

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, August 4, 2026

NOTICE:

Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, August 4, 2026, at 4:30 pm in the City Hall Council Chambers.

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations are available upon request. Please phone 928-282-3113 at least 24 hours in advance.
- Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the Planning and Zoning Commission on a particular subject scheduled on the agenda.
- Please note that this is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on the agenda items be submitted by sending an e-mail to planning@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. May 5, 2026 (R)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:
 - a. Public Hearing/discussion/possible action regarding a request for a Time Extension to extend the expiration date for construction of the Village at Saddlerock Crossing (100-unit hotel and 46 housing units). The property is located at 1259 W State Route 89A. APN: 408-26-004D.

Case Number: PZ26-00004 (TE); Original Application: PZ19-00005 (ZC, DEV)

Owner/Applicant: Baney Corporation (Curt Baney, Travis Hansen)

6. Discussion/possible direction regarding potential changes to the Land Development Code.
7. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, September 1, 2026
8. EXECUTIVE SESSION

Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

 - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - b. Return to open session. Discussion/possible action on executive session items.
9. ADJOURNMENT

Physical Posting: July 30, 2026 By: DJ

Planning & Zoning Commission Meeting Agenda Packets are available on the City's website at: www.SedonaAZ.gov or in the Community Development Office, 102 Roadrunner Drive approximately one week in advance of the meeting.

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, August 4, 2026

Note that members of the City Council and other City Commissions and Committees may attend the Planning and Zoning Commission meeting. While this is not an official City Council meeting, because of the potential that four or more Council members may be present at one time, public notice is therefore given for this meeting and/or event.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Sedona makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Sedona Planning and Zoning Commission meetings are recorded and may be viewed on the City of Sedona website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

Agenda Item 3:

**APPROVAL OF THE FOLLOWING
MINUTES:**

May 5, 2026 (R)

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, May 5, 2026 - 4:30 p.m.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

Chair Wiehl called the meeting to order at 4:30 p.m., led the Pledge of Allegiance and requested roll call.

Planning & Zoning Commission Participants: Chair Sarah Wiehl and Commissioners Kali Gajewski, Will Hirst, Rob Smith and Harmony Walker. Vice Chair Jo Martin was excused and there is one vacancy.

Staff Present: Tony Allender, Kurt Christenson, Steve Mertes, Cari Meyer, Donna Puckett and Christian Santa-Gonzalez

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

Cari indicated that she sent an email to the Commission regarding a tour of the Villas on Shelby project, so just let Laura Stewart know if you are interested in attending one of those tours.

Tony stated that he will send an email but for anyone interested on the 18th and 19th of this month, we are hosting the Housing Think Tank as part of the Balanced Housing Strategy. It is a one and one-half day work session. We are moving from the analysis stage to solutions and strategy stage, and we are having a guest speaker on Wednesday who is a specialist in missing middle housing and how to integrate missing middle housing into communities. We will extend the invitation to all of you as well; it is RSVP only. We are at about 50 now and we are capping it at 70.

Chair Wiehl noted that the Commission still has a vacancy and we are interviewing someone, who is currently out of the country, hopefully in June. It would be nice to have more interest, so please apply.

**3. APPROVAL OF THE FOLLOWING MINUTES:
a. April 7, 2026 (R)**

Chair Wiehl referenced the minutes for April 7, 2026, and, hearing no corrections, stated that the minutes are approved.

4. PUBLIC FORUM: (This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)

The Chair opened the public forum at 4:34 p.m. and, having no requests to speak, closed the public forum at 4:35 p.m.

5. Presentation/discussion regarding the Uptown & State Route 179 Corridor CFA Plan and Planning Process.

Chair Wiehl introduced the agenda item.

Presentation by Christian Santa-Gonzalez

Commission's discussion and responses to staff's questions.

Chair Wiehl opened the public hearing at 5:19 p.m. and Tim Perry, Sedona, AZ spoke in opposition.

Having no additional requests to speak, the public hearing was closed by the Chair at 5:22 p.m.

Additional Commission questions and comments.

No action was taken.

6. Presentation/discussion regarding the Pre-Approved Housing Plans Library.

Chair Wiehl introduced the agenda item.

Presentation by Tony Allender

Commission's questions and comments

Chair Wiehl opened the public hearing at 6:16 p.m. and Tim Perry, Sedona, AZ spoke in opposition.

Having no additional requests to speak, the public hearing was closed by the Chair at 6:18 p.m.

No action was taken.

7. Discussion/possible direction regarding potential changes to the Land Development Code.

Chair Wiehl introduced the agenda item.

Brief opening by Cari Meyer (inaudible)

Commission's questions and comments

No action was taken.

8. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, June 2, 2026

Cari stated that we have nothing confirmed for June 2nd at this time. Commissioner Gajewski requested that a discussion on Commissioner term limits be put on a future agenda.

9. EXECUTIVE SESSION

Upon a public majority vote of the members constituting a quorum, the Planning and Zoning Commission may hold an Executive Session that is not open to the public for the following purposes:

- a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).**
- b. Return to open session. Discussion/possible action on executive session items.**

No Executive Session was held.

10. ADJOURNMENT

Chair Wiehl adjourned the meeting at 6:30 p.m. without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on May 5, 2026

Donna A. S. Puckett, *Administrative Assistant*

Date

Agenda Item 5a:

Public Hearing/discussion/possible action regarding a request for a Time Extension to extend the expiration date for construction of the Village at Saddlerock Crossing (100-unit hotel and 46 housing units).

The property is located at 1259 W State Route 89A. APN: 408-26-004D.

Case Number: PZ26-00004 (TE);

Original Application: PZ19-00005 (ZC, DEV)

Owner/Applicant: Baney Corporation (Curt Baney, Travis Hansen)



Public Hearing Date:	August 4, 2026
Hearing Body:	Planning and Zoning Commission
Action Requested:	Time Extension of Previously Approved Zone Change and Development Review Approval
Staff Recommendation:	Approval of Time Extension
Applicant:	Baney Corporation (Travis Hansen and Curt Baney)
Project Summary:	A request for a Time Extension to a previously approved Zone Change and Development Review application. No other changes are proposed.
Report Prepared by:	Cari Meyer, Planning Manager

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2. Letter Requesting Time Extension	14
3. Public Comments	100

This agenda item provides for a public hearing and discussion/possible action regarding a request for a Time Extension to a previously approved Zone Change and Development Review Application.

BACKGROUND

The following is a timeline of the project to this point:

- 2019: Zone Change and Development Review application submitted.
- 2020-2023: Revisions to application submitted
 - During the submittal/revision process, a Conceptual Hearing was held with Planning and Zoning Commission on October 6, 2020
- November 7, 2023: Public Hearing with Planning and Zoning Commission
 - Staff recommended denial of the application; The Commission voted to continue the hearing to give the applicant additional time to address noted deficiencies.
- February 6, 2024: Continued Public Hearing with the Planning and Zoning Commission
 - Commission approved the Development Review application and recommended approval of the Zone Change application (4-2 vote)
- March 26, 2024: Public Hearing with City Council
 - The project was presented to City Council noting both Staff's recommendation of denial and the Commission's recommendation of approval. Council voted to continue the hearing to give the applicant additional time to address the noted deficiencies.
- September 24, 2024: Continued Public Hearing with City Council
 - Council approved the Zone Change application (7-0 vote)

- The Land Development Code (LDC Section 8.3.H(3)) requires issuance of permits and beginning construction within 2 years.
- March 5, 2026: Permit applications for Grading and the Multifamily/Parking Structure were submitted for Staff review.
- April 9, 2026: A Permit application for the hotel buildings was submitted for Staff Review.
- June 8, 2026: Comments for all 3 permit applications were provided to the applicant.
- June 24, 2026: Time Extension request submitted.

The applicant is working on addressing the comments on their permit submittals provided at the beginning of June. While permits may still be issued by the September 24, 2026, expiration, the LDC requires that requests for Time Extensions be submitted a minimum of 90 days prior to the expiration date ([LDC Section 8.3.H\(3\)](#)). Without a time extension for the Zone Change and Development Review application, permits would not be able to be issued after September 24, 2026. As the Zone Change is conditioned on the completion of the approved project, without building permits, the conditions of approval will not be met and the City may initiate proceedings to revoke the Zone Change ([LDC Section 8.6.A\(3\)g.2](#)).

Additional information, including links to approved plans, can be found at the following link:

<https://www.sedonaaz.gov/your-government/departments-and-programs/community-development/projects-and-proposals/the-village-at-saddlerock-crossing>

PUBLIC INPUT

Staff completed the public noticing for this project (publication in newspaper, mailing to neighboring property owners, and posting on property). Two comments have been received ([Attachment 3](#)) and both are supportive of the extension.

DISCUSSION AND ANALYSIS

The LDC allows the body that originally approved the application to grant a maximum of two time extensions. The first time extension may be for a maximum of two (2) years and shall meet the following criteria ([LDC Section 8.3.H\(3\)d](#) (Evidence Required to Support Extension Requests):

1. In spite of the good faith efforts of the applicant, circumstances beyond their control have prevented the timely pursuit of the development and completion of the necessary requirements within the originally authorized time period; or

Applicant Response: *The applicant's request for extension states that they have spent the time since approval in September 2024 working to make all the changes required by Planning and Zoning Commission and City Council and prepare construction documents. A more detailed timeframe is included in [Attachment 2](#).*

Staff Evaluation: *Staff originally recommended denial of the application, partially due to numerous areas of non-compliance with LDC requirements. While the Commission and Council both approved the project, they did so with a condition that the plans be brought into compliance with all applicable LDC requirements. While a typical development review would have been able to move straight to construction drawings based on the approved plans, this application required additional work between approval and construction drawings as the applicant worked to address the noted deficiencies and areas of non-compliance prior to being able to begin preparing construction drawings.*

2. The applicant has completed substantial property improvements, incurred substantial nonrecoverable monetary expenditures or commitments, or has completed supporting development improvements, or retained the services for preparation of supporting data in reliance upon the approval of the request.

Applicant Response: *The applicant's request for extension notes that the applicant has spent approximately \$1,531,246 in nonrecoverable monetary expenses preparing the construction drawings and permit submittals for the project.*

Staff Evaluation: *While no specific breakdown of the costs have been provided, Staff does not argue that the applicant has incurred expenses in preparing the construction drawings for the project.*

It should be noted that, while the code only requires compliance with one of the two above criteria, the applicant has provided responses to both.

3. In either instance, the applicant is, in good faith, continuing to diligently pursue implementation of the development to the degree authorized by the City and the applicant shall be current on all City fees, including wastewater billing charges, and has no code violations or environmental, health and safety issues existing on the property.

Applicant Response: *Building permit applications for the project were submitted in March and April 2026 and responses were provided in June 2026. The applicant is working on addressing the comments and will resubmit soon. There are no outstanding code violations and the property is current on all City fees.*

Staff Evaluation: *The permit applications have been submitted and the first round of comments have been provided. There are no outstanding code enforcement violations and the property is current on all City fees.*

Approval Criteria

In Staff's opinion, the time extension request meets the approval criteria in [LDC Section 8.3.H\(3\)d](#). No other changes or modifications to the approved plans are proposed. The Commission and the Council found that the original application, as conditioned, was in compliance with the approval criteria for development projects and no changes to the project are proposed that would alter that finding. There have been no LDC changes in the past 2 years that would create a nonconforming situation if the project were to be developed as approved.

Recommendation and Motion

PZ26-00004 (TE)

Village at Saddlerock Crossing Time
Extension



Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/cd

Staff Recommendation:

Staff recommends approval of case number PZ26-00004 (TE), Village at Saddlerock Crossing Time Extension, consistent with the approval criteria in LDC Section 8.3.H(3)d.

Recommended Motion for Approval:

I move to recommend to City Council approval of case number PZ26-00004 (TE), Village at Saddlerock Crossing Time Extension, consistent with the approval criteria in LDC Section 8.3.H(3)d, and subject to the conditions of approval listed at the end of this staff report.

Alternate Motion for Denial:

I move to recommend to City Council denial of case number PZ26-00004 (TE), Village at Saddlerock Crossing Time Extension, based on noncompliance with the criteria in LDC Section 8.3.H(3)d, specifically the following: (state finding(s) for denial).

Conditions of Approval

PZ26-00004 (TE)

Village at Saddlerock Crossing Time
Extension



City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/cd

As Recommended by Staff, August 4, 2026

1. The Zone Change and Development Review approvals for PZ19-00005, Village at Saddlerock Crossing, shall expire on September 24, 2028, unless all building permits have been issued and construction of the project has commenced and is being diligently pursued toward completion or an additional request for extension has been filed in compliance with LDC Section 8.3.H(3). If the property owner fails to meet this deadline, the City may initiate proceedings to revoke the zoning, subject to the provisions of Sedona Land Development Code Section 8.6.A(3)g.2 and applicable State statutes.
2. All other conditions of PZ19-00005 (ZC, DEV), Village at Saddlerock Crossing, shall remain in effect.

