

Notice of public hearing

Steven Dallas <stevedallas51@gmail.com>

Wed 1/31/2024 10:07 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

Dear Ms. Meyer,

I am in receipt of your notice for a public meeting regarding the proposed Village at Saddlerock Crossing. Sedona has some of the worst congestion, and it is right in the area of this proposed construction. As residents of Saddlerock we feel that this proposed construction project will bring more unnecessary traffic and pollution to our area. Sedona does not need another hotel, we need more open spaces. We need to invest in the future. Sedona would be better served to buy this property and turn it into a park, or just leave it as open space. From the vicinity map that we received it looks like the proposed hotel and other buildings are smaller than the houses in Saddlerock how is that possible?

I understand that this developer is from Oregon so he won't be around to see what a mess this project will cause. Please let common sense prevail and do not approve any construction for this site!

I am unable to attend the meeting so this will serve as my input on the subject.

Thank you.

Steven Dallas
For the Berry Living Trust
415 Rockridge
Sedona AZ

--

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Thursday, February 1, 2024 9:23 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

Follow Up Flag: Follow up
Flag Status: Flagged

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/01/2024 9:23 a.m.
Response #: 449
Submitter ID: 6353
IP address: 47.215.228.171
Time to complete: 5 min. , 21 sec.

Survey Details

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We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Village at Saddlerock

2. What are your comments, concerns, ideas, and suggestions about this project?

Still too high. The South buildings have a second story with balconies up in the air behind our property. Light and sound will impact us. Trading the parking lot for the south buildings would greatly reduce the impact on the Saddlerock neighborhood. Having building reaching heights beyond 27 feet, I thought was a major code violation that was supposed to be addressed with the new plans and again seems to have not changed. These plans look like the November plans.

3. Your contact information

Name: Allan Sirotkin
Mailing Address: 115 VALLEY VIEW DR
E-mail: allan@grchocolates.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Megan Yates

From: donotreply@sedonaaz.gov
Sent: Saturday, February 3, 2024 3:37 PM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/03/2024 3:37 p.m.
Response #: 454
Submitter ID: 6358
IP address: 47.215.244.45
Time to complete: 2 min. , 44 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

The Village at Saddlerock Crossing (Oxford Hotel)

2. What are your comments, concerns, ideas, and suggestions about this project?

NO zoning change!

What's the point of having zoning in the first place if developers can just get it changed?

Same goes for the proposed homeless car camping.

3. Your contact information

Name: Warren Woodward
Mailing Address: 200 Sierra Road
E-mail: w6345789@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

No

Thank you,
City of Sedona

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Zone Change for Village of Sadlerock Crossing

al.comellomedia.com <al@comellomedia.com>

Mon 2/5/2024 9:43 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

I've tried to stay abreast of the development of the old Biddles property these past seven years since the first proposed development was presented to the city. It moved from a hotel and retail development to a smaller hotel and long-term rental proposal. That seems to be the direction that the city was encouraging the developer to go over these past seven years. I'm sure the developer has invested hundreds of hours if not more and substantial investment in planning and engineering to get to the proposal being discussed on February 6, 2023

State Route 89A is a commercial corridor. I always thought that the concept of zoning was the highest and best use. The best use for valuable commercial land on SR89 seems to be what this proposal indicates - lodging and affordable rental apartments. If the city tells the developer that they changed their mind and they don't want any lodging at all but it must be 100% residential, I doubt that that will be easily accepted after all these years of working with city staff where lodging was part of the design concept.

In addition, to be anti-traditional lodging, which is the preferred choice of overnight lodging in Sedona instead of renting somebody's house in the middle of a residential neighborhood does not make sense. Why give short-term houses turned into hotels a more competitive advantage by not allowing traditional lodging to be built? Shouldn't we support and encourage high resort quality lodging as the logical preference for our visitors who want to stay overnight in Sedona? Have we given up and decided that we don't care that residential neighborhoods are being turned into hotel communities? In the end, if there is demand for lodging in the Sedona area, if not built in Sedona, it'll be built in the county or a neighboring city. And somebody else will receive the revenue of that business. And the traffic of visitors from outside of Sedona will become "day trippers" to Sedona.

Thank you for the opportunity to express my thoughts.

Al Comello

Resident of Sedona and Sedona area since 1998

al@comello.net

835 Dustry Rose Dr

Sedona, AZ 86336

928-862-0210

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, February 5, 2024 3:15 PM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/05/2024 3:14 p.m.
Response #: 467
Submitter ID: 6374
IP address: 2600:1011:b164:c863:20eb:f978:6fa5:80e8
Time to complete: 5 min. , 25 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

The Village at Saddlerock Crossing (Oxford Hotel)

2. What are your comments, concerns, ideas, and suggestions about this project?

I support this project because they are paying attention to the needs of our community. Providing open air design and public space. By incorporating the natural landscapes and the priceless views of Sedona.

3. Your contact information

Name: Evan Pieser
Mailing Address: 470 last wagon
E-mail: epieser@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Monday, February 5, 2024 5:22 PM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/05/2024 5:21 p.m.
Response #: 468
Submitter ID: 6375
IP address: 2600:1011:b164:c863:7973:4c21:fc99:fde4
Time to complete: 12 min. , 4 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Village at Saddlerock Crossing

2. What are your comments, concerns, ideas, and suggestions about this project?

I support the Village at Saddlerock Crossing. The plans will be good for surrounding businesses and seem to be environmentally conscience. They are doing a lot to encourage walking instead of adding more traffic to the road. I think it will contribute positively to the area

3. Your contact information

Name: Erick Escalante
Mailing Address: Cottonwood, AZ 86326
E-mail: Not answered

4. Would you like to receive notices about this project, such as public meeting dates?

No

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Monday, February 5, 2024 5:47 PM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/05/2024 5:46 p.m.
Response #: 469
Submitter ID: 6376
IP address: 2600:1011:b164:c863:a8b5:b388:6280:6bf4
Time to complete: 12 min. , 31 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

The Village at Saddlerock Crossing

2. What are your comments, concerns, ideas, and suggestions about this project?

This project should be approved because it provides affordable housing and will have a positive impact on surrounding businesses. The design is thoughtful and will be the best development option for the lot that mitigates potential for traffic. The Baney's seem like good people who care about the Sedona community and they should be able to develop their land however they see fit.

3. Your contact information

Name: cassie deichman
Mailing Address: 95 jones lane sedona AZ 86336
E-mail: cassiepaiged@gmail.com

4. Would you like to receive notices about this project, such as public meeting dates?

Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Saddlerock Crossing Project

Lil Roo <lilrootoo@hotmail.com>

Mon 2/5/2024 5:57 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hello:

As a long-time resident of Sedona, I am opposed to the Crossing at Saddlerock project. In a town overcrowded with tourists, the last thing we need is more hotel/motel rooms. This project will only add to the traffic congestion and visual/audible noise that continues to get worse in this town.

I support housing that people who work within the city can afford. However, the 40 units suggested for the Saddlerock Crossing project are simply too many for the given location. The added traffic and parking congestion this many units can cause (on top of the already heavy traffic and parking congestion caused by the hotel) will have a very negative effect on the surrounding area.

Having lived in the inner city of several metro areas, I know firsthand how concentrated low-income housing projects can bring a host of added problems ranging from increased crime to neighborhood blight if standards are not strictly monitored and enforced. The last thing you want to see is this good intention turn into a section 8 mess.

Please consider reducing the number of units and putting restrictions in place to keep this aspect of the project from turning into a liability down the road.

The vast majority of my neighbors and colleagues feel the same about this as I do. Thank you very much for your consideration.

Joey James

Village at Saddlerock Crossing

debbieobradovich@gmail.com <debbie.obradovich@gmail.com>

on behalf of

Quail Run <debbieobradovich@gmail.com>

Mon 2/5/2024 6:04 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Mr. Meyer,

I own a home at 95 Valley View Dr. in The Saddlerock Subdivision in West Sedona. I am writing to you to express my extremely deep concern for the proposed Village at Saddlerock Crossing project. I purchased my home ten years ago to eventually become my retirement home. My home directly backs up to the proposed rear of the project. After reviewing the project I feel that the impact will adversely effect the entire subdivision and impact my quality of life in what I thought would remain a quiet community. I realize that things never stay the same, but the density along with the amount of traffic, lights, and overall party atmosphere on the rooftops that this project will bring will be extremely disruptive to our normal serenity in the neighborhood. I feel there is total disregard of the residents in wanting to approve the project as it stands. Is the revenue more important than maintaining the integrity of the neighborhood and adversely affecting lives?

I strongly urge you to please not approve this project as it stands...in fact, I pray that you do not. please let me know that you have received this correspondence.

Thank you for your consideration and humanity,

Debbie Obradovich

630-935-8106

RESIDENCES
by Debbie Obradovich

Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Tuesday, February 6, 2024 4:35 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/06/2024 4:35 a.m.
Response #: 475
Submitter ID: 6382
IP address: 47.215.236.29
Time to complete: 26 min. , 15 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

2. What are your comments, concerns, ideas, and suggestions about this project?

Dear Planning & Zoning Commissioners:

We live in Sedona full time and are fortunate to own a home in the Saddlerock neighborhood adjoining the proposed development of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns. The project was not designed within the context of our neighborhood and will cause substantially negative and high impacts to its character, quality of life, quiet enjoyment, dark skies, privacy, wildlife and safety - including excessive noise levels and light pollution, increased traffic, obscured views, reduced property values, overuse of utilities and infrastructure and even environmental concerns - without any benefit and an overall detrimental impact. I do not believe the applicant has proven the project will provide community benefit either, and even more worrisome it has not proven it will not have a net negative impact. Lodging is no longer an appropriate use given existing lodging and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. The benefits of the multifamily housing included do not seem to outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation

Master Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

1. Citizen Outreach Process and Minimizing Impacts to Adjoining Property Owners Have Been Inadequate. It is reasonable and warranted to require more Citizen Outreach considering the high impacts to our adjoining neighborhood and the protracted period of time (years) that has elapsed since the last in-person meeting (or neighbor notifications) and the substantive changes in both the project itself and property ownership in our neighborhood. Almost 50% of the lots in our neighborhood have changed ownership since mid-2017; and almost 30% since 2021. I suspect many letters of support might be from owners who are since deceased or moved. The applicant allowed such excessive time between reviews that a significant number of neighbors either thought the project had been canceled or sold their property. With each major project iteration and extensive delay the applicant has been allowed to continue the review process where it left off with outreach related to prior plans as if it were the same project and little time had passed. The applicant mentioned Ongoing Outreach, but I have not been contacted. Also, the developer has not made any modifications in response to community feedback that I can tell, especially regarding building height, noise and lighting impacts, which remain unacceptable and totally out of character with our very quiet and very dark neighborhood, and this does not bode well for a good faith partnership.

2. The Application Does Not Appear To Have Met The Required Findings For A Rezoning. The city seldom recommends denial of zoning changes and does not do so lightly so the recommendation must be given due measure. The applicant has not demonstrated it will be a good city partner nor that it is worthy of the trust it is requesting of the City, starting when it broke its promise to the City and Sedona Historical Society to preserve the historical building on the property. They tore it down, then broke a subsequent commitment to preserve and use materials from the building that remained. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the Land Development Code and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

3. Height Concerns and Noise/Lighting Impacts Must Be Further Defined and Mitigated. The building designs still all seem too tall, especially in use, with the pitched roofs of treehouse suites up to 32.3 feet and other buildings, taller elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. I foresee structural concrete, concrete backfill and other requirements for underground foundation and structures after extensive excavation raising the ground level and final elevation. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and solar panels will be installed in a way that prevents glare.

MOST DISTRESSING Are Plans For Extensive Rooftop Use of Lobby and Two-Story Buildings Already Maximized For Height, which will have the effect of a third-story (fourth-story if counting the underground level) and intrusion into the view shed. Importantly, these substantial rooftop and outdoor uses will cause very high impacts of noise and light pollution late into the night and other nuisances in our very quiet, very dark neighborhood, evidenced by current impacts of noise and light from Posse Grounds, Sky Ranch Lodge and Airport events that are much farther away. The applicant said it, "This is unlike anything in West Sedona," and it is totally unacceptable, out of character and unnecessary. The proposed rooftop and excessive outdoor uses would be a nightmare for our neighborhood. They seem to include:

- ~1) 1,800sf Rooftop terrace with bar (open until 2am?), pool and spa;
- ~2) Multiple gathering areas, rooftop fireplaces and chimneys further obscuring views with light and smoke; committing to all electric or natural gas fireplaces would be preferable.
- ~3) Rooftop Garden and multiple large 5-6 foot rooftop planters with trees
- ~4) Rooftop viewing decks and possibly second story too;
- ~5) Rooftop mechanical, AC and elevator equipment that are exempt from height requirements;
- ~6) Second story restaurant with outdoor dining areas;
- ~7) Multiple private suites with outdoor spas;
- ~8) Outdoor decks and balconies and windows that appear to open;
- ~9) Multiple pools and spas; and more!
- ~10) Lighting specifies LED, hopefully amber spectrum and no blue spectrum LED.

The rooftop terrace, bar, pool and spa seem to be placed in the open space at the end of my street where noise and light nuisances will have highest impact. Note there are no “adjoining neighborhood” privileges. In fact, we are subject to the restaurant’s and bar’s strict 0-50% reservation-only public use restrictions, justified by parking constraints, even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from their use when demand from guests, for whom reservations are not required, warrants it. All other facilities are always closed to the public, except two so-called “community gathering areas” in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. We would rather do without the bus stop, which would be better and more practically placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will ultimately add further to increased traffic delays.

