



THE VILLAGE AT SADDLEROCK CROSSING

Supplemental Citizen Participation Report
State Route 89A & Soldiers Pass Road
PZ19-00005 (ZC, DEV)

Introduction

The purpose of this Citizen Participation Report is to provide a summary of the public outreach conducted in conjunction with The Village at Saddlerock Crossing (PZ19-00005) zone change and development review application. The Village at Saddlerock Crossing is a proposed lodging and multi-family residential development on approximately 6.36 acres in West Sedona. The property is located on the south side of the intersection of State Route 89A and Soldiers Pass Road in Sedona, Arizona (the "Property"). The Property is currently vacant land, and the applicant is proposing the development of a pedestrian-oriented mixed-use development featuring a 100-room boutique hotel and a 46-unit workforce housing development.

Recent Community Meetings

This project was heard by the Sedona City Council on March 26, 2024. At that meeting, the Council voted to postpone final action on zone change application associated with PZ19-00005 to allow the applicant to conduct additional outreach with the surrounding community. From May to August, the applicant held five (5) community meetings with the Saddlerock neighborhood and other nearby residents and property owners. Three of the meetings were in-person, one meeting was virtual, and one meeting was a hybrid in-person/virtual meeting. The dates and times for the meetings were coordinated with the assistance of Saddlerock resident Brigitte Laurich, with whom the applicant communicated regularly to confirm meeting details, solicit feedback, and discuss solutions to resident concerns.

The first three meetings were held on consecutive Mondays in May and June with a one-week break for Memorial Day (May 20, June 3, and June 10). The purpose of the first three meetings was to obtain comprehensive and detailed input and feedback from the community, and the meetings were held in succession to create as many opportunities for participation and engagement as possible. During this time, the applicant also conducted several individual virtual meetings with Saddlerock residents who were unable to participate in the in-person meetings, as detailed below in the "Individual Engagement" section.

On July 17, a follow-up meeting was held virtually to update residents on efforts to address their concerns, obtain feedback on proposed solutions, and solicit input from residents who were unable to participate in the in-person meetings. Finally, on August 21, the development team hosted a follow-up in-person/virtual hybrid meeting to share the finalized plans, draft development agreement, and draft good neighbor policy with the neighborhood and obtain feedback/input. Details for all of the meetings are provided below:

In-Person Community Meeting #1

Date: May 20, 2024
Time: 6:00 pm
Location: Sedona Elks Lodge
110 Airport Rd, Sedona, AZ 86336

In-Person Community Meeting #2

Date: June 3, 2024
Time: 6:00 pm
Location: Sedona Elks Lodge
110 Airport Rd, Sedona, AZ 86336

In-Person Community Meeting #3

Date: June 10, 2024
Time: 6:00 pm
Location: Sedona Elks Lodge
110 Airport Rd, Sedona, AZ 86336

Virtual Community Meeting #4

Date: July 17, 2024
Time: 4:30 pm
Location: Zoom (virtual)

In-Person Community Meeting #5

Date: August 21 2024
Time: 6:00 pm
Location: Sedona Elks Lodge
110 Airport Rd, Sedona, AZ 86336

Notification

A total of three (3) notice letters were mailed in conjunction with the five meetings outlined above. The first three meetings on May 20, June 3, and June 10 were noticed in a single letter. The remaining two meetings on July 17 and August 21 were each noticed in individual letters. Additionally, individuals who provided an email address on the sign-in sheets at the May 20, June 3, and June 10 meetings were also emailed notice of the July 17 and August 21 meetings. Mailing details are provided below:

Mailing #1:

The first notice letter was mailed on May 5, 2024, and contained meeting information for the first three meetings to be held on May 20, June 3, and June 10 at the Sedona Elks Lodge. The letter was mailed to all property owners within 300 feet of the Property and all homeowners in the Saddlerock Homes neighborhood. Notice letter and mailing labels attached at **Tab 1**.

Mailing #2:

The notice letter for the July 17 virtual meeting was mailed on July 2, 2024. The letter was mailed to all property owners within 300 feet of the Property and all homeowners in the Saddlerock Homes neighborhood.

A digital copy of the notice was also emailed to 21 recipients who provided email addresses at a previous neighborhood meeting. See Notice Letter and Mailing Labels at **Tab 2**.

Mailing #3

Notice for the August 21 meeting was mailed on August 6, 2024. The letter was mailed to all property owners within 300 feet of the Property and all homeowners in the Saddlerock Homes neighborhood. A digital copy of the notice was also emailed to 21 recipients who provided email addresses at a previous neighborhood meeting. See Notice Letter and Mailing Labels at **Tab 3**.

Meeting Summaries

In-Person Community Meeting #1

The May 20 meeting began with a PowerPoint presentation, providing an overview of the project as presented to the City Council at the March 26, 2024 meeting, with 110 hotel rooms and 40 workforce multi-family residential units. The presentation also summarized the concerns and issues expressed by the residents at that hearing, including traffic, parking, building heights, and proximity of buildings to the Saddlerock neighborhood. Approximately 40-50 people attended the meeting. See Meeting #1 Sign-In Sheet at **Tab 4**.

After the initial presentation, the development team and the residents engaged in an open discussion regarding the project, resident concerns, and potential solutions. In particular, residents expressed concerns about building heights and privacy near the south property line, noise generated by the rooftop lounge and multi-family residents, cut-through traffic in the Saddlerock neighborhood, overflow parking from the project in the Saddlerock neighborhood, and hotel guests and multi-family residents using the Saddlerock neighborhood to walk/ride bikes/walk dogs.

The development team and residents discussed several potential solutions, including additional restrictions on parking for multi-family residents, directional signage to mitigate cut-through traffic, additional restrictions on rooftop lounge hours of operation, addition of a dog park to keep pets of hotel guests on-site (rather than walking in the neighborhood), additional sound mitigation techniques, and additional parking mitigation measures. The first meeting lasted approximately 2.5 hours, beginning at 6:00 pm and ending at approximately 8:30 pm.

In-Person Community Meeting #2

The June 3 meeting began with a similar PowerPoint presentation as the May 20 meeting, in order to provide residents who were unable to attend the May 20 meeting with the same recap and overview of the project and the issues currently being discussed and considered. Approximately 30 people attended the meeting. See Meeting #2 Sign-In Sheet at **Tab 5**.

After the presentation, the development team and residents engaged in an open discussion regarding the project, resident concerns, and potential solutions. Although the discussion topics in this meeting covered many of the same issues as the May 20 meeting, a considerable portion of the meeting was devoted to a

discussion of parking-related issues. In particular, the group discussion focused on potential parking mitigation solutions like assigned parking for multi-family residents and a restriction on the number of vehicles per resident, potential off-site parking agreements, and a city-sponsored residential permit parking program for the Saddlerock neighborhood.

At this meeting, the development team also shared changes to the development plan - including a reduction in the number of hotel guest rooms from 110 to 100 via the creation of larger suites to compete with STRs, and an increase in workforce housing units from 40 to 46. The development team explained that the net result also led to a decrease in the overall parking demand for the site while still providing the same number of parking spaces. The second meeting lasted approximately 2.5 hours, beginning at 6:00 pm and ending at approximately 8:30 pm.

In-Person Community Meeting #3

The June 10 meeting began with a brief PowerPoint presentation to recap and summarize the issues discussed in the first two meetings and provide an update/summary of what the development team is working on to address the issues, including site plan/floor plan revisions, development agreement provisions, and the creation of a good neighbor policy. Approximately 25 people attended the third community meeting. See Meeting #3 Sign-in Sheet at **Tab 6**.

The development team solicited feedback on the proposed site plan changes, development agreement provisions, and good neighbor policy items. The remainder of the meeting was devoted to discussing the proposed changes, potential adjustments/tweaks, and additional provisions in the development agreement and good neighbor policy to address neighborhood concerns. The third meeting lasted approximately 2.5 hours, beginning at 6:00 pm and ending at approximately 8:30 pm.

Virtual Follow-Up Community Meeting #4

The July 17 virtual meeting began with a presentation similar to the June 10 meeting, recapping the discussions from the first three meetings and providing an update/summary of what the development team is working on to address community concerns. A total of sixteen people attended the virtual community meeting. See Virtual Meeting Sign-In Sheet at **Tab 7**.

The remainder of the meeting was used to discuss specific details of the development agreement provisions and good neighbor policy to ensure that resident concerns were addressed to the greatest extent possible. The discussion also addressed the project's lighting plan, availability of walk-in seating for Saddlerock residents at the restaurant and rooftop lounge, status of discussions with City of Sedona regarding a residential permit parking program, and coordination for a follow-up in-person neighborhood meeting to review and discuss the revised project plans, draft development agreement, and draft good neighbor policy. The virtual community meeting lasted approximately 2 hours, beginning at 4:30 and ending at approximately 6:30 pm.

In-Person/Virtual Hybrid Community Meeting #5

The August 21 meeting began with a PowerPoint presentation detailing all of the revisions to the development plans for the project and how each change is responsive to concerns raised by the neighborhood. Similarly, the presentation also detailed every provision in the development agreement that relates to concerns raised by the community, including parking provisions, lease terms for multi-family residents (quiet hours, pet restrictions, parking restrictions, etc.), delivery/trash pick-up hours, and others. Finally, the presentation provided a detailed overview of the good neighbor policy and how each provision is intended to address a specific neighborhood concern. Approximately 35-40 people attended the fourth in-person community meeting, including several virtual participants. See Meeting #5 Sign-In Sheet at **Tab 8**.

