

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, September 21, 2021

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, September 21, 2021, 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 cmeyer@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. September 7, 2021 (R)
 - b. September 7, 2021 (SV)
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. Therefore, 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 any criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEMS THROUGH PUBLIC HEARING PROCEDURES :
 - a. Discussion/possible action regarding a request for a Conditional Use Permit to operate a school (Running River School) in an existing church building (Christ Center Wesleyan Church) at 580 Brewer Road. The property is zoned Single Family Residential (RS-10), is ±1.32 acres, and is located southeast of the intersection of Brewer Road and Juniper Lane. **APN:** 401-20-026G. **Applicant:** Running River School (Lupita Pollock) **Case Number:** PZ21-00012 (CUP)
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, October 5, 2021
 - b. Tuesday, October 19, 2021
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: September 16, 2021 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.

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.

Staff Report

PZ21-00012 (CUP) Running River School
Summary Sheet



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Meeting Date: September 21, 2021
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: 580 Brewer Road (Christ Center Wesleyan Church)
Parcel Number: 401-20-026G
Applicant: Running River School (Lupita Pollock)
Site Size: ± 1.32 acres
Zoning: Single Family Residential (RS-10)
Current Land Use: Religious Assembly (Christ Center Wesleyan Church)
Current SCP Designation: Single Family Medium Density

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

Report Prepared By: Cari Meyer, Planning Manager

Project Summary:

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the operation of a school at an existing religious assembly (church) facility.

Attachments:

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PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for the operation of a school at an existing religious assembly (church) facility.

Use this site is permitted in accordance with the Land Development Code (LDC) requirements, specifically [Article 3 \(Use Regulations\)](#). The proposed use of the space is categorized as “School, Public or Private” which is a conditionally permitted use in the Single-Family Residential (RS-10) zoning district. As the school would use existing buildings with no new construction, only a conditional use permit is required.

BACKGROUND

Site Characteristics

- The property is located southeast of the intersection of Brewer Road and Juniper Lane ([See Attachment 1](#)).
- The property currently operates as a church facility.
- There are no floodplains that impact the site.
- The property is accessed via Brewer Road, which connects to W State Route 89A at a roundabout (controlled intersection).
- The property is not part of a recorded subdivision.

Zoning and Community Plan Designations

The property is zoned Single-Family Residential (RS-10) and designated as Single-Family Medium Density in the Community Plan. The purpose of the RS-10 zone is stated as:

...to accommodate and preserve medium-density single-family residential uses with limited community and educational uses and incidental or accessory uses... [LDC Section 2.5.A](#)

Requirement for a Conditional Use Permit

The Christ Center Wesleyan Church has existed since prior to the City’s incorporation and, based on County records, received a Conditional Use Permit in 1972 (PZ-CUP-72-014) to operate a religious institution. While the site has continued operation as a church, a school is considered a new use and requires approval of a new CUP. [LDC Section 3.2.E, Table 3.1, Table of Allowed Uses](#), lists “School, Public or Private” as a conditionally permitted in the RS-10 zone, subject to the use-specific standards in [LDC Section 3.3.B\(2\)](#).

Previous Conditional Use Permits

- CUP 1998-05: Sedona Charter School
 - Sedona Charter School was planning on purchasing property
 - Grades 1-8, 160 students
 - Additions to the building for new bathrooms and offices; Alternations to the site, such as replacing the parking area with hard surface play areas and a grass field
 - Approved by the Planning and Zoning Commission on May 19, 1998, and appealed to City Council
 - City Council denied the appeal and upheld the Commission’s approval of the CUP on June 25, 1998
 - Purchase of the property fell through, CUP was never used, expired on May 19, 1999.

- CUP 1999-02: Sedona Christian School
 - 76 students
 - No changes to buildings; Southeastern corner of parking lot to be used as outdoor play area
 - Denied by the Planning and Zoning Commission on May 4, 1999, and appealed to City Council
 - City Council approved the appeal, thus approving the CUP for the school on June 22, 1999
 - Certificate of Occupancy issued on September 9, 1999.
 - City records do not contain additional information, the CUP was approved with a 2-year time frame. As there was not a request for an extension, the CUP expired at the end of the 2000/2001 school year.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A copy of the Citizen Participation Report is attached as [Attachment 2.c](#).
- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- Property owners within 300 feet of the subject properties were notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on September 3, 2021.
- All notices contain contact information or a way to submit comments. Written comments received by Staff are included as [Attachment 3](#).

REVIEWING AGENCY COMMENTS AND CONCERNS

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

- City of Sedona Community Development Department
- City of Sedona Public Works Department
- Sedona Fire District

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

DEVELOPMENT PROPOSAL

The applicant is applying for a CUP to allow for the operation of Running River School (RRS) at an existing church facility. RRS has grades 1-8 with a student population of approximately 60 and a full-time staff population of nine. The school would operate Monday – Friday from 8:00 am to 5:00 pm with occasional after hours use.

A detailed description of the proposal, including a site plan of the property and floor plan, were submitted by the applicant, and are included in [Attachment 2a and 2b](#).

Access, Traffic, and Parking

- Access to the site is off Brewer Road and Juniper Lane. This use will not alter existing access.
- The proposed hours of operation will not overlap with church functions.
- Elementary and Junior High Schools require parking be provided at a rate of 2 spaces per classroom. The floor plans submitted with the application show up to 7 classrooms being used by the school, for

a parking requirement of 14 spaces. The existing church parking lot has approximately 45 parking spaces.

- The Public Works Department has reviewed the anticipated traffic generation and determined that additional analysis is not needed.

Building and Site Design

- No changes to the buildings or site are proposed. RRS is proposing to use the existing building and site in their current conditions.

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 “School, Public or Private” as a conditionally permitted use in the RS-10 zoning district, subject to the Use-Specific Standards in [LDC Section 3.3.B\(2\)](#). These include the following:

A. Location and Access

Charter and private schools shall address the following safety and traffic concerns:

1. Proximity to a road designed to carry through traffic.

Staff Evaluation: *The location of the school is on Brewer Road, which is the main access from State Route 89A to the neighborhoods in this area. As the main access from State Route 89A, Brewer Road is designed to carry through traffic (from 89A to the neighborhoods south of the site).*

2. Ease of access to a controlled intersection on Highways 89A and 179.

Staff Evaluation: *Brewer Road connects to State Route 89A at the Brewer Road roundabout, a controlled intersection.*

3. Access roads to the school to meet minimum design standards as determined by the City Engineering Department and Sedona Fire District.

Staff Evaluation: *The City’s Engineering Department and the Sedona Fire District have reviewed this application and have not raised concerns regarding the school’s location.*

4. Proximity to existing or proposed sidewalks and bicycle pathways.

Staff Evaluation: *There are no sidewalks or bicycle pathways along Brewer Road. The school anticipates that students will be dropped off and picked up by car.*

5. Implementation of an effective carpooling program or a bus or shuttle program, if applicable.

Staff Evaluation: *The site has sufficient parking and sufficient stacking area for drop off and pick up. Though a carpooling program is not anticipated to be needed, the school is willing to consider implementing one if needed in the future.*

6. Installation of traffic calming devices, signage, and the like, as appropriate and as determined by the City Engineering Department. Criteria to address concerns for impacts on surrounding areas:
- i. Proximity of the proposed school in relation to other existing or proposed schools, public or semi-public facilities and uses, and commercial uses.
 - ii. Location on the periphery of a residential neighborhood, or as few as possible residential lots are situated adjacent to the proposed main access road.
 - iii. Location adjacent to existing USFS land, state land, or City-owned land.
 - iv. Site large enough to provide effective buffering between school buildings, parking areas and outdoor play areas and adjoining residential lots.
 - v. Reduction of potential impacts from the school by, for example, retention of existing trees and shrubs, installation of new landscape materials, construction of walls and fences, strategic building design and placement, use of changes in grade, and the like.

Staff Evaluation: *The City's Engineering Staff has reviewed this application and is not recommending installation of any traffic calming devices.*

B. Minimum Separation

A building used for educational purposes shall maintain a minimum separation of 50 feet from the setback line from any adjoining lot in a single-family residential zoning district.

Staff Evaluation: *The existing building is more than 50 feet from the property line except for the eastern corner of the building, which is 37 feet from the east property line. However, the adjacent property is a flag lot that has an approximately 18 foot wide "pole," so no setback line exists in that area. The nearest setback line would be on the next lot over, with a side setback of 7 feet. The combination of the building's setback to the property line, the flag lot, and the setback on the adjoining lot results in the building exceeding the requirement that it be 50 feet from the setback line on adjoining properties.*

C. Outdoor Bells and Speakers

Outdoor bells and speakers shall be prohibited, except for the purpose of providing information in the case of an emergency or for security reasons, and in accordance with the state and federal regulations.

Staff Evaluation: *No outdoor speakers or bells are proposed.*

D. Screening and Buffers for Outdoor Play Areas and Ball Courts

Where necessary to provide an effective buffer and screen of outdoor play areas and ball courts to adjoining residential properties as recommended by the Director and as determined and approved by the Commission, the following shall apply:

1. A solid wall or fence shall be erected in accordance with Section 5.6.E, Fences and Walls, along the rear and side property line; or
2. A solid wall or fence shall be erected in accordance with Section 5.6.E, Fences and Walls, around all outdoor play areas and ball courts; or
3. Any combination of these requirements as determined by the Director and Commission to mitigate the potential impact of outdoor play areas on adjoining residential properties; or
4. Dense landscaping may be used to satisfy the screening requirement with approval by the Director, provided the screening achieves a similar level of screening as the previous options.
5. Where feasible as determined by the Director and the Commission, playgrounds and play areas shall be located within a courtyard formed by the strategic placement of the school buildings.

6. Notwithstanding the requirements provided above, outdoor play areas and ball courts shall be located a minimum of 25 feet from a residential property line.

Staff Evaluation: *The school would use the area to the north of the existing building as an outdoor play area. The existing vegetation in this area would provide screening, but the applicant is also willing to provide additional fencing if needed.*

E. Outdoor Activities

No unsupervised outdoor play activities shall be permitted prior to 7:30 a.m. and after 6:00 p.m. in residential areas unless a temporary use permit has been issued pursuant to the requirements of Section 8.4.D, Temporary Use Permit. Supervised outdoor curricular activities shall be exempt from these time limits.

Staff Evaluation: *The applicant anticipates the outdoor play area being used twice per day for approximately 30 minutes each time. The use would occur during school hours and not prior to 7:30 am or after 6:00 pm.*

F. Accessory Residential Uses

Residential uses may be allowed as accessory uses to schools. Such accessory residential uses shall require conditional use permit approval pursuant to Section 8.4.B, Conditional Use Permit.

Staff Evaluation: *No accessory residential uses are proposed.*

In addition to the Use Specific Standards applicable to schools, this use is subject to the findings stated [in LDC Section 8.3.E\(5\)](#): Approval Criteria Applicable to all Applications. The criteria as noted in Section 8.3.E(5) are:

A. Generally

Unless otherwise specified in this Code, City review and decision-making bodies shall review all development, subdivision and rezoning applications submitted pursuant to this article for compliance with the general review criteria stated below.

