

AGENDA

City of Sedona Planning and Zoning Commission Meeting

5:30 PM

Tuesday, July 7, 2020

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 public hearing open to the public on Tuesday, July 7, 2020, at 5:30 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/planning

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.
- This is not a question/answer session.

PROCEDURES:

- It is strongly encouraged that public input on agenda items be submitted by sending an email to cmeyer@sedonaaz.gov in advance of the 5:30 p.m. 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.

Due to continued precautions related to the COVID-19 pandemic, Planning and Zoning Commission and Staff will attend this meeting remotely through electronic means. Comments in advance of the 5:30 p.m. call to order are strongly encouraged by sending an email to cmeyer@sedonaaz.gov and will be made part of the official meeting record. There will be very limited seating for the public within the Council Chambers arranged in compliance with CDC guidelines for physical distancing. Those wishing to comment on scheduled agenda items may be asked to wait outdoors or in an alternate location if there is not adequate seating in Council Chambers. The meeting can be viewed live on the City's website at www.sedonaaz.gov or on cable Channel 4.

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. December 17, 2019 (R)
4. PUBLIC FORUM: ***Due to precautions related to the COVID-19 pandemic and pursuant to A.R.S. § 38-431.01(H), there will NOT be a public forum for this meeting.***
5. CONSIDERATION OF THE FOLLOWING ITEM THROUGH PUBLIC HEARING PROCEDURES:
 - a. Discussion/possible action regarding a request for a conditional use permit for a club/lodge facility in existing buildings to allow for a membership based community center hosting classes, workshops, and events, located at 120 Deer Trail Drive (former location of OSHO Academy). The property is zoned Single Family Residential (RS-10) and is located northeast of the intersection of Deer Trail Drive and Point Drive. APN: 408-09-023; Applicant: Sonya Belisle (Sedonya Conscious Living Center); Case Number: PZ19-00011 (CUP)
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, July 21, 2019; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)
 - b. Tuesday, August 6, 2019; 3:30 pm (Work Session) and 5:30 pm (Public Hearing)
7. EXECUTIVE SESSION

If an Executive Session is necessary, it will be held in the Vultee Conference Room at 106 Roadrunner Drive. 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.
8. ADJOURNMENT

Physical Posting: July 3, 2020 By: DJ

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

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.



Meeting Date: July 7, 2020
Hearing Body: Planning and Zoning Commission
Action Requested: Approval of a Conditional Use Permit
Staff Recommendation: Approval, with conditions, of a Conditional Use Permit
Location: 120 Deer Trail Drive (former OSHO Academy)
Parcel Number: 408-09-023
Applicant: Sonya Belisle (Sedonya Conscious Living Center)
Site Size: ± 2.01 acres
Zoning: Single Family Residential (RS-10)
Current Land Use: Vacant Buildings (Existing buildings were previously used as a legal non-conforming church/religious facility. The use ceased for more than 6 months and the site lost its legal non-conforming status. No use other than single-family residential is currently permitted.)
Current SCP Designation: Planned Area (PA)

	<u>Area Zoning</u>	<u>Area Land Uses</u>
West, North, East:	RS-10	Single Family Residential
South:	RS-35	Single Family Residential

Report Prepared By: Cari Meyer, Senior Planner

Project Summary:

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the operation of a club/lodge within existing buildings.

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3. Public Comments.....	55

Staff Report

PZ19-00011 (CUP) Sedonya Conscious Living Center



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the operation of a club/lodge (Sedonya Conscious Living Center) within existing buildings at 120 Deer Trail Drive (former location of Osho Academy). Sedonya Conscious Living Center (SCLC) is proposing to operate as a nonprofit, membership based gathering space offering conscious living resources such as classes, workshops, panels, and training for Sedona's citizens and guests. The submitted letter of intent states that SCLC will have 3-5 classes per day, with content including, but not limited to, yoga, tai chi, qigong, healing energy instruction, cooking classes, mindful movement meditation, art discovery and therapy, community panels, symposiums, films, community dialogues, and organizational and board member meetings. Additional details regarding scheduling, duration, and attendance are contained within the submitted application documents. SCLC will use the existing buildings and parking facilities.

BACKGROUND

Property History

Based on Yavapai County Records, this property was developed with a church and school-classroom in 1971. There are no other County records prior to the City's incorporation, so at the time of incorporation and adoption of the City's Land Development Code, this property was zoned single-family residential (RS-10b, converted to RS-10 with the adoption of the revised LDC in 2018) and gained legal nonconforming status as a church/school.

The City has records of various permits for various school and church structures on the site throughout the 1990's and early 2000's. Based on City records, the last Certificate of Occupancy for this property was issued in 2003 for a church remodel, chapel, and meditation hall. With the exception of a gas line permit from 2011, there are no permits for this property after 2003. Therefore, the last time this use was reviewed by the City was in 2003 and, based on the information in that permit file, the use was determined to be a church with a chapel and meditation hall. As the property was used continuously as a church since prior to the City's incorporation, a CUP was never applied for or granted by the City of Sedona.

In 2017, the property was on the market and the City had discussions with the realtor representing the previous owner as well as the current owner of the property regarding what is permissible on the property. In those discussions, it was stated that the property had not been used as a religious facility for a number of years. As legal nonconforming uses that cease operation for a period of 6 months or more lose their legal nonconforming rights, in June 2017, the Community Development Director made a determination that all legal nonconforming rights associated with this property had been lost and the future use of the property must conform with permitted uses allowed in the zoning district (single-family residential use) unless a CUP for one of the conditionally permitted uses is approved by the Planning and Zoning Commission (ZV17-00011). This determination was provided to the current property owner prior to their purchase of the property.

Zoning and Community Plan Designations

The property is located near the northern end of the Settlers Rest Subdivision, between Deer Trail Drive and Carol Canyon Drive. Though this area is zoned RS-10 (Single Family Residential), it is designated as PA

(Planned Area) in the Community Plan and is within the Carol Canyon Drive-El Camino Road Planned Area (See Sedona Community Plan, page 31, available online at:

<https://www.sedonaaz.gov/your-government/departments/community-development/community-plan>)

While the needs and benefits outlined in this PA are not directly applicable to this project, the PA designation does recognize that uses other than single-family residential may be appropriate in this location. A number of other residentially zoned properties within this PA currently have nonresidential uses, including the following:

- Sedona Montessori School (90 Deer Trail Drive)
- Unity of Sedona (65 Deer Trail Drive)
- Rock Quarry (75 El Camino Road)

Requirement for a Conditional Use Permit

This property is zoned RS-10 (Single Family Residential). While the primary purpose of this zone is for single-family residential use, there are a number of uses permitted with the approval of a Conditional Use Permit (CUP). Permitted and conditionally permitted uses are listed in LDC Section 3.2.E, Table 3.1 (Table of Allowed Uses). See <https://sedona.municipal.codes/SLDC/3.2.E>. The applicant is applying for a CUP as a club/lodge. The Land Development Code defines club/lodge as follows:

~~A meeting place for an incorporated or unincorporated association of persons organized for some common purpose, including social, educational, literary, political, or charitable purpose, operated by a private nonprofit or noncommercial organization. This use includes club houses and community centers.~~

Based on Staff's evaluation and the applicant's description in the letter of intent, the proposed use meets this definition and qualifies for consideration of a CUP under the club/lodge designation.

SITE CHARACTERISTICS

- The property is located northeast of the intersection of Deer Trail Drive and Point Drive. Further, it is located approximately 250 feet south of the intersection of Deer Trail Drive and Carol Canyon Drive and a little more than 500 feet south of W State Route 89A (See Attachment 1).
- While constructed as a church facility, as outlined above, all legal nonconforming rights have been lost. The only use currently permitted for the buildings is single-family residential.

DEVELOPMENT PROPOSAL

- The applicant is applying for a CUP to allow for the operation of a membership based community center (club/lodge designation) within the existing buildings.
- A detailed description of the programs proposed to be offered, a site plan of the property, and floor plans of each building were submitted by the applicant and are included in Attachment 2.a. A summary is included below.

Scheduling/Use of Property

- Classes scheduled from 6:30 am to 9:00 pm.
- Work Week (Monday – Thursday)
 - 3-5 classes per day, one evening gathering

- Classes include, but are not limited to, yoga, tai chi, qigong, healing energy instruction, breathwork, mindful movement, meditation, and art discovery and therapy.
 - 30 minutes – 1.5 hours in length
 - Maximum 30 guests per class
- Weekend (Friday – Sunday)
 - Special workshops that provide deeper education, insight, and experience into conscious lifestyle
 - 4-8 hours in length
 - 10-30 guests per day
 - Limited daytime class schedule

Access, Traffic, and Parking

- Access to the site is off of Deer Trail Drive. This application will not impact any existing access.
- The existing parking lot has 50 parking spaces, which is sufficient for the majority of the proposed activities on the property.
 - The letter of intent states that they anticipate having larger events 4-5 times per year. They will encourage carpooling and will offer a shuttle service for larger events.
 - The recommended conditions of approval require that parking be on-site or at an off-site lot with property owner approval and a shuttle service and prohibit the use of on-street parking for activities on this property.
- The Letter of Intent states that the applicant anticipates applying for a permit to add a driveway onto Carol Canyon Drive.
 - A connection to Carol Canyon Drive was requested by the Public Works Department when the applicant was anticipating applying for a zone change for the property. If this connection is pursued, Staff will work with the applicant to ensure all driveway requirements are met. However, the provision of this connection is not a condition for the CUP.

Signs

- The applicant intends to install a new monument sign along Deer Trail Drive as well as one along Carol Canyon Drive when the additional driveway is added.
- Based on the sign code, this property would be permitted to have signs as permitted in LDC 6.11, Permanent Signs, Residential Districts, See <https://sedona.municipal.codes/SLDC/6.11>.
 - The sign plan submitted with the application does not comply with these standards. Rather than redesign the sign at this point in the process or request approval of a master sign plan, the applicant has agreed to a condition that requires that all signs comply with LDC requirements. City staff will work with the applicant through the sign permit process to ensure all LDC requirements are met.

Public Input

- The applicant completed a Citizen Participation Plan. A copy of the Citizen Participation Report is attached as [Attachment 2.b](#).
 - The applicant hosted an open house on September 22, 2019 and followed up with neighbors who had not received the original mailing on February 5 and 6, 2020.
 - A summary of the neighbor's comments along with the applicant's responses are included in the Citizen Participation Report.
- Staff has received two public comments regarding this project, included as [Attachment 3](#).

- One comment was received in September 2019, at the beginning of the review process when the applicant had submitted a second application, proposing to rezone the property from RS-10 to M2 (Mixed Use Office). This comment objected to the proposed M2 zoning, but also suggested that the applicant scale back the plans and apply for a conditional use permit as a community center. At this time, the applicant is only pursuing the CUP as a club/lodge.
- The second comment was received in March 2020, concerned with the impact of the use on the surrounding neighborhood. This commenter did not appear to be opposed to the use, as he suggested a limited time frame for the initial approval.
- Staff completed the public notification for the public hearing. As of writing this report, Staff has not been contacted by any members of the public in response to the public notification.

REVIEW AGENCIES

All internal and external review agencies were given an opportunity to review this application. Comments were received from the following review agencies:

- City of Sedona Community Development
- City of Sedona Public Works
- UniSource Energy

All comments have been addressed by the applicant or incorporated into the recommended Conditions of Approval as provided at the end of this report.

REVIEW, COMMENTARY, AND ANALYSIS

The following action is requested from the Planning and Zoning Commission:

- Consideration of a request for a Conditional Use Permit

Discussion (Conditional Use Permit)

Table 3.1 of the LDC lists “Club/Lodge” as a conditionally permitted use in the RS-10 zoning district, and as such is subject to the findings stated in LDC Section 8.3.E(5) (<https://sedona.municipal.codes/SLDC/8.3.E>): Approval Criteria Applicable to All Development, Subdivision, and Rezoning Applications. The criteria as noted in Section 8.3.E(5) are:

A. Generally

1. Unless otherwise specified in this Code, City review and decision-making bodies shall review all development applications submitted pursuant to this article for compliance with the general review criteria stated below.
2. The application may also be subject to additional review criteria specific to the type of application, as set forth in section 8.4 through 8.8.
3. If there is a conflict between the general review criteria in this section and the specific review criteria in section 8.4 through 8.8, the applicable review criteria in sections 8.4 through 8.8 control.

Staff Evaluation: *Staff and Reviewing Agencies have evaluated the submitted application materials. As conditioned, the proposal complies with all applicable review criteria. There are no additional review criteria specific to this type of application.*

B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Evaluation: *This property has no prior land use approvals, plans, or plats that are proposed to be changed or are in conflict with the proposed use. As no construction or site improvements are proposed, no phasing plan is required or provided.*

C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, and any other applicable plans. The decision-making authority:

1. Shall weigh competing plan goals, policies, and strategies; and
2. May approve an application that provides a public benefit even if the development is contrary to some of the goals, policies, or strategies in the Sedona Community Plan or other applicable plans.

Staff Evaluation: *Staff evaluated the proposal for compliance with the Community Plan and it was found to be consistent:*

- The property is within the Carol Canyon Drive-El Camino Road Planned Area. Though none of the specific needs and benefits for this area apply to this project, the PA designation acknowledges that non-residential uses may be appropriate for this area. Other residentially zoned properties within this PA have non-residential uses, including a school, a church, and a rock quarry.
- Land Use Policy 3 (page 53): Ensure that a balance of land uses is maintained and identify general areas for concentrated, mixed use development, public gathering places, and land use transitions to provide healthy and sustainable residential neighborhoods and commercial areas and to address specific area needs.
 - The property is located in a transition zone between the single-family residential neighborhood to the south and the commercial area to the north. As shown by the responses provided by the applicant in the Citizen Participation Report, a number of the neighbors believe that this use will be a good addition to the neighborhood and an appropriate non-residential use for the area.
- Community Policy 4 (page 106): Support contributions to the community from the spiritual, metaphysical, and healing sectors.
 - Many of the proposed offerings are in the areas of spiritual, metaphysical, and healing. This facility will provide another opportunity for those involved in these sectors to share their knowledge.
- Community Policy 14 (page 107): Support programs and services for youth and families, including efforts to enhance intergenerational activities between youth and adults that create mutual relationships, respect, and knowledge sharing.
 - The applicant anticipates having members ranging in age from 13 and up. As their classes will be offered to people of all age groups, the classes will offer opportunities to foster intergenerational relationships.
- The applicant's letter of intent outlines other portions of the Community Plan that the proposal addresses.