The balance of the meeting was spent discussing the provisions in the development agreement and good neighbor policy, and how each can be revised to better respond to the concerns and issues of the residents. In particular, the group discussed provisions relating to parking, pet management, traffic circulation, noise, and landscape maintenance.

The meeting lasted nearly 3 hours, beginning at approximately 6:15 pm (after a small delay gaining access to the building) and ending at approximately 9:00 pm.

Individual Engagement

During the recent phase of community engagement outlined above, several property owners who were unable to attend any of the scheduled meetings requested an opportunity to meet with the applicant to discuss the status of the project and recap the issues/solutions discussed at the community meetings. Below is a list of one-on-one virtual meetings conducted with residents in the Saddlerock community.

- Karen Yoder - June 14, 2024 at 12:00 pm
- Allan Sirotkin - June 18, 2024 at 9:00 am
- Mark Bulot - June 18, 2024 at 3:30 pm
- Howard Kipnis - July 24, 2024 at 9:30 am

Ongoing Outreach

The development team is currently conducting additional outreach to surrounding property owners to discuss the status of the project and changes that have been made since the previous meetings, gather additional input/feedback/support, and provide information regarding upcoming public hearings. This Supplemental Citizen Participation Report will be updated accordingly as new information and input becomes available.

TAB 1



May 3, 2024

Re: Upcoming Neighborhood Meetings for The Village at Saddlerock Crossing - PZ19-00005 (ZC, DEV)

Dear Neighbors:

This letter is a follow-up from our recent City Council hearing in March 2024 regarding 6.36 acres of property located south of the intersection State Route 89A and Soldiers Pass Road in the City of Sedona as shown on the enclosed Aerial Map (the "Property"). As you may know, we currently have applications under review for Zone Change and Development Review with the City of Sedona for a mixed-use lodging and multi-family residential project on the Property.

Based on the feedback received at the City Council meeting from both the Council and the residents, we requested additional time to interact with the community, discuss the project, and obtain input. For the first step of this process, we will be hosting a series of three neighborhood meetings:


Dates: **Monday, May 20**
 Monday, June 3
 Monday, June 10

Time: **6:00 pm to 7:30 pm**

Location: **Sedona Elks Lodge**
 110 Airport Road
 Sedona, AZ 86336

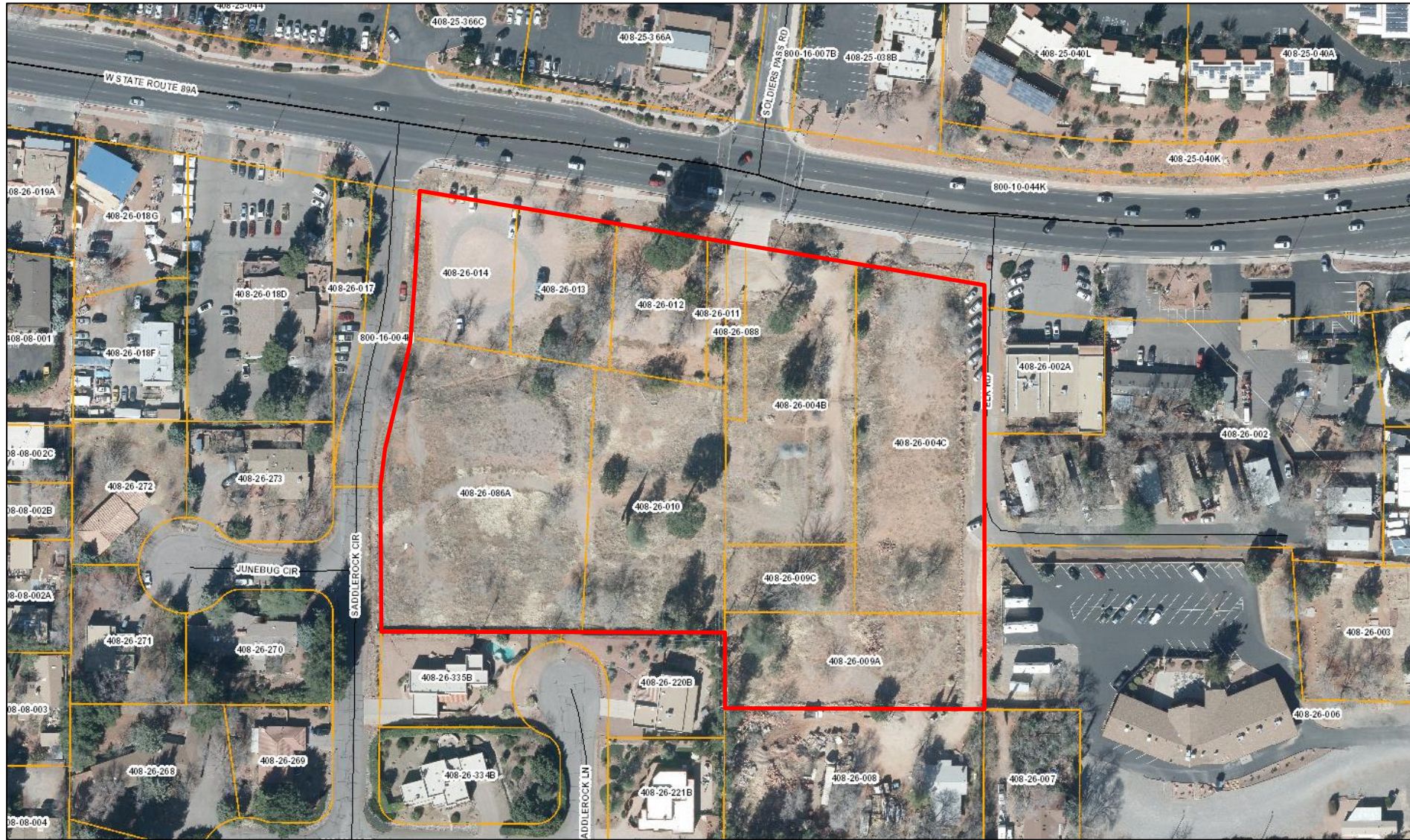
You are welcome to join us for any of the three meetings, and all of them if you'd like. We will be discussing the project, answering questions, and soliciting input/feedback. In the meantime, if you have any questions about the project you may reach me at (602) 230-0600 or by e-mail at ben@withey.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS BAUGH, P.L.C.


By
Benjamin L. Tate

Enclosure

Aerial Map



State Route 89A & Soldiers Pass Road – Sedona, AZ



Arizona Byway Properties LLC
PO Box 819
Rimrock, AZ 86335-0819

Aronson Albert & Laura JT (BD)
170 Saddlerock Cir
Sedona, AZ 86336-5711

Aronson Eric N & Cynthia K JT
4320 E Melinda Ln
Phoenix, AZ 85050-8801

Ashbaugh Rex E
480 W Roadrunner Dr
Chandler, AZ 85286-3931

Assael Arlette E Trust
135 Valley View Dr
Sedona, AZ 86336-5702

Barnes Paul Michael & Heather (Rs)
900 Southard St (Upstairs)
Key West, FL 33040-7143

Baumann Mildred Ann Living Trust
580 Saddlerock Cir
Sedona, AZ 86336-5754

Beauchamp Revocable Living Trust &
Beauchamp Thomas & Margaret Ttees
115 Saddlerock Cir
Sedona, AZ 86336-5715

Beckwith Family Trust & Beckwith Arthur H
& Marsha J Ttees
10 Saddlerock Ln
Sedona, AZ 86336-5724

Benjes Henry H Ili Living Trust & Benjes
Henry Ili Ttee
165 Rockridge Dr
Sedona, AZ 86336-5732

Berry Living Trust
260 Calle Aragon Unit B
Laguna Woods, CA 92637-3479

Blackwell Charles D & Mary M JT
10225 Matoca Way
Austin, TX 78726-1379

Bridges Lawrence & Eileen (Rs)
61 N Hayden Pkwy
Hudson, OH 44236-3157

Brock Peter & Kristen (Rs)
2370 W State Route 89A Suite 11-458
Sedona, AZ 86336-5350

Bulot Mark W & Christi Johnson Rev Trust
45 Valley View Dr
Sedona, AZ 86336-5706

Cain Living Trust & Cain Sandra K Ttee
720 E Las Conchas Dr
Cottonwood, AZ 86326-2811

Carter Thomas J & Sonya M RS
10 June Bug Cir
Sedona, AZ 86336-5708

Christensen James W
107 S Southgate Dr
Chandler, AZ 85226-3222

Civish Gayle Trust & Civish Gayle A Ttee
530 Saddlerock Cir
Sedona, AZ 86336-5754

Clay Family Trust & Clay David C & Renae D
Ttees
105 Rockridge Dr
Sedona, AZ 86336-5732

Corbin Franklin Ili UI & Corbin Patricia J UI
6700 W Dorado Dr Unit 16
Littleton, CO 80123-5174

Crowe Leroy A & Theophilus Crista Living
Trust
15806 S 1st Ave
Phoenix, AZ 85045-0513

Cruickshanks Jacqueline Earle & Sirotkin
Allan RS
4 Little Pond Rd
Middlebury, VT 05753-2104

Del Monaco Family Trust & Del Monaco
Michael J & Lana M Ttees
1820 S Creekside Bend
Cornville, AZ 86325

Depaolo Donald & Ingram Bonnye Fam
Trust
9 Adair Way
Hayward, CA 94542-7940

Douglass Jay Revocable Trust & Douglass
Immanuel Jay Ttee
PO Box 306
Flagstaff, AZ 86002-0306