Staff Evaluation: *Staff and Reviewing Agencies has evaluated the submitted application materials. As conditioned, the proposal complies with all applicable review criteria, including the Use Specific Standards outlined in LDC 3.3.B(2), as outlined above.*

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 a prior approval to operate as a church and has operated as a church since 1972. The City does not have the documents from the original approval, but, as a school is a separate use from a church, a new CUP is required. 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 the Sedona Community Plan 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: *The Community Plan addresses the school issue broadly, stating that there is limited area available for schools (page 85), including a goal in the Economic Development Action Plan that the City should be working with the school district to become one of the best school districts in the state (page 95), and stating in the Community Character section that Sedona benefits from having educational opportunities for all ages (page 100). In addition, approving a CUP for a school in an existing church in a residential area is not in opposition to any goal, policy, or strategy of the Community Plan. Overall, Staff has determined that this proposal is in compliance with the Community Plan.*

The subject property is not within a Community Focus Area in need of more specific planning.

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: *The proposal is compliant with all applicable standards of the Land Development Code, including the allowed uses for the RS-10 zoning district and the use-specific standards for schools. No waivers or variances are being requested.*

E. Minimizes Impacts on Surrounding 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.c](#). Staff completed the required noticing as well and have received comments both in support and in opposition to the application. Comments received by Staff are included as [Attachment 3](#).*

Comments in opposition to the project generally brought up traffic, noise, and impacts on the neighborhood as the primary concerns. Regarding traffic, the City's Public Works Department has reviewed the anticipated traffic volumes and determined that no additional studies or mitigation is needed. Regarding noise, the school is not proposing outdoor speakers or bells and have stated that the outdoor areas are anticipated to be used twice per day for approximately 30 minutes each time. The noise generated by the school is not anticipated to exceed any allowable sound limits.

One public comment had requested that, if approved, this approval only apply to Running River School. As stated in LDC Section 8.4.B(3)g.2, a CUP runs with the land. If RRS were to vacate the property, the church could find another school to use the CUP, if the conditions could be met. However, a CUP automatically expires after two years if it is not used (LDC Section 8.4.B(3)g.1.i). Therefore, if RRS leaves the property and another school does not occupy the property within 2 years, a future school would be required to obtain a new CUP.

One of the conditions of approval requires that the use operate as described in the Letter of Intent and as required by the Land Development Code. Any proposed changes in operation determined to be substantial would require the CUP to be amended through reconsideration by the Planning and Zoning Commission at a public hearing.

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 the proposed use will take place within an existing structure during times the primary church functions will not be occurring.*

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. 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 and Traffic Mitigation

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. The City's Public Works Department has reviewed the anticipated traffic generation and determined no further studies or mitigation measures are necessary. 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. The use is consistent with the purpose of the Single Family Residential (RS-10) zoning district and no nuisances because of this proposed use are anticipated.

The applicant has not requested a time frame for the CUP. Staff is recommending that this application be approved without an expiration date. If an issue arises, staff will first work to address it through the established code enforcement process. If a resolution cannot be reached, staff may initiate proceedings to suspend and/or revoke the CUP.



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 PZ21-00012 (CUP), Running River School as subject to all applicable ordinance requirements and the attached conditions of approval.

Recommended Motion for Approval

I move for approval of case number PZ21-00012 (CUP), Running River School, in consideration of the applicable goals, objectives and recommendations described in the Sedona Community Plan, the Commission finds as follows:

1. That, pursuant to Sedona Land Development Code Section 8.4.B and Section 2.5, the proposed location of the conditional use as requested by the applicant, Running River School, is in accordance with the objectives of the Sedona Land Development Code and the Single-Family Residential (RS-10) zoning district in which the site is located and supports the overall purpose to accommodate and preserve medium-density single-family residential uses with limited community and educational uses; that the school use requested by the applicant is specifically allowed subject to a conditional use permit pursuant to LDC Section 3.2.E, Table 3.1, which allows "School, Public or Private," and, that after consideration of the potentially negative operational characteristics and impacts, the applicant's proposed use is appropriate subject to conditions of approval set forth in the "Conditions of Approval PZ21-00012 (CUP) Running River School" and the "Conditional Use Permit," which conditions will mitigate or remove such potentially negative characteristics and impacts.
2. That, pursuant to Sedona Land Development Code Section 8.3.E(5) and based on the evidence presented in the staff report and through testimony at the public hearings during which the subject application was considered by the Commission, the use requested by the applicant meets the approval criteria applicable to all development applications, including a Conditional Use Permit, in that:
 - a. The application is in compliance with the general review criteria (LDC Section 8.3.E(5)a);
 - b. There are no prior approvals with which this application must be consistent with (LDC Section 8.3.E(5)b);
 - c. The application is consistent with the Sedona Community Plan and there are no other plans applicable to the review of this application (LDC Section 8.3.E(5)c);
 - d. The application is in compliance with the Land Development Code requirements, including the use-specific standards for schools (LDC Section 8.3.E(5)d);
 - e. As conditioned, the school will not cause significant adverse impacts on surrounding properties. If adverse impacts arise due to the operation of the school, the applicant will be required to work with the City to address the impact (LDC Section 8.3.E(5)e);
 - f. There are no intergovernmental agreements applicable to this property or this project (LDC Section 8.3.E(5)f);
 - g. As the application proposes to use an existing building, adverse environmental impacts will be minimized (LDC Section 8.3.E(5)g);
 - h. The proposal will not result in significant adverse fiscal impacts to the City (LDC Section 8.3.E(5)h);
 - i. All applicable review agencies have reviewed the project and determined that the existing utilities, services, and improvements are sufficient for the proposed use (LDC Section 8.3.E(5)i);

- j. The City's Engineering Department has reviewed the anticipated traffic generation of the proposed use and determined that no additional analysis or mitigation is necessary (LDC Section 8.3.E(5)j);
- k. All applicable review agencies have reviewed the project and determined that the existing public services and facilities are sufficient for the proposed use (LDC Section 8.3.E(5)k); and
- l. No phasing plan is necessary for the proposed use (LDC Section 8.3.E(5)l).

Alternative Motion for Denial

I move for denial of case number PZ21-00012 (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

PZ21-00012 (CUP) Running River School
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 applicant shall ensure that the use is operating in compliance with the Land Development Code requirements and applicable conditions of approval. In the event that any unforeseen problems or nuisances arise due to the operation of this use, City may require additional measures to be taken by the permit holder to correct the violation, problem, or nuisance. If a satisfactory solution is not found, City Staff may initiate proceedings to revoke the CUP.
3. Within thirty days of approval of the Conditional Use Permit, 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.
4. If City Staff determines that traffic is impacting the neighborhood beyond anticipated levels, the applicant shall work with the City to address the impact, including, but not limited to, implementing a carpool program.
5. 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.

Aerial View

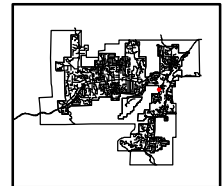
Parcel
401-20-026G
Running River
School

-  Parcel 401-20-026G
-  Parcel Boundary
-  Street Centerline



0 15 30 Feet

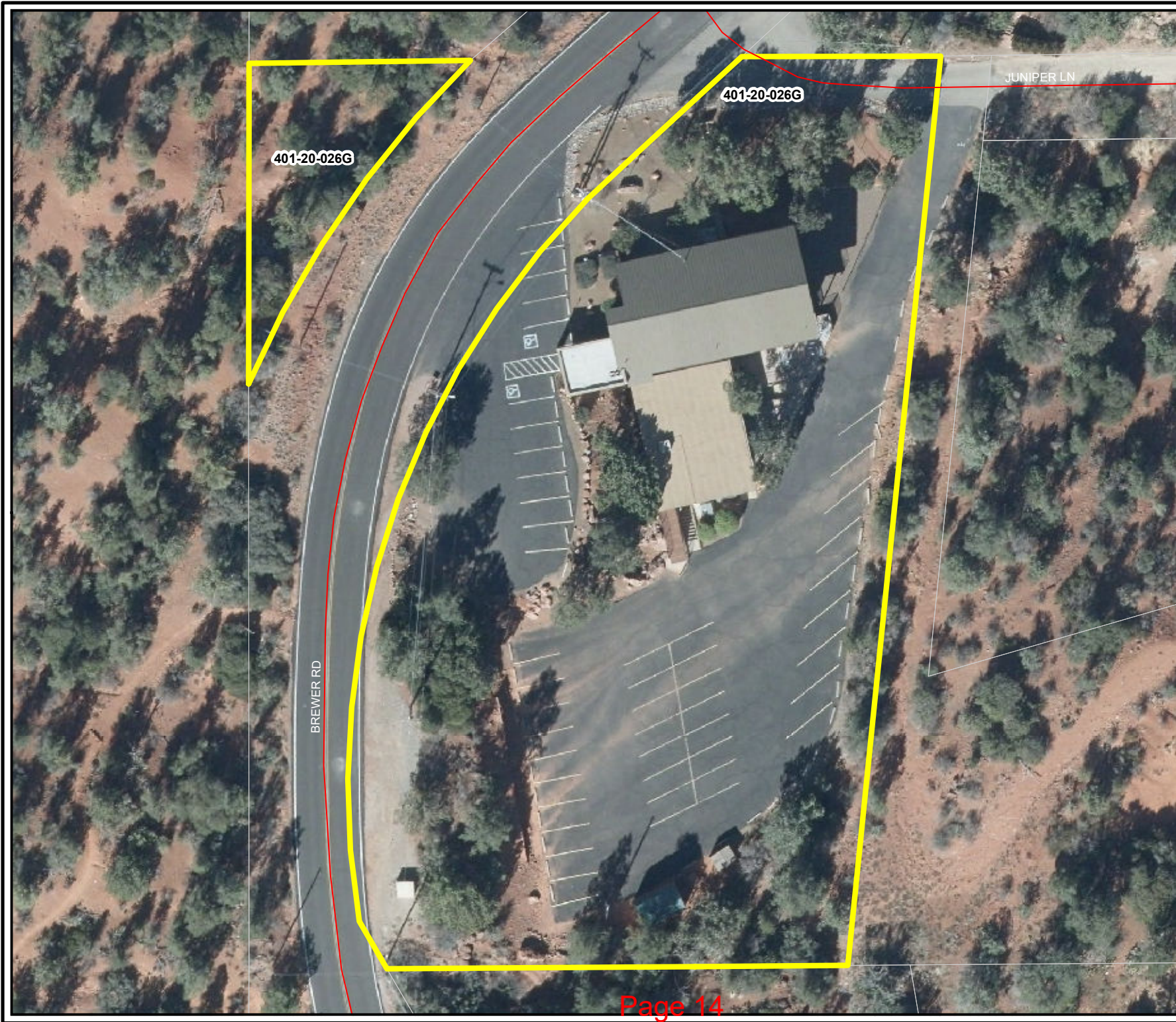
City Index



GIS, City of Sedona
07/20/2021
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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 of 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.