- The subject property is not within a Community Focus Area in need of more specific planning.
- The proposal does not contradict any of the policies within the Community Plan.

D. Compliance with This Code and Other Applicable Regulations

The proposed development shall be consistent with the purpose statements of this Code and comply with all applicable standards in this Code and all other applicable regulations, requirements and plans, unless the standard is lawfully modified or varied. Compliance with these standards is applied at the level of detail required for the subject submittal.

Staff Evaluation: *As conditioned, the proposal is compliant with all applicable standards of the Land Development Code. No waivers or variances were requested.*

E. Minimizes Impacts on Adjoining Property Owners

The proposed development shall not cause significant adverse impacts on surrounding properties. The applicant shall make a good-faith effort to address concerns of the adjoining property owners in the immediate neighborhood as defined in the Citizen Participation Plan for the specific development project, if such a plan is required.

Staff Evaluation: *The applicant completed their required Citizen Participation Report, which is provided as [Attachment 2.b](#). The Citizen Participation Report outlines the comments made by neighbors and the applicant's response to all of these comments.*

Staff received two comments from neighbors during the review period of this application ([Attachment 3](#)). One objected to a proposed zone change which is not being pursued by the applicant or considered by the Commission at this time. The other had concerns about the impact of the use on the neighborhood and requested a 6 month time frame be placed on the CUP. While Staff understands these concerns, based on past experience, a 6 month approval is not sufficient time for the use to be established well enough to be able to appropriately evaluate the impacts and determine if additional conditions are warranted. Therefore, Staff is recommending a 2 year approval for this permit. Staff will monitor the use and work with the applicant to address any issues that come up. If there are issues that cannot be resolved, there are provisions within in the code to suspend and/or revoke a CUP that would not be required to wait for end of the initial 2 year time frame.

Staff completed the required noticing for the public hearing, and has received no comments in response to that noticing.

Staff believes the proposed use of a club/lodge is similar to the previous use as a church and will have similar impacts on the adjoining properties. It is not anticipated that there will be additional impacts when compared to previous uses on the site. If additional impacts occur, the conditions of approval would require that the applicant work with City Staff to address those impacts. If an agreement cannot be reached and the impacts are not mitigated, there are procedures in place to suspend and/or revoke the CUP if deemed appropriate.

These efforts and the recommended conditions are in compliance with this criterion.

F. Consistent with Intergovernmental Agreements

The proposed development shall be consistent with any adopted intergovernmental agreements, and comply with the terms and conditions of any intergovernmental agreements incorporated by reference into this Code.

Staff Evaluation: *There are no adopted intergovernmental agreements in place that are affected by the proposed CUP. This criterion does not apply to this request.*

G. Minimizes Adverse Environmental Impacts

The proposed development shall be designed to minimize negative environmental impacts, and shall not cause significant adverse impacts on the natural environment. Examples of the natural environment include water, air, noise, stormwater management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *No negative environmental impacts are anticipated as a result of the proposal as the proposed use will take place within existing structures that were originally constructed for a similar use.*

H. Minimizes Adverse Fiscal Impacts

The proposed development shall not result in significant adverse fiscal impacts on the City.

Staff Evaluation: *No adverse fiscal impacts on the City are anticipated as a result of the proposal. The proposal is in compliance with this criterion.*

I. Compliance with Utility, Service, and Improvement Standards

As applicable, the proposed development shall comply with federal, state, county, service district, City and other regulatory authority standards, and design/construction specifications for roads, access, drainage, water, sewer, schools, emergency/fire protection, and similar standards.

Staff Evaluation: *The application materials were provided to review agencies for an opportunity to review. As conditioned, the proposed CUP complies with all applicable regulatory authority standards included within this criterion.*

J. Provides Adequate Road Systems

Adequate road capacity must exist to serve the uses permitted under the proposed development, and the proposed uses shall be designed to ensure safe ingress and egress onto the site and safe road conditions around the site, including adequate access onto the site for fire, public safety, and EMS services. The proposed development shall also provide appropriate traffic improvements based on traffic impacts.

Staff Evaluation: *No change in existing site access is proposed. No increase in traffic is anticipated from the previous use as a church. The proposal is in compliance with this criterion.*

K. Provides Adequate Public Services and Facilities

Adequate public service and facility capacity must exist to accommodate uses permitted under the proposed development at the time the needs or demands arise, while maintaining adequate levels of service to existing development. Public services and facilities include, but are not limited to, roads, potable water, sewer, schools, public safety, fire protection, libraries, and vehicle/pedestrian connections and access within the site and to adjacent properties.

Staff Evaluation: *Staff believes that adequate public service and facility capacity exists to accommodate the proposed conditional use on this site. The proposal is in compliance with this criterion.*

L. Rational Phasing Plan

If the application involves phases, each phase of the proposed development shall contain all of the required streets, utilities, landscaping, open space, and other improvements that are required to comply with the project's cumulative development to date, and shall not depend upon subsequent phases for those improvements.

Staff Evaluation: *As no new construction or alterations to the site are proposed, no phasing plan is required. The proposal is in compliance with this criterion.*

It is Staff's opinion that this request for CUP meets the required findings listed above and is consistent with the purpose of the Single Family Residential (RS-10) zoning district.

The applicant has not requested a time frame for the CUP. However, while this use is similar to previous uses of the site, it is a new operator/use and the site has been vacant for a number of years. Staff is recommending that this application be approved for 2 years. During the initial CUP period, Staff will monitor the use and work with the applicant to address any issues that arise. If no solution is identified or agreed upon, Staff may initiate proceedings to suspend and/or revoke the CUP in accordance with LDC 8.4.B(3)g.1.

After 2 years, the applicant will be required to apply for a minor CUP to authorize the renewal of the CUP to continue operation. At that time, Staff will evaluate the use and determine if any additional conditions need to be added to the permit.



Staff Recommendation

Based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings of the Land Development Code, staff recommends approval of case number PZ19-00011 (CUP), Sedonya Conscious Living Center, as subject to all applicable ordinance requirements and the attached conditions of approval:

Recommended Motion for Approval

I move for approval of case number PZ19-00011 (CUP), Sedonya Conscious Living Center, in accordance with findings of compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements and the conditions as outlined in the staff report.

Alternative Motion for Denial

I move for denial of case number PZ19-00011 (CUP), based on the following findings (*specify findings*).

(Please note that the above motions are offered as samples only and that the Commission may make other motions as appropriate.)

Conditions of Approval

PZ19-00011 (CUP) Sedonya Conscious
Living Center
As proposed by Staff



City of Sedona

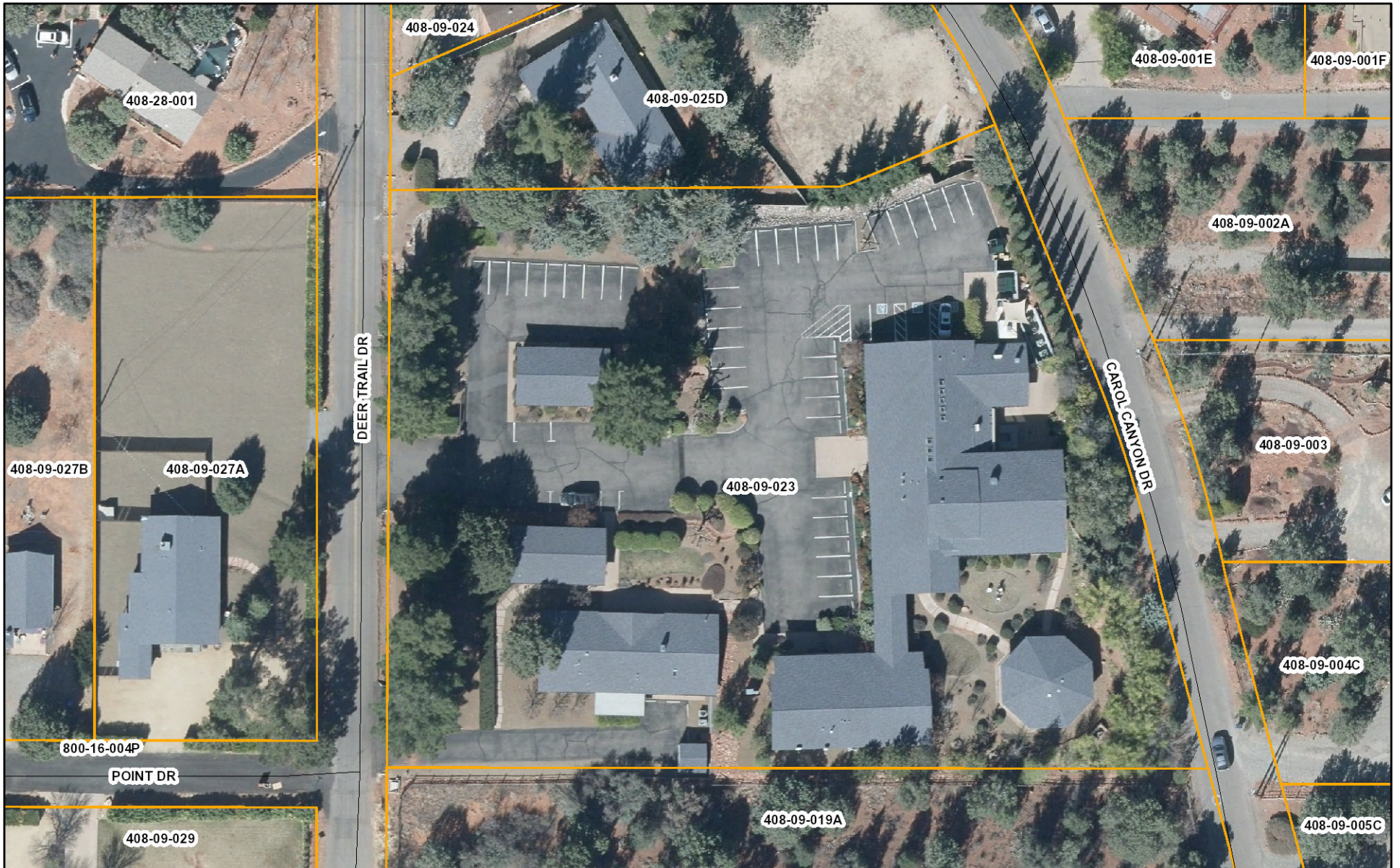
Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

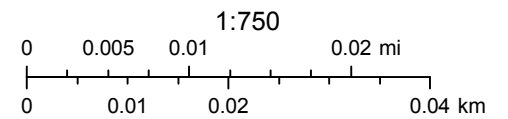
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1. The use shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all supporting documents, as reviewed, modified, and approved by the Planning and Zoning Commission. Proposed changes in operation or activities to the approved Conditional Use Permit determined to be substantial by the Community Development Director shall require reconsideration by the Planning and Zoning Commission at a public meeting.
2. The Conditional Use Permit approval shall be valid for a period of two (2) years and shall expire on July 22, 2022. Prior to the expiration date, the applicant shall file a renewal application of the Conditional Use Permit, which shall be processed in accordance with LDC requirements for CUP renewals.
3. The applicant shall ensure that the use is operating in compliance with the Land Development Code requirements and applicable conditions of approval. If contacted by City Staff regarding a potential violation in the operation of this use, the applicant shall work with City Staff to address the issue in a timely manner. If a satisfactory solution is not found, City Staff may initiate proceedings to revoke the CUP.
4. The applicant and/or holder of this permit shall ensure that the use is operated in compliance with the Land Development Code definition of Club/Lodge, including, but not limited to, being operated by a private nonprofit or noncommercial organization. The applicant shall provide proof of nonprofit or noncommercial organization status upon request from the City. This permit does not permit use of the property for commercial operations.
5. All parking for all events shall be contained within the existing parking areas of the site or at off-site parking locations with approval from the property owner. If off-site parking lots are used, the applicant shall provide shuttle service to and from off-site lots. On-street parking shall not be used to accommodate parking for activities on this property.
6. No overnight lodging is permitted on the property.
7. The applicant shall apply for the required Tenant Occupancy Permit, and diligently pursue issuance of the Certificate of Occupancy required for legal operation of this use. The Conditional Use Permit shall be considered null and void if a Certificate of Occupancy is not issued within one year from the effective date of the approval.
8. Prior to installation of a sign, the applicant shall submit an application for a sign permit that complies with all applicable City codes.
9. Within thirty days of approval of the Conditional Use Permit, the property owner of record of subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Conditional Use Permit.