4. Undoubtedly Increased Traffic and Bottlenecks Will Result on 89A and other roads when the project and Soldiers Pass signal are in full operation, considering the increased signal usage and new traffic that additional lodging will bring to the area (as opposed to drawing traffic that is already here). The project, connector road and multimodal pathways will foreseeably bring a great deal of vehicular and pedestrian traffic into our quiet neighborhood, causing safety concerns and significantly increased traffic, backups and difficulties accessing and exiting our neighborhood that don’t currently exist. This won’t add substantial improvements to Sedona’s traffic circulation network. With or without the ‘porkchop’ median, the project will undoubtedly worsen the City’s existing horrific traffic problems. A broader and updated traffic analysis and modeling might be helpful. Has the width of Saddlerock Circle for the proposed use been addressed to ensure adequacy for proposed increased vehicle, bus and delivery truck uses?

5. I have further concerns about compliance with utility, service and improvement standards. Have all utility evaluations and reports been brought current? The requested sewer vent easement on Saddlerock Circle for off gassing and Public Works’ request to reduce the number of sewer connections to address flow and odor issues identified in the area are alarming considering our neighborhood is not on City sewer and the neighborhood stormwater runoff drains to that area with a proposed underground detention basin and storm drain system to be added there. Would a sewer vent on Saddlerock Circle interfere with the drainage strategy or potentially bring foul odor problems into our neighborhood that apparently plague other areas of the city? Also reports noted, “Drainage integrity is reliant upon proper maintenance activity... with frequent clearing of debris and sediment from storm drain inlets and detention areas...” etc. Who will perform this maintenance? Finally, Paul Matthews, the prior general manager of Oak Creek Water Company now a DWID, expressed concerns doubting adequate water capacity for planned development within the district with the applicant’s project at the time, sans housing, expected to use 3X the amount of water as the entire district was then using. The current president, Doug Bowen isn’t worried and advised that if it turns out there is more infrastructure or another well required to service the project, the applicant would be required to absorb the cost. He also has tremendous faith in the project engineer who lives in our neighborhood. Considering the replacement of our ancient water infrastructure has recently begun and will take several years to complete, it seems this would be helpful to know if possible before the project breaks ground if approved. I am told there were substantial water pressure problems when CVS was developed.

6. The Geotechnical Report specified the project requires “asphalt paved parking and drive areas,” but we hope the applicant will consider using “cool pavement” technology. It also specified that the site was not evaluated for chemical or toxic exposure and the consultant should be notified if contamination was suspected. This seems prudent considering I am told prior owners and operators of the site under Biddles allowed dumping of toxic materials.

I respectfully urge the commission to vote against this application. If not, please postpone all decisions until the applicant and public can be provided the opportunity to become more fully engaged in a citizen outreach process, and the applicant can bring the project into full and transparent compliance. As it stands there are still too many unknowns that prevent the project from being fully evaluated, and under no circumstances should it be approved with contingencies. The potential impacts are too high. I respectfully request that the process be slowed to allow all stakeholders the opportunity to engage full due diligence in evaluating the impact of this development on Saddlerock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But I strongly feel it should be denied.

Thank you for your time and service.

3. Your contact information

Name: Brigitte McBride

Mailing Address: PO Box 1252 Sedona AZ 86339
E-mail: bemalt@yahoo.com

- 4. Would you like to receive notices about this project, such as public meeting dates?**
(o) Yes

Thank you,
City of Sedona

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Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Tuesday, February 6, 2024 6:41 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/06/2024 6:41 a.m.
Response #: 476
Submitter ID: 6383
IP address: 174.198.0.21
Time to complete: 8 min. , 34 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Village at Saddlerock Crossing

2. What are your comments, concerns, ideas, and suggestions about this project?

Dear City of Sedona,
It just came to my attention through an Urgent Next Door notice that this hotel plan, next to our subdivision is planned as three to four stories in height. This is not what we have been told in the past. Why has the developer not reached out until now? I oppose this project based on height. It will block the red rock views of our neighborhood. We were informed that the hotel would be a tasteful one story project. Why do we not have zoning limits for neighboring commercial plans. Our neighborhood has a one story limit and I support doing the same for this developer.
Ellyn Hilliard-McLeod
720-329-3379

3. Your contact information

Name: Ellyn Hilliard-McLeod
Mailing Address: 90 Valley View Drive
E-mail: ellynhilliard@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Village at Saddlerock Project Comments

S Nowak <annamar@suddenlink.net>

Mon 2/5/2024 6:45 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

We'd like to make a few comments about the Village at Saddlerock Crossing project. We live in Saddlerock and travel in and out on Saddlerock Circle multiple times every day.

The proposed Crossing at Saddlerock project will have a very negative impact on our quiet little neighborhood. We certainly don't need more hotels/lodging units and the congestion and noise they bring.

In addition, a large portion of the project parking lot (including the area where large buses will be parking) is highly visible to anyone walking or driving on Saddlerock Circle. This eyesore needs to be shielded from view with a landscaped berm, wall, fence, and/or vegetation *high enough and thick enough* to block views of these cars and buses.

Forty (40) multi-family units could easily add 80-100 cars to parking and local street congestion. What limits will be placed on the number of cars and people allowed per unit? Will pets be allowed? I would strongly suggest reducing the total number of units.

How many of the forty (40) multi-family units will be at market price rents and how many will be at reduced rents? How far below market? How many will be exclusively set aside for employees of the hotel?

Also, who is ultimately responsible for ensuring that the multi-family housing is maintained, kept neat and tidy, and tenanted with individuals who participate in this community by actually working here? What legal limits are there on such oversight? We don't want this to turn into a Section 8 housing, do we?

Cordially, - Stewart Nowak

I am Michael Vitek and I reside at 550 Saddlerock Circle. I have lived in Sedona since October, 2003. I am opposed to the rezoning that has been proposed by the Baney Corporation at the Village at Saddlerock Crossing for the following reasons.

1. This project as proposed will result in the Subdivision of Saddlerock having only one public exit for its residents. This will be the intersection of Valley View Rd. and Airport Rd. In the winter with snow on the ground, this intersection is unusable because it is too slippery. The developer says that we can use his **private road**. This permission can be taken away whenever he wants, and the city would have no say. If there is an accident, the City Police would respond to take an unofficial report since this is private property. Will the owner of the property then be liable for any incidents that occur on his property? If parking is allowed on the road, it will be too narrow for traffic to use safely.
2. The noise and light from the roof top beer gardens will have a negative impact on our subdivision. When the Cultural Park was in operation, the city would not allow a performance past 10 PM due to the effect on the neighborhood to the East. Will this be a requirement for this development? If the city holds to the past standards, it should be.
3. The city currently has a Community Plan that was voted on by the residents and approved by the Council. Any development should follow the Community Plan. **If it is going to be changed, why have one?**
4. Sedona is supposed to be a Dark Sky City. Having roof top bars, etc. will have a negative effect on this important designation.

This developer has not been a good neighbor. He has allowed the property to become overgrown with weeds, many of which are invasive species. In the years the property has been vacant, he has never made any attempt to make it presentable.

Michael Vitek
928-282-1076

Against the Village at Saddlerock Crossing/Oxford Hotel development

Linda Bonder <runwalkhike@gmail.com>

Mon 2/5/2024 10:04 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hello,

Please accept this comment against the proposed Village at Saddlerock Crossing. This development will significantly negatively impact the quality of life for Sedona residents. It will also negatively impact the tourist experience and related businesses in the area, casting a pall on the whole enterprise.

For residents, this development will make the traffic and congestion issues even more unbearable than they are today. Today, traffic from the Y already backs up into West Sedona, sometimes all the way to Airport Road. The development will make that backup a sure thing, at all times of day and days of the week. Businesses in Uptown are already frustrated because the tourists who get to them have had to sit in traffic and suffer to find parking. With this development, those businesses will suffer even more because the traffic will be so much worse.

Our infrastructure can clearly not handle the tourists who are already here. Our neighborhoods are already suffering because tourists come with a short-term perspective, without regard to noise or trash or auto-pollution. We are a city of a certain size. Let's stop pretending that we have more capacity.

In addition to the traffic and congestion issues that any development at Saddlerock will bring, this particular development includes many outdoor and rooftop "features" that are certain to destroy the hard fought quiet, dark-sky, view-protected character of Sedona.

PLEASE do not allow this development to go forward.

Why not create a park in the proposed area?

Thank you

Linda Bonder & David Garten

60 Forest Circle (Saddlerock neighborhood)

Sedona

503-753-4325

Proposed Village at Saddlerock Concerns

jeanine shackelford <jeanine85259@yahoo.com>

Tue 2/6/2024 2:34 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Ms. Meyer,

I had planned to attend the meeting tonight but unfortunately I was delayed in Phoenix. I am therefore submitting this email to oppose the Village at Saddlerock project as it is currently requested. My father and I have commuted to his home in Saddlerock Estates for over twelve years. During that time the information provided regarding the various proposals for approval of the project has raised concerns about the impact the development will have on the quality of life and quiet enjoyment of our community.

As you know, the newest plan includes the following: an underground parking structure, several two-level buildings with rooftop use that will act as a third story, 110 units, a convention center, a restaurant with al fresco dining, rooftop bars/fireplaces/viewing decks and gathering spaces, multiple pools and spas also located on rooftops and second story levels, a forty unit multifamily housing structure, a parking garage, bus parking and a deluxe covered Lynx bus stop with watering station and bike racks. Most units appear to have outdoor decks, balconies and/or rooftops that will face Saddlerock Estates including the multifamily housing. As you can probably imagine, such amenities will create substantial noise and light pollution nuisances in our quiet, dark neighborhood.

Some of the rooftop and outdoor uses requested in the proposal are:

- ~1) An 1,800 square foot rooftop terrace with a pool, spa and bar that will operate until 2 AM
- ~2) Multiple rooftop fireplaces and gathering areas
- ~3) A rooftop garden
- ~4) Rooftop viewing areas with the possibility of being two stories in height
- ~5) Large five to six foot rooftop planters with trees
- ~6) Rooftop mechanical, AC and elevator equipment that are exempt from height requirements
- ~7) A second story restaurant with outdoor dining areas
- ~8) Multiple private suites with outdoor spas
- ~9) Several outdoor decks and balconies as well as windows that appear to open and close

Can you imagine living in Saddlerock Estates and trying to sleep with lights, music and noise from people partying on the rooftop terrace at one in the morning? In addition, the facilities are all closed to the public except: the ten foot outdoor sundial lounging area, the deluxe covered bus stop with water, and the reservation only restaurant/bar which is restricted to a 50% capacity. The capacity restriction is for hotel guests only who don't require reservations. They can feasibly account for 100% capacity to the exclusion of the public when demand warrants it. The proposal also requests pitched roofs on the treehouse suites up to 32.3 feet along with other buildings that stand at a substantial height. These structures will impact our views with smoke from multiple wood burning chimneys and outdoor fireplaces.

A connector road and multi-modal pathway will connect Saddlerock Circle to Soldier's Pass, Elk Road and Airport Road with a sidewalk leading up to Valley View. The increased use of the Soldier's Pass traffic signal will likely cause a bottleneck making Saddlerock Estates a viable detour for drivers. Homeowners will be left to deal with heavier vehicular and pedestrian traffic. Guests will be directed to the Airport Loop trail access located in our community. We will have guests riding one of the forty complimentary bikes held in the proposed basement storage

riding through the neighborhood. Will the equipment offered include Ebikes, scooters or other noise making methods of transportation? I foresee weekend patrons attending the Red Rose Art Fairs in the Stagecoach parking lot using our Saddlerock Estates to park their cars. I am concerned that the owners of Saddlerock Estates may even be impacted by foul odors considering a commissioner said they plan to install a sewer vent easement at the end of Saddlerock Circle for off gassing the city sewer. Paul Matthews also stated the development would use three times the amount of water Oak Creek Water Company was providing at the time of his statement and that was before the housing component was added.

The Village at Saddlerock will inevitably bring adverse safety impacts and increased crime to our neighborhood. I fail to see the benefit of the proposed project to the owners in Saddlerock Estates. As far as we know, the developer has not made any changes or mitigation efforts in response to our community feedback. For the past eight years the developer has even stonewalled city Land Development Codes and other requirements, especially with regard to height restrictions. My concerns of loss of privacy, increased noise, increased traffic, safety issues, loss of view, congestion and loss of home value are just a few consequences of what I believe the owners of Saddlerock Estates will experience if this project is approved. Thank you for your time in reading this response.

Best,

Jeanine Shackleford

Comment on Development Proposal

donotreply@sedonaaz.gov <donotreply@sedonaaz.gov>

Tue 2/6/2024 6:41 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Kyle Sandidge <KSandidge@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/06/2024 6:41 a.m.
Response #: 476
Submitter ID: 6383
IP address: 174.198.0.21
Time to complete: 8 min. , 34 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

Village at Saddlerock Crossing

2.

What are your comments, concerns, ideas, and suggestions about this project?

Dear City of Sedona,

It just came to my attention through an Urgent Next Door notice that this hotel plan, next to our subdivision is planned as three to four stories in height. This is not what we have been told in the past. Why has the developer not reached out until now? I oppose this project based on height. It will block the red rock views of our neighborhood. We were informed that the hotel would be a tasteful one story project. Why do we not have zoning limits for neighboring commercial plans. Our neighborhood has a one story limit and I support doing the same for this developer.

Ellyn Hilliard-McLeod

720-329-3379

3. Your contact information

Name: Ellyn Hilliard-McLeod
Mailing Address: 90 Valley View Drive
E-mail: ellynhilliard@yahoo.com

4.

Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

SADDLEROCK CROSSING

sonya carter <sonya_crtr@yahoo.com>

Tue 2/6/2024 8:15 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Planning & Zoning Commissioners:

RE: The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

As a property owner in the Saddlerock neighborhood adjoining the proposed development of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns. The project was not designed within the context of our neighborhood and will cause substantially negative and high impacts to its character, quality of life, quiet enjoyment, dark skies, wildlife, privacy and safety - including excessive noise levels and light pollution, increased traffic, obscured views, reduced property values, overuse of utilities and infrastructure and even environmental concerns - without any benefit and an overall detrimental impact. I do not believe the applicant has proven the project will provide community benefit either, and even more worrisome it has not proven it will not have a net negative impact. Lodging is no longer an appropriate use given existing lodging and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. The benefits of the multifamily housing included do not seem to outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation Master Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

1. Citizen Outreach Process and Minimizing Impacts to Adjoining Property Owners Have Been Inadequate. It is reasonable and warranted to require more Citizen Outreach considering the high impacts to our adjoining neighborhood and the protracted period of time (years) that has elapsed since the last in-person meeting (or neighbor notifications) and the substantive changes in both the project itself and property ownership in our neighborhood. Almost 50% of the lots in our neighborhood have changed ownership since mid-2017; and almost 30% since 2021. I suspect many letters of support might be from owners who are since deceased or moved. The applicant allowed such excessive time between reviews that a significant number of neighbors either thought the project had been canceled or sold their property. With each major project iteration and extensive delay the applicant has been allowed to continue the review process where it left off with outreach related to prior plans as if it were the same project and little time had passed. The applicant mentioned Ongoing Outreach, but I have not been contacted. Also, the developer has not made any modifications in response to community feedback that I can tell, especially regarding building height, noise and lighting impacts, which remain unacceptable and totally out of character with our very quiet and very dark neighborhood, and this does not bode well for a good faith partnership.

2. The Application Does Not Appear To Have Met The Required Findings For A Rezoning. The city seldom recommends denial of zoning changes and does not do so lightly so the recommendation must be given due measure. The applicant has not demonstrated it will be a good city partner nor that it is worthy of the trust it is requesting of the City, starting when it broke its promise to the City and Sedona Historical Society to preserve the historical building on the property. They tore it down, then broke a subsequent commitment to preserve and use materials from the building that remained. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the Land Development Code and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

3. Height Concerns and Noise/Lighting Impacts Must Be Further Defined and Mitigated. The building designs still all seem too tall, especially in use, with the pitched roofs of treehouse suites up to 32.3 feet and other buildings, taller

elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. I foresee structural concrete, concrete backfill and other requirements for underground foundation and structures after extensive excavation raising the ground level and final elevation. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and solar panels will be installed in a way that prevents glare.

MOST DISTRESSING Are Plans For Extensive Rooftop Use of Lobby and Two-Story Buildings Already Maximized For Height, which will have the effect of a third-story (fourth-story if counting the underground level) and intrusion into the view shed. Importantly, these substantial rooftop and outdoor uses will cause very high impacts of noise and light pollution late into the night and other nuisances in our very quiet, very dark neighborhood, evidenced by current impacts of noise and light from Posse Grounds, Sky Ranch Lodge and Airport events that are much farther away. The applicant said it, "This is unlike anything in West Sedona," and it is totally unacceptable, out of character and unnecessary. The proposed rooftop and excessive outdoor uses would be a nightmare for our neighborhood. They seem to include:

- ~1) 1,800sf Rooftop terrace with bar (open until 2am?), pool and spa;
- ~2) Multiple gathering areas, rooftop fireplaces and chimneys further obscuring views with light and smoke; committing to all electric or natural gas fireplaces would be preferable.
- ~3) Rooftop Garden and multiple large 5-6 foot rooftop planters with trees
- ~4) Rooftop viewing decks and possibly second story too;
- ~5) Rooftop mechanical, AC and elevator equipment that are exempt from height requirements;
- ~6) Second story restaurant with outdoor dining areas;
- ~7) Multiple private suites with outdoor spas;
- ~8) Outdoor decks and balconies and windows that appear to open;
- ~9) Multiple pools and spas; and more!
- ~10) Lighting specifies LED, hopefully amber spectrum and no blue spectrum LED.

Note there are no "adjoining neighborhood" special use privileges. In fact, we are subject to the restaurant's and bar's strict 0-50% reservation-only public use restrictions justified by parking constraints even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from use when demand from guests, for whom reservations are not required, warrants it. All other facilities are always closed to the public, except two so-called "community gathering areas" in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. It seems the bus stop would be better placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will add to increased traffic delays.

4. Undoubtedly Increased Traffic and Bottlenecks Will Result on 89A and other roads when the project and Soldiers Pass signal are in full operation, considering the increased signal usage and new traffic that additional lodging will bring to the area (as opposed to drawing traffic that is already here). The project, connector road and multimodal pathways will foreseeably bring a great deal of vehicular and pedestrian traffic into our quiet neighborhood, causing safety concerns and significantly increased traffic, backups and difficulties accessing and exiting our neighborhood that don't currently exist. This won't add substantial improvements to Sedona's traffic circulation network. With or without the 'porkchop' median, the project will undoubtedly worsen the City's existing horrific traffic problems. A broader and updated traffic analysis and modeling might be helpful. Has the width of Saddlerock Circle for the proposed use been addressed to ensure adequacy for proposed increased vehicle, bus and delivery truck uses? What about adding a signal at Valley View and Airport Road for when the resulting increased traffic backups make ingress and egress from our neighborhood difficult and even dangerous?

5. I have further concerns about compliance with utility, service and improvement standards. Have all utility evaluations and reports been brought current? The requested sewer vent easement on Saddlerock Circle for off gassing and Public Works' request to reduce the number of sewer connections to address flow and odor issues identified in the area are alarming considering our neighborhood is not on City sewer and the neighborhood stormwater runoff drains to that area with a proposed underground detention basin and storm drain system to be added there. Would a sewer vent on Saddlerock Circle interfere with the drainage strategy or potentially bring foul odor problems into our neighborhood that apparently plague other areas of the city? Also reports noted, "Drainage integrity is reliant upon proper maintenance activity... with frequent clearing of debris and sediment from storm drain inlets and detention areas..." etc. Who will perform this maintenance? Will there be adequate water supply and infrastructure? Shouldn't the developer be required to dig a new well considering a former water company general manager years ago, before housing was added, stated the planned development was expected to use 3X the amount of water as the entire district was then using?

6. The Geotechnical Report specified the project requires "asphalt paved parking and drive areas," but we hope the applicant will consider using "cool pavement" technology.

I respectfully urge the commission to vote against this application. If not please postpone all decisions until the applicant and public can be more fully engaged in a citizen outreach process, and the applicant can bring the project into full and transparent compliance. As it stands there are still too many unknowns that prevent the project from being fully evaluated and under no circumstances should it be approved with contingencies, the potential impacts are too high. I respectfully request that the process be slowed to allow all stakeholders to engage in full due diligence in evaluating the impact of this development on Saddlerock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But ultimately I hope you will oppose this project.

Thank you for your time and service.

Sonya M. Carter
10 June bug circle
sonya_crtr@yahoo.com

The Oxford Hotel Plan/Village of Saddle rock Crossing. PZ19*0005 (ZC, DEV)

Bernie Higuera <bhiguera@yahoo.com>

Tue 2/6/2024 8:33 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

I am an owner in the Sedona Saddlerock neighborhood adjacent to the proposed of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns.

After reviewing some of the material sent to me and attending the Nov, 2023 meeting, I have reached the following conclusions:

1- The project is NOT designed to fit within the context of the neighborhood, the size of the lot and the corresponding population density which is appropriate for the size of the lot. Again, given the lot size, a 40 -unit residential unit or a ~ 100 person hotel may well fit the task, BUT, a combination of the two will place a significant strain on parking, traffic, and overall cause significant impact to the current residents of Saddlerock. We are talking noise level, light pollution extreme traffic....

2- I sent an earlier analysis of the traffic flow disruptions and the impacts of having Soldier Pass Road light now become a 4 way flow, with increased traffic in all directions, and specifically, with a longer stop for the 89A East-West flow traffic. The concern is very real, yet I received no acknowledgement of even having received the letter which, to be honest, is troubling. The traffic restriction will cause the Saddlerock left/west turning traffic to flow into Airport Road, as it will be simpler than to try to navigate through a completely full parking lot which also has pedestrians crossing at multiple points. The proposed "pork chop" at the Saddlerock/89A will drive this situation.

3- Once of the council members comments about "hoping the full time residents not drive their car" showed me that the council may not be interested in touch with the reality and are idealizing a behavior which is not credible. Any family in the US, no matter how rich or poor or in between, will have a need for transportation and likely have 2 vehicles, and no "idealization" can change that.

4- As I mentioned before, the combination of 110 units (hotel), 40-50 units (full time residents) and the restaurant etc.... Just becomes th life long problem of trying to squeeze 10 gallons on a 5 gallon hat. The apparent greed (the more units, the more businesses, etc the higher a revenue can be projected) of the developer is not stated, but rather hidden by someone telling the city that having a hotel will increase traffic flow in their weekend business across the street (tents and artist products) What was very obvious and was not stated, is those who stop to "shop" at these weekend tents actually park in the empty parking low which would disappear on day one of construction. This is but one of the examples which make it very easy to see that the theme of the meetings was not very useful, and that, although possible well intended, the real issues which are likely to result from the approval of this project, are not being addressed or are being ignored. I think I speak for the majority of Sedona residents when I say that the last thing Sedona needs is another high density hotel in this small space.

5- Lodging is no longer an appropriate use given existing lodging and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. For example, the amount of Airbnb in the Saddlerock residential area, if you consider up to 3 rooms available per airbnb house, will Cleary match or exceed the adding of 110 hotel rooms/

6- The benefits of the multifamily housing included do not outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Take into consideration the amount of employees needed for the operation of the hotel, in terms of management, reception, room cleaning, maintenance, restaurant staff, etc which again,

is not mentioned, or if questioned, severely conservative estimates are provided. While the housing is the most important and attractive feature of the project, the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). Once again, the area of the lot, location and access makes for a very reasonable permanent housing project, which may even be expanded from the current 40-50 units, where these units are essentially a glorified hotel room..... This makes a lot more sense as a multi family dwelling by itself, without the hotel and the restaurant, which will flow far better, impact the neighborhood far less and meet the intent/desire of the City's Housing Manager, and, to some extent offset the exodus to Airbnb within Saddle Rock.

7- The attached information below may be repetitive, as it is the work and coordination of neighbors who have taken their time to specify in more detail the negatives of this project. As I write this email myself, I can feel the anger and frustration that very little, if anything is being done to really flush out these issues which affect those who have chosen to live in Sedona. I realize that this becomes somewhat of a game of attrition, with some issues being discussed, a "lightweight proposal" or modification is provided by the developer to allow a specific comment, and the underlying inertia of 110 units, 40-50 small permanent housing, a restaurant, 3 stories construction and a lot of noise and traffic disruption remains in the scope of the plan.

8- For the reasons highlighted above, and more generally, for the reasons stated below, I respectfully urge the commission to vote against this application. If this were not to happen, as a minimum, please postpone any and all decisions until the applicant and public can be more fully engaged in a citizen outreach process, with proper documentations and results for the record, and perhaps achieve a goal where the applicant can bring the project into full and transparent compliance vs. a "point change here and there" to address the issues of the previous meeting. At this point, there are still too many unknowns that prevent an accurate and objective evaluation of the project by those who would be more affected by "unforeseen conditions" which even if currently discussed in passing at a meeting, do not provide high confidence that this project will be as "beautiful" as suggested. Furthermore, under no circumstances should this project be approved with contingencies, the potential impacts are too high, and let's keep in mind that the objective of the lawyers at this point is to get the project approved. Contingencies will not work in favor of Sedona or the residents. Any changes should be specifically documented and approved as written or rejected,

9- I respectfully request that the process be slowed and expanded to allow ALL stakeholders to engage in a more accurate full due diligence evaluation of the impact of this development on Saddle Rock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But ultimately I hope you will oppose this project.

Thanks you for your time reading and processing these concerns

B Higuera
220 Rockridge Dr, Sedona, Az, 86336

The following text below (A-G) is a list of additional comments and concerns from other neighbors which may add, detail or support the comments I have personally provided above (Items 1-9)

Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be

appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation Master Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

A. Citizen Outreach Process and Minimizing Impacts to Adjoining Property Owners Have Been Inadequate. It is reasonable and warranted to require more Citizen Outreach considering the high impacts to our adjoining neighborhood and the protracted period of time (years) that has elapsed since the last in-person meeting (or neighbor notifications) and the substantive changes in both the project itself and property ownership in our neighborhood. Almost 50% of the lots in our neighborhood have changed ownership since mid-2017; and almost 30% since 2021. I suspect many letters of support might be from owners who are since deceased or moved. The applicant allowed such excessive time between reviews that a significant number of neighbors either thought the project had been canceled or sold their property. With each major project iteration and extensive delay the applicant has been allowed to continue the review process where it left off with outreach related to prior plans as if it were the same project and little time had passed. The applicant mentioned Ongoing Outreach, but most neighbors which have discussed this issues have not been contacted. Also, the developer has not made any modifications in response to community feedback, especially regarding building height, noise and lighting impacts, which remain unacceptable and totally out of character with our very quiet and very dark neighborhood, and this does not bode well for a good faith partnership.

B The Application Does Not Appear To Have Met The Required Findings For A Rezoning. The city seldom recommends denial of zoning changes and does not do so lightly so the recommendation must be given due measure. The applicant has not demonstrated it will be a good city partner nor that it is worthy of the trust it is requesting of the City, starting when it broke its promise to the City and Sedona Historical Society to preserve the historical building on the property. They tore it down, then broke a subsequent commitment to preserve and use materials from the building that remained. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the Land Development Code and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

C. Height Concerns and Noise/Lighting Impacts Must Be Further Defined and Mitigated with a verifiable proof/plan. The building designs still all seem too tall, especially in use, with the pitched roofs of treehouse suites up to 32.3 feet and other buildings, taller elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. I foresee structural concrete, concrete backfill and other requirements for underground foundation and structures after extensive excavation raising the ground level and final elevation. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and

solar panels will be installed in a way that prevents glare.

