

Cari Meyer - Residence Inn Project Submittal

From: "Barbara Cypher" <Barbara@Cypher.com>
To: <CMeyer@sedonaaz.gov>
Date: 1/30/2017 4:22 PM
Subject: Residence Inn Project Submittal

Hi Cari,

Thank you for your email message. I feel diagram challenged, but I can't see if they added a berm and Blue Ice Cypress trees to their plan. on the owner's side of Linda Vista. I don't have any other plans to use to compare. I apologize for my ignorance. They seemed willing to listen and act during that last meeting. I was very impressed.

Also, have the builders mentioned providing water to the trees which will be planted along Linda Vista.

An other concern is the trash on the trails. Tom and I are primarily the ones that pick it up. Still hope they would have a staff member spend one hour a week helping to monitor the area, and clean if necessary.

Please let me know when you get a chance. All I need is a quick response, I know how outrageously busy you are. Loved the article in the paper about you. Senior Planner, has a nice ring to it.

Warmly,
 Barbara Cypher

----- Original Message -----

From: "Thomas M Cypher" <thomas@cypher.com>
Sent: 1/30/2017 3:22:36 PM
To: "Tom & Barbara Cypher - Starview House" <barbara@cypher.com>
Subject: Fwd: Residence Inn Project Submittal

@font-face{font-family:Calibri;panose-1:2 15 5 2 2 2 4 3 2 4;}

----- Original Message -----

Subject: Residence Inn Project Submittal
From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Thursday, January 26, 2017, 6:17 PM
To:
CC:

Good Evening,

You are receiving this email because you requested to be added to the email notification list for the proposed Marriott Residence Inn at 4105 W State Route 89A in Sedona, AZ.

This email is to inform you that the project applicant has submitted their documents for final review of this

project. These documents can be reviewed online at <http://www.sedonaaz.gov/i-want-to-/find-/documents/-cfs-2335>. A hard copy is also available in the Community Development Department Office during regular business hours, Monday - Thursday, 7:00 am to 6:00 pm.

Currently, we do not have any work sessions or public hearings scheduled on this project, but are happy to take any comment or questions the public may have at this time. Please feel free to contact me if you have any questions. Have a great weekend,

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

 [Like us on Facebook!](#)

Sedona City Hall is open for business Monday through Thursday from 7 a.m. to 6 p.m. and closed on Fridays. The Municipal Court and Wastewater system maintenance remain on a Monday through Friday, 8 a.m. to 5 p.m. schedule. Police and maintenance services are not impacted.

Cari Meyer - Re: Sedona Residence Inn Resubmittal

From: "Patricia Fisher" <pjfisher@esedona.net>
To: "Cari Meyer" <CMeyer@sedonaaz.gov>
Date: 5/2/2017 6:47 PM
Subject: Re: Sedona Residence Inn Resubmittal

Dear Cari, As I told you before, I wholeheartedly approve this project. As a resident of Foothills South, I can only imagine the improvement that will be made to that land. The developers have already cleaned it up a bit and according to the previous plans, it undoubtedly will be developed as well as the Marriott. The new plans enhance the rear of Foothills South and that corner that looked so bad for so many years.

Good Luck,
Patricia Fisher

----- Original Message -----

From: [Cari Meyer](#)
Sent: Tuesday, May 02, 2017 6:38 PM
Subject: Sedona Residence Inn Resubmittal

Good Evening,

The applicants for the proposed Marriott Residence Inn have resubmitted their project plans to the City. The most recent submittal is available for review online at the following website: <http://www.sedonaaz.gov/your-government/departments/community-development/projects/development-projects/marriott-residence-inn>. Please review these documents and provide any comments you have to be in writing.

This project is tentatively scheduled for a work session with the Planning and Zoning Commission on Tuesday, June 6, 2017, at 5:30 pm. You will receive another notification once the work session date is confirmed.