Attachment 1

Aerial View & Vicinity Map

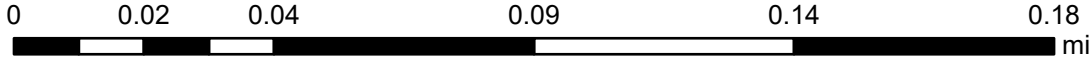


City of Sedona, Arizona



7/28/2026 9:24 AM

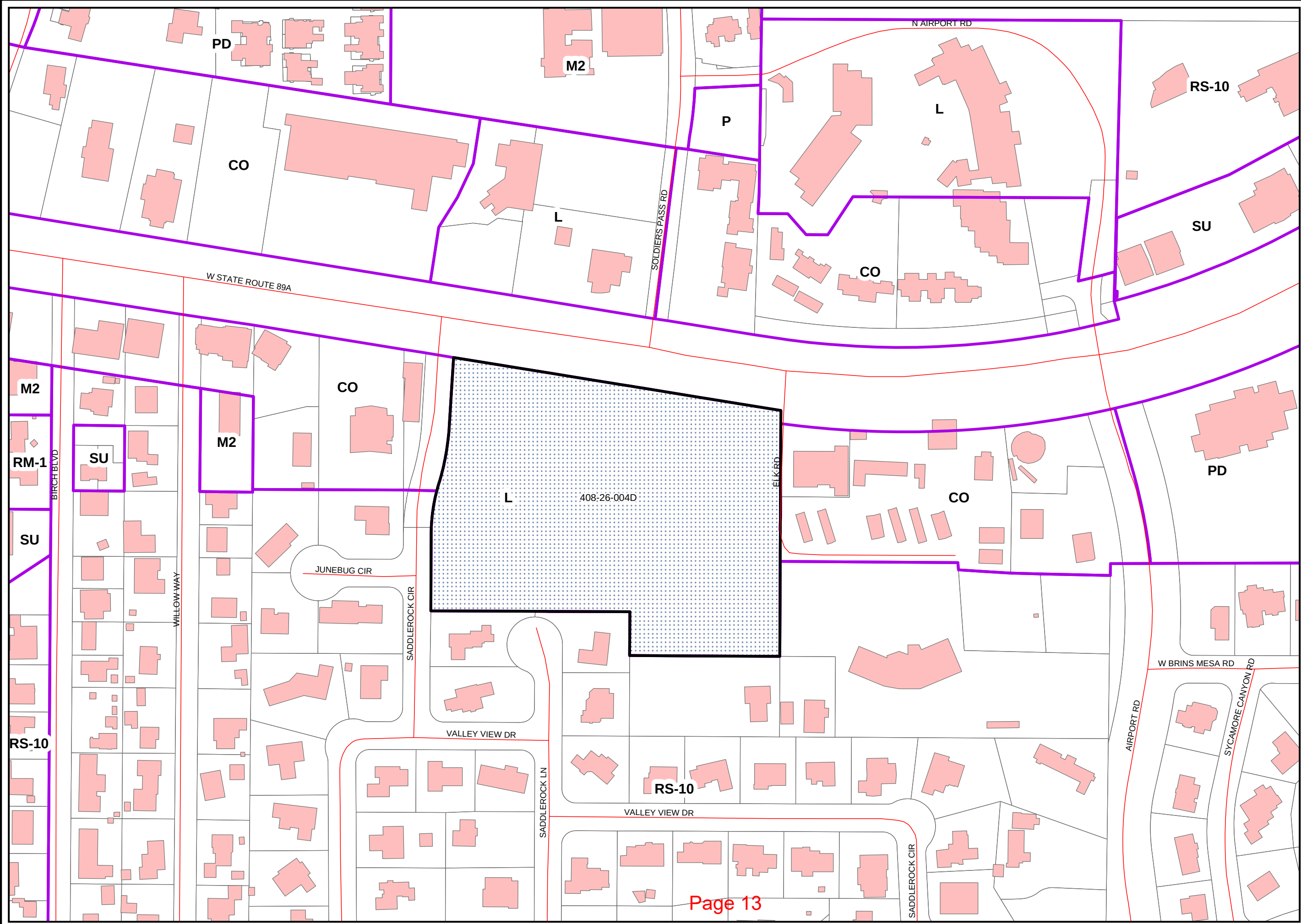
Scale: 1:2,105



- OAK CREEK
- COUNTY LINE
- City Boundary
- STREET CENTERLINE
- PARCEL BOUNDARY

FOREST RD
AERIAL 2025

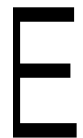
- RGB
- Red: Band_1
 - Green: Band_2
 - Blue: Band_3



Vicinity Map

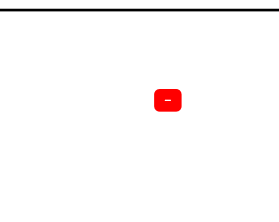
Selected
Parcels
Village at
Saddlerock

- Selected Parcels
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 55 110 Feet

City Index



GIS, City of Sedona
06/25/2026
g:/pubreq/projects/stevenhompson/
villageatsaddlerock/mxds/
saddlerock.aprx

This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is implied.

The information is provided on an "as-is" basis. The City of Sedona shall have neither liability nor responsibility to any person or entity with respect to any loss or damages in connection with or arising from the information contained on this map.

Attachment 2
Letter Requesting Time Extension

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

☐ Conceptual Review

☐ Comprehensive Review

☐ Appeal

☒ Time Extension

☐ Community Plan Amendment

☐ Development Review

☐ Subdivision

☐ Minor Modification

☐ Zone Change

☐ Conditional Use Permit

☐ Variance

Project Information	Project Name	The Village at Saddlerock Crossing		
	Project Address	1259 W SR 89A	Parcel No. (APN)	408-26-004D
	Primary Contact	Travis Hansen	Primary Phone	[REDACTED]
			Alt. Phone	[REDACTED]
		City/State/ZIP	[REDACTED]	
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	Multi use 6.36 acres development including 46 unit multi-family housing, parking structure and a 100 guest room hotel consisting of 5 buildings. Addition of a connecting road through the property.
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Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Baney Corporation	Contact Name	Curt Baney
	Project Role	Owner	Primary Phone	[REDACTED]
			Alt. Phone	[REDACTED]
			City/State/ZIP	[REDACTED]
	Company	Withey Morris Baugh, PLC	Contact Name	Benjamin Tate
	Project Role	Attorney	Primary Phone	[REDACTED]
			Alt. Phone	[REDACTED]
			City/State/ZIP	[REDACTED]
Contact #3	Company	Davis Architecture	Contact Name	Anthony Fiorentino
	Project Role	Hotel Architect	Primary Phone	[REDACTED]
			Alt. Phone	[REDACTED]
			City/State/ZIP	[REDACTED]

Authorization Letter for Project Application

Baney Corporation
475 Ne Bellevue Dr # 210
Bend, OR 97701
(541)382-2188
Travish@oxfordcollection.com

6/22/2026

City of Sedona
Community Development Department
102 Roadrunner Drive
Sedona, AZ 86336

Subject: Letter of Authorization for Project Time Extension Application – APN 408-26-004D

To Whom It May Concern,

I, Curt Baney, am the legal owner of the property located at 1259 W SR 89A, Sedona, AZ, also identified as Yavapai/Coconino County Assessor's Parcel Number (APN) 408-26-004D.

I hereby authorize my architect, Anthony Fiorentino of Davis Architecture, Travis Hansen of Baney Corporation and Benjamin Tate of Withey Morris Baugh, PLC to act as my agent(s) and sign, submit, and process a Planning Application Time Extension on my behalf through the City of Sedona.

This authorization grants Anthony Fiorentino, Travis Hansen and Benjamin Tate the authority to represent me and interface with city staff, and execute all necessary documents required to complete the extension process for The Village at Saddlerock Crossing/Case Number PZ19-00005.

This authorization shall remain in effect until the application for time extension is finalized or until explicitly revoked by me in writing.

If you require any further verification of ownership or identity, please contact me directly at 545-382-2188 or curtb@oxfordsuites.com.

Thank you for your time and assistance with this matter.

Sincerely,


Curt Baney

June 22, 2026

Cari Meyer
Planning Manager
Sedona Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336

RE: Development Review Extension Request – The Village at Saddlerock Crossing - PZ19-00005 (DEV)

Dear Cari,

This application is being submitted on behalf of the Baney Corporation, owners of approximately 6.36 acres located at the southeast corner of SR-89A and Saddlerock Circle in Sedona, Arizona (the “Property”). As you know, on February 6, 2024 the Sedona Planning Commission approved the Development Review and recommended approval of the Zone Change for a 100-key boutique hotel and 46-unit workforce multi-family residential development known as The Village at Saddlerock Crossing (the “Project”). The Zone Change for the Project was approved by the Sedona City Council on September 24, 2024, establishing the same as the effective date for the Development Review component of the application. In accordance with Section 8.3.H(3)a of the LDC, approval shall expire within two (2) years of the effective date if no other time period is specified. Pursuant to Section 8.3.H(3)c of the Sedona Land Development Code (“LDC”), we are requesting a two-year extension of the above-referenced Development Review.

Pursuant to the criteria outlined in Section 8.3.H(3)d of the LDC, an applicant must demonstrate compliance with the following criteria to obtain an extension:

1. In spite of the good faith efforts of the applicant, circumstances beyond their control have prevented the timely pursuit of the development and completion of the necessary requirements within the originally authorized time period; or

Since the effective date in September 2024, the Baney Corporation and their development team have been working diligently to prepare and submit a construction drawing application package for permit review to the City of Sedona. Due to the scale and complexity of the project, the process to address the conditions of approval in PZ19-00005, revise the Project plans accordingly, and prepare a comprehensive submittal package for the City’s review has taken considerable time and resources. In total, the submittal package for permit review consists of 633 plan sheets. The permit submittal is so voluminous that you requested the development team break the submittal into three separate packages submitted a month apart to allow for adequate review time.

As you know, more than a year was spent exchanging emails and participating in calls, virtual meetings, and in-person meetings with you and the Sedona Community Development team to work out a number of issues, questions, and challenges associated with developing a full construction plan set for the Project, and then revising and updating the base plan sheets accordingly. Once both parties were satisfied that adequate direction had been provided and the major issues had been resolved, the development team went into full production of the permit set in October 2025. A timeline of relevant correspondence and meetings is outlined below, along with the associated correspondence enclosed with this letter.

- 2/11/25
 - Correspondence with Steve Mertes regarding timeline of lot combination
- 2/12/25
 - Meeting with Steve Mertes and Cari Meyer regarding lot combination, meeting pushed to 2/18/25
- 2/28/25
 - Meeting with Steve Mertes and Cari Meyer regarding lot combination
- 5/30/25
 - Meeting with Cari Meyer regarding changes to plan sheets
- 6/5/25
 - Meeting with Cari regarding changes to plan sheets
- 7/1/25
 - Correspondence with Cari Meyer requesting a meeting to review revisions to plan sheets
- 7/11/25
 - Follow up to correspondence with Cari Meyer requesting meeting to review revisions to plan sheets
- 7/14/25
 - Correspondence regarding direction from Cari Meyer to provide updated drawings with table/list explaining and outlining updates and revisions
- 9/2/25
 - Submittal of updated drawings with table/list explaining changes to Cari Meyer
- 9/16/25
 - Correspondence with Cari Meyer regarding follow-up on the 9/2 submitted drawings
- 9/17/25
 - Correspondence with Steve Mertes regarding timeline for staff response to 9/2 submitted drawings
- 10/1/25
 - Correspondence with Cari Meyer regarding one-week timeline for staff response to 9/2 submitted drawings
- 10/14/25
 - Correspondence with Cari Meyer regarding direction to prepare and submit formal permit application and submittal plan set

We are incredibly grateful for the time you and the rest of the team have invested in the process to help make this a successful development. Our permit sets were submitted for first review on March 5, 2026 and April 9, 2026, and plans were returned for corrections on June 8, 2026. The development team is in the process of reviewing the comments/corrections and has begun revising the permit plan set for resubmittal. However, in order to complete the process, obtain permits, and begin construction in compliance with Section 8.3 of LDC, additional time is required.

2. The applicant has completed substantial property improvements, incurred substantial nonrecoverable monetary expenditures or commitments, or has completed supporting development improvements, or retained the services for preparation of supporting data in reliance upon the approval of the request.

Although an applicant is only required to demonstrate compliance with Item 1 or 2 in Section 8.3.H(3)d to obtain an extension, it must be noted that the applicant has invested considerable resources in the effort to prepare and submit the permit drawings for the Project. Since the Project's approval by the City Council in September 2024, the applicant has incurred approximately \$1,531,246 in nonrecoverable monetary expenses preparing the construction drawings and permit submittals for the Project.

3. In either instance, the applicant is, in good faith, continuing to diligently pursue implementation of the development to the degree authorized by the City and the applicant shall be current on all City fees, including wastewater billing charges, and has no code violations or environmental, health and safety issues existing on the property.

As noted above, the applicant submitted the permit application for review on March 5, 2026 and April 9, 2026 as Plan Check numbers B-08154, B-08155, and B-08222 and received first review comments on June 8, 2026. The applicant has been in communication with staff since receipt of the first review comments and the development team has initiated the process of reviewing the comments and revising the plan set for resubmittal. The applicant is current on all fees related to the Property and the Project, the Property is not subject to any code violations, nor are there any environmental, health, or safety issues existing on the Property.

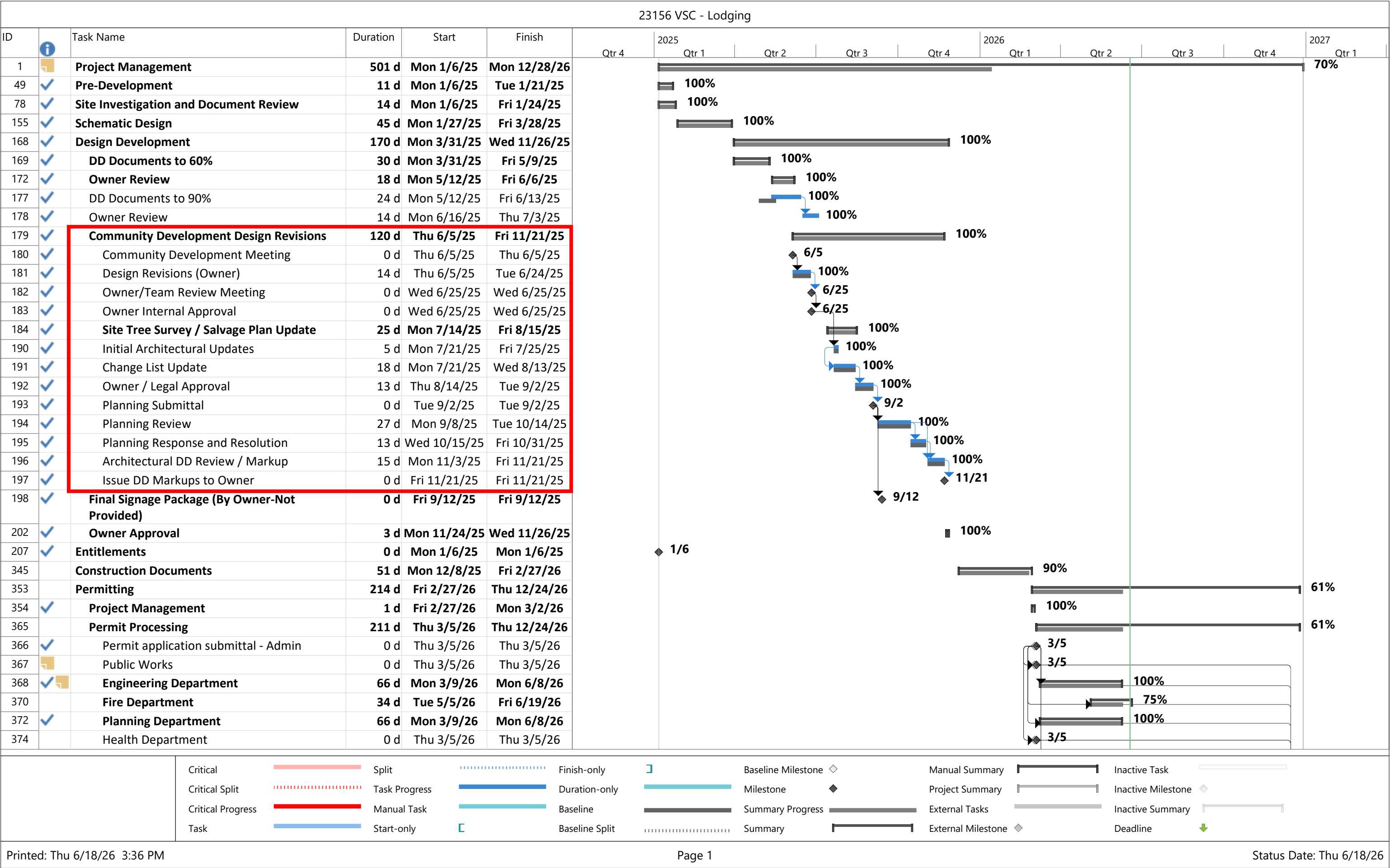
We look forward to working with you to complete the review process and bring this exciting project to the City of Sedona. Please let me know if you have any questions or need any additional information.