Du Qin & Zou Jing RS
6657 Ne Windermere Rd
Seattle, WA 98115-7942

Elder Kyle & Elder Glen E Ili JT
145 Saddlerock Cir
Sedona, AZ 86336-5715

Emerdinger Loretta C Ttee & Emerdinger
Living Trust
50 Saddlerock Cir
Sedona, AZ 86336-5718

Ferrari Daniella (BD)
190 Saddlerock Cir
Sedona, AZ 86336-5711

Fields-Gruszka Trust & Gruszka Casimir
Trustee
30 Sunset Cir
Sedona, AZ 86336-5725

Fitzgerald Michael A
495 Saddlerock Cir
Sedona, AZ 86336-5709

Friess Julie D
125 Saddlerock Cir
Sedona, AZ 86336-5715

Garten David E & Bonder Linda E
Revocable Trust
2795 Nw Upshur St Apt B
Portland, OR 97210-5345

Giberti Bruno Estate of & Giberti Caroline
M
125 Rockridge Dr
Sedona, AZ 86336-5732

Graham Gary & Kris Trust & Graham R Gary
& Kristen L Ttees
310 Rockridge Dr
Sedona, AZ 86336-5728

Hashim Nancy Trust
500 Saddlerock Cir
Sedona, AZ 86336-5754

Henrikson Kjell
305 Saddlerock Cir
Sedona, AZ 86336-5712

Hertzberg Kari Lee Christiansen
290 Rockridge Dr
Sedona, AZ 86336-5730

Hewitt Trust & Hewitt Alan R & Ann S Ttees
25 Rockridge Dr
Sedona, AZ 86336-5734

Higuera Bernardo Revocable Trust
220 Rockridge Dr
Sedona, AZ 86336-5731

Hilliard Ellyn B (BD)
90 Valley View Dr
Sedona, AZ 86336-5703

Hosking Grant (Ui) & Sun Kelvin (Ui)
465 N Park Dr
Chicago, IL 60611-0003

Hughes Franklin T Ili & Schmidt-Hughes
Ulrike RS
185 Saddlerock Cir
Sedona, AZ 86336-5715

Jackson Larry E & Diane L RS
20 Rockridge Dr
Sedona, AZ 86336-5735

Jimenez Pedro Ili & Edith Ili (Rs)
PO Box 752
Sedona, AZ 86339-0752

Keil Living Trust & Keil Kurt A & Lorraine K
Ttees
815 Rodeo Rd
Sedona, AZ 86336-3244

Ketcham Charles W & Deborah G 2001
Family Trust & Ketcham Charles Wesley &
Deborah Gremer Ttees
10853 E Palomino Rd
Scottsdale, AZ 85259-5733

Kingdom of Christ Ministry Trust & Baingo
Gayle Trustee
245 Saddlerock Cir
Sedona, AZ 86336-5746

Kipnis Howard Alan
14288 Recuerdo Dr
Del Mar, CA 92014-2956

Kudrak Renee Marie & Kenneth Edward (Jt)
17 Forest Dr
Colchester, CT 06415-2701

Laali Hooman
90 Rockridge Dr
Sedona, AZ 86336-5735

Laurich Mitch A
160 Saddlerock Ln
Sedona, AZ 86336-5719

Long Living Trust & Long Susan S Ttee
325 Rockridge Dr
Sedona, AZ 86336-5729

Mason Russell K & Ann Revocable Trust
177 Stanwich Rd
Greenwich, CT 06830-4019

Mcdowell Revocable Living Trust &
Mcdowell Neil Ttee
629 S Anthony St
Anaheim, CA 92804-2603

Mckenzie Mary Ann
4285 Blackstone Ct
Middleton, WI 53562-4300

Miles Anthony & Sharon RS
154 The Courtyard
Boone, NC 28607-6751

Montedonico Joseph & Lynne RS
15 June Bug Cir
Sedona, AZ 86336-5708

Morris Scott Michael & Stephanie Lynn RS
3025 E Mariposa St
Phoenix, AZ 85016-5052

Moss Ranney H
25 Sunset Cir
Sedona, AZ 86336-5744

N/A
N/A
N/A, N/A N/A

Obradovich Deborah L Trust
421 S Cottage Hill Ave
Elmhurst, IL 60126-3920

Parsons Jeremiah & Dania RS
5 Rockridge Dr
Sedona, AZ 86336-5734

Persson Anders V & Tia L Revocable Living Trust
2009 Knaab Dr
Bozeman, MT 59715-5975

Rankin Elaine
205 Saddlerock Cir
Sedona, AZ 86336-5746

Rose Terese Robert Trust
PO Box 5910
Avon, CO 81620-5910

Saurenman Paul & Marilee Living Trust
2011 & Saurenman Paul Jacob Ili & Marilee Elaine Ttees
2173 Manzanita Cir
La Verne, CA 91750-2246

Schrader Mark F
210 Saddlerock Cir
Sedona, AZ 86336-5713

Shah Bhavin Arvindkumar & Payalben Bhavin RS UI & Shah Ankur & Leena RS UI
79 Shellbark Dr
San Jose, CA 95136-2413

Murphy Steve Trust & Murphy Steve Ernest Ttee
PO Box 717
Sedona, AZ 86339-0717

Nowak Family Trust & Nowak Stewart W & PO Box 377
Sedona, AZ 86339-0377

Olesen Chadd & Stephanie (Rs)
65 Sunset Cir
Sedona, AZ 86336-5744

Peck Donna K
405 Saddlerock Cir
Sedona, AZ 86336-5748

Polenick Living Trust & Polenick Allan J & Cynthia L Ttees
4161 W Kent Dr
Chandler, AZ 85226-7215

Rhode Elizabeth H & Chris W JT UI & Ritter Susan M Voluntary Tr UI
3227 Calle Del Montana
Sedona, AZ 86336-5075

Saddlerock Properties LLC
1718 Rosewood Ave
Nashville, TN 37212-5816

Schaffer Nichole
6210 N 15th Ave
Phoenix, AZ 85015-2070

Seidenkranz Paul J & Rebecca L RS
10826 280th St E
Cannon Falls, MN 55009-4159

Slevin Paul & Doreen M JT
70 Saddlerock Ln
Sedona, AZ 86336-5722

Murtaugh Trust & Murtaugh James D & Virigina K Ttees
5020 Shadow Canyon Rd
Templeton, CA 93465-9714

Oak Creek Domestic Water Improvement District
90 Oak Creek Blvd
Sedona, AZ 86336-5643

Ortiz Miguel & Gina RS
515 Stillmeadow Dr
Richardson, TX 75081-5613

Perrin Decedents Trust UI & Perrin Geraldine S Ttee
45 Sunset Cir
Sedona, AZ 86336-5744

Post Karen Linda Revoc Living Trust
6824 E La Salle Rd
Cave Creek, AZ 85331-4602

Rizzi John & Carol E JT
85 Saddlerock Ln
Sedona, AZ 86336-5721

Saddlerock Properties LLC
1718 Rosewood Ave
Nashville, TN 37212-5816

Schneider Family Trust & Schneider Harry E & Christine A Trustees
60 Sunset Cir
Sedona, AZ 86336-5725

Shackleford James D Revoc Trust
4400 N Scottsdale Rd Apt 9-247
Scottsdale, AZ 85251-3331

Sneed Jon Roger & Sproul Annette Trust
145 Rockridge Dr
Sedona, AZ 86336-5732

Snyder Helen T Trust UI & Snyder Paul
Richard UI
370 Rockridge Dr
Sedona, AZ 86336-5728

St Clair Gregory M & Rebne Claudia A JT
PO Box 1299
Ouray, CO 81427-1299

Steinbrunner John A & Ann M JT
1085 Parkside Dr
Lakewood, OH 44107-1341

Stomel Living Trust & Stomel Robert J &
819 Tom Mix Trl
Prescott, AZ 86301-6711

Stout Bradley Trust & Stout Bradley S Ttee
240 Rockridge Dr
Sedona, AZ 86336-5731

Straight Family Trust & Straight Roy F &
Sheryll A Ttees
355 Saddlerock Cir
Sedona, AZ 86336-5712

Stuart Barclay Living Trust & Stuart Barclay
Underwood Ttee
335 Saddlerock Cir
Sedona, AZ 86336-5712

Talbot Randall L & Julie R Rev Liv Trust &
Talbot Julie Ronning Ttee
75 Valley View Dr
Sedona, AZ 86336-5704

Thatcher Kali Jean Revoc Living Trust
2370 W State Route 89A Ste 11-449
Sedona, AZ 86336-5350

Thomas Evan
85 Sunset Cir
Sedona, AZ 86336-5744

Thompson Sylvia L Trust
470 Saddlerock Cir
Sedona, AZ 86336-5710

Todd Daniel Richard & Katherine Elizabeth
RS
30 Forest Cir
Sedona, AZ 86336-5726

Trask Jacque J Groves
1417 N Manor Cir
Chandler, AZ 85225-7047

Uzumeckis Eduard M & Yancey Elizabeth A
RS
430 Saddlerock Cir
Sedona, AZ 86336-5710

Vanderhamm Alex & Bonnett Aubrey RS
50 Valley View Dr
Sedona, AZ 86336-5707

Vanderhamm Alex & Bonnett Aubrey RS
50 Valley View Dr
Sedona, AZ 86336-5707

Vitek Family Trust
550 Saddlerock Cir
Sedona, AZ 86336-5754

Weintraub Rosemary C (BD)
205 Valley View Dr
Sedona, AZ 86336-5758

Werner William R & Stubler Fiduciary
Services LLC Guardian/Conservator
10 Sunset Cir
Sedona, AZ 86336-5725

West William Ray Family Trust & West
William Ray & Kathleen Elaine Ttees
225 Saddlerock Cir
Sedona, AZ 86336-5746