Sedonya Conscious Living Center



June 30, 2020



Vicinity Map

Parcel
408-09-023
Sedonya Conscious
Living Center

-  Parcel 408-09-023
-  Zoning Boundary
-  Building Footprint
-  Parcel Boundary
-  Trail
-  Street Centerline



0 60 120 Feet

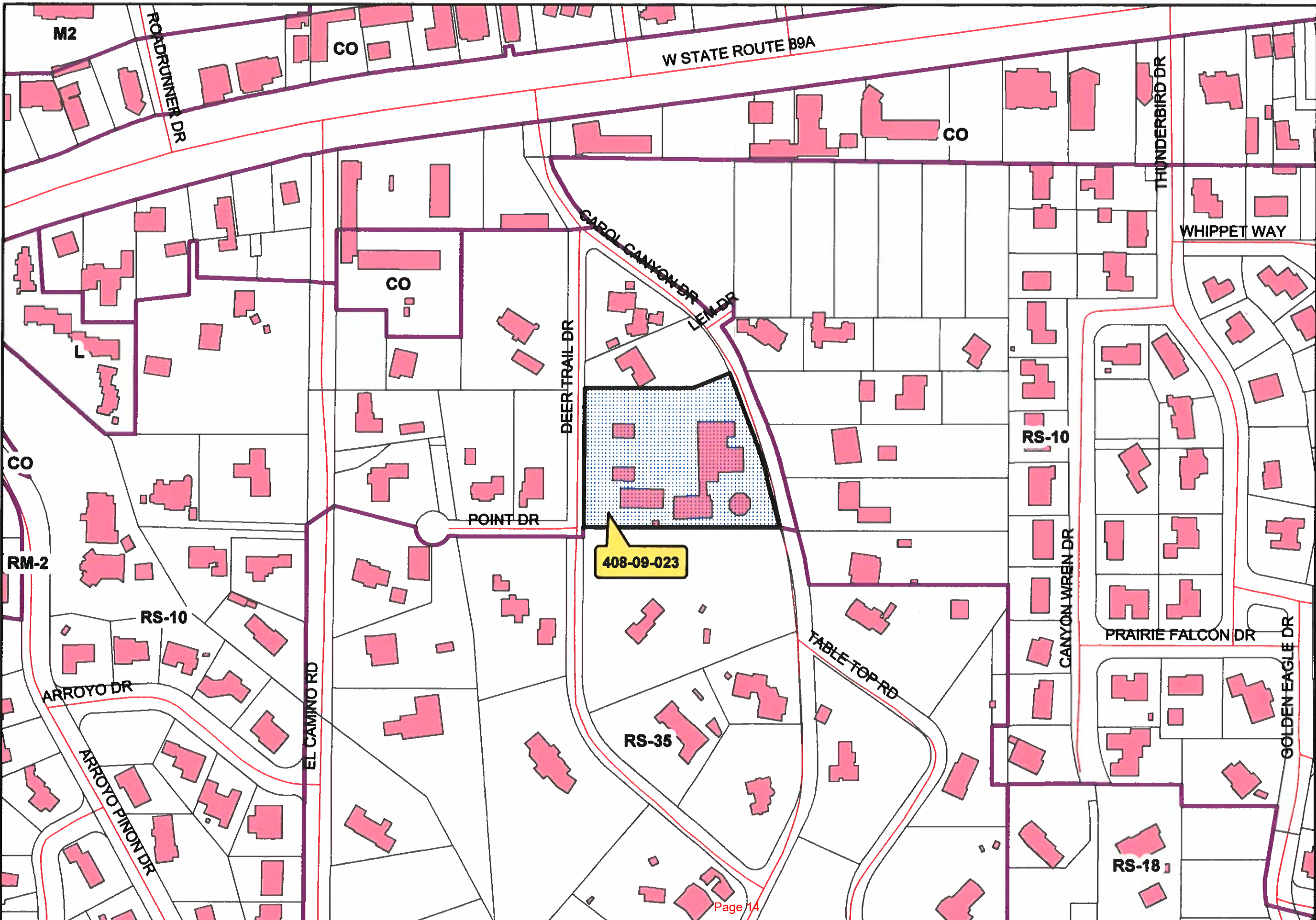
City Index



GIS, City of Sedona
03/10/2020
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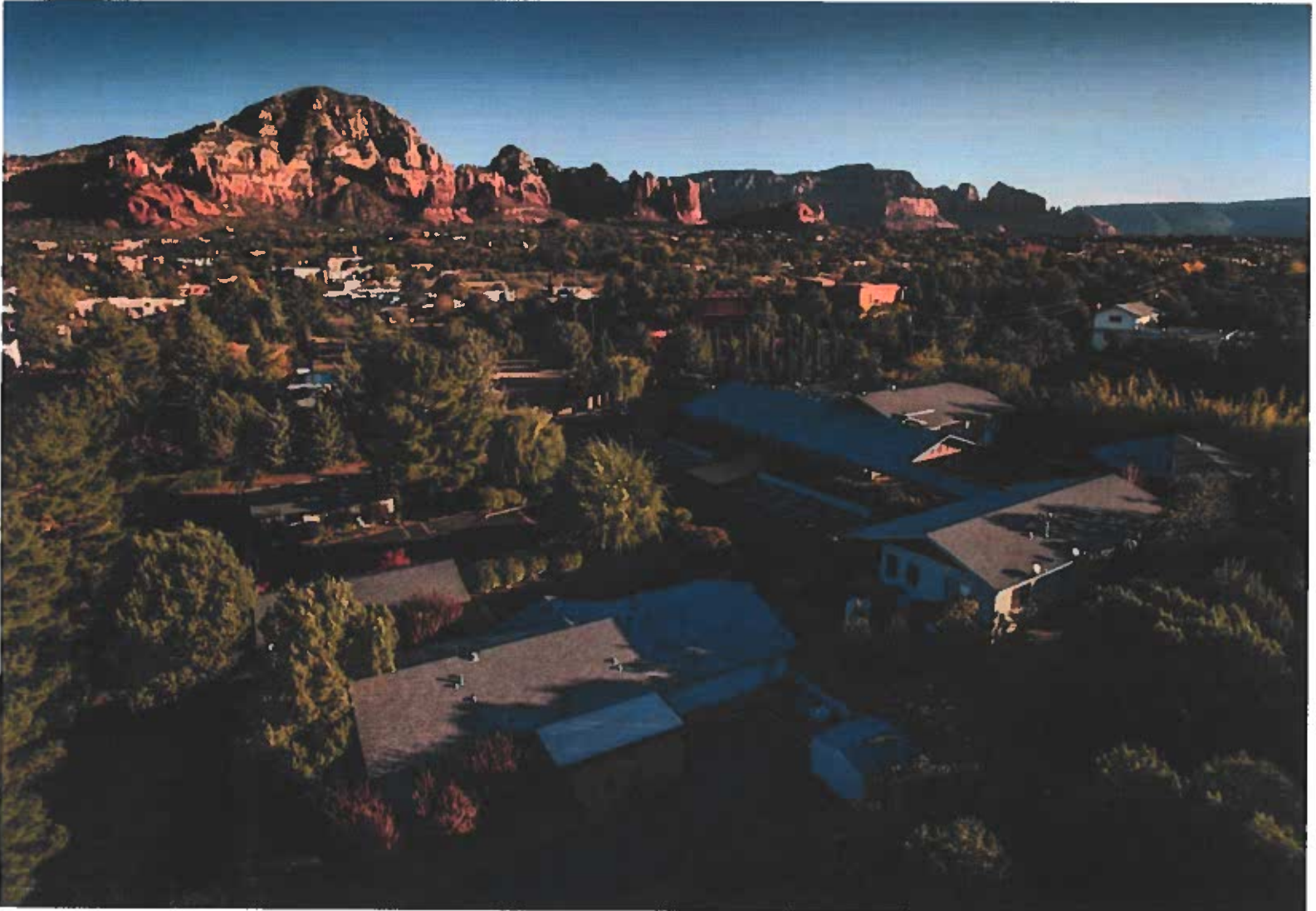
This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty or fitness is made.

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.



CONDITIONAL USE PERMIT APPLICATION

ADDITIONAL INFO. REQUEST
FEBRUARY 4TH, 2020



120 DEER TRAIL DRIVE
SEDONA, AZ 86336

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
 Zone Change
 Conditional Use Permit
 Variance

Project Information	Project Name	Sedonya Conscious Living Center		
	Project Address	120 Deer Trail	Parcel No. (APN)	408-09-023
	Primary Contact	Sonya Belisle	Primary Phone	(832) 748-0777
	Email	sonya@sedonya.org	Alt. Phone	
	Address	150 Desert Holly Drive	City/State/ZIP	Sedona, AZ 86336
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	The vision for Sedonya is to operate a community center that serves as a gathering place aimed to offer conscious living resources and services to the community through daily classes and workshops. The property is currently zoned RS10 and we are seeking a conditional use permit to operate as a "club or lodge" such that we can create a community center for educational, spiritual and charitable purposes.
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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	Sedonya	Contact Name	Sonya Belisle
	Project Role	Foudner	Primary Phone	(832) 748-0777
	Email	sonya@sedonya.org	Alt. Phone	
	Address	150 Desert Holly Drive	City/State/ZIP	Sedona, AZ 86336
Contact #2	Company	Sedonya	Contact Name	Antony Berkman
	Project Role	Operations	Primary Phone	(210) 323-9670
	Email	antony@sedonya.io	Alt. Phone	
	Address	120 Deer Trail Drive	City/State/ZIP	Sedona, AZ 86336
Contact #3	Company	Sedonya	Contact Name	Rebecca Tinkle
	Project Role	Administrative	Primary Phone	(720) 987-7687
	Email	tinkle@sedonya.io	Alt. Phone	
	Address	120 Deer Trail Drive	City/State/ZIP	Sedona, AZ 86336

February 4th, 2020

Cari Meyer, Senior Planner
Matt Kessler, Associate Planner
City of Sedona
Department of Community Development
104 Roadrunner Drive
Sedona, AZ 8633

Re: Conditional Use Permit for Assessor's Parcel #408-09-023 - CC Chic Housing, LLC (Sedonya Conscious Living Center)

Overview of Project

Sedonya Conscious Living Center ("SCLC" or "Sedonya") located at 120 Deer Trail Drive (the "Property") is a proposed community center that will operate as a nonprofit and serve as a membership based gathering space offering conscious living resources such as classes, workshops, panels & training for Sedona's citizens and guests.

The Property is a self enclosed 1.9 acre lot with multiple buildings, parking lots, differently sized rooms and garden & outdoor areas making it ideal for a community center.

The current zoning designation for the Property is RS-10, Single-Family Residential. The permissible use for RS-10 is a single family detached dwelling, defined in the LDC as a building located on one lot, containing one dwelling unit, not physically attached to any other principal structure, to be occupied by one family.

As demonstrated in the attached site and floor plans (Appendix B) the buildings located on the property are *not* suitable for a single family detached dwelling however they are ideal for a community center / club.

As such, we respectfully submit this application to the City for a *Club or Lodge* Conditional Use Permit, so that we may begin to conduct nonprofit operations as a community center and serve the community.

Our Mission is to foster a culture of peace and to have Sedonya internationally recognized as a learning community for peaceful and conscious living. To do this we will also be working in collaboration and partnering with other similarly focused Sedona nonprofits, such as the Sedona International City of Peace, by providing them with preferred access to the Property so that we create a Community Center that truly benefits those in our community and world that are seeking a more peaceful way of living.

Sedonya's proposed events, frequency, duration and expected attendance are expected to be as follows.

Proposed Events & Frequency:

During the weekdays and weekends Sedonya community members will have access to a range of activities including daily classes and daily community gatherings. Three to five classes a day will be offered to members. The number of gatherings will vary based on community need though during the week we expect 2 to 3 gatherings to take place per day.

The specific activity content, selection and scheduling are still in their planning phase and will include, though not be limited to: Yoga, Tai Chi, Qigong, Healing Energy Instruction, Cooking Classes, Mindful Movement, Meditation, Art Discovery & Therapy, Community Panels, Symposiums, Films, Community Dialogues and Organizational and Board Member meetings.

During weekends Sedonya will host seminars and retreats that provide deeper learning, insight and experiences into promoting peace of mind, wellness and joyful living. We anticipate hosting 1 to 2 seminars each weekend.

Event Duration:

Most day time classes will range from 30 minutes to 1.5 hours. Seminars and meetings will range between 1 hour to a few days. Special weekend workshops will typically last 4 to 8 hours per day.

Event Expected Attendance:

Classes: Sedonya classes will range in size from a few guests to a maximum of 30 per class. We anticipate that most classes will attract 8-15 guests.

Gatherings: During the week we will host a number of workshops, meetings, community gatherings, panels, symposiums and films.

We expect that workshops, meetings and other community gatherings will have an attendance of a minimum of 5 guests to a maximum of 130 guests with an average of 20 guests per day attending these gatherings. We anticipate that larger events of over 100 guests will take place approximately 4 to 5 times per year.

Proposed events, frequency, duration and attendance will comply with LDC 8.4.B(5) as follows:

LDC 8.4.B(5)(a): *“The proposed location of the conditional use is in accordance with the objectives of this Code and the purpose of the zoning district in which the site is located;”*

Sedonya’s goal is to be a quiet, respectful, conscious addition to its neighborhood and community. Our values are all about promoting health, humanity, and personal responsibility for the safety and welfare of our community; this includes people, nature, and consciously creating and maintaining a harmonious space for all. In creating Sedonya’s events we will be mindful of the health, safety and welfare of all.

LDC 8.4.B(5)(b): *“The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare.”*

The goal of Sedonya in partnership with organizations like the Sedona International City of Peace is to become a conscious learning community that promotes and educates its members to adopt a lifestyle that benefits the public health, safety and welfare of our community, our humanity and our world. We plan to operate a peaceful conscious community whose members commit to being mindful of the mission to foster a community of peace both while at the Center and when they leave.

LDC 8.4.B(5)(b)1: *“Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination”*

At Sedonya we care about our property and the neighborhood. There will be minimal noise on the property as most, if not all guest activities, will take place indoors. Specifically, noise will be kept to a minimum as we are proposing the creation of a peaceful conscious center where members are aware of their impact on others. Moreover, most guest activities will be internally and meditatively focused on peace of mind and heart.

We will keep everything clean and tidy. We expect to maintain a pristine property and landscape with minimal dust, vibration or illumination to our members or neighbors.

LDC 8.4.B(5)(b)2: *“Any hazard to persons and property from possible explosion, contamination, fire or flood;”*

In our events, activities and regular classes we will not work with explosives nor large amounts of water nor do we expect to work with any open machinery that creates an open flame. There is no cigarette smoking, marijuana, or any drugs and guns allowed on the property. Accordingly there is minimal to no risk of the property being a hazard.

LDC 8.4.B(5)(b)3: *"Any impact on surrounding area resulting from unusual volume or character of traffic;"*

While traffic may nominally increase in the neighborhood we believe that the proposed activities and guest traffic at Sedonya Conscious Living Center will have a minimal impact on the residential neighborhood in our vicinity as the property borders both noncommercial and commercial organizations that populate the entrance to the residential neighborhood. No resident homes are passed in order to get to Sedonya, which means that the traffic will not increase to the residential part of the neighborhood. In addition, our traffic will not coincide with the busiest hours of the church and the school as we plan to create schedules that will not coincide with their busiest times. Their times are as follows:

- The Unity Church Official Operating Hours are Monday thru Friday 10am until 3pm and Sundays 9:30am until 3pm, with a regular schedule of special events and classes that range from 9am until 8:30pm.
- The Sedona Montessori School's official operating hours are Monday thru Friday 8:30am until 3:30pm.
- Big O Tires official operating hours are Monday thru Friday 7:30am until 5:30pm and Saturday 7am until 1pm.
- The Green Tree Inn guest check in time is 3pm and checkout is 11am, with 24 hour guest access to the property.