Vicinity Map

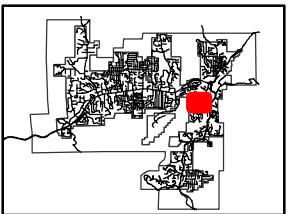
Parcel
401-20-026G
Running River
School

- Parcel 401-20-026G
- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline



0 50 100 Feet

City Index

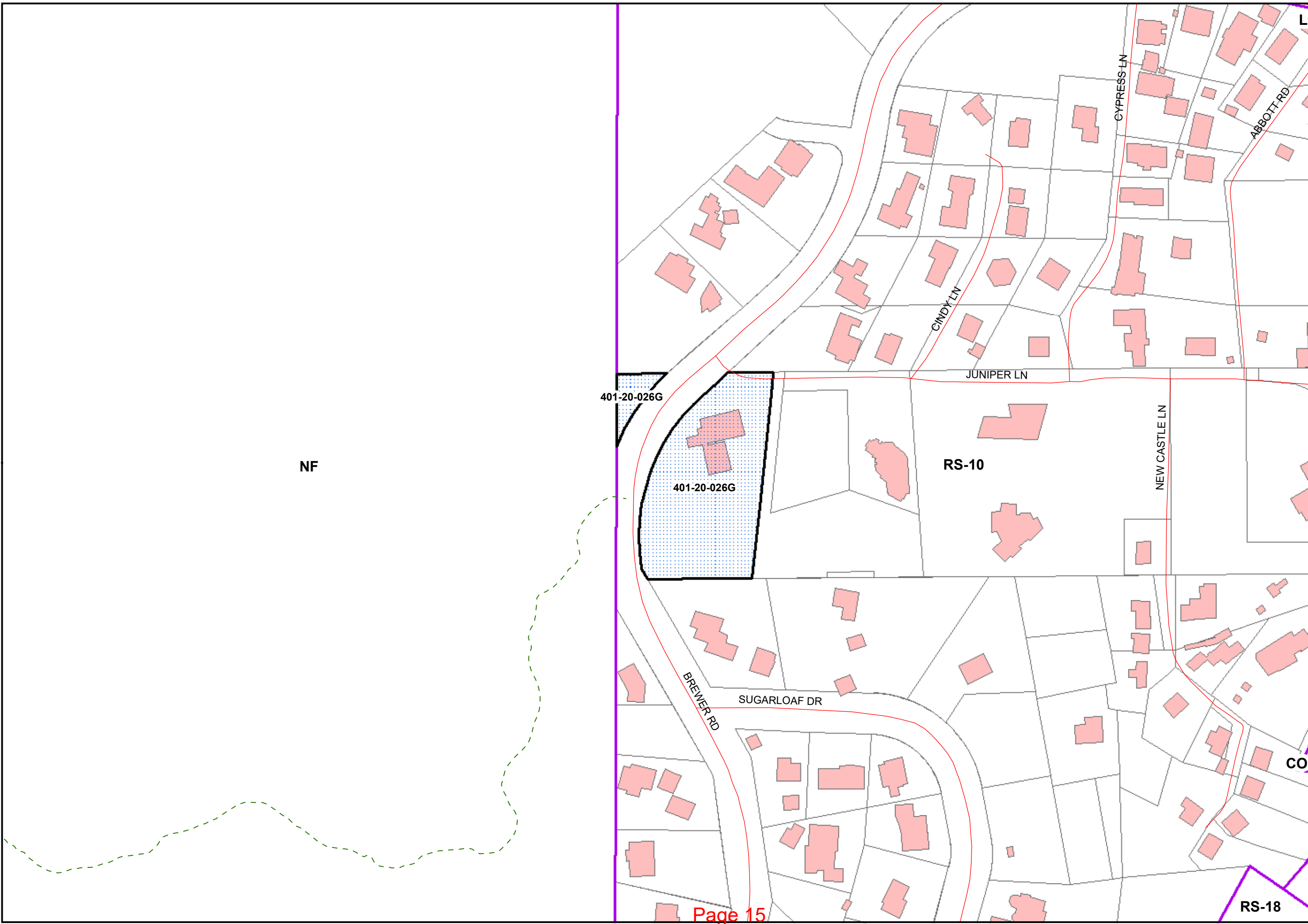


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07/20/2021
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401-20-026G_vicinity.mxd



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 of 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.



NF

401-20-026G

401-20-026G

RS-10

NEW CASTLE LN

JUNIPER LN

CINDY LN

CYPRESS LN

ABBOTT RD

BREWER RD

SUGARLOAF DR

RS-18

CO

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):

- | | | | |
|---|---|--------------------------------------|---|
| <input type="checkbox"/> Conceptual Review | <input type="checkbox"/> Comprehensive Review | <input type="checkbox"/> Appeal | <input type="checkbox"/> Time Extension |
| <input type="checkbox"/> Community Plan Amendment | <input type="checkbox"/> Development Review | <input type="checkbox"/> Subdivision | <input type="checkbox"/> Minor Modification |
| <input type="checkbox"/> Zone Change | <input type="checkbox"/> Conditional Use Permit | <input type="checkbox"/> Variance | |

Project Information	Project Name			
	Project Address		Parcel No. (APN)	
	Primary Contact		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Office Use Only	<i>Application No</i>		<i>Date Received</i>	
	<i>Received by</i>		<i>Fee Paid</i>	

Project Description	
---------------------	--

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		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

Conditional Use Permit: Supporting Documentation

Running River School

PO Box 299

Sedona, AZ 86339

On Behalf of Christ Center Wesleyan Church

580 Brewer Rd.

Sedona, AZ 86336

Letter of Intent/Context Plan

Running River School, on behalf of Christ Center Wesleyan Church, located at 580 Brewer Rd., Coconino County is applying for a conditional use permit to house a school at this location. This location has been in operation as a church since 1974 in a residential neighborhood and has had many youth-centered programs being conducted here at various times throughout its history, including having been granted previous conditional use permits for school purposes. Running River School intends to occupy vacant indoor space at the church as well as utilize minimal outdoor space for regularly-scheduled outdoor breaks. Use will occur during regular/standard business hours (8am-5pm), Monday through Friday. There may be occasional after-hours use, however the overall and intended majority of the use will be during regular business hours and days. Projected and approximate student population of 60, full-time staff population of 7-9 will be the main users of the property.

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The buildings are situated on the lot so as to provide the maximum buffer between the buildings and the neighbors. The lots in the area also tend to be larger, providing added buffer between buildings, as well as a minimal number of neighbors in close proximity. There are no schools or other public facilities nearby. Directly across Brewer Rd. is USFS land creating a permanent inability to impact neighbors in this direction, as private dwellings will never be allowed there. There exists already the minimum 50' from the setback lines of any adjoining lot. No electronic bells or speakers will be implemented at this location.

The direct neighbors and some surrounding neighbors have been polled and preliminary support for the proposed use change has already been assessed. It has been assessed as favorable to the majority of neighbors. The Citizen Participation Plan will be fully engaged through this application process, however we believe this to be of note prior to that step.

Running River School does not intend to permanently or significantly alter the property for its intended use. There is no “development” of the property being proposed. In general, the impact to the property and the surrounding area will be minimal. The minimal projected impacts are a slight increase in traffic twice a day, approximately at 8:30am and 3:10pm, and the possibility of the kind of noise associated with children’s play twice a day for 25-30 minutes. There will be no environmental impacts, no landscape changes (both to the naturally occurring landscape and the intentional landscaped environment already on the property), major noise impacts, structural changes to the buildings or the property (indoor painting and cosmetic work will be undertaken), late hour usage, home owner’s association restrictions, etc.

Please find included:

- Application
- Letter of Intent (see above)
- Context Plan (see above)
- Vicinity Map/Aerial #1
- Vicinity Map/Aerial #2: Approximate Traffic Flow Proposal
- Leased Area Floorplan
- Citizen Participation Plan
- Owner/Manager Sponsorship Letter
- Preliminary Neighborhood Support Signatures
- Previous Conditional Use Permit for Sedona Christian School (circa 2000?)

Whereas there is no additional structural/permanent development intended, items not included and unrelated permit are:

- Proposed Project Drawings
- Public art requirement
- Architectural plans Architectural Engineering