Wilson William
26033 Cape Dr Unit 504
Laguna Niguel, CA 92677-0939

Yoder Trust-Surviving Spouse's Trust &
Yoder Karen L Ttee
2307 Calle Las Palmas
San Clemente, CA 92672-4403

Zenk Eric W & Laura D Trust
50 Rockridge Dr
Sedona, AZ 86336-5735

Zmark Holdings Ltd LLC
5401 E Van Buren St Unit 1117
Phoenix, AZ 85008-3473

FOREST LANDS LLC
195 SOLDIERS PASS RD
SEDONA, AZ 86336-4735

FUN PROPERTIES LLC
1405 W STATE ROUTE 89A
SEDONA, AZ 86336-5753

FOREST LANDS LLC
195 SOLDIERS PASS RD
SEDONA, AZ 86336-4735

OLD MARKETPLACE INVESTMENT CO LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

LAMBERT PROPERTIES INVESTMENTS LLC
UI &
1370 W STATE ROUTE 89A STE 17
SEDONA, AZ 86336-4784

OLD MARKETPLACE INVESTMENT CO LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

BANK ONE NA
PO BOX 561305
DALLAS, TX 75356-1305

PAYDAR FARSHID
410 ARROYO PINON DR
SEDONA, AZ 86336-5039

LA PASADA INVESTMENT COMPANY LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

LA TIERRA 1146 LLC
1120 W STATE ROUTE 89A STE A-2
SEDONA, AZ 86336-5759

LA TIERRA 1146 LLC
1120 W STATE ROUTE 89A STE A-2
SEDONA, AZ 86336-5759

LA TIERRA 1146 LLC
1120 W STATE ROUTE 89A APT A-2
SEDONA, AZ 86336-5759

ANP PROPERTY DEVELOPMENT LLLP
989 S MAIN ST STE 600
COTTONWOOD, AZ 86326-4601

VERDE VALLEY SANCTUARY
195 W STATE ROUTE 89A
SEDONA, AZ 86336-6157

B P O E OF SEDONA LDG #2291
110 AIRPORT RD
SEDONA, AZ 86336-5824

DILBECK LYNDON R
2101 JERRY ST
CLARKDALE, AZ 86324-3713

KGB PROPERTIES LLC
PO BOX 829
SEDONA, AZ 86339-0829

TAB 2



July 2, 2024

Re: Follow-Up Virtual Neighborhood Meeting for The Village at Saddlerock Crossing - PZ19-00005 (ZC, DEV)

Dear Neighbors:

This letter is a follow-up from our May 2024 correspondence regarding 6.36 acres of property located south of the intersection State Route 89A and Soldiers Pass Road in the City of Sedona as shown on the Aerial Map (the "Property"). As you may know, we currently have applications under review for Zone Change and Development Review with the City of Sedona for a mixed-use lodging and multi-family residential project on the Property.

In May and June of this year, we held three in-person neighborhood meetings to discuss the project, obtain feedback, and answer questions. At those meetings, we discussed holding a follow-up virtual meeting for any residents who may not have been able to participate in the in-person meetings. This letter is an invitation to our follow-up virtual meeting, please see below for details:

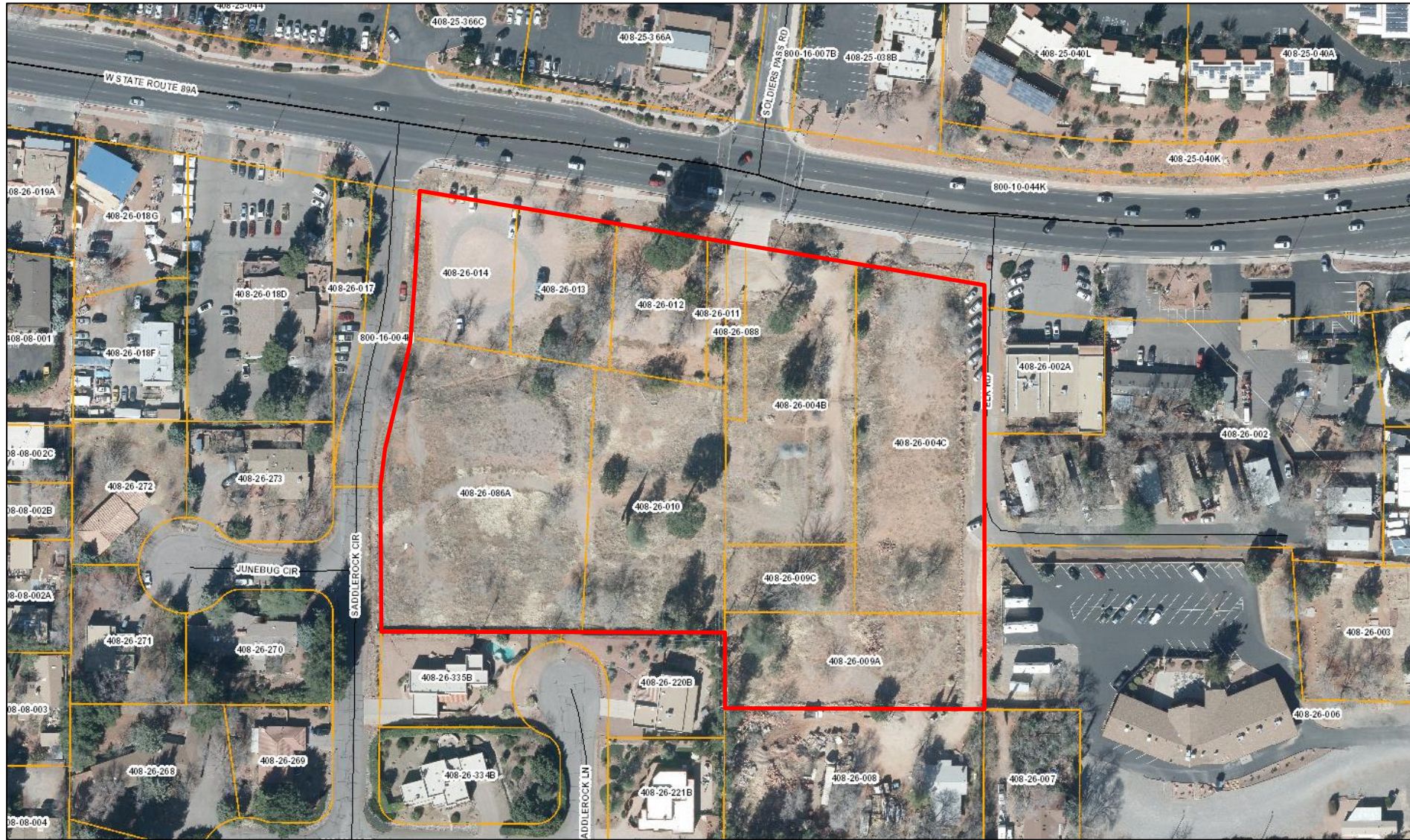
Date: Wednesday, July 17, 2024
Time: 4:30 pm to 6:00 pm
Zoom Link: <https://bit.ly/Saddlerock>
Meeting ID: 842 1508 0197
Passcode: 305150
Dial-In Number: 1 (669) 444-9171

If you were unable to make it to the in-person meetings, this will be a good opportunity to have your questions answered and learn more about the project. We will be discussing the proposal, providing updates, answering questions, and soliciting input/feedback. In the meantime, if you have any questions about the project you may reach me at (602) 230-0600 or by e-mail at ben@wmbattorneys.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS BAUGH PLC

By 
Benjamin L. Tate

Aerial Map



State Route 89A & Soldiers Pass Road – Sedona, AZ



Arizona Byway Properties LLC
PO Box 819
Rimrock, AZ 86335-0819

Aronson Albert & Laura JT (BD)
170 Saddlerock Cir
Sedona, AZ 86336-5711

Aronson Eric N & Cynthia K JT
4320 E Melinda Ln
Phoenix, AZ 85050-8801

Ashbaugh Rex E
480 W Roadrunner Dr
Chandler, AZ 85286-3931

Assael Arlette E Trust
135 Valley View Dr
Sedona, AZ 86336-5702

Barnes Paul Michael & Heather (Rs)
900 Southard St (Upstairs)
Key West, FL 33040-7143

Baumann Mildred Ann Living Trust
580 Saddlerock Cir
Sedona, AZ 86336-5754

Beauchamp Revocable Living Trust &
Beauchamp Thomas & Margaret Ttees
115 Saddlerock Cir
Sedona, AZ 86336-5715

Beckwith Family Trust & Beckwith Arthur H
& Marsha J Ttees
10 Saddlerock Ln
Sedona, AZ 86336-5724

Benjes Henry H Ili Living Trust & Benjes
Henry Ili Ttee
165 Rockridge Dr
Sedona, AZ 86336-5732

Berry Living Trust
260 Calle Aragon Unit B
Laguna Woods, CA 92637-3479

Blackwell Charles D & Mary M JT
10225 Matoca Way
Austin, TX 78726-1379

Bridges Lawrence & Eileen (Rs)
61 N Hayden Pkwy
Hudson, OH 44236-3157

Brock Peter & Kristen (Rs)
2370 W State Route 89A Suite 11-458
Sedona, AZ 86336-5350

Bulot Mark W & Christi Johnson Rev Trust
45 Valley View Dr
Sedona, AZ 86336-5706

Cain Living Trust & Cain Sandra K Ttee
720 E Las Conchas Dr
Cottonwood, AZ 86326-2811