Sincerely yours,

WITHEY MORRIS BAUGH, PLC

A handwritten signature in blue ink, appearing to be 'B. Tate', with a long horizontal stroke extending to the right.

Benjamin L. Tate



23156 VSC - Lodging																
ID		Task Name	Duration	Start	Finish		2025					2026				2027
						Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	Qtr 2	Qtr 3	Qtr 4	Qtr 1	
375		Building Department	205 d	Mon 3/9/26	Fri 12/18/26											34%
376		Structural / Life Safety	205 d	Mon 3/9/26	Fri 12/18/26											34%
377	✓	Initial Plan Review	66 d	Mon 3/9/26	Mon 6/8/26											
378		Plan Revisions 1	20 d	Mon 6/22/26	Fri 7/17/26											
379		Plan Review 2	60 d	Mon 7/20/26	Fri 10/9/26											
380		Plan Revisions 2	20 d	Mon 10/12/26	Fri 11/6/26											
381		Plan Review 3	30 d	Mon 11/9/26	Fri 12/18/26											
382		Plan review complete	0 d	Fri 12/18/26	Fri 12/18/26											
383		Final Processing	2 d	Tue 12/22/26	Wed 12/23/26											
387		Obtain Permit	1 d	Wed 12/23/26	Thu 12/24/26											
393		Costing / Construction Contract (By Owner)	290 d	Mon 11/3/25	Mon 12/28/26											
409		Construction	0 d	Mon 12/28/26	Mon 12/28/26											
410		Const Period	0 d	Mon 12/28/26	Mon 12/28/26											



Critical		Split		Finish-only		Baseline Milestone		Manual Summary		Inactive Task	
Critical Split		Task Progress		Duration-only		Milestone		Project Summary		Inactive Milestone	
Critical Progress		Manual Task		Baseline		Summary Progress		External Tasks		Inactive Summary	
Task		Start-only		Baseline Split		Summary		External Milestone		Deadline	

Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Thursday, January 16, 2025 6:03 PM
To: Anthony Fiorentino
Cc: Mike Krentz
Subject: Re: VILLAGE AT SADDLEROCK CROSSING

Hi Tony (and Mike),

Thanks for the introduction! Tony, as promised, here are some links that you may find helpful:

Project page on City's website: [The Village at Saddlerock Crossing \(Oxford Hotel\) | City of Sedona](#)

Latest Staff Report on the project: [Item 6b. Village at Saddlerock Crossing](#). The latest Land Development Code checklist for the project starts on Page 18 of this document. It goes through all the LDC requirements and includes an evaluation of whether the plans comply or not. The sections marked with orange (partial compliance) or red (non-compliance) are the areas where the plans will need to be updated (and hopefully these changes don't cause another area to be out of compliance).

Let me know if you have any questions or want to run any ideas/potential changes by me.

Thanks and have a good weekend,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
Walk-in Hours: Mon-Thur 7:30 am - 5 pm
Public safety 24/7

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Thursday, January 16, 2025 4:52 PM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Mike Krentz <MKrentz@thedavisexperience.com>
Subject: RE: VILLAGE AT SADDLEROCK CROSSING

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Cari,

Good afternoon. I look forward to working with you as we move forward on this project! I left you a voicemail message a little earlier and just wanted to let you know that I am available until 6pm today if you have a minute to chat. If that is inconvenient, perhaps we can touch base next Tuesday.

Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114
m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Mike Krentz <MKrentz@thedavisexperience.com>

Sent: Thursday, January 16, 2025 4:07 PM

To: Cari Meyer (cmeyer@sedonaaz.gov) <cmeyer@sedonaaz.gov>; Anthony Fiorentino <afiorentino@thedavisexperience.com>

Subject: VILLAGE AT SADDLEROCK CROSSING

Good afternoon Cari and I hope you are doing well and had a great holiday. I still owe you some sour punch straws but haven't been in your area for a while to pay up! Soon hopefully.

To update you on the Saddlerock project, we have come to a final contract agreement and will be starting work soon. I have copied our project Architect Tony Fiorentino who I would like to formally introduce you to some day soon. He will be coordinating the construction document set through permit and construction.

This email will be an informal introduction so you know who is calling to confirm items with you as he comes up to speed.

We are looking forward to getting this project built with you and your team and let me know if you have any questions for us as we get started.

Best,
Mike



Michael W. Krentz AIA, LEED® AP
President

o 480 638 1148
m 512 963 4778



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Monday, January 27, 2025 8:32 AM
To: Anthony Fiorentino
Cc: Mike Krentz
Subject: Re: VILLAGE AT SADDLEROCK CROSSING

Hi Tony,

Thanks for your email. I'm available from 10am-noon or after 2:30pm today (January 27) or 8:30am-10:30am tomorrow (January 28). Otherwise, my week is fairly full. Let me know if one of those days/times work for you.

Thanks,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

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Walk-in Hours: Mon-Thur 7:30 am - 5 pm
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From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Thursday, January 23, 2025 5:42 PM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Mike Krentz <MKrentz@thedavisexperience.com>
Subject: RE: VILLAGE AT SADDLEROCK CROSSING

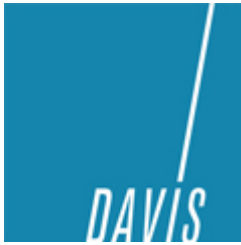
Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Cari,

Hope your week went well. It was a short one, so I just wanted to get back to you to let you know that I have gone through the Staff Report and listened to the recordings of the Planning Commission meetings. I have a better feel for the project and your concerns now. If you have a little time early next week, I was hoping we could set up a Teams meeting to go through your comments and conditions of approval so that we can address them in our schematic design package. If you could let me know when it is convenient for you to meet, I will send an invite.

Thank you!

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114

m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Thursday, January 16, 2025 6:03 PM
To: Anthony Fiorentino <aflorantino@thedavisexperience.com>
Cc: Mike Krentz <MKrentz@thedavisexperience.com>
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Thanks and have a good weekend,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

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Sent: Thursday, January 16, 2025 4:52 PM
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Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114
m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Mike Krentz <MKrentz@thedavisexperience.com>
Sent: Thursday, January 16, 2025 4:07 PM
To: Cari Meyer (cmeyer@sedonaaz.gov) <cmeyer@sedonaaz.gov>; Anthony Fiorentino <afiorentino@thedavisexperience.com>
Subject: VILLAGE AT SADDLEROCK CROSSING

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This email will be an informal introduction so you know who is calling to confirm items with you as he comes up to speed.

We are looking forward to getting this project built with you and your team and let me know if you have any questions for us as we get started.

Best,
Mike



Michael W. Krentz AIA, LEED® AP
President

o 480 638 1148
m 512 963 4778



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

Overview

The VSC Planning Department Coordination meeting focused on project overview, compliance, and design considerations for an upcoming development. Anthony led a review of planning commission and city council meetings, highlighting the goal of integrating unresolved issues into the schematic design within a three-week timeframe. The team discussed the importance of collaboration, particularly with Cari, who emphasized that the development agreement mandates resolving all outstanding issues. Compliance challenges were identified, including discrepancies with the CFA checklist and significant height and massing requirements that necessitate further detail, particularly in the signage plan. Key action items included Anthony verifying compliance with building regulations and coordinating with the civil team on grading plans, while Cari committed to reviewing updates on design changes. The meeting underscored a timeline of two years to secure all necessary permits and the need for distinct architects for various building components, setting the stage for meticulous compliance efforts and ongoing collaboration within the team.

Notes

Project Overview and Compliance (02:36 - 13:31)

- Anthony reviewing planning commission and city council meetings
- Goal: Incorporate unresolved issues into schematic design
- Mike emphasizes importance of collaboration with Cari
- Cari confirms development agreement requires fixing all issues
- Team to work on schematic design package over next 3 weeks

Land Development Code Compliance (13:32 - 25:56)

- Discussion on CFA checklist and land development code checklist
- Cari explains project doesn't fully comply with CFA guidelines
- Height and massing issues need to be addressed
- Signage plan requires more detailed information
- Team to review land development code checklist starting from page 18

☒ Building Height and Massing Requirements (25:56 - 34:27)

- Height limit: 22ft with additional 5ft possible if design requirements met
- Massing requires 3ft vertical difference in building design
- Windows and doors must be recessed by at least 12 inches
- Team to verify compliance with height and massing requirements

Building Elevations and Contours (34:27 - 41:56)

- Team to use recreated 'natural' contours for height measurements
- Height to be measured from original grade, not finished floor
- Each building to be reviewed separately due to grade differences
- Anthony to coordinate with civil team on grading plan

Project Timeline and Permitting (41:57 - 54:47)

- Two years from approval date to obtain all permits
- Housing CFOs must be final before lodging CFOs
- Separate architects for lodging, housing, and garage
- Discussion on potential need for separate permit applications

Housing Design and Egress (54:49 - 01:01:37)

- Discussion on egress requirements for housing buildings
- Proposal to add internal staircase to meet code requirements
- Cari agrees to review changes as they are developed
- Anthony to verify latest design changes and massing requirements

Action items

Anthony Fiorentino

- Review land development code and CFA checklist in detail (13:32)
- Verify compliance with height and massing requirements (25:56)
- Coordinate with civil team on grading plan (34:27)
- Check latest housing design changes and massing requirements (54:49)
- Send periodic updates to Cari for review (59:19)

Mike Krentz

- Schedule meeting with Anthony to go through compliance points (25:33)

Cari Meyer

- Review updates sent by Anthony as they are developed (59:19)

From: [Travis Hansen](#)
To: [Alex Hayes](#)
Subject: Fw: The Village At Saddlerock Crossing (PZ19-00005)
Date: Monday, June 22, 2026 2:22:21 PM
Attachments: [Outlook-zar2axz1](#)
[Outlook-paw5lkr1](#)
[Outlook-3crpvfjk](#)



Travis Hansen
Project Manager
541.749.1046
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Visit the Arctic Club Hotel, the newest hotel in the Oxford Collection, located in downtown Seattle, Washington at www.arcticclubhotel.com.

From: Travis Hansen
Sent: Tuesday, February 11, 2025 9:56 AM
To: smertes@sedonaaz.gov <smertes@sedonaaz.gov>
Subject: The Village At Saddlerock Crossing (PZ19-00005)

Hello Steve,

I wanted to reach out and introduce myself, I'm one of our Project Managers at Baney Corporation currently working on The Village At Saddlerock project. I was hoping to discuss the requirement of consolidating the 11 lots to 1. In our Development Agreement it refers to this being done upon completion of the construction. I'm hoping we can get started on the combining now as I think it would be easier for us in not having to generate multiple easements and any problems that might arise of trying to issue permits across property lines. If you can, please let me know your thoughts on starting the combining now.

Thanks.
My cell number is 541-848-9207.



Travis Hansen
Project Manager
541.749.1046
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Visit the Arctic Club Hotel, the newest hotel in the Oxford Collection, located in downtown Seattle, Washington at www.arcticclubhotel.com.

VSC / Sedona Community Development Meeting

Meeting Date: February 18, 2025, 01:00 pm

Overview

The VSC / Sedona Community Development Meeting focused on key aspects of the project coordination, permit submission flexibility, egress compliance, and a proposed lot split. The meeting began with discussions on the engagement of various consultants, including civil engineers and architects, alongside the requirement for multimodal construction completion. Participants deliberated on whether project documents could be submitted collectively or individually, noting a timeframe for permits to be issued within two years of approval. Clarifications were made regarding egress and internal stairway requirements for multifamily units, ensuring compliance with existing building codes. Additionally, the necessity to split the property into two parcels was considered to facilitate financing, with plans for an administrative review process and possible city council approval. Action items were assigned to specific participants for follow-up on the lot split proposal and verification of construction dimensions.

Notes

Project Coordination (10:06 - 12:30) (10:06 - 12:30)

- Engagement of consultants: The Baney's have engaged four primary teams including a civil engineer, a multifamily architect, and a garage design-build company.
- Construction phase requirements: The development agreement mandates that construction must be completed in a single phase with multifamily units finished before lodging units.

Permit Submission Flexibility (12:31 - 19:59) (12:31 - 19:59)

- Permit submission options: Discussion on whether documents can be submitted as a single set or in individual sets for different components of the project.
- Timeline for permits: All permits must be issued within two years of approval, with multifamily CFOs required before lodging CFOs.

🔗 Egress and Compliance (20:00 - 35:57) (20:00 - 35:57)

- Egress requirements: Clarification on egress requirements for multifamily units and the need for internal stairways without triggering planning actions.
- Compliance with codes: The team is verifying compliance with building heights and construction tolerances as part of the project development.