D- MOST DISTRESSING Are Plans For Extensive Rooftop Use of Lobby and Two-Story Buildings Already Maximized For Height, which will have the effect of a third-story (fourth-story if counting the underground level) and intrusion into the view shed. Importantly, these substantial rooftop and outdoor uses will cause very high impacts of noise and light pollution late into the night and other nuisances in our very quiet, very dark neighborhood, evidenced by current impacts of noise and light from Posse Grounds, Sky Ranch Lodge and Airport events that are much farther away. The applicant said it, "This is unlike anything in West Sedona," and it is totally unacceptable, out of character and unnecessary. The proposed rooftop and excessive outdoor uses would be a nightmare for our neighborhood. They seem to include:

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E- Note there are no "adjoining neighborhood" special use privileges. In fact, the restaurant's and bar's strict 0-50% reservation-only public use restrictions justified by parking constraints even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from use when demand from guests, for whom reservations are not required, warrants it. All other facilities are always closed to the public, except two so-called "community gathering areas" in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. It seems the bus stop would be better placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will add to increased traffic delays.

F. Undoubtedly Increased Traffic and Bottlenecks Will Result on 89A and other roads when the project and Soldiers Pass signal are in full operation, considering the increased signal usage and new traffic that additional lodging will bring to the area (as opposed to drawing traffic that is already here). The project, connector road and multimodal pathways will foreseeably bring a great deal of vehicular and pedestrian traffic into our quiet neighborhood, causing safety concerns and significantly increased traffic, backups and difficulties accessing and exiting our neighborhood that don't currently exist. This won't add substantial improvements to Sedona's traffic circulation network. With or without the 'porkchop' median, the project will undoubtedly worsen the City's existing horrific traffic problems. A broader and updated traffic analysis and modeling might be helpful. Has the width of Saddlerock Circle for the proposed use been addressed to ensure adequacy for proposed increased vehicle, bus and delivery truck uses? What about adding a signal at Valley View and Airport Road for when the resulting increased traffic backups make ingress and egress from our neighborhood difficult and even dangerous?

G Further concerns about compliance with utility, service and improvement standards. Have all utility evaluations and reports been brought current? The requested sewer vent easement on Saddlerock Circle for off gassing and Public Works' request to reduce the number of sewer connections to address flow

and odor issues identified in the area are alarming considering our neighborhood is not on City sewer and the neighborhood stormwater runoff drains to that area with a proposed underground detention basin and storm drain system to be added there. Would a sewer vent on Saddlerock Circle interfere with the drainage strategy or potentially bring foul odor problems into our neighborhood that apparently plague other areas of the city? Also reports noted, "Drainage integrity is reliant upon proper maintenance activity... with frequent clearing of debris and sediment from storm drain inlets and detention areas..." etc. Who will perform this maintenance? Will there be adequate water supply and infrastructure? Shouldn't the developer be required to dig a new well considering a former water company general manager years ago, before housing was added, stated the planned development was expected to use 3X the amount of water as the entire district was then using?

H. The Geotechnical Report specified the project requires "asphalt paved parking and drive areas," but we hope the applicant will consider using "cool pavement" technology.

The Oxford Hotel Plan/Village of Saddle rock Crossing. PZ19*0005 (ZC, DEV)

Bernie Higuera <bhiguera@yahoo.com>

Tue 2/6/2024 8:33 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

I am an owner in the Sedona Saddlerock neighborhood adjacent to the proposed of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns.

After reviewing some of the material sent to me and attending the Nov, 2023 meeting, I have reached the following conclusions:

1- The project is NOT designed to fit within the context of the neighborhood, the size of the lot and the corresponding population density which is appropriate for the size of the lot. Again, given the lot size, a 40 -unit residential unit or a ~ 100 person hotel may well fit the task, BUT, a combination of the two will place a significant strain on parking, traffic, and overall cause significant impact to the current residents of Saddlerock. We are talking noise level, light pollution extreme traffic....

2- I sent an earlier analysis of the traffic flow disruptions and the impacts of having Soldier Pass Road light now become a 4 way flow, with increased traffic in all directions, and specifically, with a longer stop for the 89A East-West flow traffic. The concern is very real, yet I received no acknowledgement of even having received the letter which, to be honest, is troubling. The traffic restriction will cause the Saddlerock left/west turning traffic to flow into Airport Road, as it will be simpler than to try to navigate through a completely full parking lot which also has pedestrians crossing at multiple points. The proposed "pork chop" at the Saddlerock/89A will drive this situation.

3- Once of the council members comments about "hoping the full time residents not drive their car" showed me that the council may not be interested in touch with the reality and are idealizing a behavior which is not credible. Any family in the US, no matter how rich or poor or in between, will have a need for transportation and likely have 2 vehicles, and no "idealization" can change that.

4- As I mentioned before, the combination of 110 units (hotel), 40-50 units (full time residents) and the restaurant etc.... Just becomes th life long problem of trying to squeeze 10 gallons on a 5 gallon hat. The apparent greed (the more units, the more businesses, etc the higher a revenue can be projected) of the developer is not stated, but rather hidden by someone telling the city that having a hotel will increase traffic flow in their weekend business across the street (tents and artist products) What was very obvious and was not stated, is those who stop to "shop" at these weekend tents actually park in the empty parking low which would disappear on day one of construction. This is but one of the examples which make it very easy to see that the theme of the meetings was not very useful, and that, although possible well intended, the real issues which are likely to result from the approval of this project, are not being addressed or are being ignored. I think I speak for the majority of Sedona residents when I say that the last thing Sedona needs is another high density hotel in this small space.

5- Lodging is no longer an appropriate use given existing lodging and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. For example, the amount of Airbnb in the Saddlerock residential area, if you consider up to 3 rooms available per airbnb house, will Cleary match or exceed the adding of 110 hotel rooms/

6- The benefits of the multifamily housing included do not outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Take into consideration the amount of employees needed for the operation of the hotel, in terms of management, reception, room cleaning, maintenance, restaurant staff, etc which again,

is not mentioned, or if questioned, severely conservative estimates are provided. While the housing is the most important and attractive feature of the project, the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). Once again, the area of the lot, location and access makes for a very reasonable permanent housing project, which may even be expanded from the current 40-50 units, where these units are essentially a glorified hotel room..... This makes a lot more sense as a multi family dwelling by itself, without the hotel and the restaurant, which will flow far better, impact the neighborhood far less and meet the intent/desire of the City's Housing Manager, and, to some extent offset the exodus to Airbnb within Saddle Rock.

7- The attached information below may be repetitive, as it is the work and coordination of neighbors who have taken their time to specify in more detail the negatives of this project. As I write this email myself, I can feel the anger and frustration that very little, if anything is being done to really flush out these issues which affect those who have chosen to live in Sedona. I realize that this becomes somewhat of a game of attrition, with some issues being discussed, a "lightweight proposal" or modification is provided by the developer to allow a specific comment, and the underlying inertia of 110 units, 40-50 small permanent housing, a restaurant, 3 stories construction and a lot of noise and traffic disruption remains in the scope of the plan.

8- For the reasons highlighted above, and more generally, for the reasons stated below, I respectfully urge the commission to vote against this application. If this were not to happen, as a minimum, please postpone any and all decisions until the applicant and public can be more fully engaged in a citizen outreach process, with proper documentations and results for the record, and perhaps achieve a goal where the applicant can bring the project into full and transparent compliance vs. a "point change here and there" to address the issues of the previous meeting. At this point, there are still too many unknowns that prevent an accurate and objective evaluation of the project by those who would be more affected by "unforeseen conditions" which even if currently discussed in passing at a meeting, do not provide high confidence that this project will be as "beautiful" as suggested. Furthermore, under no circumstances should this project be approved with contingencies, the potential impacts are too high, and let's keep in mind that the objective of the lawyers at this point is to get the project approved. Contingencies will not work in favor of Sedona or the residents. Any changes should be specifically documented and approved as written or rejected,

9- I respectfully request that the process be slowed and expanded to allow ALL stakeholders to engage in a more accurate full due diligence evaluation of the impact of this development on Saddle Rock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But ultimately I hope you will oppose this project.

Thanks you for your time reading and processing these concerns

B Higuera
220 Rockridge Dr, Sedona, Az, 86336

The following text below (A-G) is a list of additional comments and concerns from other neighbors which may add, detail or support the comments I have personally provided above (Items 1-9)

Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be

appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation Master Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

A. Citizen Outreach Process and Minimizing Impacts to Adjoining Property Owners Have Been Inadequate. It is reasonable and warranted to require more Citizen Outreach considering the high impacts to our adjoining neighborhood and the protracted period of time (years) that has elapsed since the last in-person meeting (or neighbor notifications) and the substantive changes in both the project itself and property ownership in our neighborhood. Almost 50% of the lots in our neighborhood have changed ownership since mid-2017; and almost 30% since 2021. I suspect many letters of support might be from owners who are since deceased or moved. The applicant allowed such excessive time between reviews that a significant number of neighbors either thought the project had been canceled or sold their property. With each major project iteration and extensive delay the applicant has been allowed to continue the review process where it left off with outreach related to prior plans as if it were the same project and little time had passed. The applicant mentioned Ongoing Outreach, but most neighbors which have discussed this issues have not been contacted. Also, the developer has not made any modifications in response to community feedback, especially regarding building height, noise and lighting impacts, which remain unacceptable and totally out of character with our very quiet and very dark neighborhood, and this does not bode well for a good faith partnership.

B The Application Does Not Appear To Have Met The Required Findings For A Rezoning. The city seldom recommends denial of zoning changes and does not do so lightly so the recommendation must be given due measure. The applicant has not demonstrated it will be a good city partner nor that it is worthy of the trust it is requesting of the City, starting when it broke its promise to the City and Sedona Historical Society to preserve the historical building on the property. They tore it down, then broke a subsequent commitment to preserve and use materials from the building that remained. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the Land Development Code and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

C. Height Concerns and Noise/Lighting Impacts Must Be Further Defined and Mitigated with a verifiable proof/plan. The building designs still all seem too tall, especially in use, with the pitched roofs of treehouse suites up to 32.3 feet and other buildings, taller elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. I foresee structural concrete, concrete backfill and other requirements for underground foundation and structures after extensive excavation raising the ground level and final elevation. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and

solar panels will be installed in a way that prevents glare.

D- MOST DISTRESSING Are Plans For Extensive Rooftop Use of Lobby and Two-Story Buildings Already Maximized For Height, which will have the effect of a third-story (fourth-story if counting the underground level) and intrusion into the view shed. Importantly, these substantial rooftop and outdoor uses will cause very high impacts of noise and light pollution late into the night and other nuisances in our very quiet, very dark neighborhood, evidenced by current impacts of noise and light from Posse Grounds, Sky Ranch Lodge and Airport events that are much farther away. The applicant said it, "This is unlike anything in West Sedona," and it is totally unacceptable, out of character and unnecessary. The proposed rooftop and excessive outdoor uses would be a nightmare for our neighborhood. They seem to include:

- ~1) 1,800sf Rooftop terrace with bar (open until 2am?), pool and spa;
- ~2) Multiple gathering areas, rooftop fireplaces and chimneys further obscuring views with light and smoke; committing to all electric or natural gas fireplaces would be preferable.
- ~3) Rooftop Garden and multiple large 5-6 foot rooftop planters with trees
- ~4) Rooftop viewing decks and possibly second story too;
- ~5) Rooftop mechanical, AC and elevator equipment that are exempt from height requirements;
- ~6) Second story restaurant with outdoor dining areas;
- ~7) Multiple private suites with outdoor spas;
- ~8) Outdoor decks and balconies and windows that appear to open;
- ~9) Multiple pools and spas; and more!
- ~10) Lighting specifies LED, hopefully amber spectrum and no blue spectrum LED.

E- Note there are no "adjoining neighborhood" special use privileges. In fact, the restaurant's and bar's strict 0-50% reservation-only public use restrictions justified by parking constraints even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from use when demand from guests, for whom reservations are not required, warrants it. All other facilities are always closed to the public, except two so-called "community gathering areas" in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. It seems the bus stop would be better placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will add to increased traffic delays.

F. Undoubtedly Increased Traffic and Bottlenecks Will Result on 89A and other roads when the project and Soldiers Pass signal are in full operation, considering the increased signal usage and new traffic that additional lodging will bring to the area (as opposed to drawing traffic that is already here). The project, connector road and multimodal pathways will foreseeably bring a great deal of vehicular and pedestrian traffic into our quiet neighborhood, causing safety concerns and significantly increased traffic, backups and difficulties accessing and exiting our neighborhood that don't currently exist. This won't add substantial improvements to Sedona's traffic circulation network. With or without the 'porkchop' median, the project will undoubtedly worsen the City's existing horrific traffic problems. A broader and updated traffic analysis and modeling might be helpful. Has the width of Saddlerock Circle for the proposed use been addressed to ensure adequacy for proposed increased vehicle, bus and delivery truck uses? What about adding a signal at Valley View and Airport Road for when the resulting increased traffic backups make ingress and egress from our neighborhood difficult and even dangerous?

G Further concerns about compliance with utility, service and improvement standards. Have all utility evaluations and reports been brought current? The requested sewer vent easement on Saddlerock Circle for off gassing and Public Works' request to reduce the number of sewer connections to address flow

and odor issues identified in the area are alarming considering our neighborhood is not on City sewer and the neighborhood stormwater runoff drains to that area with a proposed underground detention basin and storm drain system to be added there. Would a sewer vent on Saddlerock Circle interfere with the drainage strategy or potentially bring foul odor problems into our neighborhood that apparently plague other areas of the city? Also reports noted, "Drainage integrity is reliant upon proper maintenance activity... with frequent clearing of debris and sediment from storm drain inlets and detention areas..." etc. Who will perform this maintenance? Will there be adequate water supply and infrastructure? Shouldn't the developer be required to dig a new well considering a former water company general manager years ago, before housing was added, stated the planned development was expected to use 3X the amount of water as the entire district was then using?