You are receiving this email because you had previously expressed interest in this project. Please let me know if you have any questions or wish to be removed from this notification list. Thank you,

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

[Like us on Facebook!](#)

How are we doing? Complete our customer service survey and be entered to win our periodic drawings! <https://www.surveymonkey.com/r/CommDevCustomerSurvey>

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 4/24/2017 4:00 PM
Subject: Comments on Maarriott Res.Inn Final Plan-ESPECIALLY REGARDING PROTECTING INGRESS/EGRESS AND NEED FOR EVACUATION OR OTHER EMERGENCY USES

1. Looking at Jason O'Brien's Legal description of the land is of it in its entirety and that with other info from the Title Company It appears to be incomplete. There is no mention of the currently in force Temporary Easement Right of Way and Roadway platted when Miller Brothers and Foothills South Owners Association had their legal settlement over this 2nd exit from Foothills South decades before the current purchase or project. (There is a provision from the Settlement that this easement and roadway can be moved in the agreements, and is non-exclusive, previously merging with the Park Place similarly documented easement and temporary roadway However there is no mention of the original easements, or any plan to Plat a permanent emergency exit/roadway easement as mentioned in these documents. Fire Chief Gary Johnson and also Fire Chief Jon Davis, his successor were clear that a permanent emergency easement and roadway had to be platted and recorded. If I am seeing this correctly, the current temporary right must be made useable or another temp roadway and emergency ingress/egress be provided. There still has to be a permanently platted emergency easement and roadway that would have engineering drawings, legal description. I doubt Planning and Zoning wants to approve a proposal to approve construction of a building over an existing encumbrance on the property without a provision for the permanent emergency roadway.

Also, should not the Title Report include the encumbrance, which runs with the land, in their report? There is mention of ADOT's taking for road widening. This land was encumbered many decades ago and was known to the developer. It would be necessary and important to have permanent resolution, documented and recorded for all. Otherwise parking lots get re-designed. It is unclear where Foothills South and Park Place (with its own temporary easement and roadway) would have certainty for continued emergency ingress/egress.(PLUs the other areas to be developed) Copies of the Temporary Easement Agreement Pages 1-7 BK 3682 P876, executed June 14, June, 1999, Roadway were previously submitted to P and Z. There is a more detailed Settlement Agreement, also executed and recorded at the time that make it clear. It is clearly stated that the agreement is limited to the use of the "Access Parcel for ingress, egress and access by emergency, fire, law enforcement and utility-service vehicles and goes on to describe details of periods of time for notice to Grantor when construction activities adversely effect access. This has been interpreted as including road blockages. THE POINT IS THERE NEEDS TO BE A PERMANENT PLATTING OF THE EMERGENCY AND FIRE LANES.

2, On other documents of the developer's Final Submittal, THERE IS A NEED FOR SOME TWEAKING, especially the Context Map, showing a radius of 500 feet WHICH DOES NOT CLEARLY INDICATE THE TRAFFIC VOLUME TO BE EXPECTED. Park Place is shown as originally platted probably 8-10 years ago. There are no condos on the area of Positano Drive until well out of range of 200 feet. That project was never nor will be completed, according to City Planner Audrey Juhlen, and the land at either end, running along the area bordering 89A up to some of Foothills South, Unit One Amended, are currently zoned multi-family and can be sold for high density development contributing to the traffic overall, and because they share part of the emergency easement with Foothills South Owners, contribute to a much higher traffic area than the drawings would suggest. Someone needs to do the math, but I think each end of this original tract could add another 80 multiple family residences, plus the now completed part of Park Place.

I will send an ariel map of Foothills South, showing Unit One Amended, Unit 2, Unit 3, Unit IV and the remainder of tract A, to be Unit 5 The Elements, now zoned for single family development. The traffic involved in ingress/egress emergency, including fire lanes would run up to 209 single family residences. Thus my concern, and others in this subdivision for adequate emergency roadways and exits. DEFINITELY IT IS AN IMPROVED PLAN NOW THAT HAS MULTIPLE EXITS ON UPPER RED ROCK LOOP ROAD, obviously more than 1 exit on 89A has never been ADOT's policy to accommodate the growth in volume.

3.Where IS THE Permanent platting for the EMERGENCY right of way and roadway.

Architecture Plus's Project Data, p. 7 of 8 shows a site plan that only has the gates showing opening inward into the project. There should be a platted easement shown from there to the exits that are indicated. I would expect a recordable and identifiable roadway showing width, at the very least. While there are lines on Site Plan 9 showing Emergency egress, which should show Ingress/Egress there are lines. Mostly we see traffic patterns in the document.

Right now our entry from Linda Vista upper drive looks like it would be a great place to park a van. Some signage, markings to protect this land and that from the Miller development area, which now looks like it runs through the electrical area, needs more definition.