Lot Split Proposal (35:58 - 40:32) (35:58 - 40:32)

- Proposal for lot split: Discussion on the need to split the property into two parcels for financing purposes, with a plan to submit a proposal for review.
- Administrative review process: Clarification on the review process for the proposal and the potential need for city council approval.

Action items**Travis Hansen**

- Submit a proposal for splitting the property into two parcels for financing purposes (26:05)
- Reach out to Ben Tate and Mike regarding the conversation about the lot split (39:50)

Anthony Fiorentino

- Verify construction tolerances and dimensions for the project (21:50)

Unassigned

- Prepare a master civil plan covering grading and drainage for the project (16:14)

VSC Planning Touch Base

Meeting Date: April 03, 2025, 01:30 pm

Overview

The VSC Planning Touch Base meeting focused on reviewing the status and compliance details of the lodging project, confirming the meeting schedule, and discussing design modifications. Key updates included the presentation of revised architectural drawings by Melanie, ensuring they meet code compliance while noting zoning updates and a reduced guest room count to 91. The team addressed building massing requirements, building changes including layout adjustments, and transparency regulations for windows and balconies. Discussions also covered material selections, with an emphasis on ensuring color specifications align with Sherwin Williams standards. Action items were assigned, primarily to Melanie and Anthony, to revise site plans, manage landscaping requirements, and prepare for the upcoming design development phase, with a follow-up meeting scheduled for Tuesday afternoon including Steve Mertz.

Notes

Project Organization and Meeting Schedule (04:01 - 08:29)

- Meeting to confirm compliance details for the lodging project
- Davis is handling lodging work while a separate architect from Oregon is doing multifamily
- Meeting scheduled for Tuesday in Sedona moved to afternoon since Cari has a morning meeting
- Multifamily architect will also attend the meeting
- Team will submit separate packages for lodging and multifamily components

Design Compliance Review (08:29 - 18:07)

- Melanie presented drawings confirming code compliance from previous submittal
- Site plan review showed division between lodging and multifamily areas
- Zoning has been changed to lodging (needs updating on site plan)
- Guest room count decreased from original design to 91 rooms
- Lot combination application still pending - Ardura working on this
- Height calculations discussed - buildings hitting 35ft mark
- Cari advised contours need to continue through building footprints with heights for each roof component

Building Massing Requirements (18:07 - 27:05)

- Massing requirements review showed no major compliance issues

- Original calculations contained errors but new approach appears workable
- Unrelieved building plane requirement (max 400 sq ft) not met in one area (currently 500 sq ft)
- Window recessing discussed - 12-inch recess required to break up surfaces
- Cari clarified additional building plane requirements and exemptions
- The team must address unrelieved surfaces with architectural elements

Building Changes and Layout Updates (27:05 - 40:37)

- Changes to building design including removed basement with pool and fitness area
- North building layout differs from east/west buildings
- Elevator location changes - elevators being combined into a single core
- Clarification on height exemptions - elevator height exemption only applies to actual elevator areas
- Rooftop trees can be removed (neighbors were concerned about height violations)
- Transparency requirements discussed for screened areas - guardrails permitted but solid walls not allowed
- Fitness center added to north building, causing reduction in room count

Windows and Space Configuration (40:37 - 49:22)

- Discussed windows in stairwells - transparency requirements only apply to street-facing elevations
- Basement space reconfiguration reviewed - conference room and laundry areas reorganized
- Existing conference area moved and laundry area expanded
- Windows must not create glass curtain walls (continuous glass)
- Breakout space adjusted to eliminate need for basement in other building
- Balcony areas need guardrails instead of solid walls for transparency

Material Selection and Final Requirements (49:22 - 57:49)

- Colors shown in renderings don't match actual Sherwin Williams colors specified
- Color selection must comply with LRV values and maximum chroma requirements (chroma of 4)
- Dunn Edwards provides chroma values while Sherwin Williams does not
- Landscape requirements in garage area must be maintained
- Rainwater harvesting system details discussed - all tanks will be installed but may serve dual purposes

- Team will send revisions to Cari for review before moving to design development phase
- Follow-up meeting planned for Tuesday afternoon will include Steve Mertz

Action items

Melanie Lucas

- Update site plan to reflect correct zoning designation (lodging, not existing/proposed) (11:06)
- Add contour lines through building footprints and height markings for all roof elements (15:28)
- Address unrelieved building plane issue where surface exceeds 400 sq ft (24:15)
- Replace solid walls with guardrails on upper patios/balconies for transparency requirements (47:10)
- Update massing calculations to include all relevant areas (19:14)
- Verify colors match Sherwin Williams specifications and provide LRV/chroma values (48:54)

Anthony Fiorentino

- Reschedule Tuesday meeting to afternoon instead of 10am (06:23)
- Coordinate with lot combination application process with Joe Link from Ardura (11:54)
- Verify landscaping requirements in garage area can be fulfilled (53:02)
- Send revised compliance drawings to Cari for review before proceeding to design development (56:42)
- Confirm material colors with owner and resolve discrepancies between renderings and specifications (49:22)
- Follow up on rainwater harvesting system calculations and potential relocations (55:56)

Cari Meyer

- Review revised compliance drawings when submitted (56:42)
- Confirm availability for Tuesday afternoon meeting with Steve Mertz (57:28)

VSC / Community Development - Site Coordination Meeting

Meeting Date: June 05, 2025, 01:00 pm

Overview

The VSC/Community Development Site Coordination Meeting focused on key aspects of the multifamily development project, including the requirements for retaining walls, cross-sectional challenges, and the aesthetics of adjacent paths and buildings. The team addressed necessary modifications to buildings C and D, which must be lowered to ensure accessible routes and compliance with wall height regulations. Discussions highlighted concerns about the visual impact of masonry walls along the Go Sedona path and explored alternative materials. The impact of existing utilities and trees was also considered, with an emphasis on preservation. Action items were assigned to team members, including creating a comprehensive list of project changes for city review, coordinating grading and retaining wall adjustments, and finalizing the design elements for the Go Sedona path. Timelines for construction document submissions were established, along with a focus on securing necessary permits within prescribed deadlines.

Notes

Retaining Wall Requirements(00:02 - 12:47)

- Team discussed issues with retaining walls adjacent to streets on the multifamily side
- Buildings C and D need to be lowered 3.5 feet to create accessible routes to the street
- Retaining walls in southeast corner need modification due to building height changes
- Walls over 8 feet require a 5-foot gap between wall sections
- A 6-foot solid fence/wall required between property and single-family residential areas

Cross Section Review and Challenges(12:49 - 28:41)

- Cross section 1 is a "pinch point" where road is close to property line
- Wall height limitations: 6-foot masonry wall needed at property line with 5-foot setback from retaining wall
- Road may need to shift 3 feet closer to treehouse building to accommodate setback requirements

- Cross section 2 shows tight area where building C approaches Go Sedona path
- Building foundation will need to serve as retaining wall with gabion fascia for aesthetic appeal
- Second floor balcony will overhang Go Sedona path (minimum 15-17 feet clearance)

Go Sedona Path Discussion(28:42 - 45:56)

- Concerns about aesthetics of large wall face along Go Sedona path
- Path needs visual breakup or fascia treatments where close to building
- Kris Floor asked about possibility of reducing path width from 10 feet to 8 feet
- Team inquired about using alternative materials (stabilized granite vs. concrete)
- City explained 10-foot path on one side replaces standard requirement of two 5-foot sidewalks
- Alternative surface materials might be considered but need to be evaluated

Road Easement and Retaining Issues(45:57 - 01:01:11)

- Cross section 4 shows tight area between building D and Elk Road
- Walls need to move closer to building to accommodate guardrail at easement line
- No 6-foot wall required along roadway, only safety guardrail needed
- Storm drainage system discussed - runoff from Elk Road will be directed under parking garage to detention system
- Cross section shows two levels of underground parking garage in relation to Elk Road
- Grading changes as you move north - Elk Road and garage levels eventually match

Utilities and Existing Trees(01:01:11 - 01:09:39)

- Team discussed challenge of placing retaining wall, water line, and sewer line while preserving trees

- Existing Afghan pines already topped due to overhead electrical lines
- Electrical lines will be undergrounded as part of project
- Retaining wall may need to move further west, potentially impacting existing trees
- Grading around building C needed for drainage to catch basin
- Wall Materials and Construction Methods **(01:09:40 - 01:18:12)**
- Gabion baskets discussed as wall treatment that would fit with Sedona aesthetics
- City recommended thick wire (9 gauge) for gabion structures to prevent sagging
- Hillfiker mesh with black wire that oxidizes to red color suggested as good option
- Discussion about rock excavation methods - blasting vs. jackhammering
- Natural rock faces (if encountered) do not require terracing like constructed walls
- Landscaping will need to be incorporated with retaining walls

Project Changes and Approval Process**(01:18:13 - 01:28:46)**

- Team must compile comprehensive list of all project changes for city review
- Changes categorized as: required fixes, grading plan developments, or desired modifications
- Questions about existing tree preservation vs. proposed new plantings
- City more concerned about preservation of existing trees than changes to proposed plantings
- Trees along 89A on north side are community priority to preserve
- "Treehouse Suites" name tied to pine tree in middle of site - should be preserved

Timeline and Permits**(01:28:47 - 01:34:08)**

- Construction document submittal targeted for mid-late August

- Grading permit likely to be pulled before building permits
- Earliest permit date estimated around January if process goes smoothly
- Project must obtain permits within 2-year window from approval
- Building permits easier to extend than development review approvals
- Current site user (Oak Creek water contractor) on month-to-month arrangement

Action items

Anthony Fiorentino

- Shift the road 3 feet closer to treehouse building in cross section 1 area and determine impact on site plan (57:20)
- Create a comprehensive list of all project changes and submit to the city (01:09:11)
- Provide detailed comparison of approved vs. new floor plans showing room size impacts (01:12:46)
- Add note about natural rock face treatment vs. constructed retaining walls (01:25:41)
- Submit construction documents by mid-late August (01:28:12)

Joe Link

- Resolve grading and retaining wall issues based on meeting guidance (01:09:51)
- Determine where retaining wall height drops below 2 feet along southern property line (01:05:20)

Nathan Miller

- Finalize list of changes related to multifamily buildings (01:09:28)
- Ensure 15-17 foot clearance from Go Sedona path to overhanging balcony (01:28:06)

Kris Floor

- Assess existing trees in relation to new grading plans (01:15:36)
- Coordinate internally about any trees that may need to be removed (01:20:01)

- Develop wall treatments with architectural interest for areas along Go Sedona path (01:28:59)

Hanako Ueda

- Consider request for DG vs. concrete on Go Sedona path (01:33:18)
- Evaluate request for 8-foot vs. 10-foot path width (01:33:18)
- Consult with director regarding changes to hotel room size configuration (01:27:13)

Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Monday, July 14, 2025 3:27 PM
To: Anthony Fiorentino
Cc: Hanako Ueda; Will Craig; Melanie Lucas; Curt Baney; Hayden Baney; Robin Baney; Travis Hansen
Subject: Re: The Village at Saddlerock Crossing - Design Changes

Hi Tony,

Thanks for your email. However, the document you provided does not contain enough information for us to make a determination about whether the revised plans are a substantial change or not. We will need revised plans to go along with this list, as well as a further explanation of why the changes are being made - a change will be looked at differently if it's being done to meet a condition of approval vs. it's being done to make it easier to build. Design changes, especially when being done to meet a recommendation in an adopted City plan, such as removal of GO! Sedona pathways and changing the shared use path along 89A to a straight path (rather than a meandering path as recommended by the CFA plan), will likely not be approved.

Once you have the updated list/explanation and revised plans, I will review and let you know if I have any additional questions. Please note that my schedule for the rest of July/beginning of August is booked fairly solid, so I will have little time for anything not currently on my calendar/to-do list.

Thank you,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

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Public safety 24/7

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Friday, July 11, 2025 10:49 AM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Hanako Ueda <HUeda@sedonaaz.gov>; Will Craig <wcraig@thedavisexperience.com>; Melanie Lucas <mlucas@thedavisexperience.com>; Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; Travis Hansen <travish@oxfordcollection.com>
Subject: FW: The Village at Saddlerock Crossing - Design Changes

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Cari,

Good morning. Hope you had a great 4th of July holiday. I am just following up to see if you have had a chance to review the list of project updates we sent and what our next steps are in confirming that the development of the project design is in substantial conformance with the approved entitlements documents. We look forward to hearing from you.

Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114

m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Anthony Fiorentino

Sent: Tuesday, July 1, 2025 2:05 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Cc: Hanako Ueda <HUeda@sedonaaz.gov>; Joe Link <jlink@ardurra.com>; Nathan Miller <nmliller@c2k.com>; Juliana Seymour <jseymour@c2k.com>; kris@floorassociates.com; Shawn Byron <shawn@floorassociates.com>; Melanie Lucas <mlucas@thedavisexperience.com>; Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; Travis Hansen <travish@oxfordcollection.com>

Subject: The Village at Saddlerock Crossing - Design Changes

Cari,

Attached please find the list of design updates to The Village at Saddlerock Crossing documents. After reviewing them, please let us know your availability for a follow up meeting, as we discussed on June 5th. Should you have any questions please contact me at your convenience.

Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114

m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Thursday, January 16, 2025 6:03 PM
To: Anthony Fiorentino
Cc: Mike Krentz
Subject: Re: VILLAGE AT SADDLEROCK CROSSING

Hi Tony (and Mike),

Thanks for the introduction! Tony, as promised, here are some links that you may find helpful:

Project page on City's website: [The Village at Saddlerock Crossing \(Oxford Hotel\) | City of Sedona](#)

Latest Staff Report on the project: [Item 6b. Village at Saddlerock Crossing](#). The latest Land Development Code checklist for the project starts on Page 18 of this document. It goes through all the LDC requirements and includes an evaluation of whether the plans comply or not. The sections marked with orange (partial compliance) or red (non-compliance) are the areas where the plans will need to be updated (and hopefully these changes don't cause another area to be out of compliance).

Let me know if you have any questions or want to run any ideas/potential changes by me.