H. The Geotechnical Report specified the project requires "asphalt paved parking and drive areas," but we hope the applicant will consider using "cool pavement" technology.

Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Tuesday, February 6, 2024 10:00 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/06/2024 10:00 a.m.
Response #: 489
Submitter ID: 6396
IP address: 165.199.181.11
Time to complete: 4 min. , 50 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

2. What are your comments, concerns, ideas, and suggestions about this project?

Dear Planning & Zoning Commissioners,

As a property owner in the Saddlerock neighborhood adjoining the proposed development of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns. The project was not designed within the context of our neighborhood and will cause substantially negative and high impacts to its character, quality of life, quiet enjoyment, dark skies, wildlife, privacy and safety - including excessive noise levels and light pollution, increased traffic, obscured views, reduced property values, overuse of utilities and infrastructure and even environmental concerns - without any benefit and an overall detrimental impact. I do not believe the applicant has proven the project will provide community benefit either, and even more worrisome it has not proven it will not have a net negative impact. Lodging is no longer an appropriate use given existing lodging available in the area and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. The benefits of the multifamily housing included do not seem to outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation Master

Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

I hope you consider my request to vote no on this request. Appreciate your consideration,
Miguel Ortiz

3. Your contact information

Name: Miguel Ortiz
Mailing Address: 515 Stillmeadow Dr., Richardson, TX 75081
E-mail: nak45z@aol.com

4. Would you like to receive notices about this project, such as public meeting dates?

No

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Tuesday, February 6, 2024 10:05 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/06/2024 10:04 a.m.
Response #: 490
Submitter ID: 6397
IP address: 216.24.212.225
Time to complete: 37 min. , 57 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

2. What are your comments, concerns, ideas, and suggestions about this project?

I am a psychiatrist, retired and residing full-time in Sedona. I own my home in the Saddlerock neighborhood adjoining the proposed development of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns.

The project is too dense and was not designed within the context of our neighborhood. It will cause substantially negative and high impacts to its character, quality of life, quiet enjoyment, dark skies, wildlife, privacy and safety - including excessive noise levels and light pollution, extreme traffic, obscured views, reduced property values, overuse of utilities and infrastructure and even environmental concerns - without any benefit and an overall detrimental impact. I do not believe the applicant has proven the project will provide community benefit either, and even more worrisome it has not proven it will not have a net negative impact. Lodging is no longer an appropriate use given existing lodging and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. The benefits of the multifamily housing included do not seem to outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation Master Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

1. Citizen Outreach Process and Minimizing Impacts to Adjoining Property Owners Have Been Inadequate. It is reasonable and warranted to require more Citizen Outreach considering the high impacts to our adjoining neighborhood and the protracted period of time (years) that has elapsed since the last in-person meeting (or neighbor notifications) and the substantive changes in both the project itself and property ownership in our neighborhood. Almost 50% of the lots in our neighborhood have changed ownership since mid-2017; and almost 30% since 2021. I suspect many letters of support might be from owners who are since deceased or moved. The applicant allowed such excessive time between reviews that a significant number of neighbors either thought the project had been canceled or sold their property. With each major project iteration and extensive delay the applicant has been allowed to continue the review process where it left off with outreach related to prior plans as if it were the same project and little time had passed. The applicant mentioned Ongoing Outreach, but I have not been contacted. Also, the developer has not made any modifications in response to community feedback that I can tell, especially regarding building height, noise and lighting impacts, which remain unacceptable and totally out of character with our very quiet and very dark neighborhood, and this does not bode well for a good faith partnership.

2. The Application Does Not Appear To Have Met The Required Findings For A Rezoning. The city seldom recommends denial of zoning changes and does not do so lightly so the recommendation must be given due measure. The applicant has not demonstrated it will be a good city partner nor that it is worthy of the trust it is requesting of the City, starting when it broke its promise to the City and Sedona Historical Society to preserve the historical building on the property. They tore it down, then broke a subsequent commitment to preserve and use materials from the building that remained. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the Land Development Code and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

3. Height Concerns and Noise/Lighting Impacts Must Be Further Defined and Mitigated. The building designs still all seem too tall, especially in use, with the pitched roofs of treehouse suites up to 32.3 feet and other buildings, taller elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. I foresee structural concrete, concrete backfill and other requirements for underground foundation and structures after extensive excavation raising the ground level and final elevation. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and solar panels will be installed in a way that prevents glare.

MOST DISTRESSING Are Plans For Extensive Rooftop Use of Lobby and Two-Story Buildings Already Maximized For Height, which will have the effect of a third-story (fourth-story if counting the underground level) and intrusion into the view shed. Importantly, these substantial rooftop and outdoor uses will cause very high impacts of noise and light pollution late into the night and other nuisances in our very quiet, very dark neighborhood, evidenced by current impacts of noise and light from Posse Grounds, Sky Ranch Lodge and Airport events that are much farther away. The applicant said it, "This is unlike anything in West Sedona," and it is totally unacceptable, out of character and unnecessary. The proposed rooftop and excessive outdoor uses would be a nightmare for our neighborhood. They seem to include:

- ~1) 1,800sf Rooftop terrace with bar (open until 2am?), pool and spa;
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- ~3) Rooftop Garden and multiple large 5-6 foot rooftop planters with trees
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- ~5) Rooftop mechanical, AC and elevator equipment that are exempt from height requirements;
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- ~9) Multiple pools and spas; and more!
- ~10) Lighting specifies LED, hopefully amber spectrum and no blue spectrum LED.

Note there are no “adjoining neighborhood” special use privileges. In fact, we are subject to the restaurant’s and bar’s strict 0-50% reservation-only public use restrictions justified by parking constraints even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from use when demand from guests, for whom reservations are not required, warrants it. All other facilities are always closed to the public, except two so-called “community gathering areas” in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. It seems the bus stop would be better placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will add to increased traffic delays.

4. Undoubtedly Increased Traffic and Bottlenecks Will Result on 89A and other roads when the project and Soldiers Pass signal are in full operation, considering the increased signal usage and new traffic that additional lodging will bring to the area (as opposed to drawing traffic that is already here). The project, connector road and multimodal pathways will foreseeably bring a great deal of vehicular and pedestrian traffic into our quiet neighborhood, causing safety concerns and significantly increased traffic, backups and difficulties accessing and exiting our neighborhood that don’t currently exist. This won’t add substantial improvements to Sedona’s traffic circulation network. With or without the ‘porkchop’ median, the project will undoubtedly worsen the City’s existing extreme traffic problems. A broader and updated traffic analysis with realistic modeling is necessary. Has the width of Saddlerock Circle for the proposed use been addressed to ensure adequacy for proposed increased vehicle, bus and delivery truck uses? What about adding a signal at Valley View and Airport Road for when the resulting increased traffic backups make ingress and egress from our neighborhood difficult and even dangerous?

5. I have further concerns about compliance with utility, service and improvement standards. Have all utility evaluations and reports been brought current? The requested sewer vent easement on Saddlerock Circle for off gassing and Public Works’ request to reduce the number of sewer connections to address flow and odor issues identified in the area are alarming considering our neighborhood is not on City sewer and the neighborhood stormwater runoff drains to that area with a proposed underground detention basin and storm drain system to be added there. Would a sewer vent on Saddlerock Circle interfere with the drainage strategy or potentially bring foul odor problems into our neighborhood that apparently plague other areas of the city? Also reports noted, “Drainage integrity is reliant upon proper maintenance activity... with frequent clearing of debris and sediment from storm drain inlets and detention areas...” etc. Who will perform this maintenance? Will there be adequate water supply and infrastructure? Shouldn't the developer be required to dig a new well considering a former water company general manager years ago, before housing was added, stated the planned development was expected to use 3X the amount of water as the entire district was then using?

6. The Geotechnical Report specified the project requires “asphalt paved parking and drive areas,” but we hope the applicant will consider using “cool pavement” technology.

I respectfully urge the commission to vote against this application. If not please postpone all decisions until the applicant and public can be more fully engaged in a citizen outreach process, and the applicant can bring the project into full and transparent compliance. As it stands there are still too many unknowns that prevent the project from being fully evaluated and under no circumstances should it be approved with contingencies, the potential impacts are too high. I respectfully request that the process be slowed to allow all stakeholders to engage in full due diligence in evaluating the impact of this development on Saddlerock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But ultimately I hope you will oppose this project.

Thank you for your time and service.

3. Your contact information

Name: Dr Patricia Fields
Mailing Address: 30 Sunset Cir Sedona AZ 86336
E-mail: pgruszka9@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Feb 6 P&Z Meeting for Saddlerock Hotel & Multi-Family Housing (Zoning Change to Lodging)

Karen Yoder <kdmyoder@yahoo.com>

Tue 2/6/2024 10:02 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

Hello Cari Meyer,

Thank you for your conscientious work for Sedona's remarkable natural beauty and quality of life. We own a home in Saddlerock and are concerned about substantial negative impacts to our neighborhood from the proposed Village at Saddlerock Crossing/Oxford Hotel development that will completely change the quality of life, quiet enjoyment, and character of our neighborhood.

We are very worried about the newest plan which includes an underground level, two-story above ground buildings and rooftop use of many buildings which in effect becomes a third story. There will be 110-units, convention center, restaurant with al fresco dining, rooftop bar, rooftop fireplaces, rooftop viewing decks, rooftop gathering spaces, multiple pools and spas including on the roof and second stories, 40-units multifamily housing, parking garage, bus parking and a deluxe covered Lynx bus stop with watering station and bike racks that will likely attract use by unhoused persons. Most units appear to have outdoor decks or balconies (facing the neighborhood) and/or rooftop use, including the multifamily housing.

Most disressing are the rooftop and second-story outdoor uses that will create substantial noise and light pollution nuisances in our quiet, dark neighborhood, given that we are already impacted noise and light from Posse Ground, Sky Ranch Lodge and Airport events that are much farther away. The rooftop and outdoor uses include:

- ~1) 1,800sf Rooftop terrace with bar (open until 2am?), pool and spa;
- ~2) Multiple rooftop fireplaces and gathering areas;
- ~3) Rooftop Garden;
- ~4) Rooftop viewing areas and possibly second story too;
- ~5) Large 5-6 foot rooftop planters with trees;
- ~6) Rooftop mechanical, AC and elevator equipment that are exempt from height requirements;
- ~7) Second story restaurant with outdoor dining areas;
- ~8) Multiple private suites with outdoor spas;
- ~9) Outdoor decks and balconies and windows that appear to open; and more!

Note the facilities are all closed to the public, except the 10-foot outdoor sundial lounging area, deluxe covered bus stop with water, and reservation only stricted limited restaurant and bar 'up to' but never to exceed 50% capacity. Minimum 50% capacity of restaurant and bar is for hotel guests only, who don't require reservations, and can feasibly account for 100% capacity to the exclusion of the public when demand warrants it.

Pitched roofs of treehouse suites up to 32.3 feet and other buildings will likely block our views with smoke from multiple wood burning chimneys and outdoor fireplaces further potentially obscuring views.

A connector road and multimodal pathway will connect Saddlerock Circle to Soldier's Pass, Elk Road and Airport Road with a sidewalk up to Valley View likely bringing a great deal of vehicular and pedestrian traffic into our quiet neighborhood. Substantially increased use of the Soldier's Pass signal is likely to cause a new traffic bottleneck that may cause vehicles to try to bypass traffic through our neighborhood. It is likely the hotel will direct guests to the Airport Loop trail access in our neighborhood as well as guests riding our neighborhood on their complementary bikes (there is basement storage for 40 bikes, foreseeably ebikes and possibly escooters?). I foresee patrons for the weekend Red Rose Art Fairs in the Stagecoach parking lot parking in our neighborhood. We may even be impacted by foul odors considering a commissioner requested they plan to install an sewer vent easement at the end of Saddlerock Circle for off gassing the city sewer. What about Paul Matthews asserting the development would use three times amount of water Oak Creek Water Co was providing at the time - and that was before the housing component was added.

This development will inevitably bring adverse safety impacts and increased crime in our neighborhood - without any benefit that we can see.

We sincerely appreciate your advocacy to preserve Sedona's natural beauty and serene quality of life.

Very best regards,

Karen Yoder
320 Rockridge Drive

Dear Planning & Zoning Commissioners:

RE: The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

As a property owner in the Saddlerock neighborhood adjoining the proposed development of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns. The project was not designed within the context of our neighborhood and will cause substantially negative and high impacts to its character, quality of life, quiet enjoyment, dark skies, wildlife, privacy and safety - including excessive noise levels and light pollution, increased traffic, obscured views, reduced property values, overuse of utilities and infrastructure and even environmental concerns - without any benefit and an overall detrimental impact. I do not believe the applicant has proven the project will provide community benefit either, and even more worrisome it has not proven it will not have a net negative impact. Lodging is no longer an appropriate use given existing lodging and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. The benefits of the multifamily housing included do not seem to outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation Master Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

1. Citizen Outreach Process and Minimizing Impacts to Adjoining Property Owners Have Been Inadequate. It is reasonable and warranted to require more Citizen Outreach considering the high impacts to our adjoining neighborhood and the protracted period of time (years) that has elapsed since the last in-person meeting (or neighbor notifications) and the substantive changes in both the project itself and property ownership in our neighborhood. Almost 50% of the lots in our neighborhood have changed ownership since mid-2017; and almost 30% since 2021. I suspect many letters of support might be from owners who are since deceased or moved. The applicant allowed such excessive time between reviews that a significant number of neighbors either thought the project had been canceled or sold their property. With each major project iteration and extensive delay the applicant has been allowed to continue the review process where it left off with outreach related to prior plans as if it were the same project and little time had passed. The applicant mentioned Ongoing Outreach, but I have not been contacted. Also, the developer has not made any modifications in response to community feedback that I can tell, especially regarding building height, noise and lighting impacts, which remain unacceptable and totally out of character with our very quiet and very dark neighborhood, and this does not bode well for a good faith partnership.

