. Foot trail used for fire access will be allowed in conjunction with other trail access requirements.

12. **Section 907.1:** A fire alarm system shall be installed throughout this project. The system shall be installed in accordance with the National Fire Protection Association's pamphlet #72, **National Fire Alarm Code** the 2002 edition and Section 907 of the IFC, 2003 edition. Plans, specifications and battery calculations shall be provided to this office for review. **This installation requires a separate construction permit through this office.**
13. **Section 908.7, Carbon Monoxide Alarms:** Group R occupancies located in buildings containing a fuel-burning appliance or in a building which has an attached garage shall be equipped with single-station carbon monoxide alarms.
14. **Section 610.2:** Kitchen equipment, which produces grease-laden vapors, shall be protected in accordance with the National Fire Protection Association's pamphlet #96, **"Standard for Ventilation Control and Fire Protection of Commercial Cooking Operations"** the 2004 edition and National Fire Protection Association's (NFPA) pamphlet #17A, **"Standard for Wet Chemical Extinguishing Systems"** the 2002 edition. Plans and specifications shall be submitted to this office for review and comment. A complete description of the equipment being protected and its intended location under the hood shall be provided. The fire alarm system, if provided, in this building shall accommodate for fire suppression system supervision. Provisions for fuel supply shut down devices for both gas and electricity shall be made. Provide plans for review. **This installation requires a separate construction permit through this office.**
15. **Section 1011.2, International Fire Code 2012 edition:** Floor-level exit signs shall be installed in Group R-1 occupancies.
16. **Section 611.1 Phone Service:**  
**Shared Residential Voice System Service:** Operators of shared System service serving residential customers are required to assure that the telecommunications system is connected to the public switched network such that calls to 9-1-1 result in one distinctive automatic Number Identification (ANI) and Automatic Location Identification (ALI) for each living unit.
- Exception:** At all times, if the facility maintains an Alternative Method to Support Enhanced 9-1-1.
- Business Voice Systems:** For Voice Systems connected to the public switched network and serving business locations of one employer, the Operator shall deliver the 9-1-1 call with an Emergency Location Identification Number (ELIN) which will result in one of the following:
- a. An ERL which provides a minimum of the building and floor location of the caller, or
  - b. An ability to direct response through an alternative and adequate means of signaling by the establishment of a private answering point, or
  - c. A connection to a switchboard operator, attendant or a designated individual which provides for the establishment of Local Notification capability.



**Exceptions:**

- a. Workspace less than 7000 square feet and located on a single contiguous property is not required to provide more than one ERL.
- b. Key Telephone Systems are not required to provide more than one ERL.
- c. MTLS Operators with less than 49 stations installed and occupying not more than 40,000 square feet and located on a single contiguous property are not required to provide more than one ERL.

**Shared Telecommunications Services:** Providers of shared Telecommunications Services shall assure that the system is connected to the public switched network such that calls to 9-1-1 from any telephone result in Automatic Location identification for each respective ERL, as defined in this section, of each entity sharing the telecommunications services.

These comments shall not be meant to exclude any applicable requirements adopted by the Sedona Fire District or other regulatory agency. The adopted fire code is based on the 2003 edition of the *International Fire Code* with amendments as approved by the Arizona State Fire Marshal and the *International Fire Code*, 2012 edition as adopted by the Arizona State Fire Marshal.

**As of February 27, 2008 the Sedona Fire District adopted a fee for service schedule. Service fees include construction plan reviews.**

If you have any questions concerning these comments please feel free to contact me at (928) 204-8934 or [jdavis@sedonfire.org](mailto:jdavis@sedonfire.org).

Sincerely,



Jon Davis  
Fire Marshal

C: City of Sedona  
Community Development

Mr. Mark Fredstrom  
Architecture Plus  
2929 East Camelback Road  
Suite 120  
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[Mark@Archplusaz.com](mailto:Mark@Archplusaz.com)

**Cari Meyer - RE: Marriott Residence Inn**

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**From:** "Barnett, Adam -FS" <adambarnett@fs.fed.us>  
**To:** Cari Meyer <CMeyer@sedonaaz.gov>  
**Date:** 2/15/2017 3:25 PM  
**Subject:** RE: Marriott Residence Inn  
**Cc:** "Barnett, Adam -FS" <adambarnett@fs.fed.us>

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Hi Cari,

Apologies for the delay in responding. I expect we will keep the trail connection in the proposal. I'm still negotiating with Marriott on funding. Requirements will be that Marriott installs a kiosk at the access point for a trail map and signage, provides a walk-through gate that does not lock so it can be opened from the Forest Service side, and that Marriott sign at least two parking spaces as open to the public for trailhead parking.

The other item to address is boundary fencing. The Forest Service requests that the boundary fencing be the same style and color to match that installed as part of the Courtyard by Marriott project. I can't find the specs that Jennifer Burns provided to the City though. Do you have them on file?

I will provide a letter with this info once details are determined.

Thanks,

Adam



**Adam Barnett**  
**Recreation Program Manager**  
**Forest Service**  
**Coconino National Forest, Red Rock Ranger District**

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**Caring for the land and serving people**

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**From:** Cari Meyer [[CMeyer@sedonaaz.gov](mailto:CMeyer@sedonaaz.gov)]  
**Sent:** Thursday, February 09, 2017 10:38 AM

**To:** Barnett, Adam -FS <adambarnett@fs.fed.us>

**Subject:** Marriott Residence Inn

Good Morning Adam,

I haven't heard anything from the Forest Service regarding the proposed Marriott Residence Inn. Do you have any comments/requirements for this proposed development, especially since they border Forest Service land? Also, the applicant has stated that they have had conversations with you regarding a trail access point at the south west corner of the project. Is this true and, if so, what is the status of that? Is this something that the Forest Service is going to allow and do you have any requirements for it?

Thanks in advance and let me know if you have any questions.

Cari Meyer, Senior Planner  
City of Sedona Community Development

[\(928\) 203-5049](tel:(928)203-5049)



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