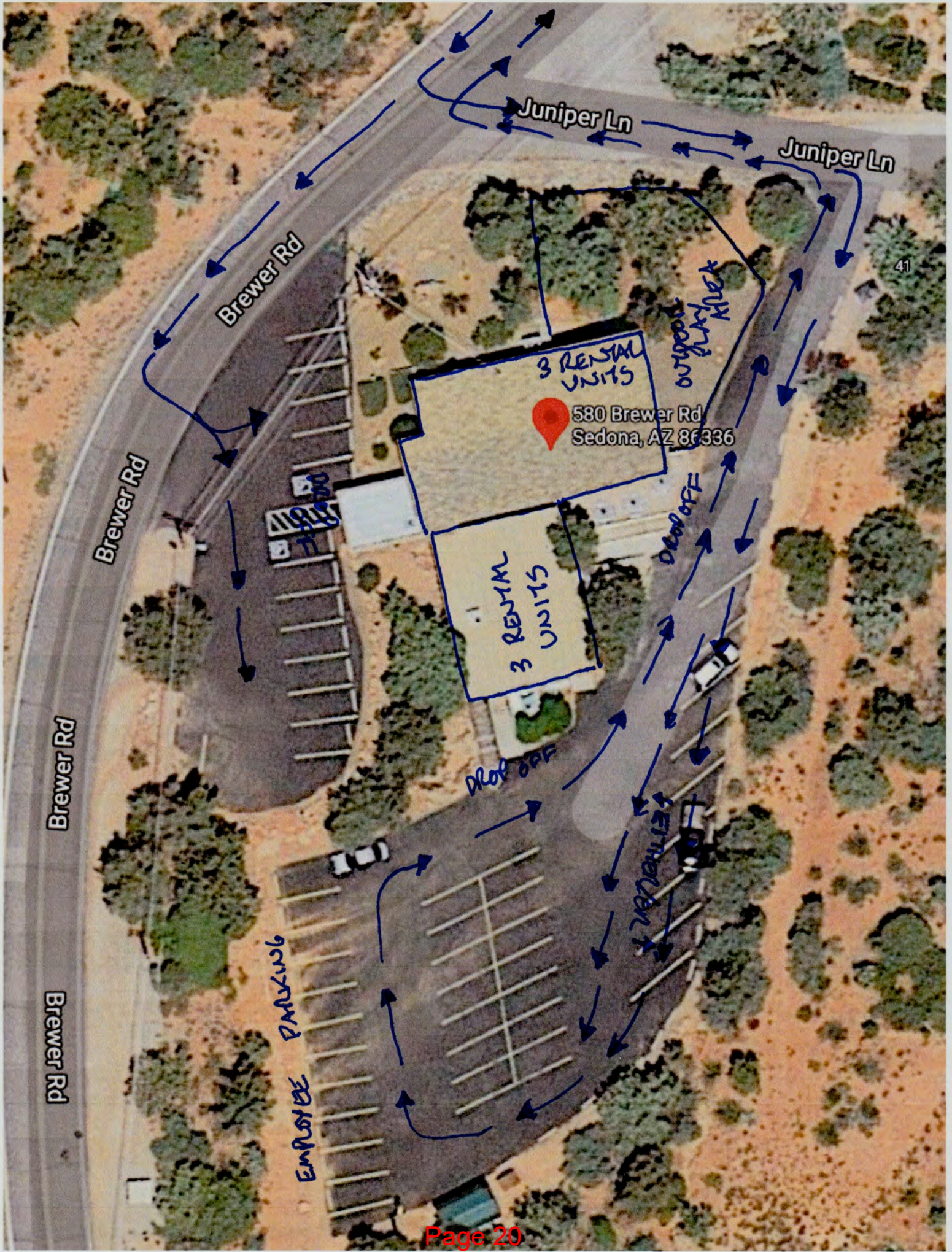


↑ SUGARLOAF DR. ↓

USFS

USFS

USFS



Juniper Ln

Juniper Ln

Brewer Rd

Brewer Rd

Brewer Rd

Brewer Rd

3 RENTAL UNITS

580 Brewer Rd
Sedona, AZ 86336

3 RENTAL UNITS

EMPLOYEE PARKING

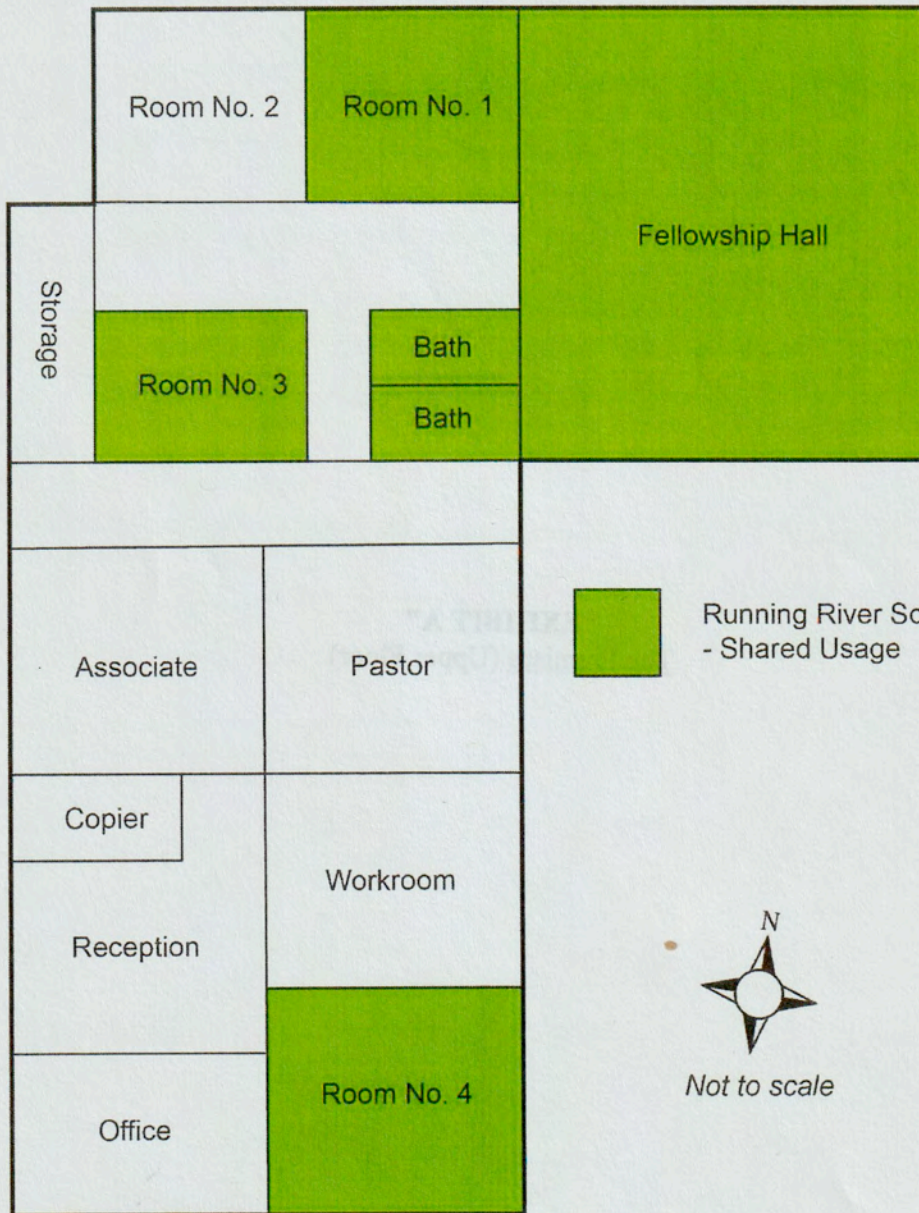
outdoor pickup truck

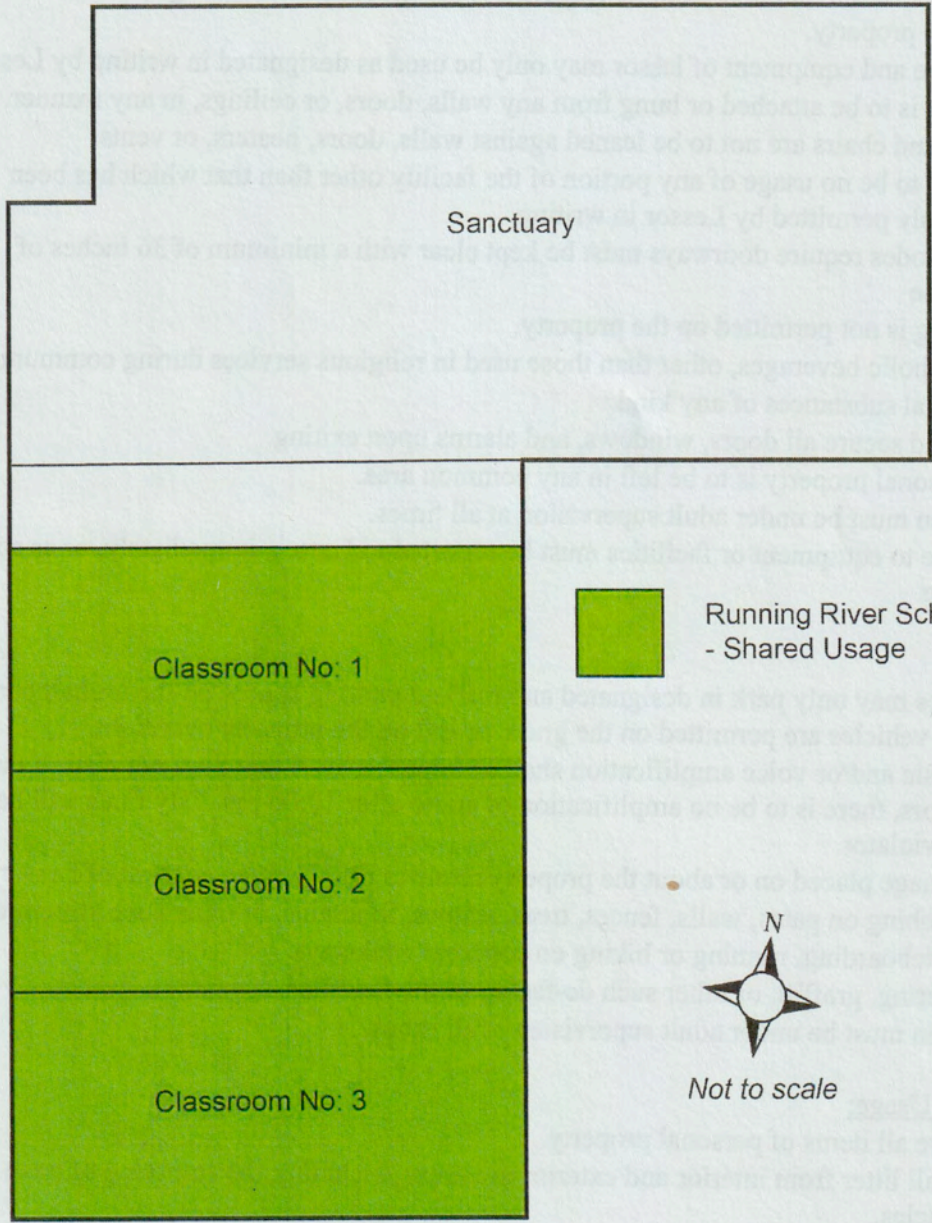
Drop OFF

Drop OFF

FEATHER LANE

41





Conditional Use Permit: Citizen Participation Plan

Running River School

PO Box 299

Sedona, AZ 86339

On Behalf of Christ Center Wesleyan Church

580 Brewer Rd.

Sedona, AZ 86336

Citizen Participation Plan

Running River School, on behalf of Christ Center Wesleyan Church, located at 580 Brewer Rd., Coconino County is applying for a conditional use permit to house a school at this location. Note: a preliminary petition of support was circulated amongst the immediate neighbors and is included within this use application.

In order to understand if the neighborhood is in support Running River School will:

- Contact property owners, by mail, within 300 feet of the project site and beyond (please see area map and letter).
- Schedule an Open House meeting (date TBD; location 580 Brewer Rd.) in which to hear any resident concerns
- Document the names and addresses of the attendees
- Document resident's concerns
- Document our responses to these concerns
- File the Citizen Participation Report with the city

CITIZEN PARTICIPATION
PLAN PARCEL
MAP:





Dear Neighbor of Christ Center Wesleyan Church,

I am writing to you on behalf of Running River School, a small independent Waldorf-inspired school in Sedona, Arizona that has been in operation since 2013. For the past 6 years we have happily been renting the school district buildings on Brewer Rd.

Unfortunately, due to circumstances beyond our control, the lease was not renewed. With very little notice we were put in a position of finding a new location for a school. As many of you know there are very few appropriately zoned and/or affordable commercial locations in Sedona appropriate for school children. The generous stewards of Christ Center Wesleyan Church at 580 Brewer Rd. have offered to temporarily rent a part of their property to us until we are able to secure a more permanent solution, which we are also working on simultaneously. In order to do this we have to apply for a Conditional Use Permit through the City of Sedona.

A part of this process is public outreach. We have preemptively contacted many of you to gain your support and many of you have offered it (thank you!). In order to follow the city process we will hold a meeting at **(TIME TBD)** on **(DATE TBD)** at 580 Brewer Rd. (the Sanctuary space of the church). If there are concerns they will be documented for the city, as well as how we intend to address any concerns. For those of you already in support we hope you will come too so we can document what you have to say as well.

If you are unable to attend the meeting but wish to address anything please write to us at PO Box 299, Sedona, AZ 86339.

For some background information this is intended to be a temporary solution until we have determined something more permanent. In general the children will be utilizing the indoor spaces on the church property. In general the regularly scheduled outdoor time in designated areas will be from 10:45-11:15 and from 12:45-1:10. A normal school day is from 8:15am to 3:10pm, Monday-Friday. In general there will be minimal after hours activity, and generally speaking this would be parent and staff based.

Sincerely,

Guadalupe Pollock, Administrator
Edward Simmons, Administrator
Running River School Board of Directors

Eddie Simmons, 928.362.2659 | Lupita Pollock, 928.301.3232 | Co-Directors of Administration
PO Box 299, Sedona, AZ 86339 | info@runningriverschool.org | www.runningriverschool.org
501(c)3 TIN: 46-1559083

Sedona Community Development Commission
Attn. Carrie Myer
102 Roadrunner Dr.
Sedona, AZ 86336

July 12, 2021

Dear Ms. Meyer,

I am writing to you today to authorize the administration of the Running River School to apply for a Conditional Use Permit to use our buildings to host their school for the upcoming school year. As I have spoken with the leadership of the school, we heartily support their mission and purpose and believe they are an asset to the Sedona Community.