Moreover our current use will likely have similar or perhaps lower traffic volume compared to what was previously permitted when the property was operated as a spiritual, educational facility by the former owners.

LDC 8.4.B(5)c: *"The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area;"*

The characteristics of our conscious community promoting/fostering a culture of peace and our guest activities are highly compatible with the types

of use permitted in the surrounding area as we are directly neighbored by a Unity Church, a Montessori School and a Chabad Center. Each of these organizations, like us, are focused on community welfare.

LDC 8.4.B(5)d: *"The proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances."*

Our proposed activities, including frequency, duration, expected attendance will comply with all applicable provisions of the Code.

Sedonya's proposed day to day use of the site, hours of operations, expected number of cars & demonstration of fit with the "club or lodge" definition:

Proposed Day to Day Use:

- Classes
- Workshops
- Special Events
- Meditations
- Private Sessions
- Administrative Staff

Proposed Hours of Operations:

Sedonya will be open from 6:30 am to 9pm. We will include agreements with facilitators and organizations to both carpool and be aware of the schools hours of operations.

Expected Number of Cars:

Sedonya anticipates anywhere from 30 to 50 cars per day on average. We anticipate that the number of cars will be fewer than this average as a conscious community center we will encourage all club members to carpool to activities and for larger events we will offer a shuttle service.

To give a clearer picture we have provided a sample projected schedule of the weekday and weekend classes, attendance, traffic flow and expected amount of cars in our parking lot daily below:

Day	6:30am to 7am	8:00am to 9:00am	5:30 am to 6:30 pm	8 am to 9 pm	Daily Attendance	Total Daily Cars
Mon	Yoga	Tai Chi	Breathwork	Organizational meetings, gatherings & special events	50	40 to 50
Tues	Tai Chi	Art Classes for Abused Children	Yoga	Organizational meetings, gatherings & special events	50	40 to 50
Wed	Yoga	Cooking Class	Breathwork	Community meetings, gatherings & special events	50	40 to 50
Thurs	Tai Chi	Yoga	Conscious Living	Community meetings, gatherings & special events	50	40 to 50

Day	8:00-9:00am	12-1pm	9-9pm	Total Daily Attendance	Total Daily Cars
Fri	Yoga	Tai Chi	Seminars & Retreats (The Mindful Family, Conscious Communication, Women's Empowerment,	40	30 to 40

			the Beautiful State International City of Peace Training, etc)		
Sat	Meditation	Yoga	Seminars & Retreats (The Mindful Family, Conscious Communication, Women's Empowerment, the Beautiful State International City of Peace Training, etc)	38	30 to 38
Sun	Yoga	Tai Chi	Seminars & Retreats (The Mindful Family, Conscious Communication, Women's Empowerment, the Beautiful State International City of Peace Training, etc)	38	30 to 38

Sedonya’s fit within the “Club or Lodge” Use Definition as follows:

LDC defines a “Club or Lodge” as a meeting place for an incorporated or unincorporated association of persons organized for some common purpose, including social, educational, literary, political, or charitable purpose, operated by a private nonprofit or noncommercial organization. This use includes club houses, community centers, clubs, and lodges.

Sedonya’s daily operations fall within the definition of a club as we will operate as a non-profit organization offering meeting spaces and activities for Sedonya’s members to come together for the purpose of fostering a culture of peace and to have Sedona recognized as a learning community for peaceful conscious living. Sedonya will provide its members with the resources and support to live a conscious, day-to-day lifestyle with membership proceeds directly being reinvested back into the community and the organization.

The goal of Sedonya is to make available to the community, as well as to guests of our community, a place of belonging and the opportunity to be associated with a club dedicated to making and maintaining the shift into a more conscious lifestyle.

Sedonya will be dedicated to sharing the most effective tools available for enhancing the “humanity” within our human experience. At Sedonya, our members will connect to some of Sedona’s most respected consciousness educators and practitioners, as well as have a gathering place, resources, and receive ongoing support as they aim to integrate and maintain the acquired mindsets and practices into their everyday lives.

Our club association levels and dues are expected to be as follows:

We plan to make the community center accessible to all members of the community, and visitors by offering membership levels and assistance so that anyone in the community may both contribute and have access to Sedonya and explore the avenues available for peaceful and conscious living.

Individual Membership - An annual fee based membership at Sedonya that offers opportunities for individuals to engage in activities and curriculum for sustainable, peaceful & conscious living. This membership may include a discounted price on classes, seminars workshops.

Senior Membership - An annual fee based memberships for people 65 plus that offers opportunities for individuals to engage in activities and curriculum for sustainable, peaceful & conscious living. This membership may include a discounted price on classes, seminars workshops.

Family/Household Membership - An annual membership available for up to 4 members living in the same household that share a commitment to peaceful conscious living. The membership offers opportunities for individuals to engage in activities and curriculum for sustainable, peaceful & conscious living. This membership may include a discounted price on classes, seminars workshops.

Organizational Membership - Community organizations with shared vision will have access to special pricing and packages for room rentals, event fees and in collaboration with Sedonya create and host events including community panels symposiums, meetings & workshops. We want Sedonya to become the home to local nonprofits who are already doing great work in the community.

Facilitator Membership - Facilitators with shared vision will apply to have the opportunity to become members of the association in delivering classes, programs and workshops.

Day to day use of the site, including hours of operations, and expected number of cars will comply with 8.4.B(5) as follows:

LDC 8.4.B(5)a: *The proposed location of the conditional use is in accordance with the objectives of this Code and the purpose of the zoning district in which the site is located;*

The day to day use of the site will make available to the community, as well as to guests, the opportunity to be associated with a club dedicated to making and maintaining the shift into a more conscious lifestyle. This includes a gathering place, education, resources, and support. We will promote and contribute to the public health, safety and welfare by providing members with a conscious community focused on health, safety and general community welfare.

LDC 8.4.B(5)b: *The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare.*

The goal of Sedonya is to become a consciousness educational association and club that promotes, educates and supports its members to adopt a lifestyle that benefits the public health, safety and welfare of our community, our humanity and our world.

LDC 8.4.B(5)(b)1: *Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination;*

At Sedonya we care about our neighbors, as such we have specifically planned to minimize any negative impacts to the neighborhood by choosing our class start times that differ from the surrounding businesses. We also, with the rare exception, will limit our class sizes well below the allowed capacity. The mission and goal of Sedonya is to abide by and instill a conscientious mindset that creates harmony; for our members, for our staff, for our neighbors, for our community and our world. There will be minimal noise at Sedonya as most activities will be in doors. We do not anticipate any smoke, odor, dust, vibration or additional illumination being created for the neighborhood.

LDC 8.4.B(5)(b)2: *Any hazard to persons and property from possible explosion, contamination, fire or flood;*

Sedonya will not run and day to day programs, nor utilize any operational practices that work with explosives, large amounts of water, or machinery that creates an open flame, nor will we allow our members to smoke, use drugs, nor carry firearms on the property.

LDC 8.4.B(5)(b)3: *Any impact on surrounding area resulting from unusual volume or character of traffic;*

On site classes will be offered to our members Monday thru Thursday at 6:30am, 8:00am & 5:30pm, with a special evening class at 7pm on Thursdays. Friday thru Sunday we will have on site classes at 8am and 12pm, as well as a workshop activity that may fall anywhere between 9am until 9pm for any duration of time, but we expect the workshops to range between four and eight hours on average.

While traffic may nominally increase in the neighborhood we believe that the proposed activities and guest traffic at Sedonya Conscious Living Center will have a minimal impact on the residential neighborhood. No resident homes are passed in order to get to Sedonya from Hwy 89, which means that the traffic will not increase to the residential part of the neighborhood. In addition, our traffic will not

coincide with the busiest hours of the church and the school as we plan to create schedules that will not coincide with their busiest times.

LDC 8.4.B(5)c: *The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area;*

Our use is compatible with the types of use permitted in the surrounding area as we have a church, a school and a Chabad center as our closest neighbors. Each of these, like us, are focused on community. The community focus of Sedonya will not only be compatible but be complementary to the school and the church as we will provide a community space for the entire family.

LDC 8.4.B(5)d: *The proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances.*

We will comply with applicable provisions of the Code.

Sedonya's proposed signage to be installed in conjunction with use:

The purpose of signage for Sedonya will be to direct members into the property. As such, all signs are intended to be discreet and in accordance with city codes, sizing and colors.

Proposed Signage to be Installed:

Signage on the Deer Trail side of the property

1 sign at the border and entrance to the property.

Signage on the Carol Canyon side of the property

1 sign at the border and the entrance to the property (once the additional driveway has been created).

Mockup - Day/Night Signage on the east of Deer Trail





**Mockup - Signage on the west side of Carol Canyon
(Facing North on Street Perspective)**

Proposed signage and compliance with LDC section 8.4.B(5):

LDC 8.4.B(5)a: *“The proposed location of the conditional use is in accordance with the objectives of this Code and the purpose of the zoning district in which the site is located;*

All signage is intended to be designed to be informational/directional signs that harmonize with the natural surroundings of the neighborhood and be in accordance with the objectives of the Code.

LDC 8.4.B(5)b: *“The granting of the conditional use permit will not be materially detrimental to the public health, safety, or welfare. The factors to be considered in evaluating this application shall include:”*

All signage will be created and installed by a professional company that will comply with all city codes for design and safety.

LDC 8.4.B(5)(b)1: *“Property damage or nuisance resulting from noise, smoke, odor, dust, vibration, or illumination;”*

Any lighted signage will be low illumination and be in compliance with the city's dark sky requirements.

LDC 8.4.B(5)(b)2: *"Any hazard to persons and property from possible explosion, contamination, fire or flood;"*

All signage will be created, installed, and maintained by a professional company that will comply with all city codes for safety.

LDC 8.4.B(5)(b)3: *"Any impact on surrounding area resulting from unusual volume or character of traffic;"*

We do not anticipate our signage to impact the surrounding area negatively from unusual volume or character of traffic.

LDC 8.4.B(5)c: *"The characteristics of the use as proposed and as may be conditioned are reasonably compatible with the types of use permitted in the surrounding area;"*

Our signage is intended to be a classic addition to the neighborhood in compliance with the codes of the city, thus in harmony with the current signage also in compliance and approved by the city.

LDC 8.4.B(5)d: *"The proposed use, as it may be conditioned, will comply with the applicable provisions of this Code, and other ordinances."*

Our signage will comply with all applicable provisions of the Code.

Description of proposed building permits for remodeling, additions, etc. that would be needed to conduct the proposed use.

Sedonya expects to apply for two construction permits once the Conditional Use Permit has been granted for the city's requested grease drain and a new driveway.

Required Construction Permits:

Permit	Location	Description
Grease Drain Installation	Kitchen	A drain for grease to be captured efficiently.
Additional Driveway	Carol Canyon Road	An emergency exit.

Proposed building permits and compliance with LDC 8.4.B(5)

LDC 8.4.B(5)a: *“The proposed location of the conditional use is in accordance with the objectives of this Code and the purpose of the zoning district in which the site is located;*

As a requirement of the granting of the Conditional Use Permit, the city has requested that an additional driveway be constructed, as well as a grease drain be installed.

With consideration of the above, we now anticipate applying for the necessary permits for the requested installments. As such, we will hire the appropriate professional companies and instruct them to be mindful to comply with LDC 8.4.B(5). We foresee no issues in compliance with all sections of 8.4.B(5)

Benefits to the Surrounding Neighborhood and Sedona Community

Sedonya plans to operate as a nonprofit entity that fosters a culture of peace and to have Sedona internationally recognized as a learning community for peaceful conscious living in partnership with longstanding organizations like the Sedona International City of Peace. Sedonya’s vision aligns with much of the vision laid out in the Sedona Community Plan (“SCP”).

We have created the following table to analyze how Sedonya will meet specific needs laid out in the SCP.

Focus Area	Community Need	Sedonya Contribution
Community	<p>Lack of a clear sense of community. p. 19</p> <p>Create increased opportunities for formal and informal social interactions. p. 96</p> <p>Ensure that the needs & aspirations of the community now and into the future are met through a variety of cultural activities, opportunities, & facilities. p. 97</p>	<ul style="list-style-type: none"> ● A self-enclosed campus dedicated to the community; ● Expand available opportunities for formal and informal interactions amongst community members; ● A schedule of events, workshops, classes, gatherings and ceremonies and other cultural activities will be offered to the community.
Youth	<p>Recommendation for increased investment in the community's youth." p. 98</p> <p>Community Policy: "Support programs and services for youth and families, including efforts to enhance intergenerational activities between youth and adults that create mutual relationships, respect, and knowledge sharing." p.108</p>	<ul style="list-style-type: none"> ● Sedonya will invest in our youth; we will provide services to them and their families. ● Conscious communication classes will be offered in order to create more respect, trust, and knowledge sharing between the generations. ● Sedonya will also offer youth and family consultations services. ● Sedonya will offer new possibilities for youth to develop self empowerment and leadership skills through creative programs.

<p>Arts & Education</p>	<p>Enhance opportunities for artistic display, engagement and learning. p. 97</p>	<ul style="list-style-type: none"> ● Sedonya will offer expressive art classes. ● We plan to showcase local peace artists on our walls and in our gardens.
<p>Culture, Gathering Space</p>	<p>“Need for ... gathering spaces for cultural celebrations and events.” p. 104</p> <p>Public and private cultural events cannot exist without a place for people to gather and experience them. ... Sedona could benefit from the presence of more formal and informal cultural event spaces. p.140</p>	<ul style="list-style-type: none"> ● Sedonya will offer gathering spaces for community members and organizations ● Sedonya will bring together neighborhood communities - LGBTQI, Hispanic, Mental Health Challenged, etc.
<p>Community Policy</p>	<p>“Support contributions to the community from the spiritual, metaphysical, and healing sectors.” p. 106</p>	<ul style="list-style-type: none"> ● Sedonya’s “Conscious Living Made Simple” vision expands spiritual, metaphysical, and healing offerings in our city by offering members of the community opportunities for experiential learning in these areas.