Carter Thomas J & Sonya M RS
10 June Bug Cir
Sedona, AZ 86336-5708

Christensen James W
107 S Southgate Dr
Chandler, AZ 85226-3222

Civish Gayle Trust & Civish Gayle A Ttee
530 Saddlerock Cir
Sedona, AZ 86336-5754

Clay Family Trust & Clay David C & Renae D
Ttees
105 Rockridge Dr
Sedona, AZ 86336-5732

Corbin Franklin Ili UI & Corbin Patricia J UI
6700 W Dorado Dr Unit 16
Littleton, CO 80123-5174

Crowe Leroy A & Theophilus Crista Living
Trust
15806 S 1st Ave
Phoenix, AZ 85045-0513

Cruikshanks Jacqueline Earle & Sirotkin
Allan RS
4 Little Pond Rd
Middlebury, VT 05753-2104

Del Monaco Family Trust & Del Monaco
Michael J & Lana M Ttees
1820 S Creekside Bend
Cornville, AZ 86325

Depaolo Donald & Ingram Bonnye Fam
Trust
9 Adair Way
Hayward, CA 94542-7940

Douglass Jay Revocable Trust & Douglass
Immanuel Jay Ttee
PO Box 306
Flagstaff, AZ 86002-0306

Du Qin & Zou Jing RS
6657 Ne Windermere Rd
Seattle, WA 98115-7942

Elder Kyle & Elder Glen E Ili JT
145 Saddlerock Cir
Sedona, AZ 86336-5715

Emerdinger Loretta C Ttee & Emerdinger
Living Trust
50 Saddlerock Cir
Sedona, AZ 86336-5718

Ferrari Daniella (BD)
190 Saddlerock Cir
Sedona, AZ 86336-5711

Fields-Gruszka Trust & Gruszka Casimir
Trustee
30 Sunset Cir
Sedona, AZ 86336-5725

Fitzgerald Michael A
495 Saddlerock Cir
Sedona, AZ 86336-5709

Friess Julie D
125 Saddlerock Cir
Sedona, AZ 86336-5715

Garten David E & & Bonder Linda E
Revocable Trust
2795 Nw Upshur St Apt B
Portland, OR 97210-5345

Giberti Bruno Estate of & Giberti Caroline
M
125 Rockridge Dr
Sedona, AZ 86336-5732

Graham Gary & Kris Trust & Graham R Gary
& Kristen L Ttees
310 Rockridge Dr
Sedona, AZ 86336-5728

Hashim Nancy Trust
500 Saddlerock Cir
Sedona, AZ 86336-5754

Henrikson Kjell
305 Saddlerock Cir
Sedona, AZ 86336-5712

Hertzberg Kari Lee Christiansen
290 Rockridge Dr
Sedona, AZ 86336-5730

Hewitt Trust & Hewitt Alan R & Ann S Ttees
25 Rockridge Dr
Sedona, AZ 86336-5734

Higuera Bernardo Revocable Trust
220 Rockridge Dr
Sedona, AZ 86336-5731

Hilliard Ellyn B (BD)
90 Valley View Dr
Sedona, AZ 86336-5703

Hosking Grant (Ui) & Sun Kelvin (Ui)
465 N Park Dr
Chicago, IL 60611-0003

Hughes Franklin T Ili & Schmidt-Hughes
Ulrike RS
185 Saddlerock Cir
Sedona, AZ 86336-5715

Jackson Larry E & Diane L RS
20 Rockridge Dr
Sedona, AZ 86336-5735

Jimenez Pedro Ili & Edith Ili (Rs)
PO Box 752
Sedona, AZ 86339-0752

Keil Living Trust & Keil Kurt A & Lorraine K
Ttees
815 Rodeo Rd
Sedona, AZ 86336-3244

Ketcham Charles W & Deborah G 2001
Family Trust & Ketcham Charles Wesley &
Deborah Gremer Ttees
10853 E Palomino Rd
Scottsdale, AZ 85259-5733

Kingdom of Christ Ministry Trust & Baingo
Gayle Trustee
245 Saddlerock Cir
Sedona, AZ 86336-5746

Kipnis Howard Alan
14288 Recuerdo Dr
Del Mar, CA 92014-2956

Kudrak Renee Marie & Kenneth Edward (Jt)
17 Forest Dr
Colchester, CT 06415-2701

Laali Hooman
90 Rockridge Dr
Sedona, AZ 86336-5735

Laurich Mitch A
160 Saddlerock Ln
Sedona, AZ 86336-5719

Long Living Trust & Long Susan S Ttee
325 Rockridge Dr
Sedona, AZ 86336-5729

Mason Russell K & Ann Revocable Trust
177 Stanwich Rd
Greenwich, CT 06830-4019

Mcdowell Revocable Living Trust &
Mcdowell Neil Ttee
629 S Anthony St
Anaheim, CA 92804-2603

Mckenzie Mary Ann
4285 Blackstone Ct
Middleton, WI 53562-4300

Miles Anthony & Sharon RS
154 The Courtyard
Boone, NC 28607-6751

Montedonico Joseph & Lynne RS
15 June Bug Cir
Sedona, AZ 86336-5708

Morris Scott Michael & Stephanie Lynn RS
3025 E Mariposa St
Phoenix, AZ 85016-5052

Moss Ranney H
25 Sunset Cir
Sedona, AZ 86336-5744

N/A
N/A
N/A, N/A N/A

Obradovich Deborah L Trust
421 S Cottage Hill Ave
Elmhurst, IL 60126-3920

Parsons Jeremiah & Dania RS
5 Rockridge Dr
Sedona, AZ 86336-5734

Persson Anders V & Tia L Revocable Living
Trust
2009 Knaab Dr
Bozeman, MT 59715-5975

Rankin Elaine
205 Saddlerock Cir
Sedona, AZ 86336-5746

Rose Terese Robert Trust
PO Box 5910
Avon, CO 81620-5910

Schaffer Nichole
6210 N 15th Ave
Phoenix, AZ 85015-2070

Seidenkranz Paul J & Rebecca L RS
10826 280th St E
Cannon Falls, MN 55009-4159

Slevin Paul & Doreen M JT
70 Saddlerock Ln
Sedona, AZ 86336-5722

Murphy Steve Trust & Murphy Steve Ernest
Ttee
PO Box 717
Sedona, AZ 86339-0717

Nowak Family Trust & Nowak Stewart W &
PO Box 377
Sedona, AZ 86339-0377

Olesen Chadd & Stephanie (Rs)
65 Sunset Cir
Sedona, AZ 86336-5744

Peck Donna K
405 Saddlerock Cir
Sedona, AZ 86336-5748

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Cynthia L Ttees
4161 W Kent Dr
Chandler, AZ 85226-7215

Rhode Elizabeth H & Chris W JT UI & Ritter
Susan M Voluntary Tr UI
3227 Calle Del Montana
Sedona, AZ 86336-5075

Saddlerock Properties LLC
1718 Rosewood Ave
Nashville, TN 37212-5816

Schneider Family Trust & Schneider Harry E
& Christine A Trustees
60 Sunset Cir
Sedona, AZ 86336-5725

Shackleford James D Revoc Trust
4400 N Scottsdale Rd Apt 9-247
Scottsdale, AZ 85251-3331

Sneed Jon Roger & Sproul Annette Trust
145 Rockridge Dr
Sedona, AZ 86336-5732

Murtaugh Trust & Murtaugh James D &
Virigina K Ttees
5020 Shadow Canyon Rd
Templeton, CA 93465-9714

Oak Creek Domestic Water Improvement
District
90 Oak Creek Blvd
Sedona, AZ 86336-5643

Ortiz Miguel & Gina RS
515 Stillmeadow Dr
Richardson, TX 75081-5613

Perrin Decedents Trust UI & Perrin
Geraldine S Ttee
45 Sunset Cir
Sedona, AZ 86336-5744

Post Karen Linda Revoc Living Trust
6824 E La Salle Rd
Cave Creek, AZ 85331-4602

Rizzi John & Carol E JT
85 Saddlerock Ln
Sedona, AZ 86336-5721

Saurenman Paul & Marilee Living Trust
2011 & Saurenman Paul Jacob Ili & Marilee
Elaine Ttees
2173 Manzanita Cir
La Verne, CA 91750-2246

Schrader Mark F
210 Saddlerock Cir
Sedona, AZ 86336-5713

Shah Bhavin Arvindkumar & Payalben
Bhavin RS UI & Shah Ankur & Leena RS UI
79 Shellbark Dr
San Jose, CA 95136-2413

Snyder Helen T Trust UI & Snyder Paul
Richard UI
370 Rockridge Dr
Sedona, AZ 86336-5728

St Clair Gregory M & Rebne Claudia A JT
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Ouray, CO 81427-1299

Steinbrunner John A & Ann M JT
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819 Tom Mix Trl
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Straight Family Trust & Straight Roy F &
Sheryll A Ttees
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Sedona, AZ 86336-5712

Stuart Barclay Living Trust & Stuart Barclay
Underwood Ttee
335 Saddlerock Cir
Sedona, AZ 86336-5712

Talbot Randall L & Julie R Rev Liv Trust &
Talbot Julie Ronning Ttee
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Sedona, AZ 86336-5350

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85 Sunset Cir
Sedona, AZ 86336-5744

Thompson Sylvia L Trust
470 Saddlerock Cir
Sedona, AZ 86336-5710

Todd Daniel Richard & Katherine Elizabeth
RS
30 Forest Cir
Sedona, AZ 86336-5726

Trask Jacque J Groves
1417 N Manor Cir
Chandler, AZ 85225-7047

Uzumeckis Eduard M & Yancey Elizabeth A
RS
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Sedona, AZ 86336-5710