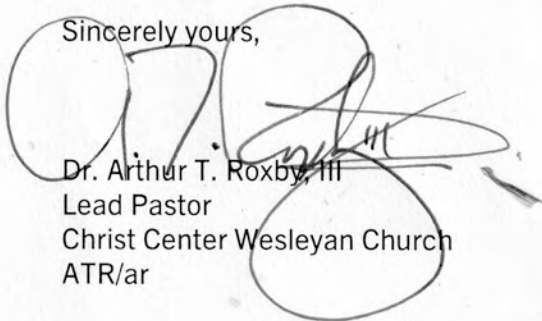
As we spoke on the telephone last week, I would ask that anything possible that can be done to expedite the process would be done.

We at Christ Center fully endorse this request and support their efforts.

Further, as I have researched previous efforts, the City of Sedona has granted Christ Center Conditional Use Permits to lease space to schools in the past. I have if it would be beneficial correspondence and the Occupancy Permit from those Permits.

Thank you for your efforts to make this happen both for Running River School and Christ Center Wesleyan Church.

Sincerely yours,



Dr. Arthur T. Roxby, III
Lead Pastor
Christ Center Wesleyan Church
ATR/ar



Support Petition for Running River School

To: City of Sedona

In Support of: Running River School

Summary: In Support of granting RRS a Conditional Use Permit

I live in the neighborhood adjacent to the Wesleyan Church on 580 Brewer Rd. I am in support of approving Running River School's request for a Conditional Use Permit to occupy the Wesleyan Church property.

Full Name	Signature	Contact Info.
Lola Caldwell 930 Brewer Rd., Sedona AZ 86336	Lola Caldwell	lolapcaldwell@gmail.com
Ingrid Orosa 520 Brewer Rd.	Ingrid Orosa	928-274-0016
John N. Moore	John N. Moore	282-4361
Megan Berry 516 Brewer Rd.	Megan Berry	760-846-6132
Raymond Cota 61 Juniper Lane Sedona, AZ 86336	Raymond Cota	928-202-2075
Jayne Hayden 15 Cindy Ln	Jayne Hayden	602-315-8113
Debra Seeglund 66 Cindy #1	Debra Seeglund	415-525-1415
Theresa Marie 66 Cindy Ln Apt 3	Theresa Marie	tmarie70@gmail.com
John P. Esquivel 74 Cindy Ln	John P. Esquivel	John Esquivel@gmail.com
Joni Ann Esquivel 70 Cindy Ln Sedona	Joni Ann Esquivel	928-301-6707
Willi Hohmann 55 Cindy Ln	Willi Hohmann	928-282-0287



CERTIFICATE OF OCCUPANCY
CITY OF SEDONA
DEPARTMENT OF COMMUNITY DEVELOPMENT

This Certificate is issued pursuant to the requirement of the Uniform Building Code and certifies that at the time of final inspection this building was in compliance with the Ordinances of the City regulating building construction and use.

Issued to:

CHRIST CENTER WESLEYAN CHURCH
 580 BREWER ROAD

WESLEYAN CHURCH

Building Permit Occupancy Group Type of Construction Zoning District

B5554

E1

V-N

RS-10b

[Handwritten signature]

[Handwritten signature]

Chief Building Inspector

Director of Community Development

Date:

9/9/99

SEDONA CHRISTIAN SCHOOL

Running River School Addendum
Conditional Use Permit Application
RE: City of Sedona Community Development Department

1. COMMENT: A public hearing for this project will be scheduled after all comments are addressed and additional information provided. If there are any areas requiring clarification or additional information, please schedule a meeting with staff.
2. COMMENT: Please ensure that changes made based on the following comments are reflected on all applicable pages.
3. Letter of Intent (LOI):
 - a) Confirm the total amount of parking spaces.
 - b) Confirm the age and grades of students.
4. Vicinity Map Aerial #1:
 - a) Indicate if any screening of the outdoor play area is proposed.
 - b) Provide distance from East corner of building to property line.
5. Citizen Participation Report:
 - a) COMMENT- Submittal of Citizen Participation Report necessary prior to setting up public hearing.

Running River School's Response:

1. Running River School will await the scheduling of the public hearing. All requests are understood.
2. See below
3. Updated LOI attached
4. Updated Vicinity Map Aerial #1 attached
5. Citizen Participation attached

Conditional Use Permit: Supporting Documentation

Running River School
PO Box 299
Sedona, AZ 86339

On Behalf of Christ Center Wesleyan Church
580 Brewer Rd.
Sedona, AZ 86336

Letter of Intent/Context Plan (Updated)

Running River School, on behalf of Christ Center Wesleyan Church, located at 580 Brewer Rd., Coconino County is applying for a conditional use permit to house a school at this location. This location has been in operation as a church since 1974 in a residential neighborhood and has had many youth-centered programs being conducted here at various times throughout its history, including having been granted previous conditional use permits for school purposes. Running River School intends to occupy vacant indoor space at the church as well as utilize minimal outdoor space for regularly-scheduled outdoor breaks. Use will occur during regular/standard business hours (8am-5pm), Monday through Friday. There may be occasional after-hours use, however the overall and intended majority of the use will be during regular business hours and days. Projected and approximate student population of 60, ranging in age from 7 to 13, throughout grades 1-8, and full-time staff population of 7-9 will be the main users of the property.

Student drop off and pickup will increase the traffic slightly to this section of Brewer Road, *however* no more than has been previously established because of the previous school location which was also on Brewer Road. The ample parking, size of parking lot(s), layout of lower parking lot to use as a circular thoroughfare, and number of parking lots (two), totaling 52 on-site parking spaces will be fully sufficient to not have an impact on Brewer Road or the surrounding neighborhood. There will be no standing or waiting traffic caused by this change in use. Should carpooling be necessary, although we do not foresee this need, the school is willing to accommodate such a request. The property location is directly adjacent to the thoroughfare, and not set back into a neighborhood. As well, it is not far down Brewer Road, again limiting neighborhood influx.

The buildings are situated on the lot so as to provide the maximum buffer between the buildings and the neighbors. The lots in the area also tend to be larger, providing added buffer between buildings, as well as a minimal number of neighbors in close proximity. There are no schools or other public facilities nearby. Directly across Brewer Rd. is USFS land creating a permanent inability to impact neighbors in this direction, as private dwellings will never be allowed there. There exists already the minimum 50' from the setback lines of any adjoining lot. No electronic bells or speakers will be implemented at this location.

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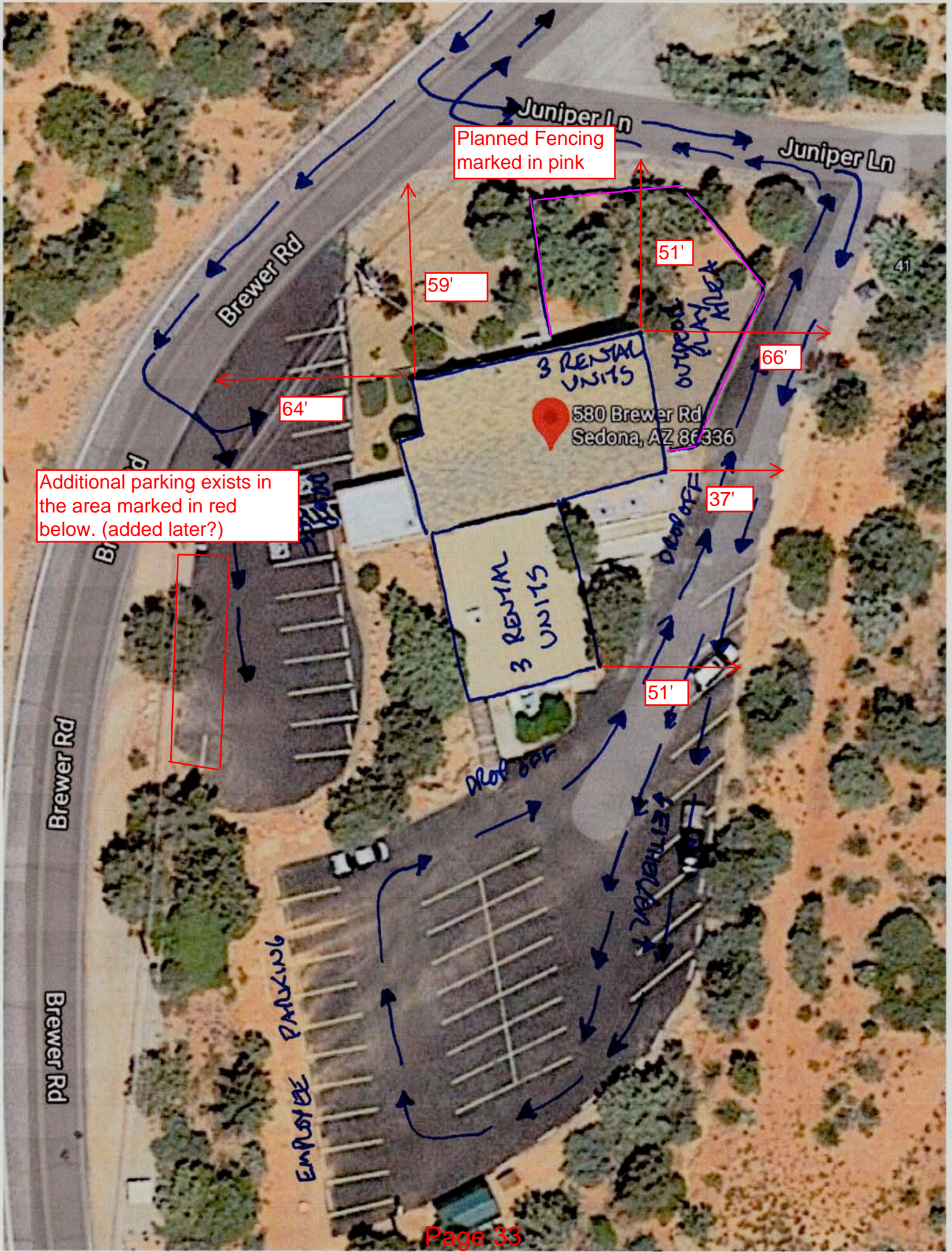
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Whereas there is no additional structural/permanent development intended, items not included and unrelated permit are:

- Proposed Project Drawings
- Public art requirement
- Architectural plans Architectural Engineering



Planned Fencing marked in pink

59'

51'

64'

66'

Additional parking exists in the area marked in red below. (added later?)

37'

51'

Running River School Addendum
Conditional Use Permit Application
RE: Sedona Fire District

Running River School has received and understood the requirement by the Sedona Fire District that “this project shall comply with ALL fire code requirements”.