Thanks and have a good weekend,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
Walk-in Hours: Mon-Thur 7:30 am - 5 pm
Public safety 24/7

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Thursday, January 16, 2025 4:52 PM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Mike Krentz <MKrentz@thedavisexperience.com>
Subject: RE: VILLAGE AT SADDLEROCK CROSSING

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Cari,

Good afternoon. I look forward to working with you as we move forward on this project! I left you a voicemail message a little earlier and just wanted to let you know that I am available until 6pm today if you have a minute to chat. If that is inconvenient, perhaps we can touch base next Tuesday.

Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114
m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Mike Krentz <MKrentz@thedavisexperience.com>

Sent: Thursday, January 16, 2025 4:07 PM

To: Cari Meyer (cmeyer@sedonaaz.gov) <cmeyer@sedonaaz.gov>; Anthony Fiorentino <afiorentino@thedavisexperience.com>

Subject: VILLAGE AT SADDLEROCK CROSSING

Good afternoon Cari and I hope you are doing well and had a great holiday. I still owe you some sour punch straws but haven't been in your area for a while to pay up! Soon hopefully.

To update you on the Saddlerock project, we have come to a final contract agreement and will be starting work soon. I have copied our project Architect Tony Fiorentino who I would like to formally introduce you to some day soon. He will be coordinating the construction document set through permit and construction.

This email will be an informal introduction so you know who is calling to confirm items with you as he comes up to speed.

We are looking forward to getting this project built with you and your team and let me know if you have any questions for us as we get started.

Best,
Mike



Michael W. Krentz AIA, LEED® AP
President

o 480 638 1148
m 512 963 4778



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Tuesday, September 2, 2025 3:30 PM
To: Anthony Fiorentino
Subject: Automatic reply: The Village at Saddlerock Crossing - Design Changes

Thanks for your email. I am currently out of the office and will return on Monday, September 8. If you need immediate assistance, please contact Alex Ortega, Assistant Planner, at aortega@sedonaaz.gov or 928-203-5107.

Thank you,
Cari Meyer, Planning Manager
City of Sedona Community Development Department

Anthony Fiorentino

From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Wednesday, September 17, 2025 9:30 AM
To: Travis Hansen; Cari Meyer; Hanako Ueda
Cc: Will Craig; Melanie Lucas; Anthony Fiorentino; Curt Baney; Hayden Baney; Robin Baney; John Wright; Juliana Seymour; Nathan Miller; emetz@ardurra.com; Joe Link
Subject: Re: The Village at Saddlerock Crossing - Design Changes

Thanks for thinking of me Travis. Staff will take a look at your proposed changes and get back to you shortly.

Have a great day!



Steve Mertes
Director of Community Development

Community Development
102 Roadrunner Drive
Sedona, AZ 86336
smertes@sedonaaz.gov
(928) 203-5108

*City business hours are Mon-Thur 7 a.m. - 6 p.m.
Public safety 24/7*

From: Travis Hansen <travish@oxfordcollection.com>
Sent: Tuesday, September 16, 2025 3:48 PM
To: Steve Mertes <SMertes@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>; Hanako Ueda <HUeda@sedonaaz.gov>
Cc: Will Craig <wcraig@thedavisexperience.com>; Melanie Lucas <mlucas@thedavisexperience.com>; Anthony Fiorentino <aflorentino@thedavisexperience.com>; Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; John Wright <jwright@c2k.com>; Juliana Seymour <jseymour@c2k.com>; Nathan Miller <nmiller@c2k.com>; emetz@ardurra.com <emetz@ardurra.com>; Joe Link <jlink@ardurra.com>
Subject: Fw: The Village at Saddlerock Crossing - Design Changes

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Hi Steve,

My apologies, we just noticed that you weren't copied so I wanted to start a new chain. We look forward to hearing back.

Thanks.



Travis Hansen

Project Manager

541.749.1046

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Visit the Arctic Club Hotel, the newest hotel in the Oxford Collection, located in downtown Seattle, Washington at www.arcticclubhotel.com.

From: Anthony Fiorentino <aflorentino@thedavisexperience.com>

Sent: Tuesday, September 2, 2025 3:29 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Cc: Hanako Ueda <HUeda@sedonaaz.gov>; Will Craig <wcraig@thedavisexperience.com>; Melanie Lucas <mlucas@thedavisexperience.com>; Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; Travis Hansen <travish@oxfordcollection.com>; John Wright <jwright@c2k.com>; Juliana Seymour <jseymour@c2k.com>; Nathan Miller <nmiller@c2k.com>; Eric G. Metz <EMetz@ardurra.com>; Joe Link <jlink@ardurra.com>

Subject: RE: The Village at Saddlerock Crossing - Design Changes

Cari,

Good afternoon. I hope you had a pleasant holiday weekend. Per your request, a comprehensive summary of design updates/revisions to the Comprehensive Design Submittal for The Village at Saddlerock Crossing, may be downloaded from the following link:

 [25-0902 VSC Design Changes](#)

We understand that your time is valuable and limited. We would ask that you make a cursory review of the documents to assure that they are acceptable for your formal review. If the information is acceptable, can you please give us an estimated time frame for your full review?

Thank you,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114
m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Anthony Fiorentino

Sent: Monday, July 14, 2025 3:31 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Cc: Hanako Ueda <HUeda@sedonaaz.gov>; Will Craig <wcraig@thedavisexperience.com>; Melanie Lucas <mlucas@thedavisexperience.com>; Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; Travis Hansen <travish@oxfordcollection.com>

Subject: RE: The Village at Saddlerock Crossing - Design Changes

Cari,

Thank you for the response. I will go over this with the Owner and get back to you with the additional information you requested.

Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114
m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Cari Meyer <CMeyer@sedonaaz.gov>

Sent: Monday, July 14, 2025 3:27 PM

To: Anthony Fiorentino <afiorentino@thedavisexperience.com>

Cc: Hanako Ueda <HUeda@sedonaaz.gov>; Will Craig <wcraig@thedavisexperience.com>; Melanie Lucas <mlucas@thedavisexperience.com>; Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; Travis Hansen <travish@oxfordcollection.com>

Subject: Re: The Village at Saddlerock Crossing - Design Changes

Hi Tony,

Thanks for your email. However, the document you provided does not contain enough information for us to make a determination about whether the revised plans are a substantial change or not. We will need revised plans to go along with this list, as well as a further explanation of why the changes are being made - a change will be looked at differently if it's being done to meet a condition of approval vs. it's being done to make it easier to build. Design changes, especially when being done to meet a recommendation in an adopted City plan, such as removal of GO! Sedona pathways and changing the shared use path along 89A to a straight path (rather than a meandering path as recommended by the CFA plan), will likely not be approved.

Once you have the updated list/explanation and revised plans, I will review and let you know if I have any additional questions. Please note that my schedule for the rest of July/beginning of August is booked fairly solid, so I will have little time for anything not currently on my calendar/to-do list.

Thank you,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
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Public safety 24/7

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Friday, July 11, 2025 10:49 AM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Hanako Ueda <HUeda@sedonaaz.gov>; Will Craig <wcraig@thedavisexperience.com>; Melanie Lucas <mlucas@thedavisexperience.com>; Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; Travis Hansen <travish@oxfordcollection.com>
Subject: FW: The Village at Saddlerock Crossing - Design Changes

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Cari,

Good morning. Hope you had a great 4th of July holiday. I am just following up to see if you have had a chance to review the list of project updates we sent and what our next steps are in confirming that the development of the project design is in substantial conformance with the approved entitlements documents. We look forward to hearing from you.

Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114
m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Anthony Fiorentino

Sent: Tuesday, July 1, 2025 2:05 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Cc: Hanako Ueda <HUeda@sedonaaz.gov>; Joe Link <jlink@ardurra.com>; Nathan Miller <nmiller@c2k.com>; Juliana Seymour <jseymour@c2k.com>; kris@floorassociates.com; Shawn Byron <shawn@floorassociates.com>; Melanie Lucas <mlucas@thedavisexperience.com>; Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; Travis Hansen <travish@oxfordcollection.com>

Subject: The Village at Saddlerock Crossing - Design Changes

Cari,

Attached please find the list of design updates to The Village at Saddlerock Crossing documents. After reviewing them, please let us know your availability for a follow up meeting, as we discussed on June 5th. Should you have any questions please contact me at your convenience.

Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114
m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Tuesday, September 30, 2025 6:18 PM
To: Anthony Fiorentino
Subject: Village at Saddlerock

Hi Tony,

Sorry for the delay in getting back to you. I know that I owe you a response (I was holding off responding until I had a response, but it's taking a bit longer than I expected). I'll let you know if I have any questions, but should have a response to you by the end of next week.

Thanks,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
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Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Tuesday, October 14, 2025 6:58 PM
To: Anthony Fiorentino
Subject: Re: Village at Saddlerock

Hi Tony,

Thanks for your patience on that. Ultimately, I will not be able to give a definite yes or no answer until I get a full permit set, as many of the proposed changes may have unintended consequences when they're looked at as a whole or when the entire LDC is considered - "correcting" something for one code section may lead to the building coming out of compliance in another area. With that said, I have the following initial comments based on what you have submitted:

1. S1: You will need to recalculate all landscaping requirements based on the reduced size of the landscape area. A minimum of 10% of the parking area is required to be landscaped and you're proposing to reduce the approved area.
2. S2: You will need to provide elevations showing the removal of the planters. My recollection was that they were contributing to massing and unrelieved building planes, so we will need to review this change in the context of the entire building.
3. S5: What City standard for transit stops are you referring to?
4. S7: Did the overall heights of the buildings change when the finish floor were lowered?
5. S9: Provide a detail and section view of the revised retaining walls.
6. S10: Will need to see this in the context of the full site plan. It appears that massing of the building may be impacted.
7. H1: What impact does this have on the size of the restaurant?
8. H2: Roofline variation, a required design element, decreased in this change.
9. H4: We will need a summary of where the hotels rooms are, the count for each building, where the "premium suites" promised to Council are.
10. H6: Insufficient information is provided for review and we will need to review heights comprehensively and contours need to be added to height plans.
11. The design shown on page 15 does not appear to comply with the design presented to P&Z and Council.
12. M2: Will need to re-review plans based on increased enclosed space and increased unrelieved building planes.
13. M6: The proposed roof changes do not appear to meet massing requirements.
14. G3: Multifamily uses require covered parking; you cannot remove their access.
15. G4: Garage planters were used to meet landscaping requirements in parking areas. They have been removed and it does not appear that they were replaced - this is not acceptable.

To reiterate what is stated above, these are initial questions/clarifications that will be needed. However, after reviewing these plans, I don't believe we'll be able to make a final determination until a full permit set is submitted/fees paid, and we have an opportunity to look at the entire submittal. If you desire confirmation prior to that, you would need to submit for a Director's Interpretation ([Director's Interpretation Request](#)), provide a full set of architectural plans with the same level of detail that would be expected for a Development Review, and allow us to do a review.

Thank you,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
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From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Tuesday, October 14, 2025 11:42 AM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Subject: RE: Village at Saddlerock

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Hi Cari,

Just touching base. Hope you are doing well. I'm sure you've been busy. I have a meeting coming up with the team tomorrow and am hoping to give them an update on when we might receive your review response.

Regards,

Tony



Anthony Fiorentino
Architect / Project Director

o 480 638 1114

m 949 300 6646



3033 N. Central Ave., Suite 800
Phoenix, Arizona 85012

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Tuesday, September 30, 2025 6:18 PM
To: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Subject: Village at Saddlerock

Hi Tony,

Sorry for the delay in getting back to you. I know that I owe you a response (I was holding off responding until I had a response, but it's taking a bit longer than I expected). I'll let you know if I have any questions, but should have a response to you by the end of next week.

Thanks,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
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Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Thursday, January 15, 2026 12:35 PM
To: Anthony Fiorentino; Curt Baney
Cc: Vern Dumbeck; Victor Estrada
Subject: Fw: ADOT Bus Stop Permit Information _Prop. Saddle Rock Dev, SR89A NB MM372.9
Attachments: FLAG BUS STOP CHECKLIST May 3 2013.pdf; C-05_50 bus pad.pdf; ADOT BusStopApplication 11132007.pdf; Bus Stop Application Instructions 2007 (1).pdf; MPD ENG-2 01 Bus Stop Encroachment Permit.pdf

Hi Anthony and Curt,

I don't know who is working on your ADOT ROW permits, but if you could forward the attached information to them, I would appreciate it.

Currently, the bus stop at this property is located east of the light and the plans call for it to be moved west of the light into the deceleration lane. Moving the location of the bus stop needs to be included in the ROW permits you submit to ADOT, along with any required work in the ROW. ADOT requirements and standards are attached. Please make sure this is all addressed when ADOT permits are submitted.

If you have any questions about the process from the City's side, please contact Vern Dumbeck or Victor Estrada - both are copied on this email.

Thank you,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
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From: Vern Dumbeck <VDumbeck@sedonaaz.gov>
Sent: Thursday, January 15, 2026 11:16 AM
To: Cari Meyer <CMeyer@sedonaaz.gov>; Victor Estrada <VEstrada@sedonaaz.gov>
Subject: Fw: ADOT Bus Stop Permit Information _Prop. Saddle Rock Dev, SR89A NB MM372.9

Project Manager
Public Works
102 Roadrunner Dr.
Sedona, AZ 86336

vdumbeck@sedonaaz.gov



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From: Yvonne Giltner <ygiltner@azdot.gov>
Sent: Thursday, January 15, 2026 7:27 AM
To: Vern Dumbeck <VDumbeck@sedonaaz.gov>
Cc: rwoff@azdot.gov <rwoff@azdot.gov>
Subject: Re: Prop. Saddle Rock Dev, SR89A NB MM372.9

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Vern,

Good morning. After looking into this, we do not have any applications as of yet. Attached are the ADOT bus stop guidelines:

Yvonne Giltner

NC DISTRICT TRANSPORTATION ENGINEERING PERMIT SUPERVISOR

ARIZONA DEPARTMENT OF TRANSPORTATION

1959 S. Woodlands Village Blvd. Suite B

Flagstaff, AZ 86001

928.779.7529

Send applications to:
Northcentralpermit@azdot.gov



On Wed, Jan 14, 2026 at 10:55 AM Vern Dumbeck <VDumbeck@sedonaaz.gov> wrote:
Ryan & Yvonne

The Saddle Rock Development was not discussed at the most recent COS/ADOT Quarterly Meeting. I received information that the project is moving forward. It was first proposed quite some time ago through the City's development review process and you may have a current application in progress.