Vanderhamm Alex & Bonnett Aubrey RS
50 Valley View Dr
Sedona, AZ 86336-5707

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Sedona, AZ 86336-5707

Vitek Family Trust
550 Saddlerock Cir
Sedona, AZ 86336-5754

Weintraub Rosemary C (BD)
205 Valley View Dr
Sedona, AZ 86336-5758

Werner William R & Stubler Fiduciary
Services LLC Guardian/Conservator
10 Sunset Cir
Sedona, AZ 86336-5725

West William Ray Family Trust & West
William Ray & Kathleen Elaine Ttees
225 Saddlerock Cir
Sedona, AZ 86336-5746

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Laguna Niguel, CA 92677-0939

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Yoder Karen L Ttee
2307 Calle Las Palmas
San Clemente, CA 92672-4403

Zenk Eric W & Laura D Trust
50 Rockridge Dr
Sedona, AZ 86336-5735

Zmark Holdings Ltd LLC
5401 E Van Buren St Unit 1117
Phoenix, AZ 85008-3473

FOREST LANDS LLC
195 SOLDIERS PASS RD
SEDONA, AZ 86336-4735

FUN PROPERTIES LLC
1405 W STATE ROUTE 89A
SEDONA, AZ 86336-5753

FOREST LANDS LLC
195 SOLDIERS PASS RD
SEDONA, AZ 86336-4735

OLD MARKETPLACE INVESTMENT CO LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

LAMBERT PROPERTIES INVESTMENTS LLC
UI &
1370 W STATE ROUTE 89A STE 17
SEDONA, AZ 86336-4784

OLD MARKETPLACE INVESTMENT CO LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

BANK ONE NA
PO BOX 561305
DALLAS, TX 75356-1305

PAYDAR FARSHID
410 ARROYO PINON DR
SEDONA, AZ 86336-5039

LA PASADA INVESTMENT COMPANY LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

LA TIERRA 1146 LLC
1120 W STATE ROUTE 89A STE A-2
SEDONA, AZ 86336-5759

ANP PROPERTY DEVELOPMENT LLLP
989 S MAIN ST STE 600
COTTONWOOD, AZ 86326-4601

VERDE VALLEY SANCTUARY
195 W STATE ROUTE 89A
SEDONA, AZ 86336-6157

B P O E OF SEDONA LDG #2291
110 AIRPORT RD
SEDONA, AZ 86336-5824

DILBECK LYNDON R
2101 JERRY ST
CLARKDALE, AZ 86324-3713

KGB PROPERTIES LLC
PO BOX 829
SEDONA, AZ 86339-0829

TAB 3



August 6, 2024

Re: Follow-Up Neighborhood Meeting for The Village at Saddlerock Crossing - PZ19-00005 (ZC, DEV)

Dear Neighbors:

This letter is a follow-up from our July 2024 correspondence regarding 6.36 acres of property located south of the intersection State Route 89A and Soldiers Pass Road in the City of Sedona as shown on the Aerial Map (the "Property"). As you may know, we currently have applications under review for Zone Change and Development Review with the City of Sedona for a mixed-use lodging and multi-family residential project on the Property.

In May through July of this year, we held three in-person neighborhood meetings and a virtual neighborhood meeting to discuss the project, obtain feedback, and answer questions. Now that the updated development plans and agreements are prepared, we are hosting a follow-up meeting to share and discuss these materials with the community.

Dates: Wednesday, August 21, 2024

Time: 6:00 pm to 7:30 pm

Location: Sedona Elks Lodge
110 Airport Road
Sedona, AZ 86336

If you are unable to attend the meeting in person, we will also be live-streaming the meeting via Zoom:

Zoom Link: <https://bit.ly/Saddlerock>
Meeting ID: 842 1508 0197
Passcode: 305150
Dial-In Number: 1 (669) 444-9171

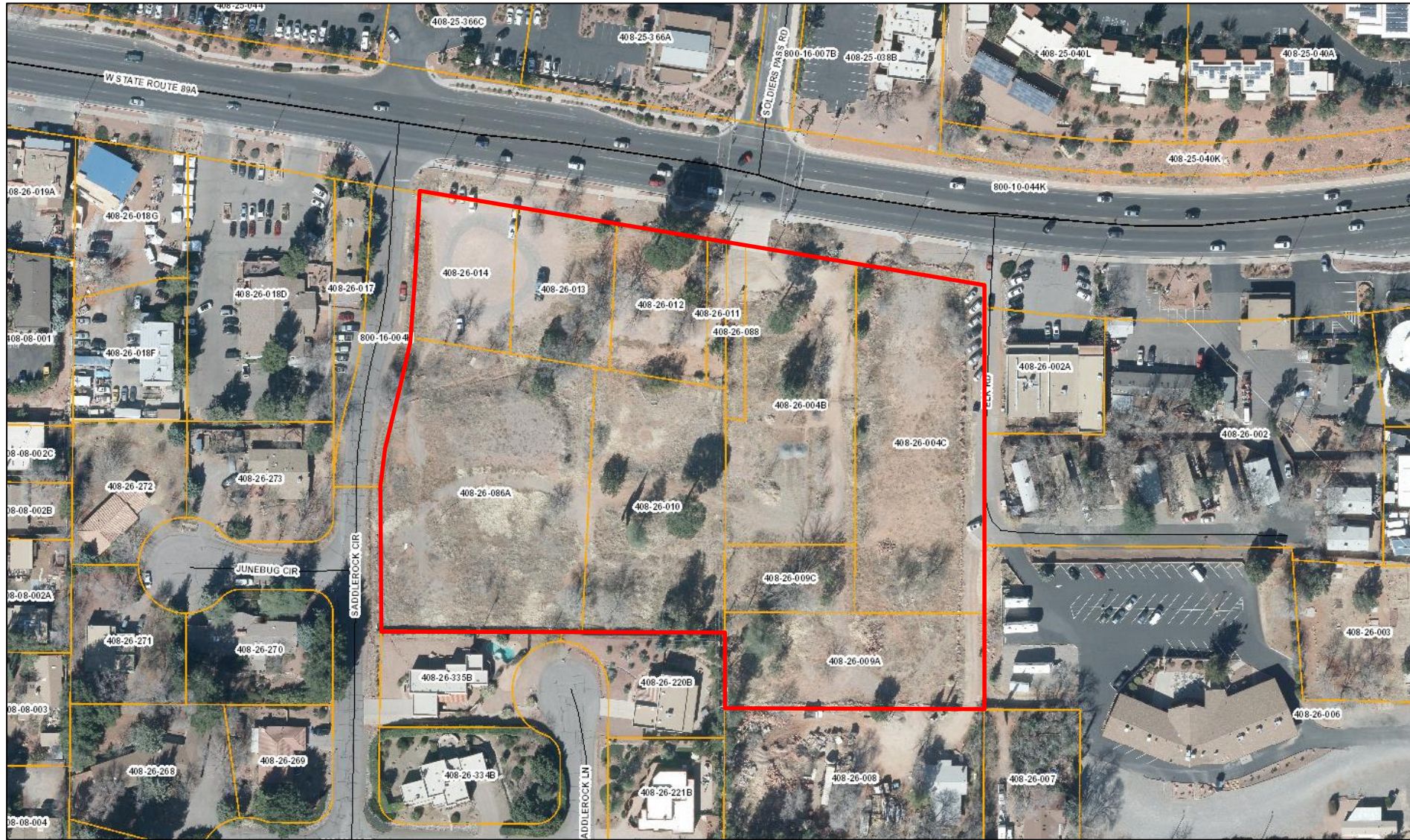
We will be discussing the updated plans and agreements, answering questions, and soliciting input/feedback. In the meantime, if you have any questions about the project you may reach me at (602) 230-0600 or by e-mail at ben@wmbattorneys.com. Thank you for your courtesy and consideration.

Sincerely yours,
WITHEY MORRIS BAUGH PLC

A blue ink handwritten signature that appears to be "Benjamin L. Tate".

By
Benjamin L. Tate

Aerial Map



State Route 89A & Soldiers Pass Road – Sedona, AZ



Arizona Byway Properties LLC
PO Box 819
Rimrock, AZ 86335-0819

Aronson Albert & Laura JT (BD)
170 Saddlerock Cir
Sedona, AZ 86336-5711

Aronson Eric N & Cynthia K JT
4320 E Melinda Ln
Phoenix, AZ 85050-8801

Ashbaugh Rex E
480 W Roadrunner Dr
Chandler, AZ 85286-3931

Assael Arlette E Trust
135 Valley View Dr
Sedona, AZ 86336-5702

Barnes Paul Michael & Heather (Rs)
900 Southard St (Upstairs)
Key West, FL 33040-7143

Baumann Mildred Ann Living Trust
580 Saddlerock Cir
Sedona, AZ 86336-5754

Beauchamp Revocable Living Trust &
Beauchamp Thomas & Margaret Ttees
115 Saddlerock Cir
Sedona, AZ 86336-5715

Beckwith Family Trust & Beckwith Arthur H
& Marsha J Ttees
10 Saddlerock Ln
Sedona, AZ 86336-5724

Benjes Henry H Ili Living Trust & Benjes
Henry Ili Ttee
165 Rockridge Dr
Sedona, AZ 86336-5732

Berry Living Trust
260 Calle Aragon Unit B
Laguna Woods, CA 92637-3479

Blackwell Charles D & Mary M JT
10225 Matoca Way
Austin, TX 78726-1379

Bridges Lawrence & Eileen (Rs)
61 N Hayden Pkwy
Hudson, OH 44236-3157

Brock Peter & Kristen (Rs)
2370 W State Route 89A Suite 11-458
Sedona, AZ 86336-5350