In addition, Sedonya will provide new employment, internship, volunteer, and training opportunities to the community.

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In closing, we are excited to offer a new opportunity for 120 Deer Trail Drive accessible to the Sedona community and to support the City’s long term vision for our community. We are committed to maintaining the quiet, beautiful feel of the area through the creation of a community center designed to foster a culture of

peace and have Sedona recognized as a learning community for peaceful conscious living.

Harmoniously yours,

Sonya Belisle
120 Deer Trail Drive
Sedona, AZ 86336

Addendum C.
Citizen Participation Plan Letter

September 3, 2019

Dear Neighbour,

We've truly enjoyed being a part of the Deer Trail neighborhood for the past two years. Whether we met personally at our last open house, done business together, waved as we've driven past each other on the street... or even if we haven't quite had the chance to meet yet - we feel so grateful to be a part of this quaint little Sedona community neighborhood and value each and every one of you, our neighbors!

We wanted to keep you abreast to some exciting changes we are working to implement into the programs and community offerings here at Sedonya Conscious Living Center, as well as to notify you that we are working with the City of Sedona to undergo a change of zoning from residential to a designation that better fits the nature of the facility located on our property. We would love to have you join us for another open house on Sunday, September 22nd, 2019 at 12pm so that we can update you on the specifics of our future plans for the Sedonya property and answer any questions that you might have. Bring your appetite... organic finger food will be served! You can RSVP by contacting me directly: sonya@sedonya.io or by calling my mobile at (832) 748-0777.

We hope you can make our open house and truly look forward to visiting with you soon.

Harmoniously,

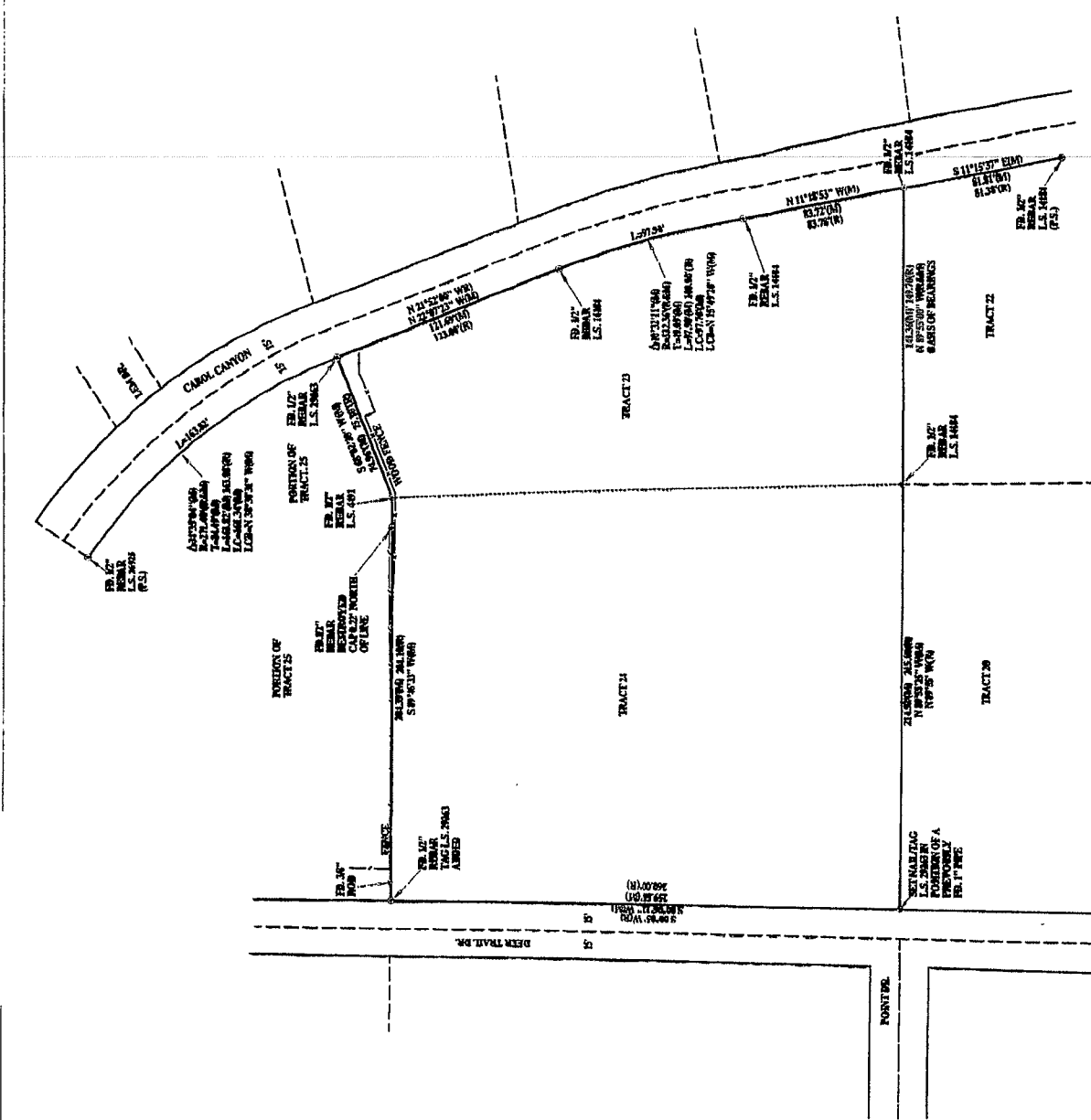
Sonya Belisle
Sedonya Conscious Living Center
120 Deer Trail Drive
Sedona, AZ 86336

RESULTS OF BOUNDARY SURVEY TRACTS 23 & 24 SETTLERS REST

A SUBSECTION OF A PORTION OF THE W1/2
N7/4 S23E14, T17N R 2E, GAGNER, AZ,
YAVAPAI COUNTY, ARIZONA, AS DESCRIBED IN
BOOK 5 ORIGINAL PLATS, PLATS 1827 OF THE
YAVAPAI COUNTY RECORDS OFFICE.

SCALE: 1"=40'
DATE: 07/25/2017

(R)-RECORD
(M)-MEASURED
(P.S.)-PERMANENT SURVEY



**THE PLAT IS SUBJECT TO ALL CONDICTIONS,
EASEMENTS, ENCUMBRANCES, AND OTHER ITEMS OF PUBLIC
RECORD ON THE SUBJECT OF APRIL, 2017.**

**THIS PLAT DOES NOT WARRANT TO VERIFY THE
CORRECTNESS OF ANY PROPERTY SHOWING OR
SHOWING OF ANY PROPERTY SHOWING OR
OTHER ENCUMBRANCES SHOULD BE DETERMINED
BY A TITLE SEARCH.**

**ONLY THOSE EASEMENTS SHOWN ON THE
RECORDED PLAT AND SHOWN WITHIN THE
CHAINS SHOULD BE DETERMINED BY A
TITLE SEARCH.**

SURVEYOR'S CERTIFICATE:
THE RESULTS OF SURVEY MAP AND THE FIELD SURVEY
ON WHICH IT IS BASED WERE CONDUCTED DURING THE
MONTH OF APRIL, 2017, UNDER MY DIRECT SUPERVISION
AND I AM A LICENSED SURVEYOR IN THE STATE OF ARIZONA.
THE SURVEY WAS CONDUCTED WITHIN THE
STATE OF ARIZONA AND IS TRUE AND ACCURATE TO THE
BEST OF MY KNOWLEDGE AND BELIEF.

**THE PLAT WAS PREPARED FOR A SPECIFIC PURPOSE
PRESUMPTUOUSLY TO AN AGREEMENT WITH THE CLIENT. ONLY
THOSE EASEMENTS INDICATED ON THE ORIGINAL RECORDED
SUBDIVISION PLAT ARE INDICATED ON THIS PLAT. NO ATTEMPT
WAS MADE TO DETERMINE ANY ADDITIONAL EASEMENTS
ENCUMBRANCES, THEREFORE, A TITLE SEARCH WOULD
BE NECESSARY TO DETERMINE IF ADDITIONAL EASEMENTS AND
ENCUMBRANCES MAY AFFECT THE SUBJECT PROPERTY.
THE SURVEYOR'S LIABILITY IS LIMITED TO THE PLAT.
ACCEPT ANY CLAIM AT YOUR OWN RISK. THE SURVEYOR
EASEMENTS, ENCUMBRANCES, SUBSURFACE CONDITIONS,
STRUCTURES AND OR UTILITIES NOT INDICATED ON THE PLAT.**

SCOPE OF SERVICES

- THIS SERVICE PROVIDED IN THIS BOUNDARY SURVEY
INCLUDES THE FOLLOWING:
1. LOCATING EXISTING BOUNDARY MONUMENTS AND
REPLACING MISSING MONUMENTS ON SUBJECT PROPERTY.
 2. POSITIONING BOUNDARY MONUMENTS USED TO DETERMINE
THE BOUNDARY OF THE SUBJECT PROPERTY.
 3. SHOWING ANY ENCUMBRANCES THAT AFFECT DIRECT PROPERTY.
 4. SHOWING VISIBLE ENCUMBRANCES THAT AFFECT DIRECT PROPERTY.
- ACCEPTANCE OF THIS PLAT SHOWS THE ACCEPTANCE OF THESE SERVICES.

SURVEYOR'S NOTE:

1. THE WORD CERTIFY AS RECORDED OR USED HEREIN MEANS AN
EXPRESSION OF PROFESSIONAL OPINION REGARDING THE FACTS
OF THIS SURVEY. IT DOES NOT CONSTITUTE A WARRANTY OR
GUARANTEE BY THIS SURVEYOR.
2. THE INTENT OF THIS SURVEY IS TO VERIFY THE BOUNDARIES
OF THE REFERENCED PROPERTY.
3. DISCREPANCY IS MADE TO THE ORIGINAL PURCHASER OF THIS
SURVEY. IT IS NOT TRANSFERABLE TO ADDITIONAL INSTITUTIONS
OR SUBSEQUENT OWNERS.



04-25-2017
EXPRESS 04-25-2019
HARRIS SURVEYING LLC
2000 W. GARDEN AVENUE
CAMP VERMILION, AZ 85323
(928) 382-5666 (928) 382-3833

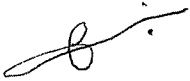
CC Chic Housing, LLC
120 Deer Trail Drive
Sedona, AZ 86336
(281) 832-2842

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

To whom it may concern:

I am writing as the authorized representative of CC Chic Housing, the legal owner of the property located 120 Deer Trail Drive, Sedona to authorize Sedonya Retreat, LLC dba Sedonya Conscious Living Center to apply for a Conditional Use Permit and a Change of Zoning for the property from RS10 zoning to M3 zoning.