The City's is requiring improvements to the Bus Stop that is currently upstream of the SR89A/Soldiers Pass intersection. That existing location is compliant with previous ADOT Bus Stop Policy. As that policy is dated, I wanted to see if a update to the policy had occurred. If so, could you provide me that information it would be greatly appreciated.

In this case the proposed location downstream within the RTL makes the most sense to remove the existing traffic obstruction. Just need conformation that the proposed downstream location is acceptable to ADOT. This may have been addressed in the initial traffic study furnished previously for this project.

Let me know. Thanks.

Vern Dumbeck
Project Manager
Public Works
102 Roadrunner Dr.
Sedona, AZ 86336

928.025-7855

vdumbeck@sedonaaz.gov



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Anthony Fiorentino

From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Tuesday, January 20, 2026 6:21 PM
To: Anthony Fiorentino
Cc: Melanie Lucas
Subject: Re: The Village at Saddlerock Crossing - Permitting

Hi Tony.

There is not a presubmittal meeting requirement for building permits, but I will make myself available if you'd like to have one.



Steve Mertes
Deputy Director of Community Development

102 Roadrunner Drive
Sedona, AZ 86336
smertes@sedonaaz.gov
(928) 203-5097

*City business hours are Mon-Thur 7 a.m. - 6 p.m.
Public safety 24/7*

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Tuesday, January 20, 2026 5:48 PM
To: Steve Mertes <SMertes@sedonaaz.gov>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>
Subject: RE: The Village at Saddlerock Crossing - Permitting

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Steve,

I am revisiting the Commercial and Multi-Family Residential Building Permit Package Instructions and will likely have a few questions for you in the next week or so. Our intent is to submit our package on or about March 2. Is there any Pre-Application Meeting required prior to Building Permit submittal?

Regards,

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

[Website](#) | [LinkedIn](#) | [Instagram](#)



From: Steve Mertes <SMertes@sedonaaz.gov>

Sent: Monday, January 12, 2026 10:29 AM

To: Anthony Fiorentino <afiorentino@thedavisexperience.com>

Cc: Melanie Lucas <mlucas@thedavisexperience.com>; Rebecca Oium <ROium@sedonaaz.gov>; Andrew Vaughn <AVaughn@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>

Subject: Re: The Village at Saddlerock Crossing - Permitting

Hi Tony.

Yes and yes. The effective date will be one month after Council approval, and unless there is an opening on the agenda in the next week, it looks like submitting in March, especially early March, will require compliance with the 2018 I-codes.



Steve Mertes

Deputy Director of Community Development

102 Roadrunner Drive

Sedona, AZ 86336

smertes@sedonaaz.gov

(928) 203-5097

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Public safety 24/7

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Monday, January 12, 2026 10:06 AM
To: Steve Mertes <SMertes@sedonaaz.gov>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>; Rebecca Oium <ROium@sedonaaz.gov>; Andrew Vaughn <AVaughn@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>
Subject: RE: The Village at Saddlerock Crossing - Permitting

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Steve,

Thanks for getting back to me. I am assuming that the Effective Date will be set somewhat later than the Adoption Date, correct? With that said if we are submitting in March, then we should still be on the 2018 I-Codes, correct?

Regards,

Tony

Anthony Fiorentino
Architect / Project Director
o 480 638 1114
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3033 N Central Ave, Ste 800
Phoenix, Arizona 85012
[Website](#) | [LinkedIn](#) | [Instagram](#)



From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Monday, January 12, 2026 8:50 AM
To: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>; Rebecca Oium <ROium@sedonaaz.gov>; Andrew Vaughn <AVaughn@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>
Subject: Re: The Village at Saddlerock Crossing - Permitting

Hi Tony.

I am ready to go to Council for the first work session, but I cannot get on the agenda due to the budget process and other large items that have taken up all of the special meetings until April or May. I am on a wait list in case someone cancels, but if not, I will go to council late April or early May and then, hopefully go back for approval the following month.

I cannot release any proposed amendments as I have not received any feedback from Council. One thing that I am proposing that, if approved, will be of benefit to you, is to allow 8000 series aluminum conductors for service entrance and feeders. However, I don't know how Council will rule on that at this point.

Regards,



Steve Mertes
Deputy Director of Community Development

102 Roadrunner Drive
Sedona, AZ 86336
smertes@sedonaaz.gov
(928) 203-5097

*City business hours are Mon-Thur 7 a.m. - 6 p.m.
Public safety 24/7*

From: Anthony Fiorentino <aflorentino@thedavisexperience.com>
Sent: Thursday, January 8, 2026 10:22 AM
To: Steve Mertes <SMertes@sedonaaz.gov>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>
Subject: The Village at Saddlerock Crossing - Permitting

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Steve,

Per my voice mail message yesterday, we are anticipating submitting our construction documents for permitting with you the week of March 2nd. Can you give us an update on the status of the ICC 2024 codes adoption by the city? Also, will any proposed amendments be published prior to adoption? Thanks for your assistance with this matter.

Regards,

Tony

Anthony Fiorentino
Architect / Project Director
o 480 638 1114
m 949 300 6646
3033 N Central Ave, Ste 800

Anthony Fiorentino

From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Wednesday, January 21, 2026 9:15 AM
To: Anthony Fiorentino
Cc: Melanie Lucas
Subject: Re: Village at Saddlerock Crossing

Hi Tony.

Here is Cari's response to your email.

"The art contribution must be installed prior to issuance of Certificate of Occupancy. However, the artwork must be approved by the Community Development Director as meeting the requirements prior to installation and it is highly encouraged that they get the artwork approved prior to signing a contract/beginning fabrication. Without this approval, there is no guarantee that what they do will be accepted."

Regards,



Steve Mertes
Deputy Director of Community Development

102 Roadrunner Drive
Sedona, AZ 86336
smertes@sedonaaz.gov
(928) 203-5097

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Steve,

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Tony

Anthony Fiorentino

Architect / Project Director

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m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

[Website](#) | [LinkedIn](#) | [Instagram](#)



Anthony Fiorentino

From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Monday, January 26, 2026 8:54 AM
To: Anthony Fiorentino
Cc: Melanie Lucas; Travis Hansen
Subject: Re: Village at Saddlerock Crossing

* I never hit the "send" button when I wrote this, so this is coming a bit late.

Thanks Tony.

I also wanted to let you know that I stepped down as the Director of Community Development. The new Director is Tony Allender tallender@sedonaaz.gov. He and Cari would be the contacts for any Land Development Code or zoning questions, although Cari would be the lead on the Planning side for the project. I will oversee the Building Safety/Building Code aspects along with my Plans Examiner, Becky and my Building Inspector, Andrew.

Regards,



Steve Mertes
Deputy Director of Community Development

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Steve

Thanks! This falls in line with what we are thinking. Now that we have the documents far enough along for an artist to work from, we want to make sure that the artist has time to obtain Community Development's approval. It is understood that the artwork must be approved and installed prior to Certificate of Occupancy.

Regards,

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

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Regards,



Steve Mertes
Deputy Director of Community Development

102 Roadrunner Drive
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Phoenix, Arizona 85012
[Website](#) | [LinkedIn](#) | [Instagram](#)



Anthony Fiorentino

From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Monday, January 26, 2026 4:14 PM
To: Anthony Fiorentino
Cc: Melanie Lucas; Travis Hansen
Subject: Re: Village at Saddlerock Crossing

Hi Tony.

Thanks for contacting my boss, Tony. He'll be a good resource for you in the future, and yes, your building permit plans will be reviewed by the Building Dept., the Planning Dept. (both within Community Development), and our Engineering and Wastewater/Sewer Depts. (both within Public Works) Of course, the Sedona Fire District will also get their crack at it as well.

Best regards,



Steve Mertes
Deputy Director of Community Development

102 Roadrunner Drive
Sedona, AZ 86336
smertes@sedonaaz.gov
(928) 203-5097

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From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Monday, January 26, 2026 8:59 AM
To: Steve Mertes <SMertes@sedonaaz.gov>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>; Travis Hansen <travish@oxfordcollection.com>
Subject: RE: Village at Saddlerock Crossing

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Steve,

Thanks! You mentioned that last year and when I called your old number, I reached Tony Allender, so I introduced myself. We are focusing on the Building Department submittal at present. We understand that the submittal will also be reviewed by Community Development.

Regards,

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

[Website](#) | [LinkedIn](#) | [Instagram](#)



From: Steve Mertes <SMertes@sedonaaz.gov>

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To: Anthony Fiorentino <afiorentino@thedavisexperience.com>

Cc: Melanie Lucas <mlucas@thedavisexperience.com>; Travis Hansen <travish@oxfordcollection.com>

Subject: Re: Village at Saddlerock Crossing

* I never hit the "send" button when I wrote this, so this is coming a bit late.

Thanks Tony.

I also wanted to let you know that I stepped down as the Director of Community Development. The new Director is Tony Allender tallender@sedonaaz.gov. He and Cari would be the contacts for any Land Development Code or zoning questions, although Cari would be the lead on the Planning side for the project. I will oversee the Building Safety/Building Code aspects along with my Plans Examiner, Becky and my Building Inspector, Andrew.

Regards,



Steve Mertes
Deputy Director of Community Development

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Sedona, AZ 86336
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Steve Mertes
Deputy Director of Community Development

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smertes@sedonaaz.gov
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Cc: Melanie Lucas <mlucas@thedavisexperience.com>
Subject: Village at Saddlerock Crossing

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Regards,

Tony

Anthony Fiorentino
Architect / Project Director

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m 949 300 6646
3033 N Central Ave, Ste 800
Phoenix, Arizona 85012
[Website](#) | [LinkedIn](#) | [Instagram](#)



Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Wednesday, February 11, 2026 1:54 PM
To: Joe Link
Cc: Curt Baney; Anthony Fiorentino; Robin Baney; Hayden Baney
Subject: Re: Land Combination Permit

Thanks, I'll be around the office for the rest of the afternoon.



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
Walk-in Hours: Mon-Thur 7:30 am - 5 pm
Public safety 24/7

From: Joe Link <jlink@ardurra.com>
Sent: Wednesday, February 11, 2026 12:58 PM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Curt Baney <curtb@oxfordsuites.com>; Anthony Fiorentino <afiorentino@thedavisexperience.com>; Robin Baney <robinb@oxfordcollection.com>; Hayden Baney <haydenb@oxfordcollection.com>
Subject: RE: Land Combination Permit

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Hi Cari,

I can be there as soon as 2pm today. Let me know if there is a certain time that is better for you.

Thank you,



Joseph T. Link, P.E.

Senior Project Manager

(928) 639-2712

[1250 East State Route 89A](#)

[Cottonwood, Arizona, 86326](#)

jlink@ardurra.com

www.ardurra.com



From: Curt Baney <curtb@oxfordsuites.com>

Sent: Wednesday, February 11, 2026 12:46 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Joe Link <jlink@ardurra.com>; Anthony Fiorentino <aflorientino@thedavisexperience.com>; Robin Baney <robinb@oxfordcollection.com>; Hayden Baney <haydenb@oxfordcollection.com>

Subject: Re: Land Combination Permit

Cari

Joe has the original and he will bring it by

I copied him on this e-mail

Curt

Sent from my iPhone

On Feb 11, 2026, at 11:04 AM, Cari Meyer <CMeyer@sedonaaz.gov> wrote:

Hi Curt,

Hope you're doing well! Your land combination permit has been approved, but we need the original of the County form (only a copy was provided in the application). After we sign the original, you will be able to take that to the County to be recorded. You can either mail in the original (address below) and we can let you know when it's ready to be picked up or you (or your representative) can bring in the original for us to sign. Let me know how you would prefer to proceed.

Let me know if you have further questions. Thank you,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov

Anthony Fiorentino

From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Wednesday, February 18, 2026 6:07 PM
To: Anthony Fiorentino
Cc: Sean Sime
Subject: Re: The Village at Saddlerock Crossing - Permitting

Hi Tony.

Thanks for making time for me today. I think it was a good and needed discussion. I have some tentative appointments in the afternoon, and much of the morning is already scheduled. However, I do have 9:45 am open for a ½ hour discussion before I have to get to my next meeting. Hope that works. I'll put it on my calendar just in case.

Regards,



Steve Mertes
Assistant Director of Community Development

102 Roadrunner Drive
Sedona, AZ 86336
smertes@sedonaaz.gov
(928) 203-5097

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From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Wednesday, February 18, 2026 5:09 PM
To: Steve Mertes <SMertes@sedonaaz.gov>
Cc: Sean Sime <ssime@thedavisexperience.com>
Subject: RE: The Village at Saddlerock Crossing - Permitting

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Steve,

Thanks for getting back to me earlier this afternoon, and for the initial response to my questions below. I would like to follow up with you tomorrow on a couple of items. Can you let me know when is a good time for me to call you? I will work around your schedule. A Teams meeting would also work well. Please let me know.

Regards,

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

[Website](#) | [LinkedIn](#) | [Instagram](#)



From: Anthony Fiorentino

Sent: Tuesday, February 17, 2026 6:16 PM

To: 'Steve Mertes' <SMertes@sedonaaz.gov>

Cc: Sean Sime <:ssime@thedavisexperience.com>

Subject: RE: The Village at Saddlerock Crossing - Permitting

Steve,

Happy February!!!

We are closing in on completion of our Construction Documents and are still planning to submit the week of March 2. I would like to set up a meeting with you and the rest of our consultant team to go over the submittal requirements.

We have combined the various parcels into one and have a new parcel number. I believe we discussed submitting the project as a combined submittal and we are anticipating breaking into three Volumes. Volume I will be the Overall Architectural Site Plan, Civil Engineering and Landscape Documents. Volume II will be the Hotel and Volume III will be the Multifamily Housing and the Parking Garage.

In looking through the Commercial Permit Packet, I have a few initial questions.

1. Is a Commercial Building Permit Application required for each building or for the entire project. We are the architects for the hotel and there is another firm that is the architect for the multifamily and garage. The form does not seem to allow for that.
2. Is there a different form for the Civil documents?
3. ICC has a Building Valuation Data Table. Have you adopted one? Are there any Sedona amendments to it?
4. There is a section on the application for Color and Material Samples. Since all the colors and materials have been approved per the Comprehensive Design Submittal is this necessary and is it necessary at the time of initial submittal?