RRS Notes

Running River School:

- is in the process of taking project bids
- will make the chosen project manager aware of the SFD code requirements
- understands that a project permit will be required prior to install.
- understands that a pull fire alarm system that includes audio and visual notifications is required by SFD to meet City of Sedona fire codes for a specific type of occupancy.
- understands that inspection will be required prior to occupancy.
- understands that a fire safety and evacuation plan will be required
- understands all further aspects of the document
 - signage
 - engineered plans
 - fire extinguishers
 - posted occupant load
 - knox boxes and locations
 - etc.

Trip Generation Statement
Conditional Use Permit Application
RE: Public Works Department

PZ21-00012 (CUP)
Project Name (Comprehensive Review)
08/05/21

Engineering Comments:

Please address all comments by the next submittal:

1. Please provide a trip generation statement.

It has been determined by Running River School that the trip generation will total approximately 84-90 trips per day. Due to common school demographics there are many sibling groups that carpool by default. There are other families who carpool by choice, and have for many years. The trip generation includes staff.

Peak hours for the majority of traffic on Monday, Tuesday, Wednesday, Thursday:

- 8:15-8:30am
- 3:00-3:15pm

Peak hours for the majority of traffic on Wednesday:

- 8:15-8:30am
- 1:20-1:35pm

Peak hours on Saturday and Sunday:

- Not applicable (for the school)
- Sunday trip generation and peak traffic hours belong to the church

Running River School
Conditional Use Permit Application
Citizen Participation Report

On August 9th, 2021 Running River School sent a letter out to 20 neighbors of the Christ Wesleyan Church notifying them of the meeting held on Monday August 16th. In our letter (refer to original CUP application packet) we provided multiple ways of communication: in-person meeting, by mail, by email, and by phone.

Here are our findings:

- RRS has not received any letters in the mail.
- Running River School has participated in one email thread with both members of one family. (see attached)
- Running River School received one phone call from a church neighbor on the corner of Cindy Lane and Juniper, Nancy and David Michael. The married members of this part-time household (second home is out of state, which is where they were calling from) were in support of the CUP approval and did not have many concerns. They wanted to learn more about the longer-term plan and they were interested in the health of all children throughout the pandemic. They were made aware of the current state mandates. They wished the school well in light of this. They were invited to stop by to introduce themselves when they came back to town should the CUP be approved.
- Running River School sat with three neighbors from the same address (owner, daughter of owner, tenant) at the in-person meeting. (See the transcript attached)
- Running River School was told that not all neighbors received a letter. Upon further investigation the two neighbors mentioned have addresses that are outside of Sedona (Wagner - Glendale, AZ; Chavez-Pardini - Haiku, HI) (See email thread attached from the Wagners)
- 11 out of 20 Neighbors have out-of-city or out-of-state addresses.

Upon preliminary face-to-face interactions with neighbors (refer to original CUP application attachment), combined with minimal disapproving responses, it is our determination that there is an overwhelming majority that supports the approval of the CUP.

Re: runningriverschool.org Contact Us: Form Submission

Lupita Pollock <info@runningriverschool.org>

Wed 8/18/2021 7:37 PM

To: llwagner@yahoo.com <llwagner@yahoo.com>

Hello Lee,

I can't seem to find an email from Monday, I am glad you reached out again. The address listed on the sheet of labels that we were required to use is a Glendale address. While we can't guarantee a timeline right now we are in escrow on a West Sedona property. We remain hopeful that this will work out in our favor during the fall. Currently we are in the inspection phase. After close of escrow, if this is the case, there is also remodel that needs to happen as well. While the church property is not our ultimate goal as a permanent solution we also do not have a specific timeline based on the many moving parts of this process, including escrow, permitting, etc. Our end goal and what we are actively working on is an owned location of our own. The church has agreed to offer a helping hand through our transition phase, for which we are grateful, as all other rental options in Sedona have been exhausted. I hope this information helps. Please reach out with any further questions.

All our best,

Lupita Pollock
Running River School Administrator
928.301.3232

"Our highest endeavor must be to develop free human beings who are able of themselves to impart purpose and direction to their lives. The need for imagination, a sense of truth, and a feeling of responsibility - these three forces are the very nerve of education." - Rudolf Steiner

From: donotreply@godaddy.com <donotreply@godaddy.com>
Sent: Wednesday, August 18, 2021, 7:17 PM
To: Lupita Pollock
Subject: runningriverschool.org Contact Us: Form Submission

<p>Name: Lee Wagner Email: llwagner@yahoo.com Subject: Location</p>
--

Message:

Hello I emailed you Monday and have not heard back. We are nearby in the neighborhood and did not receive a letter. We are out of town and could not attend meeting. please answer; Is your plan temporary or permanent at the church? If temporary, where are you going?

This message was submitted from your website contact form:

<http://www.runningriverschool.org/contact-us.html>

Use your free GoDaddy Email Marketing Starter account to follow up with contacts who agreed to receive email campaigns! Click [here](#) to get started.

4957573405

Wesleyan Church - Running River School - 8/16/2021 – CUP

Attendees:

Lupita Pollock - Running River School – Founder, Board Member, Administrator

Madhu Wolvekamp - Running River School – Board Member

Genevieve Evirgen - Running River School – Board Member

Eileen Grant, Senior – Sedona Resident

Eileen Grant – Sedona Resident

Chris Fahmi – Sedona Resident (Renter on Grant's property)

Rev. Dr. Arthur Roxby, III – Pastor - Wesleyan Church

Rolf Funk - Vice-Chair of Local Board of Administration - Wesleyan Church

Carolyn Baumgart - Secretary of Local Board of Administration – Wesleyan Church

Carrie Funk - Office Administrator and Bookkeeper – Wesleyan Church

Meeting Notes:

Eileen Grant: We were mistreated 20 years ago by the Wesleyan Church when they wanted to put in a school. We tried to keep it from happening and our home was paint-balled, and we were told we were child haters. This is happening again.

Pastor – Rev. Dr. Arthur Roxby, III: I am new to Sedona. I came to this congregation last year in hopes to serve this community. I was not a part of that, so I cannot speak to it. I am sorry that you had these troubles 20 years ago. We are peaceful people and would never behave in this way.

Eileen Grant: How did people receive notice of this meeting?

Lupita Pollock: The city gave us the address labels so we could mail out the notice. The city will post at the church that a public meeting is scheduled.

Eileen Grant: For the most part, people are not aware of this meeting. Chris mentioned Nick and Michelle Chavez-Tarbin who do not have a notice of this meeting. They were just alerted today. It makes it difficult for people to appear on short notice.

(Running River School note: Upon further investigation the two neighbors who were mentioned by Ms. Grant were sent letters, however one was addressed to a Glendale address and the other was addressed to a Hawaii address. One neighbor contacted us by email. You will find the communication included.)

Carolyn Baumgart: The school mailed out to the list provided by the city. That is entirely a problem of the city and they will have it posted here. It will be in the newspaper because that is the law. I would suggest that a couple of people call the city to let them know that everyone has not been notified and all the addresses were not given to the school to mail. I think that would be great for you.

Eileen Grant: As usual, it is more work for us. We just had this sprung on us. We do not want it. Now we have to spend many, many hours. My mother is an elderly widow who is sick. She is getting nursing care at this point. I am not doing well myself and I am spending a lot of time trying to take care of my mother. I am going to let you know right now that I am going to have to take time away from helping my mother to deal with this situation. It is not right. We are not being treated fairly in this process. We got the letter just a few days ago giving us no time to contact people. You can say it is the fault of the city, but you knew about this and you people have not alerted the neighborhood. Obviously, you do not want the neighborhood to be against the school.

Pastor – Rev. Dr. Arthur Roxby, III: That is an assumption that is not fair to make.

Lupita Pollock: Prior to even knowing the CUP was going to be required, as we had thought the church already had something in place but discovered they did not, one of our parents knocked on many, many doors in the neighborhood preemptively talking to people. I am not sure if she was able to come to you. We are not sure if you were home at the time.

Eileen Grant: Did this parent or someone leave notice on the neighbors' doors?

Lupita Pollack: No. We didn't have anything printed as this was prior to the start of this process. We are in the notification process now. We are following the laws by sending out the letters with the labels provided to us from the city.

Eileen Grant: You don't want us to know because you don't want us to mount a defense. You want what you want. You don't want us to have what we want which is to not have a school here. We do not matter, and we already understand that.

Pastor – Rev. Dr. Arthur Roxby, III: Did you get a letter?

Eileen Grant: A few days ago, but many other people with whom I have spoken said they did not get letters. They are very upset.

Carolyn Baumgart: You do matter, but we matter too. The school matters.

Eileen Grant: The school matters but they don't have to have one here. Why don't you put it in your neighborhoods? Why don't you get permits and put them next to you? A school next to our home will lower the property value.

Lupita Pollock: We have been all over town looking for a permanent place and right now our school is completely split up in various locations. We are under contract to purchase our own building in West Sedona but we have to wait to see if it will work out and this will also take time.

Eileen Grant: Why can't you stay that way until you get your target location?

Lupita Pollack: We have lost a lot of enrollment because of losing our location and we are trying to keep the school together. Also, the temporary locations are very expensive. We won't stay open if we have to continue to pay such high fees for temporary spaces.

Eileen Grant: Right and that is more important to you than us. Let's just be clear about it.

Madhu Wolvekamp: Excuse me. This is not about just you or the school. It is about all of us. It is about you, the children, the many employees that we have at our school who work to try to afford to live in Sedona. They spend their money to live in Sedona. This is a multi-faceted web of situations. This is not about you having a presumed lower value in property. Can we please introduce ourselves?

Lupita Pollock: I am Lupita Pollock. I founded the school with five other families nine years ago. I have lived in Sedona 34 years and I have lived in this actual neighborhood for six years. I am currently the administrator at the school.

Madhu Wolvekamp: I am Madhu, a founding parent at the school and a board member. I am the finance director for our school. My daughter started high school this year at Red Rock High so I am seeing how beneficial this education has been for my child. She is confident with her teachers and in her studies. I would like to see other children have the opportunity for this type of education.

Rolf Funk: I am Rolf Funk, Vice-Chair of Local Board of Administration at Wesleyan Church. I believe that we should be supportive of the children in our community.

Carrie Funk: I am Carrie Funk, Office Administrator and Bookkeeper for Wesleyan Church. I am a former teacher and childcare provider. I think we should do everything we can to help the children in our community. This is a tough world we live in today and they need us more now than ever.

Carolyn Baumgart: I am Carolyn Baumgart, Secretary of Local Board of Administration for the Wesleyan Church. When Lupita entered the building requesting a place for the school, I was initially not convinced. Once I listened to her story and understood their mission, I felt we needed to do everything we could to support this school and these children.

Eileen Grant: It is our life. My mother worked hard. My father worked hard. You do not understand. I am not going to let you tell me this is not going to negatively impact us. You can put up your PR but we are not buying it anymore. It is about us. I am sorry what happened to you but we are not going to be victimized as well. You have been victimized and we are sorry but find another solution.

Pastor – Rev. Dr. Arthur Roxby, III: You do not need to shout.

Eileen Grant: I will decide if I am going to raise my voice. We are going to have to talk to an attorney. We are going to have to appeal to the city council, then a referendum. These things take hours and hours and hours of time. You need to appreciate that. There are others in the community who do not want this and they worked hard for their homes.

Pastor – Rev. Dr. Arthur Roxby, III: I understand.