2. The Application Does Not Appear To Have Met The Required Findings For A Rezoning. The city seldom recommends denial of zoning changes and does not do so lightly so the recommendation must be given due measure. The applicant has not demonstrated it will be a good city partner nor that it is worthy of the trust it is requesting of the City, starting when it broke its promise to the City and Sedona Historical Society to preserve the historical building on the property. They tore it down, then broke a subsequent commitment to preserve and use materials from the building that remained. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than

denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the Land Development Code and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

3. Height Concerns and Noise/Lighting Impacts Must Be Further Defined and Mitigated. The building designs still all seem too tall, especially in use, with the pitched roofs of treehouse suites up to 32.3 feet and other buildings, taller elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. I foresee structural concrete, concrete backfill and other requirements for underground foundation and structures after extensive excavation raising the ground level and final elevation. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and solar panels will be installed in a way that prevents glare.

MOST DISTRESSING Are Plans For Extensive Rooftop Use of Lobby and Two-Story Buildings Already Maximized For Height, which will have the effect of a third-story (fourth-story if counting the underground level) and intrusion into the view shed. Importantly, these substantial rooftop and outdoor uses will cause very high impacts of noise and light pollution late into the night and other nuisances in our very quiet, very dark neighborhood, evidenced by current impacts of noise and light from Posse Grounds, Sky Ranch Lodge and Airport events that are much farther away. The applicant said it, "This is unlike anything in West Sedona," and it is totally unacceptable, out of character and unnecessary. The proposed rooftop and excessive outdoor uses would be a nightmare for our neighborhood. They seem to include:

- ~1) 1,800sf Rooftop terrace with bar (open until 2am?), pool and spa;
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- ~3) Rooftop Garden and multiple large 5-6 foot rooftop planters with trees
- ~4) Rooftop viewing decks and possibly second story too;
- ~5) Rooftop mechanical, AC and elevator equipment that are exempt from height requirements;
- ~6) Second story restaurant with outdoor dining areas;
- ~7) Multiple private suites with outdoor spas;
- ~8) Outdoor decks and balconies and windows that appear to open;
- ~9) Multiple pools and spas; and more!
- ~10) Lighting specifies LED, hopefully amber spectrum and no blue spectrum LED.

Note there are no "adjoining neighborhood" special use privileges. In fact, we are subject to the restaurant's and bar's strict 0-50% reservation-only public use restrictions justified by parking constraints even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from use when demand from guests, for whom reservations are not required, warrants it. All other facilities are always closed to the public, except two so-called "community gathering areas" in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. It seems the bus stop would be better placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will add to increased traffic delays.

4. Undoubtedly Increased Traffic and Bottlenecks Will Result on 89A and other roads when the project and Soldiers Pass signal are in full operation, considering the increased signal usage and new traffic that additional lodging will bring to the area (as opposed to drawing traffic that is already here). The project, connector road and multimodal pathways will foreseeably bring a great deal of vehicular and pedestrian traffic into our quiet neighborhood, causing safety concerns and significantly increased traffic, backups and difficulties accessing and exiting our neighborhood that don't currently exist. This won't add substantial improvements to Sedona's traffic circulation network. With or without the 'porkchop' median, the project will undoubtedly worsen the City's existing horrific traffic problems. A broader and updated traffic analysis and modeling might be helpful. Has the width of Saddlerock Circle for the proposed use been addressed to ensure adequacy for proposed increased vehicle, bus and delivery truck uses? What about adding a signal at Valley View and Airport Road for when the resulting increased traffic backups make ingress and egress from our neighborhood difficult and even dangerous?

5. I have further concerns about compliance with utility, service and improvement standards. Have all utility evaluations and reports been brought current? The requested sewer vent easement on Saddlerock Circle for off gassing and Public Works' request to reduce the number of sewer connections to address flow and odor issues identified in the area are alarming considering our neighborhood is not on City sewer and the neighborhood stormwater runoff drains to that area with a proposed underground detention basin and storm drain system to be added there. Would a sewer vent on Saddlerock Circle interfere with the drainage strategy or potentially bring foul odor problems into our neighborhood that apparently plague other areas of the city? Also reports noted, "Drainage integrity is reliant upon proper maintenance activity... with frequent clearing of debris and sediment from storm drain inlets and detention areas..." etc. Who will perform this maintenance? Will there be adequate water supply and infrastructure? Shouldn't the developer be required to dig a new well considering a former water company general manager years ago, before housing was added, stated the planned development was expected to use 3X the amount of water as the entire district was then using?

6. The Geotechnical Report specified the project requires "asphalt paved parking and drive areas," but we hope the applicant will consider using "cool pavement" technology.

I respectfully urge the commission to vote against this application. If not please postpone all decisions until the applicant and public can be more fully engaged in a citizen outreach process, and the applicant can bring the project into full and transparent compliance. As it stands there are still too many unknowns that prevent the project from being fully evaluated and under no circumstances should it be approved with contingencies, the potential impacts are too high. I respectfully request that the process be slowed to allow all stakeholders to engage in full due diligence in evaluating the impact of this development on Saddlerock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But ultimately I hope you will oppose this project.

Thank you for your time and service.

Gina Ortiz
gvortiz@sbcglobal.net

Physical Address:
110 Valley View Dr.
Sedona, AZ 86336

Mailing Address:
515 Stillmeadow Dr.

Richardson, TX 75081

The Village at Saddlerock Crossing

rizz@npgcable.com <rizz@npgcable.com>

Tue 2/6/2024 10:13 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

We have owned our home in the Saddlerock Community since 1994 and have lived here since 1999. We are strongly opposed to many aspects of this development.

We have been to many of the meetings in the past but have not been able to attend the most recent meetings held in 2023. In the past we appreciated how the owners of this property were interested in our feedback and concerns. They wanted to be a part of the Saddlerock Community and the City; they were very inclusive. However, we now feel there is a different attitude in this new version of the original plan. We have reviewed the documents you have on the City website and listed here are some of our concerns:

- 1) Traffic design in/out of Saddlerock Circle. Only right turns when exiting onto 89A?
- 2) Possible backup of traffic into the Saddlerock development from the Village at Saddlerock Crossing. Possible detouring into Saddlerock Community to drive to Airport Road. No connector road to Elk Road (only saw it on one plan)?
- 3) Substantial water usage and not enough sewer capacity. Water pressure issues and water waste (fountains, spas, pools, landscaping). Impact of foul odors should a sewer vent easement be placed at the end of Saddlerock Circle for off gassing!!!!

What about Paul Matthews, former Oak Creek Water Board member and manager asserting the development would use three times the amount of water Oak Creek Water Company was providing at the time and that was before the housing component was added.
- 4) Dark sky impact. Between street lamps, roof top restaurants & bars and rooftop fireplaces there will be an excess of light emitted on a nightly basis.
- 5) Noise pollution. Restaurants and bars on rooftops playing music, people partying. Music events in the past, outside have had to be shut down due to noise issues at 10 pm. Noise from rooftop mechanicals such as AC, elevator equipment, etc., not to mention the eyesore. Are they exempt from height requirements?
- 6) Are building height requirements being waived to include a third story due to the rooftop designs?
- 7) The sidewalk intended to go to Valley View should stop at the Village at Saddlerock Crossing, not go further into the Saddlerock Community.

8) Not enough consideration has been given to the parking situation. Multifamily dwellings have multiple cars. Is there enough parking for residents, guests and locals? When fairs currently are held in the parking lot at the Stagecoach Restaurant this planned development has been their parking lot - where will they park in the future? Have you considered parking for those events? People coming to those events would end up parking on the streets within our Community.

9) Negatively changing our neighborhood and the views we enjoy, as well as the small-town feel that was part of the Community Plan. This is changing our property values in the negative.

We understand this project has been in the works for a long time and because of that is going to aim for the most "bang for the buck" by perhaps trying to incorporate too much into this project. The Saddlerock Community is our home not a business so we hope the owners as well as the P&Z Commission understand our issues with this project. We are not trying to be adversarial but are truly concerned with the effect a development like this will have on our Community and home. We feel this development as planned will dramatically bring negative safety, lifestyle impacts and possibly increased crime into our neighborhood. We sincerely urge you to consider all the issues we have listed above. It is our understanding even the city is objecting to the zoning change. Again, please take our concerns into consideration. Thank you.

Carol and John Rizzi

85 Saddlerock Lane

Sedona, AZ 86336

rizz@npgcable.com

Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Tuesday, February 6, 2024 10:18 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/06/2024 10:18 a.m.
Response #: 491
Submitter ID: 6398
IP address: 47.215.233.76
Time to complete: 1 min. , 52 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

The Village at Saddlerock Crossing

2. What are your comments, concerns, ideas, and suggestions about this project?

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Carol and John Rizzi
85 Saddlerock Lane
Sedona, AZ 86336
rizz@npgcable.com

3. Your contact information

Name: Carol Rizzi
Mailing Address: 85 Saddlerock Lane
E-mail: rizz@npgcable.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by Granicus. Please do not reply directly to this email.

Elaine Rankin
205 Saddlerock Circle Lot 45
Sedona, AZ 86336
rankinator14@gmail.com

February 5, 2024

RE: The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

Dear Planning & Zoning Commissioners:

I have owned and lived at my property at 205 Saddlerock Circle since 1994. I chose to raise my family here, to own a small business here, and to work for the Sedona Oak Creek Unified School District for 26 years. During that time, I have seen and experienced many changes in Sedona, but this is the first time in 30 years I am experiencing profound concerns about a proposed project that will have a life-altering impact on the quality of my life and that of my fellow West Sedona residents, especially those in the Saddlerock subdivision.

As a long-time property owner in the Saddlerock neighborhood adjoining the proposed development of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns. The project was not designed within the context of our neighborhood and will cause substantially negative and high impacts to its character, quality of life, quiet enjoyment, dark skies, wildlife, privacy and safety - including excessive noise levels and light pollution, increased traffic, obscured views, reduced property values, overuse of utilities and infrastructure and even environmental concerns - without any benefit and an overall detrimental impact. I do not believe the applicant has proven the project will provide community benefit either, and even more worrisome it has not proven it will not have a net negative impact. Lodging is no longer an appropriate use given existing lodging and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. The benefits of the multifamily housing included do not seem to outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation Master Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

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Thank you for your time and service.

Respectfully submitted,

Elaine Rankin

The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

Aubrey <aubrey_bonnett@yahoo.com>

Tue 2/6/2024 10:23 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

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> 2. The Application Does Not Appear To Have Met The Required Findings For A Rezoning. The city seldom recommends denial of zoning changes and does not do so lightly so the recommendation must be given due measure. The applicant has not demonstrated it will be a good city partner nor that it is worthy of the trust it is requesting of the City, starting when it broke its promise to the City and Sedona Historical Society to preserve the historical building on the property. They tore it down, then broke a subsequent commitment to preserve and use materials from the building that remained. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the Land Development Code and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

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> 3. Height Concerns and Noise/Lighting Impacts Must Be Further Defined and Mitigated. The building designs still all seem too tall, especially in use, with the pitched roofs of treehouse suites up to 32.3 feet and other buildings, taller elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. I foresee structural concrete, concrete backfill and other requirements for underground foundation and structures after extensive excavation raising the ground level and final elevation. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and solar panels will be installed in a way that prevents glare.

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- > ~1) 1,800sf Rooftop terrace with bar (open until 2am?), pool and spa;
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- > ~7) Multiple private suites with outdoor spas;
- > ~8) Outdoor decks and balconies and windows that appear to open;
- > ~9) Multiple pools and spas; and more!

> ~10) Lighting specifies LED, hopefully amber spectrum and no blue spectrum LED.

>

> Note there are no "adjoining neighborhood" special use privileges. In fact, we are subject to the restaurant's and bar's strict 0-50% reservation-only public use restrictions justified by parking constraints even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from use when demand from guests, for whom reservations are not required, warrants it. All other facilities are always closed to the public, except two so-called "community gathering areas" in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. It seems the bus stop would be better placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will add to increased traffic delays.

>

> 4. Undoubtedly Increased Traffic and Bottlenecks Will Result on 89A and other roads when the project and Soldiers Pass signal are in full operation, considering the increased signal usage and new traffic that additional lodging will bring to the area (as opposed to drawing traffic that is already here). The project, connector road and multimodal pathways will foreseeably bring a great deal of vehicular and pedestrian traffic into our quiet neighborhood, causing safety concerns and significantly increased traffic, backups and difficulties accessing and exiting our neighborhood that don't currently exist. This won't add substantial improvements to Sedona's traffic circulation network. With or without the 'porkchop' median, the project will undoubtedly worsen the City's existing horrific traffic problems. A broader and updated traffic analysis and modeling might be helpful. Has the width of Saddlerock Circle for the proposed use been addressed to ensure adequacy for proposed increased vehicle, bus and delivery truck uses? What about adding a signal at Valley View and Airport Road for when the resulting increased traffic backups make ingress and egress from our neighborhood difficult and even dangerous?

>

> 5. I have further concerns about compliance with utility, service and improvement standards. Have all utility evaluations and reports been brought current? The requested sewer vent easement on Saddlerock Circle for off gassing and Public Works' request to reduce the number of sewer connections to address flow and odor issues identified in the area are alarming considering our neighborhood is not on City sewer and the neighborhood stormwater runoff drains to that area with a proposed underground detention basin and storm drain system to be added there. Would a sewer vent on Saddlerock Circle interfere with the drainage strategy or potentially bring foul odor problems into our neighborhood that apparently plague other areas of the city? Also reports noted, "Drainage integrity is reliant upon proper maintenance activity... with frequent clearing of debris and sediment from storm drain inlets and detention areas..." etc. Who will perform this maintenance? Will there be adequate water supply and infrastructure? Shouldn't the developer be required to dig a new well considering a former water company general manager years ago, before housing was added, stated the planned development was expected to use 3X the amount of water as the entire district was then using?