5. Similarly with the Exterior Lighting Application. Is this required at initial submittal or is it a separate permit application that can be deferred?
6. Is there a way to determine what fees will be required at the time of submittal?

Lastly, what is your availability the remainder of this week or early next week for a Teams meeting with the Owner and prime consultants?

Regards,

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

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From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Wednesday, January 21, 2026 8:57 AM
To: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>
Subject: Re: The Village at Saddlerock Crossing - Permitting

Ok. I'll wait to hear back from you.



Steve Mertes
Deputy Director of Community Development

102 Roadrunner Drive
Sedona, AZ 86336
smertes@sedonaaz.gov
(928) 203-5097

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From: Anthony Fiorentino <afiorentino@thedavisexperience.com>

Sent: Wednesday, January 21, 2026 7:17 AM

To: Steve Mertes <SMertes@sedonaaz.gov>

Cc: Melanie Lucas <mlucas@thedavisexperience.com>

Subject: RE: The Village at Saddlerock Crossing - Permitting

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Steve

Let me review the submittal package and get back to you. It might not be a bad idea to have a virtual one since we are combining the Hotel and Multi-Family Sets and will have an overall site Civil and Landscape documents. Thanks for your assistance!

Regards

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

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From: Steve Mertes <SMertes@sedonaaz.gov>

Sent: Tuesday, January 20, 2026 6:21 PM

To: Anthony Fiorentino <afiorentino@thedavisexperience.com>

Cc: Melanie Lucas <mlucas@thedavisexperience.com>

Subject: Re: The Village at Saddlerock Crossing - Permitting

Hi Tony.

There is not a presubmittal meeting requirement for building permits, but I will make myself available if you'd like to have one.



Steve Mertes
Deputy Director of Community Development

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Sent: Tuesday, January 20, 2026 5:48 PM
To: Steve Mertes <SMertes@sedonaaz.gov>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>
Subject: RE: The Village at Saddlerock Crossing - Permitting

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Steve,

I am revisiting the Commercial and Multi-Family Residential Building Permit Package Instructions and will likely have a few questions for you in the next week or so. Our intent is to submit our package on or about March 2. Is there any Pre-Application Meeting required prior to Building Permit submittal?

Regards,

Tony

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o 480 638 1114
m 949 300 6646
3033 N Central Ave, Ste 800
Phoenix, Arizona 85012
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From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Monday, January 12, 2026 10:29 AM
To: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>; Rebecca Oium <ROium@sedonaaz.gov>; Andrew Vaughn <AVaughn@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>
Subject: Re: The Village at Saddlerock Crossing - Permitting

Hi Tony.

Yes and yes. The effective date will be one month after Council approval, and unless there is an opening on the agenda in the next week, it looks like submitting in March, especially early March, will require compliance with the 2018 I-codes.



Steve Mertes
Deputy Director of Community Development

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From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Monday, January 12, 2026 10:06 AM
To: Steve Mertes <SMertes@sedonaaz.gov>
Cc: Melanie Lucas <mlucas@thedavisexperience.com>; Rebecca Oium <ROium@sedonaaz.gov>; Andrew Vaughn <AVaughn@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>
Subject: RE: The Village at Saddlerock Crossing - Permitting

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Steve,

Thanks for getting back to me. I am assuming that the Effective Date will be set somewhat later than the Adoption Date, correct? With that said if we are submitting in March, then we should still be on the 2018 I-Codes, correct?

Regards,

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

[Website](#) | [LinkedIn](#) | [Instagram](#)



From: Steve Mertes <SMertes@sedonaaz.gov>

Sent: Monday, January 12, 2026 8:50 AM

To: Anthony Fiorentino <aflorentino@thedavisexperience.com>

Cc: Melanie Lucas <mlucas@thedavisexperience.com>; Rebecca Oium <ROium@sedonaaz.gov>; Andrew Vaughn <AVaughn@sedonaaz.gov>; Cari Meyer <CMeyer@sedonaaz.gov>

Subject: Re: The Village at Saddlerock Crossing - Permitting

Hi Tony.

I am ready to go to Council for the first work session, but I cannot get on the agenda due to the budget process and other large items that have taken up all of the special meetings until April or May. I am on a wait list in case someone cancels, but if not, I will go to council late April or early May and then, hopefully go back for approval the following month.

I cannot release any proposed amendments as I have not received any feedback from Council. One thing that I am proposing that, if approved, will be of benefit to you, is to allow 8000 series aluminum conductors for service entrance and feeders. However, I don't know how Council will rule on that at this point.

Regards,



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Steve,

Per my voice mail message yesterday, we are anticipating submitting our construction documents for permitting with you the week of March 2nd. Can you give us an update on the status of the ICC 2024 codes adoption by the city? Also, will any proposed amendments be published prior to adoption? Thanks for your assistance with this matter.

Regards,

Tony

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VSC Permitting Discussion

Meeting Date: February 19, 2026, 02:00 pm

General Summary

- **Permit Submission Strategy:** Four separate applications will speed up the permit process: civil/landscape, hotel, multifamily, and parking garage.
- **Permit Fees:** Fees based on construction valuations must be finalized before issuing permits, with an **8-week** review timeframe anticipated.
- **Lighting Requirements:** Lighting applications must include approved photometric data; any fixture changes require similar lumen levels to avoid delays.
- **Material Samples:** Physical samples for roofing, brick, paint, and aluminum must be submitted; critical item to finalize next week.
- **Stormwater Documentation:** SWPPP needs to be completed and submitted with permits; signatures from the property owner or contractor required.
- **Next Steps:** Follow-up meetings scheduled to ensure timely permit submission; coordination on material samples and lighting details in progress.

Notes

Permit Submission Strategy

- The team decided to divide the permit submissions into four separate applications to speed up the multifamily permit process and better organize the review (04:31).
- **Four Application Packages** were agreed upon: one each for civil and landscape, hotel, multifamily, and parking garage.
- The parking garage permit is separated to avoid delaying the multifamily permits, a key project priority as explained by Anthony Fiorentino.
- Overlaps exist between these areas, especially utilities and sidewalks, but splitting is manageable with addenda to clarify cross-boundary elements.
- Final document packages will be labeled as volumes one to four for clarity and organized printing and delivery in Phoenix is planned.

Permit Fee and Valuation Process

- The permit fees will be based on agreed construction valuations which must be finalized prior to permit issuance (13:59).
- Initial permit submittals will use estimated construction cost ranges per ICC guidelines; exact costs will be provided once bids are in.

- Owner acting as contractor must meet Arizona state requirements and accelerate pricing preparations to meet an estimated **8-week** review timeline.
- Anthony will coordinate with the owners (the Bainys) to confirm construction valuation and contractor entity status.
- Multiple permit fees will be charged corresponding to the four separate applications.

Exterior Lighting and Photometrics

- The lighting application must be submitted with the initial permit package using the previously approved comprehensive design photometric data (08:53).
- The existing lighting design from East Sail (Volta) includes photometrics and lumens information, which will be reviewed without major changes.
- Shawn Byron offered to verify total lumen calculations to ensure safety and security lighting requirements are met.
- Any fixture changes must maintain similar lumen levels to avoid delays.
- A call will be scheduled with East Sail and Sean Sime to review lighting details before submission.

Material Sample Submission Requirements

- Physical material samples boards for roofing, brick, paint, and aluminum must be submitted with permit applications, a step not yet completed (14:50).
- Kerry confirmed physical samples were never submitted despite paperwork approval, so this is a critical outstanding item.
- Teams are gathering paint samples and need to finalize roofing and brick materials soon.
- Anthony recommended a separate call to organize sample formats and coordination between project sections.
- The team aims to prepare and submit these boards next week to avoid delaying permit processing.

Stormwater Pollution Prevention Documentation

- The stormwater pollution prevention plan (SWPPP) and related forms must be completed and submitted with the permit applications (10:50).
- Joe and Eric will assist with filling out the necessary forms using existing erosion control plans.
- SWPPP is tied to the ADEQ permit held by the contractor, who is responsible for site erosion control compliance.
- The submission form must be signed by the property owner or contractor, clarifying responsibility.
- Proper coordination is needed to ensure this environmental compliance aspect is addressed on time.

Next Steps and Coordination

- Follow-up meetings and communications will ensure alignment and timely permit submission (20:28).
- Anthony will send the meeting notes and marked-up forms to the team and owners.
- A meeting with Kerry and Steve is scheduled for next Wednesday at **2 pm Arizona time** to review material samples and permit progress.
- Anthony will coordinate with the Bainys about contractor status and valuation.
- Sean, Shawn, and East Sail will arrange a call to finalize lighting details and photometric verification.

Action items

Anthony Fiorentino

- Send comprehensive call summary and marked-up forms with comments to all team members (20:50)
- Follow up with Bainys to discuss contractor entity formation and construction valuation specifics for permitting (18:53)
- Coordinate distribution of lighting photometric data to Sean and schedule a call with East Sail and Shawn Byron for review (08:53)
- Contact Kerry about format and submission timing for physical color and material samples; plan a separate call to organize (14:50)
- Arrange for final document printing and packaging centrally in Phoenix, including courier logistics (20:20)
- Schedule and organize the next group meeting with Kerry and Steve for Wednesday 2 pm Arizona time (21:30)

Sean Sime

- Review existing photometric lighting package and assist with verifying lumens and fixture specifications with Tony and Shawn (09:00)

Shawn Byron

- Provide calculations and verification of lumens and lighting fixture approvals per the comprehensive design package (09:00)

Stormwater/Erosion Control Team (Joe and Eric)

- Assist with filling out stormwater pollution prevention forms and ensure erosion control notes align with permit requirements (10:20)

All Participants

- Participate in upcoming calls to discuss permit packaging, material submissions, and contractor details (21:24)

VSC Pre-Submittal Meeting

Meeting Date: February 25, 2026, 02:00 pm

General Summary

- **Permit Packaging Strategy:** Submit in three volumes: site, hotel, multifamily housing with parking to avoid delays in approvals.
- **Address Coordination:** Use existing parcel address; no separate building addresses. Coordinate with fire district for numbering.
- **Permit Fees Overview:** Fees tied to each permit volume; building fees based on valuation. Impact and sewer fees due later.
- **Plan Review Details:** Submit three hard copies plus a digital version; expect a **1.5-year wait** for a fully electronic system.
- **Submission Timing:** Suggested **two-week stagger** between submissions to manage review workload without significantly shortening timelines.
- **Material Samples Status:** About **90%** of samples completed; changes to approved materials need resubmission for approval.

Action items

Travis Hansen

- Provide construction cost valuations for the three permits (site, hotel, multifamily/parking) to Steve for plan review fee calculation (17:10)
- Consider internal plan for possible staggered permit submittal timing and communicate decision (26:02)

Anthony Fiorentino

- Coordinate submission of valuations from Travis to Steve and copy Nathan to ensure unified plan for fee calculations (18:20)
- Compile all digital plot sets and coordinate packaging for printing and courier delivery to city (20:50)

Steve Mertes

- Provide guidance on permit fee calculation once valuations are received
- Alert third-party plan reviewer TPI about upcoming large submissions (24:45)

Nathan Miller / C2K Team

- Confirm readiness and review any further multifamily site engineering questions internally, prepare for next steps (32:45)

All Participants

- Make a final decision on whether to combine or separate multifamily and parking garage permits before the submittal deadline next month

Notes

Permit Packaging Strategy

- The team decided to submit the project in multiple permit volumes to manage timelines and approvals effectively (01:38).
- The initial plan is to submit **three volumes**: one for the overall site (civil engineering and landscape), one for the hotel, and one for the multifamily housing plus parking garage combined.
- **Steve Mertes** highlighted the benefit of splitting the parking garage from multifamily housing permits to allow quicker reviews and to avoid delaying certificates of occupancy (COs) for one building because of the other's incomplete status.
- **Cari Meyer** emphasized the importance of making the permit split decision now, as the department will not allow splitting later if submitted as combined, preventing future delays caused by construction or supply chain issues.
- **Travis Hansen** noted that the parking garage build time is about **three months**, while multifamily housing will take about **a year**, which supports separate permit consideration but with caution on coordination.

Permit Submission and Addressing Details

- A clear process for submitting permits and handling addresses was outlined to ensure smooth project management (09:22).
- The project will use the **existing parcel address** initially; the city issues one address per parcel, so separate building addresses will not be assigned.
- **Cari Meyer** advised coordinating with the fire district for building numbering, and mail delivery will be managed through local postal service arrangements like centralized mailboxes.
- The owner will be the **primary contact** for the permits, with the owner's newly formed entity acting as the **general contractor**, currently in the process of becoming licensed in Arizona as explained by **Travis Hansen** (12:39).
- Permit fees will be linked to each permit volume and due at submission; **building permit fees** are based on valuation while **impact and sewer fees** come later, as clarified by **Steve Mertes** (17:27).

Plan Review Process and Timeline Expectations

- The plan review process involves third-party review with realistic timelines given the project scale (14:44).

- The city currently requires **three hard copies plus a digital copy** of all plans; no fully electronic submission or review portal exists yet, with a new system expected in about **a year and a half**.
- Plans will be sent electronically to **TPI Building Code Consultants** in Chicago for third-party review; consolidated comments will be returned by the city, merging planning, engineering, building safety, and wastewater feedback.
- **Steve Mertes** warned that submitting all three building permits simultaneously will likely exceed the usual **10-11 working day** review turnaround due to the department's small size and workload.
- A **two-week stagger** between submissions was suggested to help manage workload, though it may not shorten overall timelines substantially.

Material Samples and Lighting Application

- Addressing material sample submissions and the lighting application to comply with review requirements (29:52).
- A **lighting application** will cover all exterior lighting for the entire site, confirmed by **Cari Meyer**.
- The team is compiling required **material samples**, with about **90% completed** and a few items like metal ribbing still to be submitted.
- **Cari Meyer** clarified that submitted materials must be installed as approved, and any changes later will require resubmission and approval.
- Material reviews are integrated into the overall plan review process, so comments will come through the consolidated review letter.

Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Thursday, February 26, 2026 10:58 AM
To: Anthony Fiorentino
Cc: Juliana Seymour; Paul Short; Travis Hansen
Subject: Re: Village at Saddlerock Crossing - Colors and Materials Submittal

Hi Tony,

Thanks for asking, but we don't have a size requirement. Though, it would be nice if individual sheets are more than 8.5x11 so that they can fit in our project folder.

Thanks,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
Walk-in Hours: Mon-Thur 7:30 am - 5 pm
Public safety 24/7

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Thursday, February 26, 2026 9:53 AM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Juliana Seymour <jseymour@c2k.com>; Paul Short <pshort@thedavisexperience.com>; Travis Hansen <travish@oxfordcollection.com>
Subject: Village at Saddlerock Crossing - Colors and Materials Submittal

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Cari,

Good morning. Per my voicemail message, we would like to know if there is a specific size you require for the materials submittals. For instance, the City of Scottsdale requires them to be on 1/8" – 8 ½"x 14" (Legal) Gator Board. Please see the attached images. If you can let us know if you have specific requirements we will be happy to accommodate you.

Regards,

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

[Website](#) | [LinkedIn](#) | [Instagram](#)



Anthony Fiorentino

From: Steve Mertes <SMertes@sedonaaz.gov>
Sent: Tuesday, March 3, 2026 9:31 AM
To: Anthony Fiorentino
Cc: Curt Baney; Hayden Baney; Robin Baney; Travis Hansen; Will Craig; Nathan Miller; Juliana Seymour; Joe Hall; Eric G. Metz; Sean Sime; Patty Lewis; Nikki Allen
Subject: Re: Village at Saddlerock Crossing - Permit Application Forms

Hi Tony.

I am adding our Permit Technicians, Patty and Nikki to this response. They are the ones that Travis can work with to set up payment.

Patty/Nikki: Please review the applications attached above and calculate the plan review fee (and any other fee required up front) so that the applicant can give us payment for the permit submittals.

Thank you!



Steve Mertes
Assistant Director of Community Development

102 Roadrunner Drive
Sedona, AZ 86336
smertes@sedonaaz.gov
(928) 203-5097

*City business hours are Mon-Thur 7 a.m.- 6 p.m.
Public safety 24/7*

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Tuesday, March 3, 2026 6:06 AM
To: Steve Mertes <SMertes@sedonaaz.gov>
Cc: Curt Baney <curtb@oxfordsuites.com>; Hayden Baney <haydenb@oxfordcollection.com>; Robin Baney <robinb@oxfordcollection.com>; Travis Hansen <travish@oxfordcollection.com>; Will Craig <wcraig@thedavisexperience.com>; Nathan Miller <nmliller@c2k.com>; Juliana Seymour <jseymour@c2k.com>; Joe Hall <joe@mechdesigns.com>; Eric G. Metz <emetz@ardurra.com>; Sean Sime <ssime@thedavisexperience.com>
Subject: Village at Saddlerock Crossing - Permit Application Forms

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Steve,

Attached please find our draft permit application forms for Volume I – Civil/Landscape Sitework, Volume II – Hotel and Volume III – Multifamily and Garage. The Owner has provided the project valuations. Can you please inform us of the plan review fees necessary at time of submittal and confirm if there is a method of electronic payment that may be used to complete the submittal. Travis Hansen, of the Baney Corporation, will be your Primary Contact.

Travis,

Upon confirmation of the plan review fees, please coordinate with Steve, or his designees, to arrange for payment. Also, please sign and return the attachments to us so that we will have them for the formal submittal.

Regards,

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

[Website](#) | [LinkedIn](#) | [Instagram](#)



Anthony Fiorentino

From: Cari Meyer <CMeyer@sedonaaz.gov>
Sent: Wednesday, March 11, 2026 4:09 PM
To: Anthony Fiorentino
Cc: Erin Forstner; kris@floorassociates.com; Shawn Byron
Subject: Re: VSC Landscape and Lighting Submittals

Hi Tony,

I'm available from 1:30 - 2:00 on Monday afternoon.

Thanks,



Cari Meyer
Planning Manager

Community Development Department
102 Roadrunner Drive, Building 104
Sedona, AZ 86336
cmeyer@sedonaaz.gov
(928) 203-5049

Business Hours: Mon-Thur 7 am - 6 pm
Walk-in Hours: Mon-Thur 7:30 am - 5 pm
Public safety 24/7

From: Anthony Fiorentino <afiorentino@thedavisexperience.com>
Sent: Wednesday, March 11, 2026 2:19 PM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Cc: Erin Forstner <erin@floorassociates.com>; kris@floorassociates.com <kris@floorassociates.com>; Shawn Byron <shawn@floorassociates.com>
Subject: VSC Landscape and Lighting Submittals

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Cari,

Good afternoon. Following our call yesterday I reached out to Shawn at Floor+Associates regarding separating the Landscape and Lighting Submittals as you requested. We would like to follow up with you to make sure we get everything submitted to your satisfaction. Do you have time on Monday for a brief Teams meeting to confirm everything and answer a couple of questions Shawn has? Please let us know your availability and I will send an Invite.

Thanks!

Tony

Anthony Fiorentino

Architect / Project Director

o 480 638 1114

m 949 300 6646

3033 N Central Ave, Ste 800

Phoenix, Arizona 85012

[Website](#) | [LinkedIn](#) | [Instagram](#)



VSC Landscape and Lighting Submittals

Meeting Date: March 16, 2026, 01:30 pm

General Summary

- **Permit Scopes Defined:** Three distinct permits for landscape and hardscape streamline review: multifamily, hotel, and ADOT areas.
- **Early Priority for Site Drawings:** Site prep and civil drawings prioritized for quicker review; landscaping added last to building plans.
- **Lighting Compliance Checked:** Total lumens capped across properties; each building to submit separate lighting plans for overall compliance.
- **Plan Set Submission Streamlined:** New sheet lists added to hotel permit package; civil and landscaping drawings formatted clearly to aid submission.
- **Clarifications on Usage:** Drop-off zones designated for ride share; no parking allowed on streets to comply with city plans.
- **Ongoing Communication:** Open channels established for updates; follow-up on timing promised for continued project momentum.

Action items

Anthony Fiorentino

- Follow up with Sean Byron to discuss timing and next steps for submitting the separated landscape and lighting sets (14:30)
- Coordinate with Sean on including the new sheet list into the hotel architectural plans for C2K's first round of revisions (12:45)

Sean Byron

- Prepare landscape and lighting drawings split into three sets: multifamily, hotel, and ADOT right-of-way, following architecture permit boundaries (06:45)
- Provide lighting calculations with distribution for multifamily and hotel portions, including an overall lumen calculation note (11:15)
- Remove landscape details from civil sheets and ensure planting is reflected on building plans consistent with permit requirements (13:05)

Cari Meyer

- Review submitted landscape, lighting, and permit sets to verify compliance with city and ADOT requirements

Kris Floor

- Support coordination on formatting and submitting plans as required; no additional questions currently (14:15)

Notes

Permit and Scope Coordination

- The team agreed on a clear division of permit scopes to streamline review and inspection processes.
- **Three distinct permit sets defined for landscape and hardscape work** to match project areas and ease review (04:52)
 - Multifamily side, including street and fire access, aligns with architecture from C2K
 - Hotel side includes landscaping, hardscape, and lighting linked to its own architecture permit
 - ADOT scope covers landscaping within right of way, submitted separately to ADOT with reference in hotel documents
- **Site prep and civil drawings prioritized for early review** due to faster processing, per Cari Meyer's explanation (05:41)
 - Building permits require separated scopes once construction starts on individual building sides
 - Landscaping typically last to be added on building plans when breaking up sets
- **Landscape elements follow physical boundaries** such as face of curb to split multifamily and hotel landscaping (08:17)
 - Fire access street included fully in multifamily permit to ensure safety compliance
 - Existing trees along right of way preserved and referenced in ADOT submission for landscaping requirements
- **Landscape scope tied to permit compliance for inspections and sign-offs** ensuring all work matches permit areas (04:52)
 - This avoids overlap and confusion in reviews and construction phases

Lighting Plan and Lumen Allocation

- Lighting plans must be included in building permits with overall property lumen compliance verified.
- **Lighting distributed across the property with total lumens capped** requiring overall calculation beyond individual building sides (10:32)
 - Each building side submits separate lighting plans for review

- Overall lighting calculation ensures property does not exceed allowed lumens
- **Project's lighting calculations confirmed to be under allowed limits**, simplifying approval process (11:18)
 - Team will provide tables showing lumens allocated per permit set with summary notes for clarity
- **Lighting coordination tied to permit scope for accurate review and compliance checks** (10:32)
 - Carrie Meyer emphasized the need for combined verification despite separated building submissions
- **Clear communication on lighting deliverables avoids delays** in permit issuance and inspection scheduling

Plan Set Formatting and Submission Process

- The group clarified steps to prepare and submit plan sets aligned with agreed permit scopes.
- **New sheet lists will be created and integrated into hotel side's permit package** for submission to the architecture firm C2K (12:28)
 - C2K will incorporate the updates during their first round of revisions
- **Civil drawings cover entire property, but landscaping is pulled out or noted separately** for clarity (13:07)
 - Landscaping details belong primarily on building plans once sets are broken up
- **Clear division of responsibilities to avoid confusion from past project struggles** acknowledged by Anthony Fiorentino (13:32)
 - The team aims to improve coordination and avoid previous misinterpretations
- **Quick call efficiency appreciated for aligning on formatting and submission approach** with no outstanding questions from team members (14:07)

Project-Specific Clarifications

- Critical clarifications were made on plan details to match city council expectations and permit compliance.
- **Drop-off zones clarified as non-parking areas for ride share and pickups only** to align with city council-approved plans (09:38)
 - No cars should be shown parking along the street; all pick-up/drop-off occurs under the porte cochere
- **Landscape and lighting scopes must precisely follow municipality and ADOT requirements** to prevent rejections or delays (06:50)
 - Landscaping within ADOT right of way only affects city permit if used to meet site landscaping requirements

- **The team agreed on a flexible but clear boundary line for scope division** reflecting real property and permit needs (08:19)
 - This helps maintain compliance with multiple agencies and different review cycles
- **Open communication channels set for follow-up on timing and next steps** to maintain momentum (14:30)
 - Anthony Fiorentino planned to call Sean for detailed timing discussion after the meeting

Daily Digest

Landscape & Lighting Permit Coordination (Goal: Streamline permit submissions & approvals)

- Anthony Fiorentino to ensure full drive lane inclusion in multifamily set for fire access (Anthony Fiorentino, no deadline) **[VSC Landscape and Lighting Submittals, Mar 16, 2026][^1]**
- Anthony to follow up with Sean on timing and coordination of sheet list updates and permit submissions, deliver updated sheet list aligned with C2K revisions (Anthony Fiorentino, no deadline) **[VSC Landscape and Lighting Submittals, Mar 16, 2026][^1]**
- Anthony to send multifamily drawings PDF to Kris Floor/team for review (Anthony Fiorentino, no deadline) **[VSC Landscape and Lighting - Pre Meet, Mar 16, 2026][^2]**
- Anthony to confirm multifamily drawings link distribution to all stakeholders (Anthony Fiorentino, no deadline) **[VSC Landscape and Lighting - Pre Meet, Mar 16, 2026][^2]**
- Anthony to arrange meeting with Shawn as presenter for set review and alignment (Anthony Fiorentino, no deadline) **[VSC Landscape and Lighting - Pre Meet, Mar 16, 2026][^2]**

Permit Scope & Inspection Clarity (Goal: Define scope boundaries and inspection responsibilities)

- Blocker: Misinterpretation of site as single parcel delaying correct permit/plan division; Anthony Fiorentino and team responsible to correct site layout understanding to avoid timeline impact **[VSC Landscape and Lighting Submittals, Mar 16, 2026][^1]**
- Blocker: Unclear scope allocation among multifamily, hotel, and civil permits risking inspection errors; Shawn Byron and Chris Floor assigned to clarify and align scope responsibilities **[VSC Landscape and Lighting - Pre Meet, Mar 16, 2026][^2]**
- Open: Should planting and irrigation follow civil drawings or be split by architecture type for permit submission? **[VSC Landscape and Lighting Submittals, Mar 16, 2026][^1]**

- Open: How should lighting plans and lumen calculations be distributed with building permits? **[VSC Landscape and Lighting Submittals, Mar 16, 2026][^1]**
- Open: Which permit covers internal roadway and masonry walls—multifamily or civil? **[VSC Landscape and Lighting - Pre Meet, Mar 16, 2026][^2]**
- Open: Clarify inspection responsibilities and split for landscape and irrigation between civil and architecture permits **[VSC Landscape and Lighting - Pre Meet, Mar 16, 2026][^2]**
- Open: Confirm Carrie's requirements for permit scope and align sets accordingly **[VSC Landscape and Lighting - Pre Meet, Mar 16, 2026][^2]**

Lighting Plan Compliance (Goal: Ensure permit approval readiness)

- Lighting calculations remain under allowed lumen allocation for property, favorable for permit approval **[VSC Landscape and Lighting Submittals, Mar 16, 2026][^1]**

[^1]: [VSC Landscape and Lighting Submittals, Mar 16, 2026](#)

[^2]: [VSC Landscape and Lighting - Pre Meet, Mar 16, 2026](#)

Attachment 3
Public Comments

Village at Saddlerock Crossing

From Paul Slevin <ipaul@npgcable.com>

Date Thu 7/23/2026 1:32 PM

To Planning <Planning@sedonaaz.gov>

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

My wife and I fully support the Request for a Time Extension to extend the expiration date for the construction of the Village at Saddlerock Crossing.

We also support the current lodging proposal set forth by the Baney Corporation.

Paul and Doreen Slevin
70 Saddlerock Lane
Sedona, AZ. 86336

Sent from my iPhone

Village at Saddlerock Crossing Case #PZ26-00004

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

Date Fri 7/24/2026 9:11 AM

To Planning <Planning@sedonaaz.gov>

Cc Cari Meyer <CMeyer@sedonaaz.gov>

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Hello,

We're writing to express our support to grant a Time Extension to extend the expiration date for the construction of the Village of Saddlerock Crossing.

The Baney Corporation won a long-fought approval for their development after extensive work with both the City Council and the adjacent Saddlerock Community. We believe they deserve to be granted the extension. Thank you.

Carol and John Rizzi