Bulot Mark W & Christi Johnson Rev Trust
45 Valley View Dr
Sedona, AZ 86336-5706

Cain Living Trust & Cain Sandra K Ttee
720 E Las Conchas Dr
Cottonwood, AZ 86326-2811

Carter Thomas J & Sonya M RS
10 June Bug Cir
Sedona, AZ 86336-5708

Christensen James W
107 S Southgate Dr
Chandler, AZ 85226-3222

Civish Gayle Trust & Civish Gayle A Ttee
530 Saddlerock Cir
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Clay Family Trust & Clay David C & Renae D
Ttees
105 Rockridge Dr
Sedona, AZ 86336-5732

Corbin Franklin Ili UI & Corbin Patricia J UI
6700 W Dorado Dr Unit 16
Littleton, CO 80123-5174

Crowe Leroy A & Theophilus Crista Living
Trust
15806 S 1st Ave
Phoenix, AZ 85045-0513

Cruickshanks Jacqueline Earle & Sirotkin
Allan RS
4 Little Pond Rd
Middlebury, VT 05753-2104

Del Monaco Family Trust & Del Monaco
Michael J & Lana M Ttees
1820 S Creekside Bend
Cornville, AZ 86325

Depaolo Donald & Ingram Bonnye Fam
Trust
9 Adair Way
Hayward, CA 94542-7940

Douglass Jay Revocable Trust & Douglass
Immanuel Jay Ttee
PO Box 306
Flagstaff, AZ 86002-0306

Du Qin & Zou Jing RS
6657 Ne Windermere Rd
Seattle, WA 98115-7942

Elder Kyle & Elder Glen E Ili JT
145 Saddlerock Cir
Sedona, AZ 86336-5715

Emerdinger Loretta C Ttee & Emerdinger
Living Trust
50 Saddlerock Cir
Sedona, AZ 86336-5718

Ferrari Daniella (BD)
190 Saddlerock Cir
Sedona, AZ 86336-5711

Fields-Gruszka Trust & Gruszka Casimir
Trustee
30 Sunset Cir
Sedona, AZ 86336-5725

Garten David E & & Bonder Linda E
Revocable Trust
2795 Nw Upshur St Apt B
Portland, OR 97210-5345

Hashim Nancy Trust
500 Saddlerock Cir
Sedona, AZ 86336-5754

Hewitt Trust & Hewitt Alan R & Ann S Ttees
25 Rockridge Dr
Sedona, AZ 86336-5734

Hosking Grant (Ui) & Sun Kelvin (Ui)
465 N Park Dr
Chicago, IL 60611-0003

Jimenez Pedro Ili & Edith Ili (Rs)
PO Box 752
Sedona, AZ 86339-0752

Kingdom of Christ Ministry Trust & Baingo
Gayle Trustee
245 Saddlerock Cir
Sedona, AZ 86336-5746

Laali Hooman
90 Rockridge Dr
Sedona, AZ 86336-5735

Mason Russell K & Ann Revocable Trust
177 Stanwich Rd
Greenwich, CT 06830-4019

Miles Anthony & Sharon RS
154 The Courtyard
Boone, NC 28607-6751

Fitzgerald Michael A
495 Saddlerock Cir
Sedona, AZ 86336-5709

Giberti Bruno Estate of & Giberti Caroline
M
125 Rockridge Dr
Sedona, AZ 86336-5732

Henrikson Kjell
305 Saddlerock Cir
Sedona, AZ 86336-5712

Higuera Bernardo Revocable Trust
220 Rockridge Dr
Sedona, AZ 86336-5731

Hughes Franklin T Ili & Schmidt-Hughes
Ulrike RS
185 Saddlerock Cir
Sedona, AZ 86336-5715

Keil Living Trust & Keil Kurt A & Lorraine K
Ttees
815 Rodeo Rd
Sedona, AZ 86336-3244

Kipnis Howard Alan
14288 Recuerdo Dr
Del Mar, CA 92014-2956

Laurich Mitch A
160 Saddlerock Ln
Sedona, AZ 86336-5719

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Mcdowell Neil Ttee
629 S Anthony St
Anaheim, CA 92804-2603

Montedonico Joseph & Lynne RS
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Sedona, AZ 86336-5708

Friess Julie D
125 Saddlerock Cir
Sedona, AZ 86336-5715

Graham Gary & Kris Trust & Graham R Gary
& Kristen L Ttees
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Sedona, AZ 86336-5728

Hertzberg Kari Lee Christiansen
290 Rockridge Dr
Sedona, AZ 86336-5730

Hilliard Ellyn B (BD)
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Sedona, AZ 86336-5703

Jackson Larry E & Diane L RS
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Sedona, AZ 86336-5735

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Family Trust & Ketcham Charles Wesley &
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Kudrak Renee Marie & Kenneth Edward (Jt)
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Long Living Trust & Long Susan S Ttee
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Sedona, AZ 86336-5729

Mckenzie Mary Ann
4285 Blackstone Ct
Middleton, WI 53562-4300

Morris Scott Michael & Stephanie Lynn RS
3025 E Mariposa St
Phoenix, AZ 85016-5052

Moss Ranney H
 25 Sunset Cir
 Sedona, AZ 86336-5744

N/A
 N/A
 N/A, N/A N/A

Obradovich Deborah L Trust
 421 S Cottage Hill Ave
 Elmhurst, IL 60126-3920

Parsons Jeremiah & Dania RS
 5 Rockridge Dr
 Sedona, AZ 86336-5734

Persson Anders V & Tia L Revocable Living Trust
 2009 Knaab Dr
 Bozeman, MT 59715-5975

Rankin Elaine
 205 Saddlerock Cir
 Sedona, AZ 86336-5746

Rose Terese Robert Trust
 PO Box 5910
 Avon, CO 81620-5910

Schaffer Nichole
 6210 N 15th Ave
 Phoenix, AZ 85015-2070

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 Sedona, AZ 86336-5722

Murphy Steve Trust & Murphy Steve Ernest Ttee
 PO Box 717
 Sedona, AZ 86339-0717

Nowak Family Trust & Nowak Stewart W & PO Box 377
 Sedona, AZ 86339-0377

Olesen Chadd & Stephanie (Rs)
 65 Sunset Cir
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 Sedona, AZ 86336-5748

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 4161 W Kent Dr
 Chandler, AZ 85226-7215

Rhode Elizabeth H & Chris W JT UI & Ritter Susan M Voluntary Tr UI
 3227 Calle Del Montana
 Sedona, AZ 86336-5075

Saddlerock Properties LLC
 1718 Rosewood Ave
 Nashville, TN 37212-5816

Schneider Family Trust & Schneider Harry E & Christine A Trustees
 60 Sunset Cir
 Sedona, AZ 86336-5725

Shackleford James D Revoc Trust
 4400 N Scottsdale Rd Apt 9-247
 Scottsdale, AZ 85251-3331

Sneed Jon Roger & Sproul Annette Trust
 145 Rockridge Dr
 Sedona, AZ 86336-5732

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 5020 Shadow Canyon Rd
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 Richardson, TX 75081-5613

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 2173 Manzanita Cir
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 79 Shellbark Dr
 San Jose, CA 95136-2413

Snyder Helen T Trust UI & Snyder Paul Richard UI
 370 Rockridge Dr
 Sedona, AZ 86336-5728

St Clair Gregory M & Rebne Claudia A JT
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Yoder Karen L Ttee
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San Clemente, CA 92672-4403

Zenk Eric W & Laura D Trust
50 Rockridge Dr
Sedona, AZ 86336-5735

Zmark Holdings Ltd LLC
5401 E Van Buren St Unit 1117
Phoenix, AZ 85008-3473

FOREST LANDS LLC
195 SOLDIERS PASS RD
SEDONA, AZ 86336-4735

FUN PROPERTIES LLC
1405 W STATE ROUTE 89A
SEDONA, AZ 86336-5753

FOREST LANDS LLC
195 SOLDIERS PASS RD
SEDONA, AZ 86336-4735

OLD MARKETPLACE INVESTMENT CO LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

LAMBERT PROPERTIES INVESTMENTS LLC
UI &
1370 W STATE ROUTE 89A STE 17
SEDONA, AZ 86336-4784

OLD MARKETPLACE INVESTMENT CO LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

BANK ONE NA
PO BOX 561305
DALLAS, TX 75356-1305

PAYDAR FARSHID
410 ARROYO PINON DR
SEDONA, AZ 86336-5039

LA PASADA INVESTMENT COMPANY LLC
6446 STATE ROUTE 179 STE 207A
SEDONA, AZ 86351-7990

LA TIERRA 1146 LLC
1120 W STATE ROUTE 89A STE A-2
SEDONA, AZ 86336-5759

ANP PROPERTY DEVELOPMENT LLLP
989 S MAIN ST STE 600
COTTONWOOD, AZ 86326-4601

VERDE VALLEY SANCTUARY
195 W STATE ROUTE 89A
SEDONA, AZ 86336-6157

B P O E OF SEDONA LDG #2291
110 AIRPORT RD
SEDONA, AZ 86336-5824

DILBECK LYNDON R
2101 JERRY ST
CLARKDALE, AZ 86324-3713

KGB PROPERTIES LLC
PO BOX 829
SEDONA, AZ 86339-0829

TAB 4

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
 NEIGHBORHOOD OPEN HOUSE MEETING
 MONDAY, MAY 20, 2024 - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Peter Brock	280 Saddlerock Circle	817-658-0934	pab1525@hotmail.com
2. Mike Barnes	45 Rock Ridge	305 731 9653	MargiaMargiaKuo@aol.com
3. Roy Howell Wright	355 Saddlerock Circle	480-431-0911	
4. TOLENIACS	15 Rock Ridge Circle	480-273-945	bloominfun@hotmail.com
5. Mark TenBrack	744 Quail Tail Trl	734-417-5055	teubrockmj@gmail.com
6. MARIA McDowell	5 saddle Rd	760-808-0371	maria2007mcdowell@gmail.com
7. Violet Bryant	"	"	"
8. SYLVIA THOMPSON	470 Saddlerock Cir	573 480-1417	SLTHOMPSON2007@yahoo.com
9. CAROL & JOHN Pizzi	85 SADDLEROCK LN	928 203-9880	RIZZ@NFGCABLE.COM
10. Jeanne Frieder	City of Sedona housing	928-203-5138	jfrieder@sedonaaz.gov