Eileen Grant: Well, don't tell us that we don't need to be upset about it. It is extremely upsetting. You people are going to keep pushing and pushing. You are going to go to the CUP hearing. If you don't win, you will appeal to the city council, so this won't be over anytime soon. You just want to whitewash the situation. It is not about us, our property values, noise. You intend to have a school here forever. You say it is for a year. You are going to put these people out of here after a year if they have no place to go, are you? You don't care about us.

Carolyn: What we are trying to do is talk and listen to each other. That is why the neighborhood and church were brought together. We are neighbors and we care about this city. We do care about this city and we do care about input so don't tell us that we do not care.

Eileen Grant: It comes across that way. If their target location is not obtained and they have to stay longer than a year, are you showing them the door or allowing them to stay longer? Do you have an answer for that? We would like to know?

Pastor – Rev. Dr. Arthur Roxby, III: No. No, we don't.

Eileen Grant: You have no answer so it potentially means that they will be staying indefinitely.

Genevieve Evirgen: My name is Genevieve. I have lived here since 2014. I am a mother of Ayla and Randy. I am on the Board of Running River School. I have been a local Realtor for the last six years in Sedona. When our daughter was little we decided that we wanted to give her the gift of growing up in a small town. We were delighted to have the opportunity to move to Sedona. We knew the demographics coming in and understood that Sedona houses a lot of retirees. We were very excited for our children to interact with different people from all different places and with a range of ages. We were seeking the Mayberry experience. Unfortunately, when the air bnb law came into place in 2017, Sedona lost some of the Mayberry feeling in our neighborhoods. We were fortunate to find Running River School. It is the kind of community that if someone does not have enough money for food, someone will bring them a bag full of groceries, and if someone needs to work long hours, they send out a text to the community and will have several families offer to take their child. I love that my children have the opportunity to experience something that we are losing in this world which is a sense of community. That is why we are here. It is for the community. I spend more hours donating my time to Running River School than selling real estate. I tell my husband that when we are older, we will remember that the school is more important than making more money.

I understand your concern about property values. Markets go up and down. West Sedona School is located near some of the top real estate in Sedona. Soldiers Pass. You live in a highly desired neighborhood.

Also, many wealthy families have moved to Sedona during the pandemic seeking Waldorf education for their children. Many of these families would prefer to purchase a home near a school.

Eileen Grant: Those people chose to purchase next to a business. We did not. My mother and father purchased from the church and at that time it was just a quiet church; not a business or a school. The church has broken faith with us.

Eileen Grant: If the concern was for my mother, why do her property values have to be compromised. There is no assurance that this will only be a year. We don't want this and others in the area do not want it.

Madhu Wolvekamp: You don't want this. I have learned that I can only speak for myself. You can speak for yourself. If the neighbors felt that way, they would be here to have this discussion. Have you met the children and would you like to meet them? I wish you would like to meet them.

Eileen Grant: No, we don't. We were put through hell with the church twenty years ago.

Carolyn: We are a very peaceful congregation. We are a strong Christian church and I give my word that it will never happen again.

Chris Fahmi: Will we have another meeting?

Lupita Pollock: Not a meeting like this one. The next one will be with the city.

Eileen Grant: We have to go through the city and then the planning and zoning board, correct? Then they decide whether this is forced on us or not.

Genevieve Evirgen: Is there something we can do to work together as a community? Can the issues from the past be healed with the church?

Eileen Grant: This is not about not liking children. This is that my mom purchased a home next to a quiet church, not a business. This is unacceptable. To you people, it doesn't matter. We will be

impacted negatively. What about traffic? That is a big deal for us. We will have the court down the street, the trailhead hub will be across from that, now the school. We cannot avoid traffic and sit on Cooks Hill. What happens when Covid comes to an end and all of the travelers come back to Sedona? The traffic is horrendous.

Carolyn Baumgart: The students are already being dropped off and picked up on this road. They will not add additional traffic. It will be the newer things that add traffic. The school is a continued presence. It is already here.

Chris Fahmi: Nobody hates children, but they make noise. I don't mind a half hour or so to take a break outside. Maybe we can come to a solution.

Carolyn Baumgart: That is why we are here.

Lupita Pollock: Unfortunately, there are no other places in Sedona for us to go. The school district has other locations that are empty, which we asked to rent, but they will not lease those buildings to us. We are buying our own property in West Sedona and are hoping for it to go through. We have searched as far and wide as possible. The people in this church are the only people in the entire town that said we could be here for longer than a couple of months.

Eileen Grant: We have cried. We were hoping after 20 years ago, it would never happen again.

Lupita Pollock: There is nowhere in this town for families to be, but we deserve to be here too.

Eileen Grant: Why is there not protesting against the city? The Municipal court does not have to be here.

Lupita Pollock: We understand. We tried to lease and/or buy that building but were denied.

Eileen Grant: I understand. I read the paper. The city and school district has done this to all of us. If they have other buildings, why is there not a protest? Why can't someone start a protest here? Get some action from the people to say we don't need the court here and to let the school stay. The school was designated for that place.

Madhu Wolvekamp: It would take too much time and the kids are growing up. We need a place for them now. This is a grassroots school. We are seeking a home in our home.

Eileen Grant: We cry. I have been taking Valium since we received the letter. We are being left in the lurch with no assurances. The city behaved badly in this and said they would find land for schools 20 years ago. They don't do their job and we are hit again. I am sorry you are hit too but we are being hit as well.

Lupita Pollock: I think we have taken down all of your concerns and we are here to report back to the city what was discussed in this meeting so we can go through this process. The earliest we would be open here for school would be October and our school year ends in May.

Genevieve Evirgen: If we continue to eliminate churches and schools by replacing them with tourist hubs and air bnbs, we no longer have a community foundation.

Eileen Grant: We are not against churches or schools.

Carolyn Baumgart: The city should have protected the people in the community.

Lupita Pollock: We informed the city of our needs and our desire to stay in our former building.

Eileen Grant: Can you protest?

Lupita Pollock: We tried. We are actually running a school right now. I am the only administrator. I am going between all of the locations making sure the students are safe, the teachers have what they need, and the parents are happy. We had many meetings with the school district and asked for help. We did not get it.

Eileen Grant: Stay in your temporary locations longer.

Lupita Pollock: We are renting from the city right now but our lease expires end of September and the price is too high for our small budget, especially after a significant loss of enrollment.

Eileen Grant: I wrote a letter to the Wesleyan Church. According to the bible, God will judge you for what you have done. God cares about widows and their houses. You are not loving our neighbor as thyself and you will have to answer to God. What happened to Thou shall not steal?

Pastor – Rev. Dr. Arthur Roxby, III: Six weeks ago, Lupita stopped by my office. She shared with me the story. They told us that they were looking for a permanent place and would it be possible to lease some of our space. My heart sees kids who are being put out. Christ Center is here to serve the community. You heard that this is a temporary arrangement. I feel like you have been calling us liars. I am sorry for what the powers that be have done. I don't have any control over it. My goal is to serve the children, which I understand many of which live in this neighborhood. The school keeps saying they want to be good neighbors. And we want to serve the community.

FRED L. & DIANE F. MILLER

91 JUNIPER LN

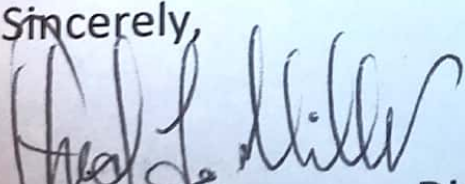
SEDONA, AZ 86336

To Whom it may Concern,

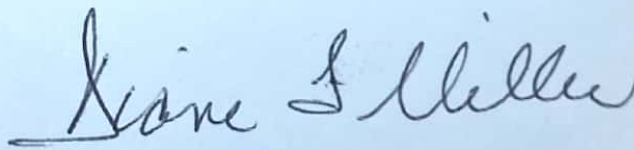
My wife and I own the property at 91 Juniper Ln, Sedona. We feel the education of the children must be served in the best way possible.

Therefore we see no downside to the Running River School using the Wesleyan Church facilities and fully support their request for a Conditional Use Permit.

Sincerely,



Fred L Miller



Diane F Miller

FOR CARI MEYER/WE HAVE SOME ADDITIONAL QUESTIONS/THANKS

Grantceltic <grantceltic@aol.com>

Thu 8/19/2021 2:12 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hello Cari Meyer-----

This is from Eileen Grant Jr. I spoke with you yesterday because of the Christ Center Wesleyan Church trying to force another school/business into our residential neighborhood. Thank you for your assistance.

I would appreciate it if you would answer some additional questions for me. First of all, within how many feet/yards of the church do homes/residents have to be to receive the kind of letter which we did from the school regarding the meeting at the church which was held Monday--? I believe you mentioned the number on the phone, however, I somehow missed writing down that figure. Additionally, I do want you to know that we conferred with the Wagners (of 631 Brewer Road) and they are claiming that they did not receive any letter even at their Glendale address from the Running River School.

Also, I know that we discussed this on the phone yesterday; however, are you absolutely sure that the law is now such that our only recourse, should we lose at the city council level, is the Superior Court--? Last time, when we lost before the Sedona City Council, we were advised that a referendum to have the matter placed on the ballot was the only legitimate option that we had (and this is what ultimately saved us from being permanently stuck with a 200 student school forced next door to us). We would really appreciate it if someone could verify this matter for us. It has been @ 20 years on our end...and my mom is now over 90 and I am not well myself; we truly need help. The church and school are getting all sorts of help in this from the city. However, we are also long-time taxpayers in this city and would appreciate some comparable consideration. We absolutely have to be forearmed with the right knowledge so that we can properly pursue every opportunity for remedy. Could someone at least point us to where we can find these stipulations in the current law/statutes--?

Finally, we are also concerned about whether anyone involved in this for the City of Sedona has any kind of connection with/conflict of interest involving the Christ Center Wesleyan Church and/or the Red River School? When we had to deal with all this @ 20 year ago, it turned out that the then Sedona City manager, Mike Letcher, DID have a connection with the church. We would like to know how to request that anyone who has any kind of connection please declare themselves...and...also recuse themselves from any decision making capacity (or influence) in these proceedings. It was completely unfair in the former matter that we had to deal with circumstances where the City Manager had a clear conflict of interest.

Again, thank you for all your help. We sincerely appreciate it.

Sincerely yours,
E. Grant Jr.-----

Christ Church conditional use permit

Laura Wagner <llwagner@yahoo.com>

Fri 8/20/2021 1:42 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hi Cari,

We own a home near the church on Brewer rd.

Our input on the CUP is that is specific to running river school only (not applied to any other school or business in the future), and is temporary with a reasonable written end date on the permit

We chose the Brewer road location in 1996 and have enjoyed the quiet residential, limited traffic area for a quarter of a century .

We are concerned about the increased traffic and civil, criminal flow with the new municipal court decision, without neighborhood notice or input, and the increased traffic for the parking hub serving Huckaby and cathedral rock trail systems

Please advise if we should provide any input to the City Council or mayor on the school matter
Thank you for your service.

laura

Ps we prefer email notifications, communications as we do not receive mail in Sedona

Plans to relocate Charter School to the Wesleyan Church on Brewer Rd.

christa fahmi <chrisfahmi8@gmail.com>

Tue 8/24/2021 2:48 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Good afternoon,, Ms Meyer

On Monday, August 16, 2021 I attended a meeting at the Wesleyan Church on Brewer Rd. with the Head of the Church, the Director of the Charter School and a handful of residents.