>

> 6. The Geotechnical Report specified the project requires "asphalt paved parking and drive areas," but we hope the applicant will consider using "cool pavement" technology.

>

> I respectfully urge the commission to vote against this application. If not please postpone all decisions until the applicant and public can be more fully engaged in a citizen outreach process, and the applicant can bring the project into full and transparent compliance. As it stands there are still too many unknowns that prevent the project from being fully evaluated and under no circumstances should it be approved with contingencies, the potential impacts are too high. I respectfully request that the process be slowed to allow all stakeholders to engage in full due diligence in evaluating the impact of this development on Saddlerock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But ultimately I hope

you will oppose this project.

>

> Thank you for your time and service.

Aubrey Bonnett
65 Saddlerock lane

SADDLEROCK CROSSING

Jakob Carter <jakobcarter4@yahoo.com>

Tue 2/6/2024 10:28 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Dear Planning & Zoning Commissioners:

RE: The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

As a property owner in the Saddlerock neighborhood adjoining the proposed development of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV), I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns. The project was not designed within the context of our neighborhood and will cause substantially negative and high impacts to its character, quality of life, quiet enjoyment, dark skies, wildlife, privacy and safety - including excessive noise levels and light pollution, increased traffic, obscured views, reduced property values, overuse of utilities and infrastructure and even environmental concerns - without any benefit and an overall detrimental impact. I do not believe the applicant has proven the project will provide community benefit either, and even more worrisome it has not proven it will not have a net negative impact. Lodging is no longer an appropriate use given existing lodging and traffic saturation and the substantial impact of bringing new traffic to the area, aging infrastructure, utilities and neighbors. The benefits of the multifamily housing included do not seem to outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Housing is the most important and attractive feature of the project, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. (It would be appreciated if the applicant would prioritize workforce housing for first responders, healthcare workers, teachers and city employees). It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements (as promised at the last meeting); satisfy requirements and zone change findings for approval; or resolve inconsistencies and contradictions with the City Plan, Soldiers Pass CFA Plan, Transportation Master Plan and others as detailed in the Community Development Department's Staff Reports for this and past meetings.

1. Citizen Outreach Process and Minimizing Impacts to Adjoining Property Owners Have Been Inadequate. It is reasonable and warranted to require more Citizen Outreach considering the high impacts to our adjoining neighborhood and the protracted period of time (years) that has elapsed since the last in-person meeting (or neighbor notifications) and the substantive changes in both the project itself and property ownership in our neighborhood. Almost 50% of the lots in our neighborhood have changed ownership since mid-2017; and almost 30% since 2021. I suspect many letters of support might be from owners who are since deceased or moved. The applicant allowed such excessive time between reviews that a significant number of neighbors either thought the project had been canceled or sold their property. With each major project iteration and extensive delay the applicant has been allowed to continue the review process where it left off with outreach related to prior plans as if it were the same project and little time had passed. The applicant mentioned Ongoing Outreach, but I have not been contacted. Also, the developer has not made any modifications in response to community feedback that I can tell, especially regarding building height, noise and lighting impacts, which remain unacceptable and totally out of character with our very quiet and very dark neighborhood, and this does not bode well for a good faith partnership.

2. The Application Does Not Appear To Have Met The Required Findings For A Rezoning. The city seldom recommends denial of zoning changes and does not do so lightly so the recommendation must be given due measure. The applicant has not demonstrated it will be a good city partner nor that it is worthy of the trust it is requesting of the City, starting when it broke its promise to the City and Sedona Historical Society to preserve the historical building on the property. They tore it down, then broke a subsequent commitment to preserve and use materials from the building that remained. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the Land Development Code and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

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elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. I foresee structural concrete, concrete backfill and other requirements for underground foundation and structures after extensive excavation raising the ground level and final elevation. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and solar panels will be installed in a way that prevents glare.

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Note there are no "adjoining neighborhood" special use privileges. In fact, we are subject to the restaurant's and bar's strict 0-50% reservation-only public use restrictions justified by parking constraints even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from use when demand from guests, for whom reservations are not required, warrants it. All other facilities are always closed to the public, except two so-called "community gathering areas" in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. It seems the bus stop would be better placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will add to increased traffic delays.

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6. The Geotechnical Report specified the project requires "asphalt paved parking and drive areas," but we hope the applicant will consider using "cool pavement" technology.

I respectfully urge the commission to vote against this application. If not please postpone all decisions until the applicant and public can be more fully engaged in a citizen outreach process, and the applicant can bring the project into full and transparent compliance. As it stands there are still too many unknowns that prevent the project from being fully evaluated and under no circumstances should it be approved with contingencies, the potential impacts are too high. I respectfully request that the process be slowed to allow all stakeholders to engage in full due diligence in evaluating the impact of this development on Saddlerock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But ultimately I hope you will oppose this project.

Thank you for your time and service.

Jakob T. Carter
10 June bug circle
jakobcarter4@yahoo.com

The Village at Saddlerock Crossing (Oxford Hotel)

Paul Slevin <ipaul@npgcable.com>

Tue 2/6/2024 10:35 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

We built our home in the Saddlerock Community and have lived here since 1998. We are strongly opposed to many aspects of this development. We have been to many of the meetings in the past but have not been able to attend the most recent meetings held in 2023. In the past we appreciated how the owners of this property were interested in our feedback and concerns. They wanted to be a part of the Saddlerock Community and the City; they were very inclusive. However, we now feel there is a different attitude in this new version of the original plan. We have reviewed the documents you have on the City website and listed here are some of our concerns:

1) Traffic design in/out of Saddlerock Circle. Only right turns when exiting onto 89A? The projects connector road will bring a substantial increase in vehicles and pedestrians into our quiet neighborhood particularly from Airport Road in both directions through our subdivision.

2). Substantial water usage and not enough sewer capacity. Water pressure issues and water waste (fountains, spas, pools, landscaping). Impact of foul odors should a sewer vent easement be placed at the end of Saddlerock Circle for off gassing!!!!

3). Dark sky impact. Between street lamps, roof top restaurants & bars and rooftop fireplaces there will be an excess of light emitted on a nightly basis.

4). Noise pollution. Restaurants and bars on rooftops playing music, people partying. Music events in the past outside have had to be shut down due to noise issues at 10 pm. Noise from rooftop mechanical - AC, elevator equipment, etc., not to mention the eyesore. Are they exempt from height requirements?

5) Are building height requirements being waived to include a third story due to the rooftop designs?

6). The sidewalk intended to go to Valley View should not be permitted. Why include this ? stop at the Village at Saddlerock Crossing, do not go further into the Saddlerock Community. No resident wants sidewalks !

7). Not enough consideration has been given to the parking situation. Multifamily dwellings have multiple cars. Is there enough parking for residents, guests and locals? When fairs are held in the parking lot at the Stagecoach Restaurant this planned development has been their parking lot - where will they park in the future? Have you considered parking for those events? People coming to those events would end up parking on the streets within our Community.

8). Negatively changing our neighborhood and the views we enjoy, as well as the small-town feel that was part of the Community Plan. This will change our property

values negatively.

We feel this development as planned will dramatically bring negative safety, lifestyle impacts and increased crime in our neighborhood. We urge you to consider all the issues we have listed above. Even the city is objecting to the zoning change.

Paul Slevin - 70 Saddlerock Ln

Juju Shin
940 E Saddlehorn Road
Sedona, AZ 86351
juju@harperpiercedesign.com
949-395-0024

January 26, 2024

Planning & Zoning Commission and City Council
City of Sedona
Planning Department
102 Roadrunner Drive
Sedona AZ, 86336

Re: My support for the Village at Saddlerock Crossing Project

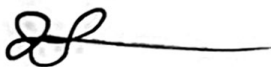
Dear Members of the Planning and Zoning Commission of Sedona, and Sedona City Council,

I am writing as a local homeowner and businesswoman in the Sedona Community in support of the Village at Saddlerock Crossing Project. I believe that this development is the type of responsible, community-focused project that we need in Sedona for several reasons:

1. It is green. In reviewing the plans, I see that they have taken great care for the environment into account when planning the development, whether it is the solar power, the EV charging stations, the cold water laundry, or simply the fact that they're going to build to LEED standards.
2. It will have a positive effect on traffic compared to what it is currently zoned for. The current zoning would allow a developer to build, by right, a much more traffic-intense development. The developers of this project have chosen something with a much smaller impact. Additionally, their complimentary bike rental program and their complimentary shuttle will remove more cars from the road.
3. Most importantly, it will provide much needed affordable housing. Too many of our workers, teachers, and families have been priced out of Sedona, which has had a massive negative impact on our community. The 28 affordable housing units and the 12 market price units will help fill this need, and help us rebuild the community that was lost.

Thank you for taking the time to read my letter of support, and to carefully weigh and consider the pros and cons of this project. I, for one, believe that the former massively outweighs the latter.

Respectfully submitted,



Juju Shin, Resident

Business Owner

Dear Committee,

As a long-time Sedona resident, I'm urging the Planning and Zoning Commission to give their approval to the Village at Saddlerock Crossing. The proposed design is a great fit for our community, and I'm confident it will bring significant benefits to all of us.

Regards,

Bryan Pandya

A handwritten signature in black ink, appearing to read "Bryan Pandya", with a long horizontal line extending to the right.

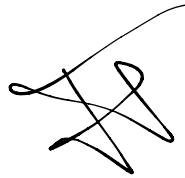
50 Sombart Lane Sedona AZ 86339

To Whom It May Concern,

As a longtime resident of Sedona, I've seen a lot of developments over the years and none of them have seemed to be as community conscious as this one. Considering all the other short-term options for lodging throughout Sedona, this one brings the perfect combination of style and sensibility. It takes practical concerns into account like traffic, community integration, and functionality. This is the kind of lodging development that would benefit visitors and residents alike and contribute positively to both of our experiences in Sedona.

Thanks,

JAKE Henry

A handwritten signature in black ink, appearing to be 'JAKE Henry', written in a cursive style.

50 Sombart Lane Sedona AZ 86339

To the Planning and Zoning Committee and Sedona City Council,

As part of Sedona's workforce, I support the Oxford Hotel for Village at Saddlerock Crossing in West Sedona. They are including over two times the amount of housing that is required of them and working hard to take local perspectives into account. The rooftop bar will be a great gathering place for visitors and locals alike. It will be a great addition to the city!

Please vote in favor of this project. This will take Sedona's development in the right direction.

Respectfully,

DAVID BANDALASANTIAO

A stylized handwritten signature in black ink, consisting of a large 'D' and 'B' with a horizontal line through them.

Cottman, AZ 86326

To Whom It May Concern,

Just wanted to drop you a quick note expressing my support for the Saddlerock hotel project. As someone who's been in Sedona for a while now, I believe this project will do wonders for West Sedona.

The proposed design is exactly what we need to centralize tourism in the area. And I'm all for anything that manages the folks visiting our beautiful town.

I'm particularly excited about the park and walk model in the Village at Saddlerock crossing. The free bike rentals and shuttle services? Genius. They'll really encourage visitors to explore and support our local businesses without clogging up the streets.

Can't wait to see this project get the green light. Here's to a brighter, more collaborative Sedona!

Thank you for your consideration,

Jordyn Bayens

A handwritten signature in black ink, appearing to read 'Jordyn Bayens', with a stylized, flowing script.

4995 E Somerest Dr
Cornville, AZ 86336

Dear Planning and Zoning Commission,

I'm fully behind the proposed development project outlined in the provided document. It's a perfect fit for Sedona, with its impressive design and focus on mixed-use spaces that will benefit both residents and visitors. The inclusion of affordable housing options is essential for our community's inclusivity, and the project's commitment to sustainability aligns with our values. I urge you to approve this project, as it presents a significant opportunity for Sedona to thrive while preserving its unique charm.

Sincerely,

Joel Hernandez

A handwritten signature in black ink, appearing to read "Joel H". The signature is stylized and cursive.

To: Planning and Zoning

Re: The Village at Saddlerock Crossing

I am writing to express my enthusiastic support for the proposed development project – The Village at Saddlerock Crossing. As a long-time resident of Sedona, I believe that this project has the potential to bring significant benefits to our community.

The proposed design and concept align perfectly with the unique character of Sedona, and I am particularly excited about the addition of mixed-use spaces that will enrich our local amenities. Furthermore, the incorporation of affordable housing options is commendable and will address the pressing need for workforce housing in our area.

The project's emphasis on sustainable development practices, including water conservation and green building standards, reflects a commitment to preserving the natural beauty of our surroundings—a value that is deeply cherished by Sedona residents.

I am confident that this project will contribute positively to our community's economic growth, while also enhancing our quality of life. I urge the Planning and Zoning Commission to approve this development, and I look forward to witnessing its successful implementation in the near future.

Thank you for your consideration.

Sincerely,

Martin Pabillon

Martin Pabillon

1227 E Graham St, Cottonwood AZ 86326

Hello, I'm writing this letter in full support of the Village at Saddlerock Crossing project. It's going to be a great asset to our community, and I am looking forward to seeing it all come together. This lot is the perfect location for a project like this, and the design plans will fit right in with our surroundings.

Best,

Jose Ricardo Celis

A handwritten signature in black ink, appearing to be 'Jose Ricardo Celis', written in a cursive style.

The Village at Saddlerock Crossing (Oxford Hotel)
To the City of Sedona Planning Department:

Planning and Zoning Committee,

The project materials for the Village at Saddlerock Crossing tell a story of shared community spaces, opportunities for collaboration, pedestrian connectivity across properties, and one-of-a-kind amenities. The architectural plans are innovative and well thought out. It is clear from the application that this project is taking into everything in careful consideration throughout the planning process.