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
 NEIGHBORHOOD OPEN HOUSE MEETING
 MONDAY, MAY 20, 2024 - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
97. Joe Villegas	345 View Dr	(928) 300-5800	joe.v@icloud.com
98. Wally/Mike Fitzgerald	495 SADDLEROCK	928.300.3821	YOABIBI@GMAIL.COM
99. Julie Frites	125 Saddlerock Cir.	928 699 8188	Sedonaappraiser@gmail.com
100.			
101.			
102.			
103.			
104.			
105.			
106.			
107.			

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
 NEIGHBORHOOD OPEN HOUSE MEETING
 MONDAY, MAY 20, 2024 - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
86. Julie Talbot	75 Valley View Dr	928 282-0806	juliertalbot@msn.com
87. ELIZABETH YANCEY	430 SADDLEROCK CIR	928-821-3461	redcay@me.com
88. Mitch Laurich	165 SADDLEROCK LN	951-741-2889	MitchLaurich@yahoo.com
89. BRIGITTE LAVRICH	165 SADDLEROCK LN	310-427-2769	BRIGITTE BMLCASA@YAHOO.COM
90. Doreen Stevin	70 Saddlerock hwy.	928-203-4000	—
91. Renae Clay	105 Rockridge Dr	805 340 9671	casaojai@aol.com
92. David Clay	105 Rockridge Dr	805 377 3057	—
93. Charles Blackwell	350 Rockridge Dr	928-202-5732	brpropse@na@gmail.com
94. Mary "	1025 Matoca Way	Austin, TX	78726 (primary)
95. Brian Fultz	39 Panorama L	—	—
96. Dan 500	30 Forest Circle		

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
NEIGHBORHOOD OPEN HOUSE MEETING
MONDAY, MAY 20, 2024 - 6:00 PM

<i>NAME (Please Print)</i>	<i>ADDRESS</i>	<i>PHONE NO.</i>	<i>E-MAIL ADDRESS</i>
11. <i>Lana + Mike DelMonaco</i>	<i>275 Rockridge Drive</i>	<i>7146097769</i>	<i>thedelmonaco7@yahoo.com</i>
12. /			
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14.			
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TAB 5

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
 NEIGHBORHOOD OPEN HOUSE MEETING
 MONDAY, MAY 20, 2024 - 6:00 PM
 June 3

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
B Figueroa	220 Rockridge	—	—
Larry Jackson	20 ROCKRIDGE DR.	928-546-3740	—
Mayer Jablow	—	—	—
ROY & SHERYL STRAIGHT	355 SADDLEROCK	760 43 1086	—
Nick Parsons	5 Rockridge Dr	—	jeremiah.parsons@hkn.ca.gov
Dania Parsons	5 Rockridge Dr	—	—
Mike + Lana DeMonaco	275 Rockridge Dr	—	—
SUSAN LONG	325 Rockridge Dr	303 850-3365	—
GND & ALAN POLENICK	15 Rockridge Cir	—	—
Councilor Dunn	—	—	—
MARIA Mc Dowell	5 SADDLEROCK LANE	760-8080371	—

+ violeta

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
 NEIGHBORHOOD OPEN HOUSE MEETING
 MONDAY, ~~MAY 20~~, 2024 - 6:00 PM
 June 3

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Robin Baney			Rob:uba@Foxmail.com
2. Mike Vrtek	550 SADDLEROCK	928 282 1076	MVRTEK2@msn.com
3. Lyn Dilbeck	120 Elk Rd	928 451 2397	spiralinglifeforce@live.com
4. Mitch Laurich	160 SADDLEROCK LN	951-741-2989	MITCH LAURICH@YAHOO.COM
5. BRIGITTE LAURICH	160 SADDLEROCK	310 822 2288	Bmlcasu@yahoo.com
6. Roxann Figueroa	220 Rock ridge Dr.	310-953-5502	
7. SYLVIA THOMPSON	470 Saddlerock Cir.	573-480-1417	SLTHOMPSON@YAHOO.COM
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TAB 6

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
NEIGHBORHOOD OPEN HOUSE MEETING
MONDAY, JUNE 10 - 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
102. Robin Bauey	Bend OR	541 460-8032	
103. Mike Vitpek	550 SADDLEROCK CIR	928 282 1070	
104. Hollie Ploog	102 ROADRUNNER	703 638 0727	hploog@sedonaz.gov
105. MARIA McDowell	5 SADDLEROCK LANE	760-808-0571	maria2007mcdowelle@gmail.com
106. John Rizzi	85 SADDLEROCK LN	928--203-9880	r122@npgcable.com
107. Gayle Baingo Against	245 Saddlerock Cir	928 380-1610	Against Hotel gmbaingo@gmail.com
108. Mitch Larrick	160 Saddlerock	951-741-2989	MitchLarrick@yahoo.com
109. Brigitte Laveau	160 Saddlerock	310-804-2288	BmlCasa@yahoo.com
110. Lyn Dilbeck	120 Elk Rd	928 451 2397	spiralinglifeforce@live.com
111. Jeanne Frieder	102 Roadrunner	928 203 5738	jfrieder@sedonaz.gov
112.			

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
 NEIGHBORHOOD OPEN HOUSE MEETING
 MONDAY, JUNE 10 – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. SYLVIA Thompson	470 Saddlerock Cir	573-480-1417	SLThompson2007@yahoo.com
2. PAUL & DOREEN SLEVIN	70 Saddlerock W	928-203-4000	PAUL@NP60ABLE.COM
3. Chuck / Debbie Keleton	350 Saddlerock ^{ENR}	805 402-2441	KETCHAM3@aol.com
4. Julie Finis	125 Saddlerock Cir	928 699 8188	sedonaappraiser@gmail.com
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10.			

TAB 7

July 17, 2024

Virtual Neighborhood Meeting

Name (Original Name)	Join Time	Leave Time	Duration (Minutes)
Withey Morris Baugh	7/17/2024 16:16	7/17/2024 18:21	126
debbieobradovich	7/17/2024 16:16	7/17/2024 18:21	125
Karen Yoder	7/17/2024 16:18	7/17/2024 18:21	123
MVITEK	7/17/2024 16:20	7/17/2024 18:21	122
Jackie and Allan (Jackie Earle Cruickshanks)	7/17/2024 16:26	7/17/2024 18:21	115
Mitch Laurich	7/17/2024 16:30	7/17/2024 18:21	111
diegomorris	7/17/2024 16:31	7/17/2024 17:27	57
Sylvia Thompson	7/17/2024 16:31	7/17/2024 18:21	110
Sheryll Straight	7/17/2024 16:32	7/17/2024 17:29	57
1734*****	7/17/2024 16:33	7/17/2024 17:03	31
Elaine Stomel	7/17/2024 16:35	7/17/2024 18:03	89
Skip Benjes	7/17/2024 16:38	7/17/2024 17:23	45
Linda Bonder (Linda)	7/17/2024 16:44	7/17/2024 18:21	97
Rex Ashbaugh	7/17/2024 16:44	7/17/2024 17:46	62
jeanineshackleford	7/17/2024 16:56	7/17/2024 18:21	85
1734*****	7/17/2024 17:10	7/17/2024 18:01	52
Cheryl Bailey	7/17/2024 17:34	7/17/2024 18:21	47

TAB 8

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
 NEIGHBORHOOD OPEN HOUSE MEETING
 WEDNESDAY, AUGUST 21, 2024 – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
1. Gary Jackson			
2. Peter & Kristen Brock	290 Saddlerock		
3. Mike Vitek	550 SADDLEROCK CIR		
4. The Mayor	160 Saddlerock		
5. Bright McBride	160 Saddlerock		
6. Mitch Laurich			
7. Jay Roubi	65 Rockridge	1/1rootoo@hotmail	LilRootoo@hotmail.com
8. Scott Jablow			
9. Holli Ploog			
10. Melissa Dunn	city council attendees		

Brian Fultz
 Pete Furman
 Kathy Kinsella

support

SIGN-IN

THE VILLAGE AT SADDLEROCK CROSSING
 NEIGHBORHOOD OPEN HOUSE MEETING
 WEDNESDAY, AUGUST 21, 2024 – 6:00 PM

NAME (Please Print)	ADDRESS	PHONE NO.	E-MAIL ADDRESS
11. Lorraine Montecarlo	15 June Bucy		
12. Joseph Montecarlo	" " "		
13. RYD & SHARVILL STRAIGHT			
14. DEBBIE KETCHUM			
15. Lyn Dilbeck	120 FELK		
16. Ann Kelley			
17. Julie Friess	125 Saddlerock Ln.		
18. Cheryl ^{Mare} Bailey	5 Saddlerock Ln		
19.			
20.			