Sincerely,



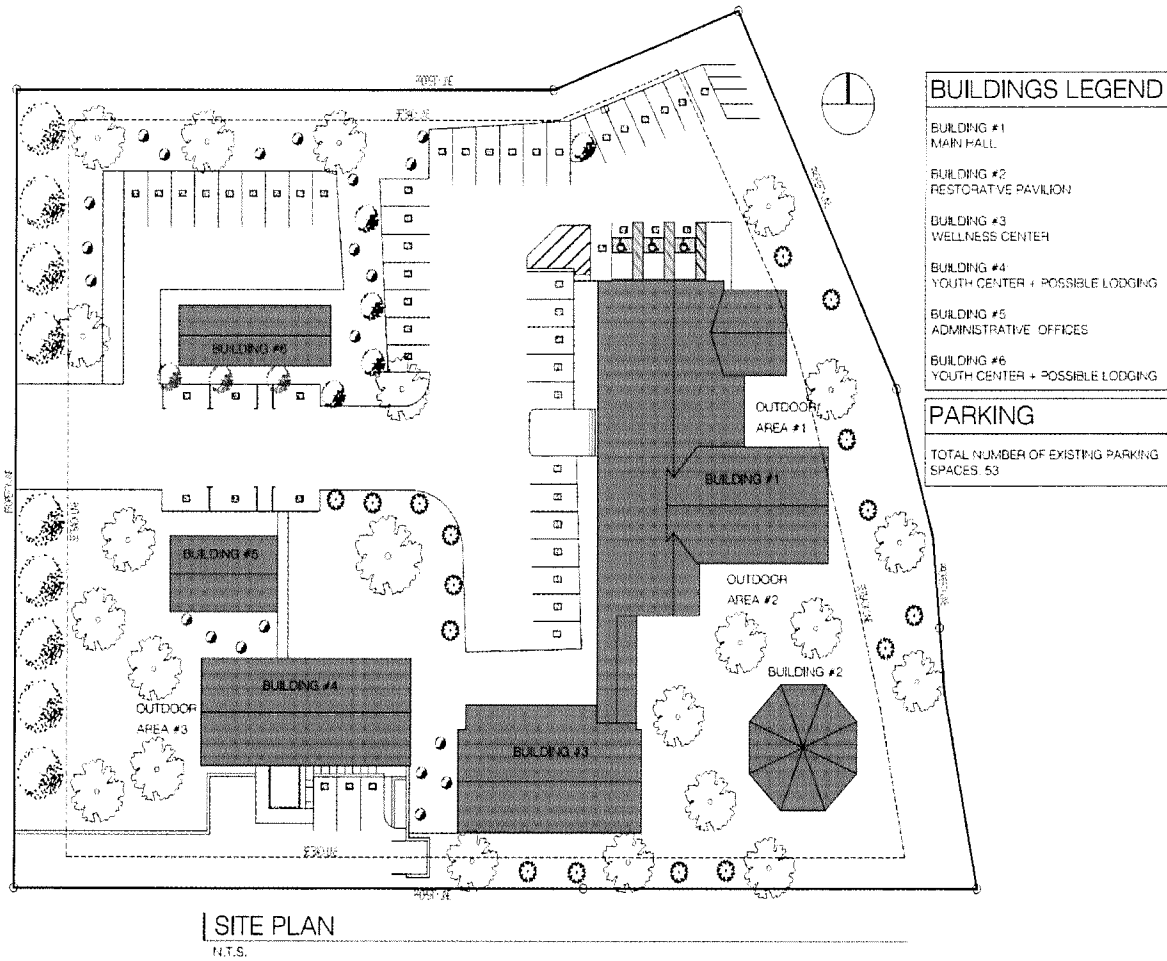
Cyril Chiosa
Managing Member

Parcel, Owner, Address, City, State, Zip

408-09-002A, Arizona Water Company, Po Box 29006, Phoenix, AZ, 85038
408-09-002B, Berner Lee Ann, 120 Carol Canyon Dr, Sedona, AZ, 863365155
408-09-019A, CC Chic Housing, LLC , 170 Deer Trail Dr, Sedona, AZ, 86336
408-09-024, Wind Sand & Stars Sedona Montessori Sch, 90 Deer Trail Dr, Sedona, AZ, 863365120
408-09-001F, Griffiths Keith & Cherry Rs, 96 Carol Canyon Dr, Sedona, AZ, 863365124
408-28-002E, 1250 Bayshore Highway Llc, 8213 White Oak Ave, Rancho Cucamonga, CA, 917307671
408-09-032, Williams Marie J Trust, Po Box 1501, Sedona, AZ, 863391501
408-09-025D, Hanke Danny L &, 8017 Westlake St, Taylor, MI, 481802022
408-09-030, Freeland James & Jeanne 2009 Fam Trust, 5377 E Viva Rd, Sedona, AZ, 863369169
408-09-031, Dixon Craig R, 170 El Camino Rd, Sedona, AZ, 863365116
408-28-003, Scheinkman Sean Trust &, 11580 E Saint James Rd, Tucson, AZ, 857487924
408-09-029, Rydstrom Jerie S Revocable Trust , 23714 Mulligan Mile, Rapid City, SD, 577027355
408-09-001E, Soutenet Alain, 100 Carol Canyon Dr, Sedona, AZ, 86336
408-09-016, Zabilski Julie A, 55 Table Top Rd, Sedona, AZ, 86336
408-28-005, Scheinkman Sean Trust &, 11580 E Saint James Rd, Tucson, AZ, 857487924
408-09-028F, Hackley James C & Jacqueline K Rs, 90 El Camino Rd, Sedona, AZ, 863365148
408-09-006, Fleet Cheryl E (bd), 200 Carol Canyon Dr, Sedona, AZ, 86336
408-09-028G, Shiloh Jana, 100 El Camino Rd, Sedona, AZ, 86336
408-28-001B, 1250 Bayshore Highway Llc, 8213 White Oak Ave, Rancho Cucamonga, CA, 917307671
408-28-006, Scheinkman Sean Trust &, 11580 E Saint James Rd, Tucson, AZ, 857487924
408-28-004, Scheinkman Sean Trust &, 11580 E Saint James Rd, Tucson, AZ, 857487924
408-09-027B, Jankiewicz Jerome &, 2681 Glouchester Rd, Rochester Hills, MI, 483092810
408-09-001C, Griffiths Keith & Cherry Rs, 96 Carol Canyon Dr, Sedona, AZ, 863365124
408-09-004C, Chesshir Robert A Revocable Trust, 160 Carol Canyon Dr, Sedona, AZ, 863365155
408-09-028K, Shiloh Jana, 100 El Camino Rd, Sedona, AZ, 86336
408-28-001, Unity Church Of Sedona, 65 Deer Trail Dr, Sedona, AZ, 863365168
408-09-027A, Ramsey Guy W & Ann E M Rs , 6772 N 78th St, Scottsdale, AZ, 852507903
408-28-002B, Gentile Daniel J (bd), 6961 E Osborn Rd Unit D, Scottsdale, AZ, 852516255
408-09-026, Hokanson Lawrence D, 1607 W Toni Rae Dr, Spokane, WA, 992182453
408-09-003, Hogg Debra Ann, 140 Carol Canyon Dr, Sedona, AZ, 863365155
408-09-018, Dean Arthur Newton Living Trust, Po Box 567, Sedona, AZ, 863390567
408-09-005C, Redish Christopher I & Norma Rs, 180 Carrol Canyon Dr, Sedona, AZ, 863365155
408-09-028H, Shiloh Jana, 100 El Camino Rd, Sedona, AZ, 86336
408-09-020, T R A Revocable Living Trust, 245 Carol Canyon Dr, Sedona, AZ, 863365160

**Addendum B
Project Plan**

a. Site Plan



120 deer trail drive
120 deer trail drive sardona az 86328
A1.0 SITE PLAN

Building # 1

4,961 total sq. ft.

- 1,924 sq. ft. will be used for classes, workshops & other community member gatherings
- 1,212 sq. ft will be used as a dining area for serving light meals, snacks and juices
- 439 sq. ft. will be used for cooking food and on offering cooking classes
- 405 sq. ft. is bathroom space
- 981 sq. feet is utility space

Building # 2

866 total sq. ft.

- 866 sq. ft. will be used as a prayer and meditation space

Building # 3

1,630 total sq. ft.

- 1,072 sq. ft. will be used for wellness classes and workshops
- 197 sq. ft. is bathroom space
- 361 sq. ft. is utility space

Building #4

1,899 total sq. ft.

- 183 sq. ft. will be used as as a youth recreation room
- 799 sq. ft. will be used as a family center community
- 81 sq. ft. is laundry space
- 58 sq. ft. is bathroom space
- 158 sq. ft. is utility space
- 133 sq. ft. is a youth community kitchen
- 60 sq. ft. is a bathroom
- 427 sq. ft. youth class and activity room

Building # 5

694 total sq. ft.

- 506 sq. ft. will be used as administration office
- 128 sq. ft. is utility space
- 60 sq. ft. is ADA bathroom space

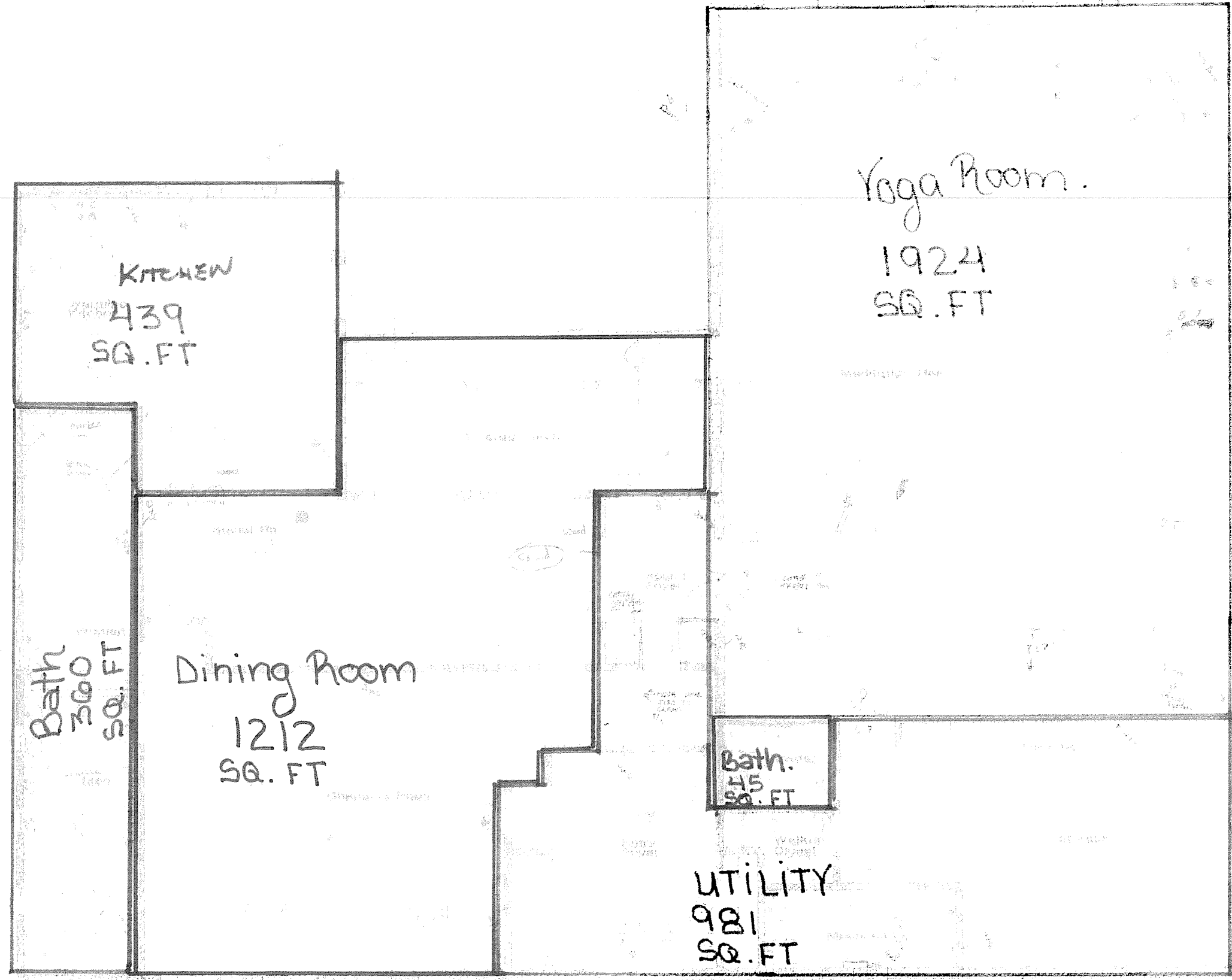
Building #6

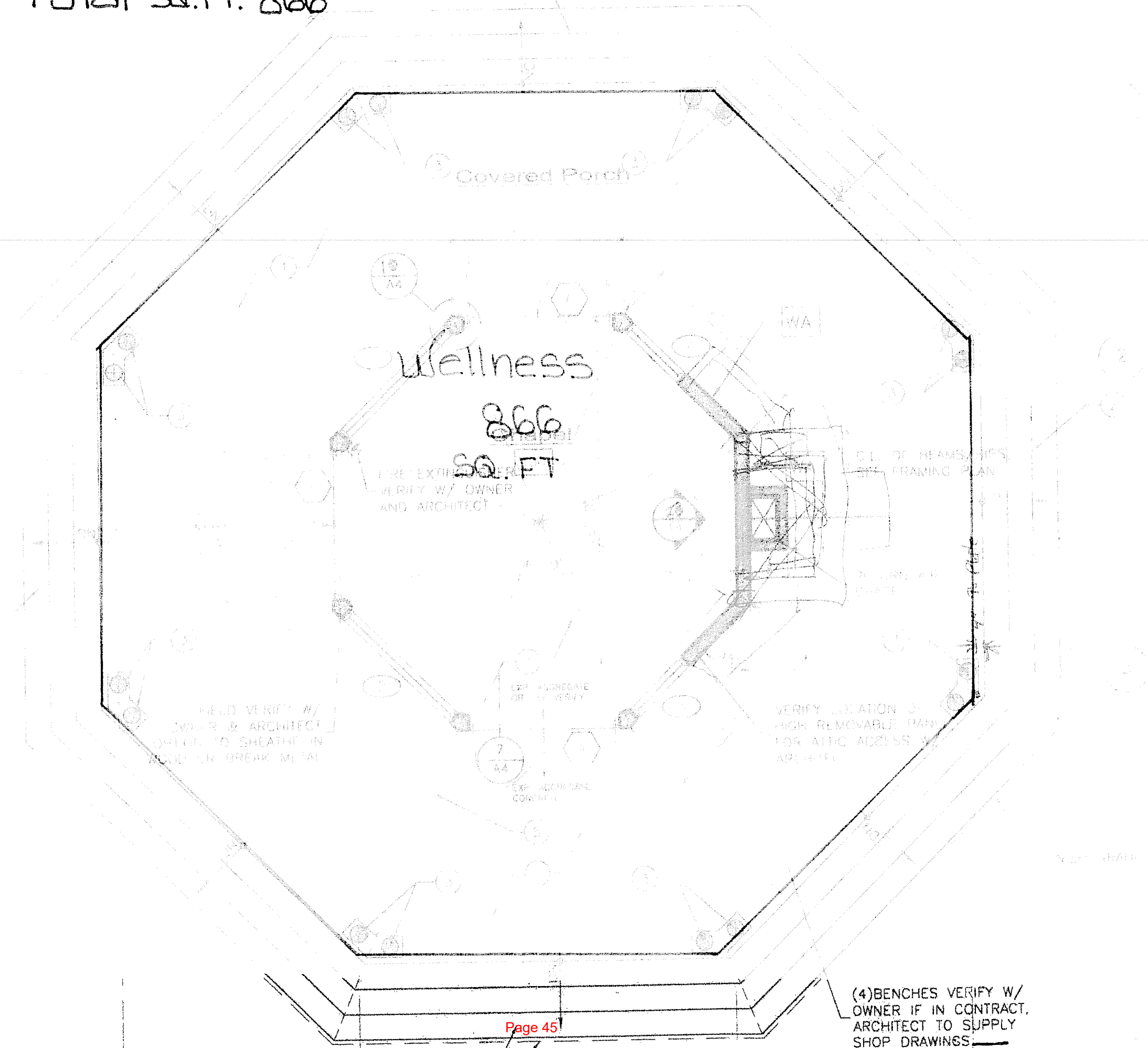
727 total sq. ft

- 727 sq. ft. will be used as a classroom for meditation, yoga and other wellness classes.

BUILDING #1

Total SQ.FT. 4961





Covered Porch

Wellness

866

SQ. FT.