On one multicolored Traffic Pattern Page, the same color is used for parking and roadways. Clearly roadways, especially designated emergency roadways need to be another color. The Orange designations on the Circulation Plan Exhibit Map need fine tuned, but are a real plus over earlier submissions. D 1,2, and 3 do show 40 foot openings which would allow for 2 way traffic, a real plus when cars are fleeing and emergency vehicles trying to get in.

4. Has anyone reviewed the slope of the entry road from FSOA. It looks like it is a sharp descent and ascent and would engineers please review this and suggest a good surface? Regular homeowners will be shooting out of the gate.

5. Speaking of gates, the Fire Chiefs wire and his lock have been removed and it appears the developer has chain link and his own padlock. True emergencies require quick action, not a vote of staff on duty at the hotel. Our gate was blocked last week all but one lane, with paving. Heading out was a game of chicken, with the potential for multiple car build ups going out into 89A. This is an emergency. Also we had another lightning strike that took out the transformer, cutting off power to our gates as well as half of Sedona and the village. A fourth time occurrence, as we were captives until the police responded to a battery generated fire alarm from where a neighbors chimney appears to have been struck—again. Police got the main gates open. An emergency is when you are trapped—my daughter had a child coming home from school.

Susan M. Ritter

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@SedonaAZ.gov>
Date: 8/2/2017 7:07 AM
Subject: New Submission Marriott Residence Inn-July 2017

While the new submission appears to be working toward meeting standards, my concern is still the need for permanent recorded emergency access-ingress/egress minimum 25" wide and permanent right of way for residents of Foothills South and the fire and emergency vehicles that are to be provided a permanent easement from the access point referenced in this submission at the boundary of Foothills South owners association and the project submitted to and from Upper Red Rock Loop road. If anything, I have more concern because it appears there is more limited access to 89 A and Upper Red Rock Loop Road than on previous submissions. While this proposal mentions the access needed for the 2 residential areas to the East, I have not found anything on the pages designating the routes and easements. The Sedona Fire District Chief Jon Davis told us in a meeting and further conversations that these new to be permanent easements and right of ways must be platted and recorded. I have not yet found anything that appears to meet this criteria. With the potential hundreds of vehicles coming from just the Foothills South residents, who have approximately 210 homeowners with the last section of Foothills South yet to be developed, and with an unknown quantity of vehicular traffic to come from yet undeveloped areas of the previously platted Park Place area, I do not think planning has been completed that meets the legal agreements as required for both residential areas or fore approval by the Sedona Red Rock Fire District. I would expect to see a page that shows the emergency easements/right of ways as they would be made permanent, not just a reference and notation on site maps of an "Entry Site" for the residential areas. Something showing the proposed right of ways with legal description as well as site plan needs to be included. I will continue to look on the new submission but I am not seeing anything like this.

Susan M. Ritter, resident Foothills South Owners Association.

Cari Meyer - Re: Sedona Residence Inn Resubmittal

From: Carl Ritter <azcritter@suddenlink.net>
To: Cari Meyer <CMeyer@sedonaaz.gov>
Date: 8/4/2017 9:05 PM
Subject: Re: Sedona Residence Inn Resubmittal

Having thoroughly reviewed the new Residence Inn submissions of late July, I must point out that there are very inadequate statements regarding the ingress/egress to be permanently recorded right of way for Foothills South Owners Association. There is brief mention of a traffic study that purports to confirm that only 2 exits from the corner property is needed for the emergency ingress/egress roadways for emergency and construction purposes. No data is given. I see no separate report, making me wonder if this person has even seen the area and what figures he is using for the Architectural Firm. I have satellite pictures showing both all of Foothills South and Park Place, and since no mention is made that the permanent emergency ingress, egress a right of way is for all of Foothills South-which will be ALL FIVE SECTIONS OF THE SUBDIVISION and its Park Place and successor neighbors, I am wondering what volume of traffic this traffic report person is suggesting will occur. Of course the emergency access is to be permanently platted right of way is not just for Foothills South in its entirety, but also for what was the originally platted Park Place, the density of which has not yet been determined since with the failure to complete the original project leaves the remaining 12 to 14 acres open to a much more dense population upon build-out. The Map and Traffic Pattern Exhibits and comments refer only to 2 emergency access "points". We need to get real and understand that this is Fire Trucks in and residents out, all in one time slot that needs to be minutes, not hours, as others in West Sedona would be evacuating as well.