I support this development and all the positive impacts I believe it will have on the neighborhood.

Thank you,

Roland Moody

A handwritten signature in black ink, appearing to read "Roland Moody", with a stylized flourish at the end.

I support the Village at Saddlerock Crossing. I'm particularly excited about the concept of having workforce housing on premise. This will help declutter the roads and mitigate traffic more than anything that would go in a commercial retail center. Free bike rentals and shuttle services will encourage people to stick around the area or use the hotel's transit, which is exactly what we need. The added roads will also improve mobility to the neighborhood and surrounding businesses.

Felix Miranda


Kyle Sandidge

From: donotreply@sedonaaz.gov
Sent: Tuesday, February 6, 2024 10:50 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

A new entry to a form/survey has been submitted.

Form Name: Comments on Development Proposals
Date & Time: 02/06/2024 10:49 a.m.
Response #: 492
Submitter ID: 6399
IP address: 216.24.212.181
Time to complete: 26 min. , 22 sec.

Survey Details

Page 1

We want to hear what you think. Please share your thoughts below. If you have questions about the project, please enter your contact information so that we can respond. Please note that all information submitted (including name and addresses) will become part of the public record and will be available for public inspection.

1. Project Name:

The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV)

2. What are your comments, concerns, ideas, and suggestions about this project?

My wife and I are retired, have lived in Sedona and owned our home for over decades in the Saddlerock neighborhood adjoining the proposed development of The Village at Saddlerock Crossing (Oxford Hotel), PZ19-0005 (ZC, DEV). It's been so long since we've heard anything about this project, my wife and I thought it had been canceled! My neighbors too. I strongly urge you to vote no on the zoning change application for several substantive reasons that warrant grave concerns.

The project is too dense and was not designed with any context or consideration of our neighborhood. It will cause substantially negative and high impacts to its character, quality of life, quiet enjoyment, dark skies, wildlife, privacy and safety - including excessive noise levels and light pollution, extreme traffic, obscured views, reduced property values, overuse of utilities and infrastructure and even environmental concerns - without any benefit and an overall detrimental impact.

I do not believe the applicant has proven the project will provide community benefit either, and it has not proven it will not have a net negative impact. Lodging is no longer an appropriate use given all the existing hotel and short-term rental and traffic saturation and the substantial impacts of bringing new traffic to the area, aging infrastructure, utilities and neighbors. The benefits of the multifamily housing included do not seem to outweigh the negative impacts to surrounding neighborhoods, traffic and the greater Sedona community. Indeed the applicant has failed to provide sufficient information for the city to determine whether the housing will be a net positive or negative to the city. Housing is most important, yet the applicant has failed to meet with the City's Housing Manager or clarify remaining discrepancies and unknowns. It is disconcerting this very experienced and sophisticated applicant has continually failed, over 8 years, to: bring the project into compliance with the City's ordinance and LDC requirements; satisfy requirements and zone change findings for approval; or

resolve inconsistencies and contradictions with the City, Soldiers Pass CFA and Transportation Master Plan and others as detailed in the CDD's Staff Reports for this meeting.

1. Citizen Outreach Process and Minimizing Impacts to Adjoining Property Owners Have Been Inadequate. It is reasonable and warranted to require more Citizen Outreach considering the high impacts to our adjoining neighborhood and the protracted period of time (years) that has elapsed since the last in-person meeting (or neighbor notifications) and the substantive changes in both the project itself and property ownership in our neighborhood. With each major project iteration and extensive delay the applicant has been allowed to continue the review process where it left off with outreach related to prior plans as if it were the same project and little time had passed. I have not received Ongoing Outreach.. Also, the developer has not made any modifications in response to community feedback that I can tell, especially regarding building height, noise and lighting impacts, which remain unacceptable and totally out of character with our very quiet and very dark neighborhood.

2. The Application Does Not Appear To Have Met The Required Findings For A Rezoning. I am told the city seldom recommends project denial so today's meeting recommendation must be taken very seriously. The applicant has not demonstrated it will be a good city partner, worthy of the trust it is requesting of the City, starting when it broke its promise to preserve the historical building on the property and tore it down. Then another commitment to preserve and use materials from the building that remained went unmet. The applicant has had eight years to comply and get the project done. It was given one last opportunity when the project was continued in November, rather than denied as the city recommended, yet has still apparently failed to adequately address and prove full compliance with the LDC and other regulations as promised, or the goals and policies of important city plans. Discrepancies remain with proposed housing/restrictions, setbacks, lot coverage, density (110 vs 50 permitted lodging units in M3 zoning, less for lodging zoning), off-street parking (where will weekend Red Rose art fair vendors and patrons park?), site and building designs with inadequate massing and building articulation requirements, signage, community spaces, employee numbers, lighting plans and, most importantly, traffic flow improvements and height requirements and exception details even though the applicant has been repeatedly advised about the need for strict compliance.

3. Height Concerns and Noise/Lighting Impacts Must Be Further Defined and Mitigated. The building designs still all seem too tall, especially in use, with the pitched roofs of treehouse suites up to 32.3 feet and other buildings, taller elements and highest points located closest to neighbors rather than more internal to the site, which will likely block the coveted views we paid for. Parapets, mechanical equipment, chimneys and rooftop trees in tall 5-6 foot planters are all exempt from height restrictions, but will in effect exceed heights and further destroy views. Hopefully second-story pitched roofs and solar panels will be installed in a way that prevents glare.

MOST DISTRESSING Are Plans For Extensive Rooftop Use of Lobby and Two-Story Buildings Already Maximized For Height, which will have the effect of a third-story (fourth-story if counting the underground level) and intrusion into the view shed. Importantly, these substantial rooftop and outdoor uses will cause very high impacts of noise and light pollution late into the night and other nuisances in our very quiet, very dark neighborhood, evidenced by current impacts of noise and light from Posse Grounds, Sky Ranch Lodge and Airport events that are much farther away. The applicant said it, "This is unlike anything in West Sedona," and it is totally unacceptable, out of character and unnecessary. The proposed rooftop and excessive outdoor uses would be a nightmare for our neighborhood. They seem to include:

- ~1) 1,800sf Rooftop terrace with bar (open until 2am?), pool and spa;
- ~2) Multiple gathering areas, rooftop fireplaces and chimneys further obscuring views with light and smoke; committing to all electric or natural gas fireplaces would be preferable.
- ~3) Rooftop Garden and multiple large 5-6 foot rooftop planters with trees
- ~4) Rooftop viewing decks and possibly second story too;
- ~5) Rooftop mechanical, AC and elevator equipment that are exempt from height requirements;
- ~6) Second story restaurant with outdoor dining areas;
- ~7) Multiple private suites with outdoor spas;
- ~8) Outdoor decks and balconies and windows that appear to open;
- ~9) Multiple pools and spas; and more!
- ~10) Lighting specifies LED, hopefully amber spectrum and no blue spectrum LED.

Note there are no "adjoining neighborhood" special use privileges. In fact, we are subject to the restaurant's and bar's strict 0-50% reservation-only public use restrictions justified by parking constraints even though it is a very short walk from the neighborhood. Indeed, the public could be totally excluded from use when demand from guests, for whom reservations are

not required, warrants it. All other facilities are always closed to the public, except two so-called “community gathering areas” in the form of a bus stop and 10-foot Sundial-art sitting/waiting area. It seems the bus stop would be better placed on the north side of 89A to minimize pedestrians crossing the highway to the Whole Foods retail plaza which will add to increased traffic delays.

4. Undoubtedly Increased Traffic and Bottlenecks Will Result on 89A and other roads when the project and Soldiers Pass signal are in full operation, considering the increased signal usage and new traffic that additional lodging will bring to the area (as opposed to drawing traffic that is already here). The project, connector road and multimodal pathways will foreseeably bring a great deal of vehicular and pedestrian traffic into our quiet neighborhood, causing safety concerns and significantly increased traffic, backups and difficulties accessing and exiting our neighborhood that don't currently exist. I worry we won't be safe to walk in our neighborhood and won't be able leave by car without waiting in long lines. All these changes will not add any substantial improvements to Sedona's traffic circulation network. With or without the Saddlerock Circle median, the project will undoubtedly worsen the City's existing extreme traffic problems. A broader and updated traffic analysis with realistic modeling is necessary. Has the width of Saddlerock Circle for the proposed use been addressed to ensure adequacy for proposed increased vehicle, bus and delivery truck uses? What about adding a signal at Valley View and Airport Road for when the resulting increased traffic backups make ingress and egress from our neighborhood difficult and even dangerous?

5. Utility, service and improvement standards: Have all utility evaluations and reports been brought current? The requested sewer vent easement on Saddlerock Circle for off gassing and Public Works' request to reduce the number of sewer connections to address flow and odor issues identified in the area are alarming considering our neighborhood is not on City sewer and the neighborhood stormwater runoff drains to that area with a proposed underground detention basin and storm drain system to be added there. Would a sewer vent on Saddlerock Circle interfere with the drainage strategy or potentially bring foul odor problems into our neighborhood that apparently plague other areas of the city? Also reports noted, “Drainage integrity is reliant upon proper maintenance activity... with frequent clearing of debris and sediment from storm drain inlets and detention areas...” etc. Who will perform this maintenance? Will there be adequate water supply and infrastructure? Shouldn't the developer be required to dig a new well considering a former water company general manager years ago, before housing was added, stated the planned development was expected to use 3X the amount of water as the entire district was then using?

6. The Geotechnical Report specified the project requires “asphalt paved parking and drive areas,” but we hope the applicant will consider using “cool pavement” technology.

I respectfully urge the commission to vote against this application. If not please postpone all decisions until the applicant and public can be more fully engaged in a citizen outreach process, and the applicant can bring the project into full and transparent compliance. As it stands there are still too many unknowns that prevent the project from being fully evaluated and under no circumstances should it be approved with contingencies, the potential impacts are too high. I respectfully request that the process be slowed to allow ALL stakeholders to engage in full due diligence in evaluating the impact of this development on Saddlerock Homes and surrounding neighborhoods, as well as on the City and its traffic corridors, especially in relation to housing and what if any benefit the project may provide. But ultimately I hope you will oppose this project.

Thank you for your time and service.

3. Your contact information

Name: Casimir Gruszka
Mailing Address: 30 Sunset Circle Sedona AZ 86336
E-mail: kcg153@yahoo.com

4. Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

This is an automated message generated by Granicus. Please do not reply directly to this email.

Planning and zoning Case number PZ19-00005(ZC,DEV)

H <hla86351@gmail.com>

Tue 2/6/2024 10:59 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

The purpose of this email is to express a strong objection to rezoning and the proposed development in the above-mentioned project.

My name is Hooman Laali and I reside in the Saddlerock Subdivision. The proposed rezoning and proposed development will impact the current community in significant ways. The proposal will::

- negatively impact traffic problems already an issue in this location and SR 89A
- negatively impact current low crime issues. It will bring higher crime to our neighborhood
- negatively impact peace and serenity enjoyed now by the residents
- negatively impact our property values which we have worked so hard to attain

This proposal makes no sense when assessed against the most basic city development practices. The concentric model practice dictates that new developments occur in concentric zones progressively away from the city center. Multifamily housing is lauded but needs to move out to the outskirts of the city.

Please ensure my objection is heard and considered in the hearing today.

regards,

Hooman Laali

The Village at Saddlerock Crossing (Oxford Hotel)

Paul Slevin <ipaul@npgcable.com>

Tue 2/6/2024 11:10 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>

We built our home in the Saddlerock Community and have lived here since 1998. We are strongly opposed to many aspects of this development. We have been to many of the meetings in the past but have not been able to attend the most recent meetings held in 2023. In the past we appreciated how the owners of this property were interested in our feedback and concerns. They wanted to be a part of the Saddlerock Community and the City; they were very inclusive. However, we now feel there is a different attitude in this new version of the original plan. We have reviewed the documents you have on the City website and listed here are some of our concerns:

- 1) Traffic design in/out of Saddlerock Circle. Only right turns when exiting onto 89A? The projects connector road will bring a substantial increase in vehicles and pedestrians into our quiet neighborhood particularly from Airport Road in both directions through our subdivision.
- 2). Substantial water usage and not enough sewer capacity. Water pressure issues and water waste (fountains, spas, pools, landscaping). Impact of foul odors should a sewer vent easement be placed at the end of Saddlerock Circle for off gassing!!!!
- 3). Dark sky impact. Between street lamps, roof top restuarants & bars and rooftop fireplaces there will be an excess of light emitted on a nightly basis.
- 4). Noise pollution. Restuarants and bars on rooftops playing music, people partying. Music events in the past outside have had to be shut down due to noise issues at 10 pm. Noise from rooftop mechanical - AC, elevator equipment, etc., not to mention the eyesore. Are they exempt from height requirements?
- 5) Are building height requirements being waived to include a third story due to the rooftop designs?
- 6). The sidewalk intended to go to Valley View should not be permitted. Why include this ? stop at the Village at Saddlerock Crossing, do not go further into the Saddlerock Community. No resident wants sidewalks !
- 7). Not enough consideration has been given to the parking situation. Multifamily dwellings have multiple cars. Is there enough parking for

residents, guests and locals? When fairs are held in the parking lot at the Stagecoach Restaurant this planned development has been their parking lot - where will they park in the future? Have you considered parking for those events? People coming to those events would end up parking on the streets within our Community.

8). Negatively changing our neighborhood and the views we enjoy, as well as the small-town feel that was part of the Community Plan. This will change our property values negatively.

We feel this development as planned will dramatically bring negative safety, lifestyle impacts and increased crime in our neighborhood. We urge you to consider all the issues we have listed above. Even the city is objecting to the zoning change.

Doreen Slevin , 70 Saddlerock Lane