FIRE EXTINGUISHER
VERIFY W/ OWNER
AND ARCHITECT

C.L. OF BEAMS SHIP
SEE FRAMING PLAN

VERIFY LOCATION OF
HIGH REMOVABLE PANEL
FOR AIDC ACCESS AT
APT. HOTEL

FIELD VERIFY W/
OWNER & ARCHITECT
ORDER TO SHEATH IN
ACCORDANCE WITH BREAK METAL

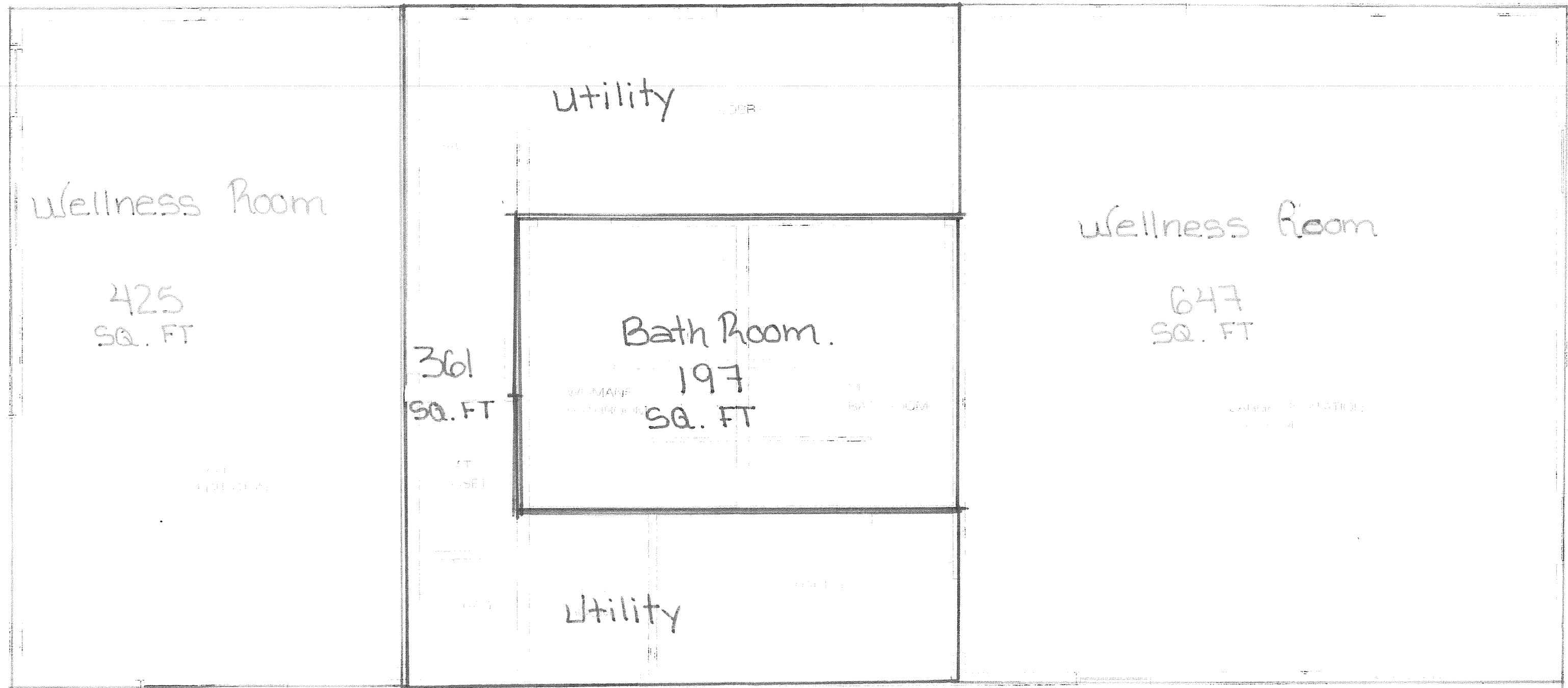
EXP. AGGREGATE
OR VERIFY

EXP. AGGREGATE
CONCRETE

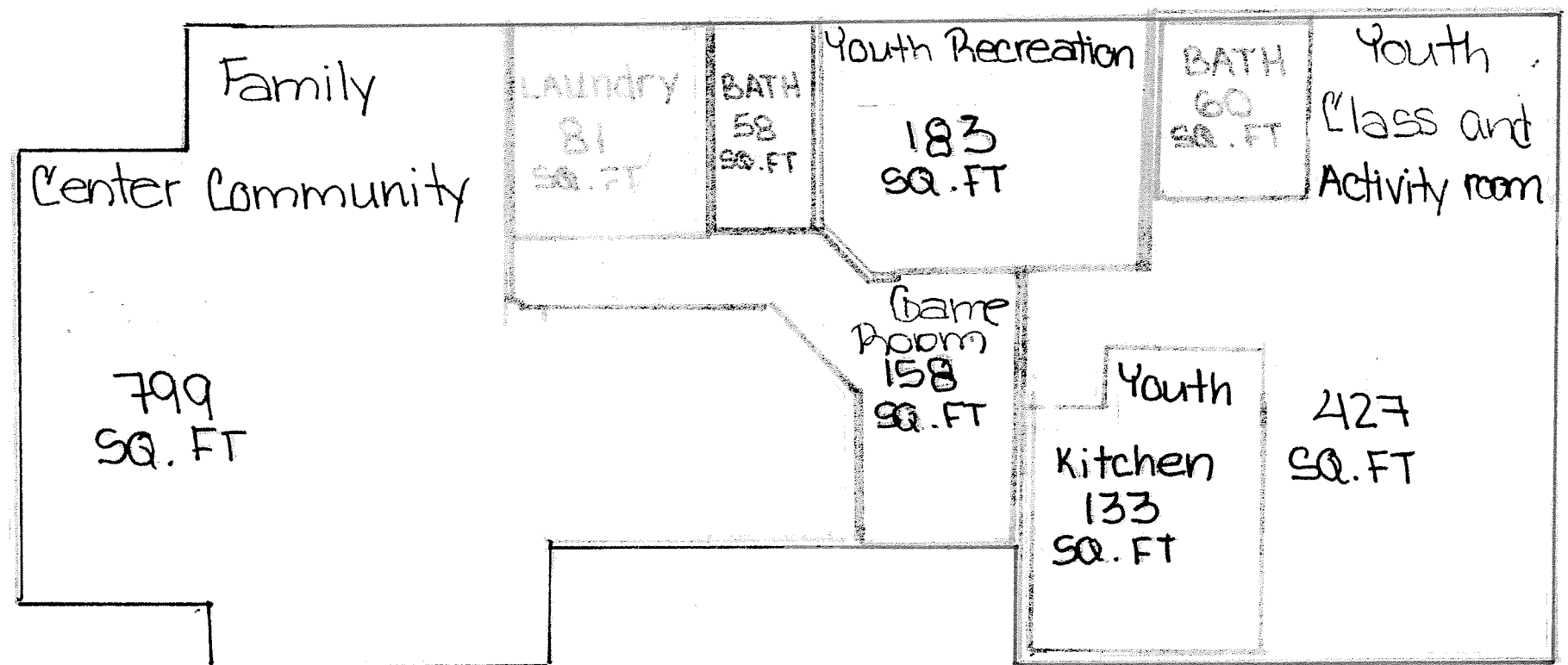
(4) BENCHES VERIFY W/
OWNER IF IN CONTRACT.
ARCHITECT TO SUPPLY
SHOP DRAWINGS.

BUILDING 3

Total SQ. FT. 1630



BUILDING #4 Total SQ. FT. 1899

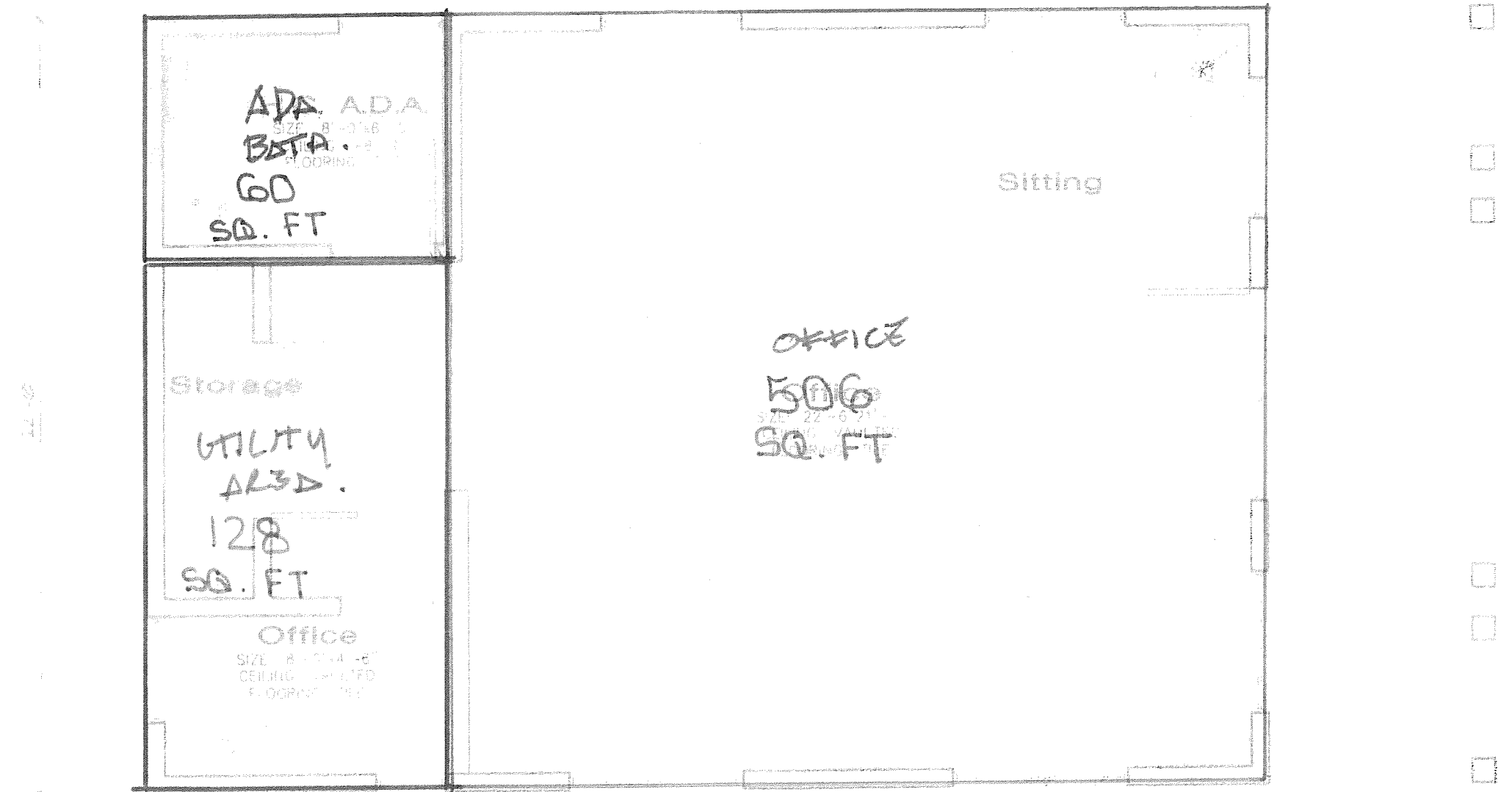


BUILDING #5

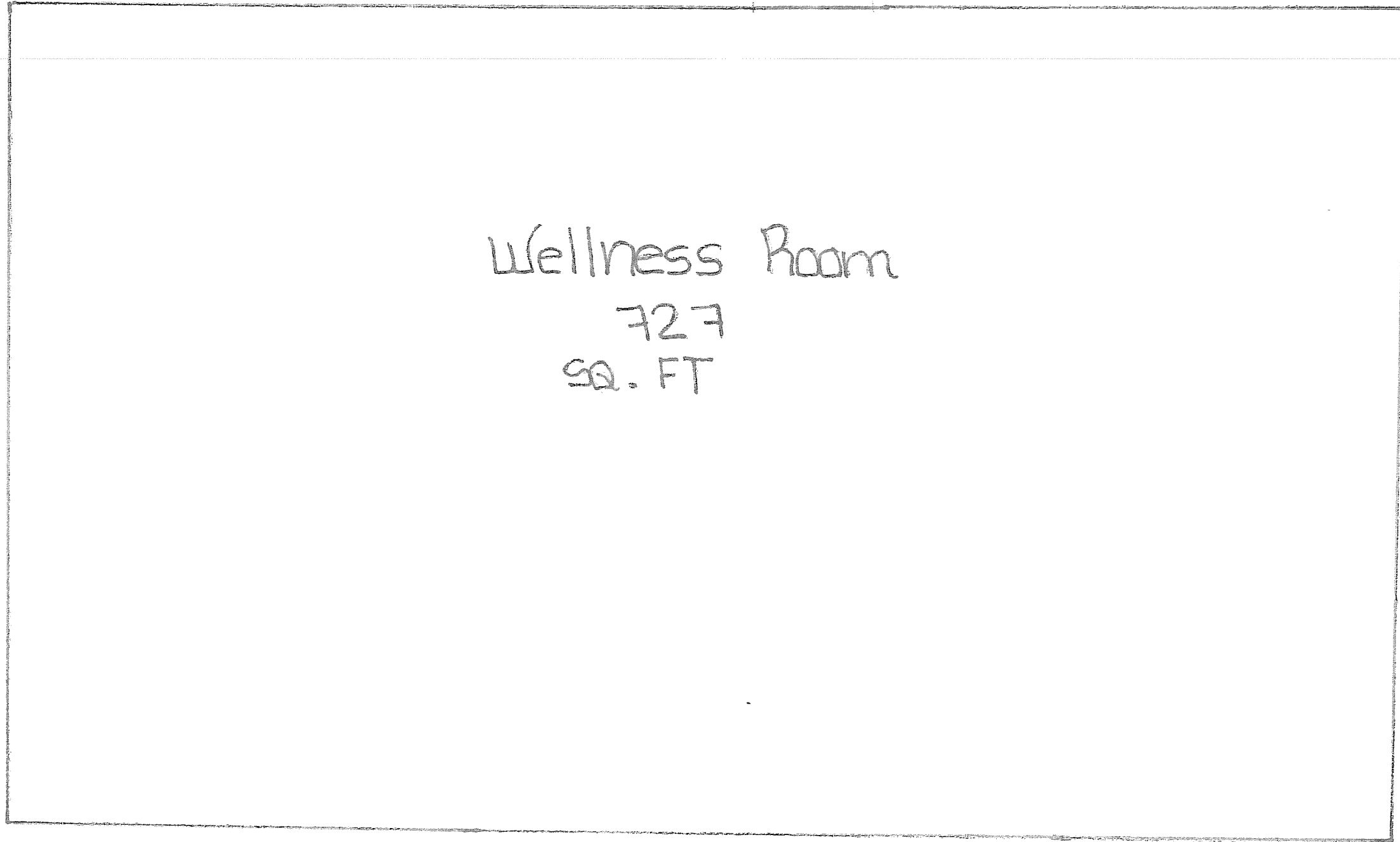
Total SQ.FT. 694

32'-0"

0'-6"

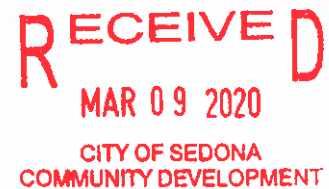


BUILDING # 6 TOTAL SQ. FT 727



Wellness Room
727
SQ. FT

**Sedonya Conscious Living Center
Citizen Participation Plan**



On September 3, 2019 we sent a letter by mail to the homes in the Settlers Rest Subdivision and within 300 feet of 120 Deer Trail Drive.