As I commented several days ago, looking at Maps, Exhibits, and traffic patterns there is not even colored lines denoting the pathway; right of way through that corner property. with one hotel completed and another proposed. The temporary easement and right of way granted in a legal settlement and recorded, were blocked during the construction of the Courtyard. Only with an appeal to the Fire District was a way clear post construction.. The Fire District has right of approval and I see nothing about that or Chief Jon Davis and before him Gary Johnson's insistence that a right of way be platted and recorded according to the legal settlement between Miller Brothers and Foothills South, which has been provided to the Planning and Zoning Board. I think the Fire District knows more than some outside paid consultant about what is needed and required.

‘THUS I AM REQUESTING THAT ANY APPROVAL OF THE Marriott Residence Inn PROJECT BE CONDITIONAL UPON THE LEGAL DESCRIPTION AND PLATTING OF A PERMANENT EMERGENCY INGRESS/EGRESS RIGHT OF WAY, PROPERLY APPROVED BY THE SEDONA FIRE DISTRICT, AND RECORDED WITH THE YAVAPAI COUNTY RECORDERS OFFICE, AS WELL AS A PROVISION FOR AN ENGINEERING DESCRIPTION OF WHAT WILL BE THE NEW TEMPORARY INGRESS/EGRESS RIGHT OF WAY FOR THE UPCOMING MONTHS AHEAD. THE ISSUE IS YET TO BE RESOLVED AND FAILURE TO SHOW ANY ROUTE IS A SERIOUS RED FLAG. THIS IS A CROWDED PROJECT AND ONE MUST BE SURE THERE IS A PERMANENT AS WELL AS

TEMPORARY WAY OUT FOR THE 200 PLUS FSOA LOT OWNERS AND OTHER OWNERS TO THE EAST WHO HAVE RIGHTS FOR EMERGENCY INGRESS/EGRESS.

AGAIN THIS SUMMER THERE HAS BEEN LIGHTNING STRIKES JUST BEHIND OUR HOME KNOCKING OUT POWER. PREVIOUS YEARS HAVE HAD US DEALING WITH MULTIPLE FIRES ON THE FOREST SERVICE PROPERTY., some related to lightning, some to illegal campers. HAS THE TRAFFIC CONSULTANT DEALT WITH MASS EVACUATION FROM FOREST FIRES AND KNOW THE LIMITS IN OUR AREA OF ROADWAYS, CREEK AND RIVER CROSSINGS ;AND HOW WINDS CHANGE FIRE DIRECTION ? WE HAVE WATCHED THE LA BARRANCA FIRE HEAD FOR A JUMP CROSS 179 which leads to continuing along the Jacks Canyon and Carroll Canyon routes . WE have PREPARED TO EVACUATE WHEN THE WINDS CHANGED AND SPARED US. WE HAVE SEEN ILLEGAL CAMPERS WITH 40 FOOT HIGH BLAZES CELEBRATING THE SOLSTICE AND HAVE THINGS BECOME SO SERIOUS THE YAVAPAI COUNTY SHERIFF'S DEPT SENT IN A HELICOPTER TO FORCE THEM TO GET THE FIRE OUT AND LEAVE.

WE NEED HELP FROM P AND Z IN MAKING THIS A SAFE PROJECT. I would ask Planning and Zoning, and will speak for the FSOA Architectural Control Committee at the next hearing.

Susan M. Ritter, Former President, VP, Secretary and Historian, FSOA

On Aug 1, 2017, at 2:40 PM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Good Afternoon,

The applicants for the proposed Marriott Residence Inn have resubmitted their project plans to the City. The most recent submittal is available for review online at the following website: <http://www.sedonaaz.gov/your-government/departments/community-development/projects-and-proposals/marriott-residence-inn>. Please review these documents and provide any comments you have to me in writing.

Meeting dates with the Planning and Zoning Commission have not yet been set, but you will receive another notification once the work session date is confirmed.

You are receiving this email because you had previously expressed interest in this project. Please let me know if you have any questions or wish to be removed from this notification list. Thank you,

Cari Meyer, Senior Planner
City of Sedona Community Development
[\(928\) 203-5049](tel:(928)203-5049)

<[Mail Attachment.gif](#)> [Like us on Facebook!](#)

How are we doing? Complete our customer service survey and be entered to win our periodic drawings! <https://www.surveymonkey.com/r/CommDevCustomerSurvey>