The letter that's included in our application invited neighbors to an open house on the property on September 22, 2019 in order to hear about our proposed plans and have an opportunity to voice feedback and concerns. We have included the feedback, concerns, issues and problems expressed in our communications with residents of the neighborhood below.

After holding the September 22, 2019 open house we learned that a number of neighbors hadn't received our initial mailing so on February 5th & 6th of 2020 personally delivered information about our Conditional Use Application to homes in the neighborhood. During these visits we were able to meet with many neighbors and have included their concerns and issues and our response below.

As required under the LDC if there are any changes, amendments or developments to the proposed application we will inform potentially affected parties both by mail and by visiting our neighbors. For those affected or otherwise interested will be provided with an opportunity to discuss our proposal and express any concerns, issues or problems that they may have with us by either meeting in person, at an open house, by phone or by email. We will continue to keep the Community Development Department informed of the status of our Citizen Participation efforts by providing updated written reports of any and all concerns, comments or issues expressed to us.

SEPTEMBER 22ND, 2019 OPEN HOUSE CITIZEN COMMENTS, CONCERNS & ISSUES:

Debbie Hog, 140 Carol Canyon Drive, Sedona

Debbie expressed numerous concerns at the September 22nd Open House and shared additional concerns in an email to Sedonya on September 23rd, 2019, including:

Concern: That the property "does not look like a community center [that] I have ever seen before [it is too pristine]. And in [her] wildest dreams cannot imagine children running around painting and baking cookies here. ... I just don't believe that this will happen."

Response: Our plan is to be a conscious community center where kids are taught principles of mindful living. Activities such as cooking classes will be offered in the kitchen area and painting in areas that are suitable for more "messy" type activities. Kids will be encouraged and guided to be respectful and mindful when at the Center.

Debbie Hog, 140 Carol Canyon Drive, Sedona [continued from previous page]

Concern: Membership fees will be too high for a great many people living here and not serving the community as a whole.

Response: Our plan is to offer affordable membership fees to the community and work with people that are unable to afford the fees, so that the community does have access to what we plan to offer. At the time of the Open House we shared with Debbie that we weren't able to provide the specific membership fees since we did not yet know what type of zoning our property would be and therefore did not know the actual operational costs. We now know that under a Conditional Use Permit the scope of what we offer will be less than that of a for profit operation and therefore our fee structure will likely be commensurate with such.

Concern: The plan that we shared gave only an abstract vision of what we intend on the property with no concrete details to be able to calculate the effects of noise, traffic, etc.

Response: Our Conditional Use Permit application provides specifics as to the number and size of classes and hours of operation to be able to estimate the effects of noise and traffic to the community. Sedonya anticipates anywhere from 30 to 50 cars per day on average. Our goal is to reduce the number of cars as we will encourage all club members to carpool to activities and for larger events we will offer a shuttle service. At Sedonya we care about our neighbors, as such we have specifically planned to minimize any negative impacts to the neighborhood by choosing our class start times that differ from the surrounding businesses. We also, with the rare exception, will limit our class sizes well below the allowed capacity. The mission and goal of Sedonya is to abide by and instill a conscientious mindset that creates harmony; for our members, for our staff, for our neighbors, for our community and our world. There will be minimal noise at Sedonya as most activities will be indoors. We do not anticipate any smoke, odor, dust, vibration or additional illumination being created for the neighborhood.

Concern: The previous owner was a non-profit operating with a Conditional Use Permit. They were similar to the Unity Church across the street which is also a nonprofit and has classes, gatherings, meetings, etc. Both nonprofits were required to operate in a very narrow perimeter, under very strict guidelines.

Response: We will be operating as a non-profit and be offering gatherings very similar to Unity in that they will be classes, gatherings, meetings, etc.

Concern: If Ms. Belisle is being truthful and really does want to operate a community center here for the benefit of everyone in the community she would encourage her to become a nonprofit agency and apply for a Conditional Use Permit as the previous owners did and share very specific plans.

Response: We will operate as a nonprofit and offer the activities laid out, at the times shared, in our Conditional Use Permit Application.

Updated Information: Debbie's comments were in response to both our application for a Conditional Use Permit and a Zoning change. On March 5th we left an updated letter at her address with information about our Conditional Use Permit Application though haven't yet received her response. We will update the CDC upon receipt of such.

The following neighbors expressed no concerns and/or were excited about the Center:

Shelley Lillesve, 230 Deer Trail Drive, Sedona

We cannot wait to join this Community Center. It will be a huge asset to our town, and neighborhood.

Raefe Lillesve, 230 Deer Trail Drive, Sedona

As an active member of the Community, I am so excited to hear about the plans for Sedonya. And as a neighbor I love that it will enrich this little pocket in town. With school, church, etc. it is very complementary to our little area keeping it all such a positive atmosphere to live in!! I personally can't wait to make this a regular part of my Healthy Lifestyle Living in Sedona.

Heather Hakola, 125 Table Top Road, Sedona

This center is beautiful and will create an amazing community! I would love to support this vision with live healing music, retreats, workshops and branding/promotion.

Jana Shiloh, 100 El Camino Road, Sedona

This idea is incredible! We NEED something like this in Sedona. Community is almost unknown here (I've lived here 32 years) and this would be an amazing addition to our lives. Do it!!

Rune Lekkerkerker, 310 El Camino Road, Sedona

As a community person myself I love and support Sedonya's vision for Sedona. I believe this community center to be a great contribution to our town.

Iona Altman, 65 Crimson View Drive, Sedona

Looking forward to being part of this vision.

FEBRUARY 5TH & 6TH 2020 NEIGHBORHOOD VISIT WITH UPDATED INFORMATION (SEE ATTACHED) ABOUT CONDITIONAL USE PERMIT APPLICATION

Alain Soutenet, 100 Carol Canyon, Sedona

Concern: Alain shared concerns about noise and in particular leaf blowing on the property on Sundays and also some lights that we have in our parking lot that disturbs him at night.

Response: We shared that we will do our best to have leaf blowing done during the weekdays and that we will have the lights in the parking area go off by 9pm. We will also see what we can do to block any light that isn't facing down. We have, as we shared with him, addressed his complaint about the lights by covering the sides of the lights and have arranged with the landscapers to only use the leaf blowers on Thursdays.

Fred, 155 Deer Trail Drive, Sedona

Concern: Traffic and parking in the neighborhood as he was concerned by parking on the street by members of Unity Church.

Response: We shared that our goal is to minimize traffic to the neighborhood and will do this by encouraging carpooling and when there are larger events that we will arrange for shuttle service. Our goal as we shared with him, is to reduce traffic and any congestion in the neighborhood. We have already spoken to the Church and have given them access to 10 parking spaces for their staff to use on Sundays and our goal is to work in collaboration with them moving forward to reduce traffic and congestion in the neighborhood.

Patricia, 200 Carol Canyon, Sedona

Concern: Evening closing time.

Response: We shared that Sedonya will close at 9pm

Cindy & Lindsay, 250 Table Top, Sedona

Concern: They were interested in knowing how Sedonya will be different than Sedona Community Center at 2615 Melody Lane, Sedona.

Response: We shared that like Sedona Community Center we will be offering various classes and workshops and that perhaps a key distinction between the centers is that our focus will be on offering members the tools to live in a peaceful and conscious way that benefits all.

The following neighbors expressed no concerns and/or were excited about the Center:

Raef, 120 Deer Trail Drive, Sedona

Excited!

Jerry & Jeammie Bayley, 30 Point Drive, Sedona

Were both excited and have no concerns.

Attached are all comments that we have received from neighbours to date. If you have any questions regarding the contents or communications, please don't hesitate to contact us.

I attended the Open House at Sedonya Conscious Living Center at 120 Deer Trail Drive, Sedona on 9/22/19 to hear about their request for a zoning change in our Settlers' Rest community. This is my take away of that meeting.

Debbie Hogg

Sonya Belisle's Presentation; she said....

- She wants to create a community center where everyone from the community is welcome. She mentioned a sliding scale membership fee.
- They wish to have a very spiritual place but not affiliated with any religion.
- Wants to have classes in things like yoga, meditation, pottery, art, music, cooking, etc.
- Wants to invite anyone in the community who has knowledge or knows a skill to come and teach it to others as a volunteer or a paid instructor. Share your knowledge.
- Is very interested in children and teenagers. Wants to help them find their path in life and learn how to achieve it. If they love making cookies or pottery or art, she would like us to teach them and offer their products for sale to encourage them.
- She would like to have counseling and mentoring for the young people.
- She stated that the Osho Academy which previously owned this property had a 'conditional use permit' which expired when she bought the property or shortly thereafter. It is not a home but it is in this neighborhood which is zoned RS10 residential. And she said she cannot use it for anything else without a new 'conditional use permit' or zoning change. She is currently in a sort of limbo and cannot use it for much of anything. She said she has applied for both, a conditional use permit and/or a zoning change.

My Own Personal Impressions and Conclusion-

- The Sedonya Center at 120 Deer Trail Drive is a very high end 2 million dollar property. The grounds are kept pristine. I didn't see a spec of dirt on the sidewalk. Inside, the buildings are both beautiful and immaculate. Not a hint of dust anywhere. You can see the pictures on their website. You are required to take your shoes off at the door and food and beverages are only allowed in a designated area. This does not look like any community center I have ever seen before. And in my wildest dreams I cannot imagine children running around painting and baking cookies here. This place would not be dust free for long! I just don't believe this will actually happen.
- I asked Ms. Belisle to tell me what the exact amount of the sliding scale membership fees would be. She replied that "We don't have a definitive answer right now. Until we know what type of zoning we will have, we won't know what our organization will offer it's members and thus what our actual operating costs will be." I wish she had given me a better answer because I am inclined to suspect that these undetermined membership fees, including an opaque sliding scale fee will be far out of reach for a great many of us living here and will not be serving the whole community as she implied.
- Ms. Belisle stated that she wanted the Sedonya property to be a community

center. But she only gave us an abstract vision of what she intends and no concrete details at all so we have no way to calculate what the effects of noise, traffic etc. will be. I do not want to agree to a concept that I can only speculate about.

- The Sedonya property is located in the tiny little subdivision in west Sedona called Settlers Rest. Our neighborhood is quiet and peaceful and residential. Ms. Belisle is applying for M-2 Commercial zoning in our residential neighborhood. I can see no reason to allow commercial zoning here. I do not believe a single one of us, not my neighbors or myself will benefit by a zoning change at all, except for Ms. Belisle, of course. In fact, this would probably affect every one of us. This could open a Pandora's box to anyone else who would like to open a commercial business here. M-2 is zoning for, among other things, retail stores, laundromats, microbreweries, garden centers, etc. This is a peaceful, residential neighborhood and should stay that way! This is not a commercial area!
- The previous owner was the Osho Academy. I believe they had a conditional use permit to operate here. It was a non profit organization that gave classes and training in meditation. They were similar to the Unity Church across the street which is also non profit and has classes, gatherings, meetings, etc. Both non profit organizations were required to operate in a very narrow perimeter, under very strict guidelines in our quiet, little neighborhood.
- If Ms. Belisle is being truthful and she really does want to operate a community center here for the benefit of everyone in our community then I would encourage her to become a non profit agency and apply for a conditional use permit as Osho did and then tell us her plans in very specific details.
- I absolutely will not support the proposal she has given us at this time and I am 100% against a zoning change to M-2.

This is what I heard and saw at the 9/22 open house. I am one of the neighbors that lives closest to the Sedonya property. And this is my own personal opinion on the subject. Feel free to share this synopsis with anyone who is interested.

Debbie Hogg

Comment on Development Proposal

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

Sun 3/8/2020 10:56 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Warren Campbell <WCampbell@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/08/2020 10:56 a.m.
Response #: 143
Submitter ID: 2107
IP address: 47.215.234.173
Time to complete: 47 min. , 2 sec.

Survey Details

Page 1

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

1. Project Name:

Sedonya Conscious Living Center (CUP)

2.

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

Application fails to mention the immediate proximity of RS-10 residential neighbors, particularly the properties on Carol Canyon Drive that are directly adjacent to the main building facilities of the applicant.

Concerns and suggestions:

"minimal noise" is a vague and subjective concept that needs to be clearly defined in a measurable way. Similarly vague and subject to interpretation are "we do not anticipate any smoke, odor, dust...". What are the criteria? For example, leaf blowers are freely allowed all week long and yet represent a clear nuisance from noise and dust... Outdoor barbecue also presents a clear odor nuisance. How are these addressed specifically?

Illumination: all lighting should be made compliant with current "dark sky" ordinances.

Traffic: we know from experience that event traffic from Unity church can spill into Carol Canyon Drive.

Adding another activity center will only worsen the existing excess traffic/parking issues as most larger events take place on weekends. Also of note, the stop sign at the junction of Deer Trail and Carol Canyon Drive is hardly respected and I have experienced several near miss situations at the intersection.

Daily attendance and times of operation appear reasonable but how is the applicant accountable for compliance?

The impact of activities should be monitored and the CUP issued only on a 6 month basis initially, pending review and adjustment thereafter if necessary.

3. Your contact information

Name: Alain Soutenet
Mailing Address: 100 Carol Canyon Dr. Sedona 86336
E-mail: soutenet@gmail.com

4.

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

(o) Yes

Thank you,
City of Sedona

This is an automated message generated by the Vision Content Management System™. Please do not reply directly to this email.