The reason for this meeting was to discuss the relocation of the Charter School onto the property of the Church.

Having lived next to that property for the past 17 years, I am very familiar with the noise penetrating from the Church even without a school being present .

The location of the Church property is such as to have the sounds reverberate throughout the neighborhood. From cars coming and going, music from Church Services and loud talking from parishioners at times has become an issue for me.

I am afraid that there won't be a peaceful day in my life any more. with 75 children enrolled at the school roughly 300 feet down the hill from me.

Therefore, I am asking you and the Planning Board to please consider my request to deny the relocation of the Charter School to the location of the Church.

Thank you for your consideration.

Respectfully yours,
Christa Fahmi
10 Sugar Loaf Drive
Seona, AZ 86336
928-821-0893

Comment on Development Proposal

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

Wed 9/1/2021 12:59 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 09/01/2021 12:59 p.m.
Response #: 337
Submitter ID: 3253
IP address: 184.103.57.249
Time to complete: 3 min. , 16 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:

Running River School

2.

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

Good solution for the community & school. Very pleased to see the church and school working together.

3. Your contact information

Name: Donna Joy Varney
Mailing Address: 90 Hohokam Circle
E-mail: donna@donnajoy.com

4.

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

(o) Yes

Thank you,
City of Sedona

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

Comment on Development Proposal

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

Sun 9/12/2021 3:34 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Mike Raber <MRaber@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 09/12/2021 3:34 p.m.
Response #: 339
Submitter ID: 3285
IP address: 24.121.172.75
Time to complete: 36 min. , 47 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:

2021 CONDITIONAL USE PERMIT FOR THE RUNNING RIVER SCHOOL

2.

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

HOW WOULD YOU FEEL IF IT WERE YOUR ELDERLY MOTHER--?

To Whom It May Concern----

This letter is being written AGAINST the proposal of the Running River School taking up residence at the Christ Center Wesleyan Church on Brewer Road in Sedona.

My name is Eileen Grant Jr. and I reside at 630 Brewer Road.

I attended the August 16 meeting of neighbors, school and church representatives at the Christ Center Wesleyan Church (580 Brewer Road). Pastor Roxby claimed that this arrangement between the church and the school is being made for "the good of the community." However, once again, my elderly, disabled mother, Eileen A. Grant--WHO IS ALSO A MEMBER OF THIS COMMUNITY--is being completely mistreated in this process. (My mother, Eileen A. Grant, lives at 630 Brewer Road adjacent to the Wesleyan Church.) The church and school representatives showed NO concern for my mom likely taking a "hit" when it comes to traffic, noise, property value--and even a long-term rental on her property, which she depends upon for income as a senior citizen. As my mom's daughter, I was actually SHOCKED by the callousness and lack of concern which was shown towards my mom regarding her legitimate issues as a next-door-neighbor of the Christ Center Wesleyan Church.

We are being told that the Running River School (RRS) has a "target" property in West Sedona, money is in escrow, etc. However, they admitted at the August 16 meeting that they can offer us no assurances regarding this other property. They also, apparently, expect our family to take all the risk in this venture when there has been essentially no transparency whatsoever regarding the other, supposed, West Sedona property (despite pointed questions asked). For all we know, should the RRS take up residence at the church, the West Sedona property will evaporate as an option--and the RRS will occupy the church indefinitely; again, they, themselves, offer no assurances to the contrary.

@ Twenty years ago, the Christ Center Wesleyan Church (CCWC) tried to force a 200 student, PERMANENT school into their building immediately next door to my mom (I will have more to say about that below). They did this even though they had an option at the time of hosting the school on 20 ACRES in West Sedona (P + Z Commissioner Mark Belsanti--in a follow-up hearing after we mounted a referendum--even told the church and school involved then that he would help set up the portable classrooms on the West Sedona property). The CCWC showed no consideration for my mom @ twenty years ago...and nothing appears to have changed at present.

The CCWC is located in a hollow immediately below my mom; as a result, noise outside and down below is amplified and reverberates up towards my mom's home. The CCWC (and RRS) could not care less if my elderly mom is impacted with additional noise all week long. Nor are they the least bit concerned that my mom's long-term tenant (also a senior citizen), in my mom's rental, may not be able to tolerate all the additional noise. No concern was showed for my mom at the 8/16 meeting when we mentioned that, should my mom lose her tenant, my mom may have trouble securing another renter because of the daily noise or that my mom may have to rent at a significant loss in order to secure ANY tenant with the RRS in residence at CCWC. (Again, how would any of you feel if this were your mother--and she depended on that rent money in order to help make ends meet?)

Then there is the matter of increased traffic. The RRS is trying to lead others to believe that, since they WERE located until recently at the Nancy J. Alexander facility on Brewer Road, that their traffic "footprint" will remain the same on Brewer Road and that they will not be responsible for any additional traffic. However, that is a fallacy. For one thing, since the City of Sedona and the Sedona Oak Creek School District have decided to make a deal to move the Sedona Municipal Court into the Nancy Alexander facility on Brewer, there WILL BE AN INCREASE OF TRAFFIC on Brewer Road due to the court relocation. Additionally, there is still a plan "on the table" to create a regular shuttle service for tourists at the old ranger station immediately across from the Nancy J. Alexander building on Brewer Road. Therefore, Brewer Road is looking at ADDITIONAL TRAFFIC FROM 1) THE MUNICIPAL COURT, 2) THE SHUTTLE HUB/SERVICE AND 3) THE RUNNING RIVER SCHOOL, should they gain access to the Christ Center Wesleyan Church property.

As it is, the traffic situation is often quite miserable and untenable for those living on Brewer Road--especially when there is a lot of tourism (and, this is only likely to worsen when Covid restrictions are lifted with respect to international travel). As it is, residents often have to wait great lengths of time to either access or leave Brewer Road. Therefore, Brewer Road is certainly NOT a place for an additional school at this time--given that court and shuttle traffic are already going to only make a bad traffic situation exponentially worse.

(Moreover, I was recently apprised that Sedona developer, Paul Galloway, is planning to create an assisted living development next to the Nancy Alexander building on Brewer Road--? How much additional traffic will that generate? Does the City of Sedona care that residents on Brewer already have so much trouble accessing and departing Brewer Road--?)

But, honestly, WHY should my mom and her old residential neighborhood have to take a "hit" here?? The Running River School can continue to operate in the several locations in which they are currently located until their target location in West Sedona is ready for them. Supposedly, there is one building that the City of Sedona is only renting to them for a short time; however, WHY cannot the City of Sedona resolve this for the school without imposing on the Brewer Road neighborhood? We were also told at the August 16 meeting at the CCWC with the RRS that the Sedona Oak Creek School District has several other buildings which they COULD potentially rent to the school. How about the City of Sedona making that happen so that the Brewer Road neighborhood is spared? It has also been suggested by a local Sedona doctor that the school be allowed to use the vacated Sedona Municipal Court building in West Sedona until the RRS can take possession of their claimed target property. So...again...where is the necessity for negatively impacting others on Brewer Road--such as my elderly mother???

I want to say something else, here, about the FACT that senior citizens in Sedona and their neighborhoods have been perennially TARGETED by various special interests--schools/businesses in Sedona. I saw what happened @ 20 years ago with the Sedona Charter School, the Montessori School and, of course, the Christ Center Wesleyan Church trying to force a 200 student school in next door to my mom on Brewer Road. At that time, the City of Sedona claimed that they were going to have to address this "schools issue" and find land for these schools, so as not to have the schools/businesses be pitted against the old residential neighborhoods. Well...when is the City of Sedona going to "make good" on that old assertion? It just is NOT RIGHT that the most vulnerable people in the Sedona community--THE VERY ELDERLY and senior citizens--are the ones who end up having to fight these SCHOOLS/BUSINESSES, especially since they are OFTEN the LEAST able to do this. It takes time and energy (and usually large sums of money for attorney fees) which many retirees do not have compared to the special interests/schools/businesses (which often have "deep pockets," funding already in place, etc.). PLEASE--WHEN IS THE CITY OF SEDONA GOING TO PROTECT THE VULNERABLE ELDERLY, RETIREES, AND EVEN DISABLED in these types of circumstances???

One of the awful things that happens when a school tries to force its way into an established, older residential

neighborhood is that the senior citizens get ACCUSED--even vilified--of being anti-children and the like. In my mom's case, she began teaching K-12 in the public schools back in the 1950s. After a break in the 1960s to start a family, she went back to teaching K-6 grade in @ 1969 through to 1986, when she retired to Sedona. Following that, she donated her time--for decades--as a free reading tutor at the Sedona Literacy Center in Sedona's St. Andrew's Church. She also was a member of the University Women of Sedona for years--and even became their president for a time; the entire mission of that organization was to raise money to help send girls and women to college. But, because my mom wants to protect the home she purchased in a quiet, residential neighborhood, we are, once again, hearing the disparaging--and unwarranted--claims of "child-hater," among other things. This is absolutely reprehensible.

During the "go-round" with the Christ Center Wesleyan Church @ 20 years ago, my mom and I were similarly disparaged. At that time, my mom was also the victim of a frightening "drive-by-shooting"--where her house was sprayed with paint bullets at night. The police were summoned on that occasion and my mom and I had to scrub MANY large blotches of bright red paint off the front of her house in the middle of the night--because we did not know if the paint would stain, should we have left the exterior unwashed until morning. It is also a matter of public record that former Christ Center Wesleyan Church minister, Kent Linaman, was issued a restraining order by (now former) Sedona Municipal Court Judge Tip Roberts--because of continued harassment BY Pastor Linaman, at that time, of my mother, Eileen A. Grant.

Please, Sedona Planning and Zoning Commissioners and City Council members, WHEN does our family--and, particularly my MOM--get a break? PLEASE PROTECT US and do what is necessary to STOP this kind of treatment of my mom--and others like her--in Sedona. Running River School is a "self-interested" BUSINESS; they are not concerned with whether our family is negatively impacted in any way--they certainly do not care about harming our old residential neighborhood, decreasing our property values, forcing us to pay for legal representation, creating more stress for my elderly mother, etc. (We don't count; only their interests matter to them. The reality is that they are ALREADY operating this school year in other locations. They are only concerned that several students will not remain with them in their current configuration. Therefore, they do not care if they throw our family "under the proverbial bus" in order to consolidate at the Christ Center Wesleyan Church and not risk the loss of any students.)

AGAIN, HOW WOULD YOU FEEL IF IT WERE YOUR ELDERLY, DISABLED MOTHER--? AND, WHAT WOULD YOU DO TO PROTECT YOUR MOTHER? WHEN IS OUR FAMILY GOING TO GET CONSIDERATION?? PLEASE CONSIDER THIS GOING FORWARD IN THIS SITUATION AND DENY THIS CONDITIONAL USE PERMIT.

Very Sincerely Yours,
Eileen Grant Jr.

3. Your contact information

Name: Eileen Grant Jr.
Mailing Address: 630 Brewer Rd
E-mail: grantceltic@aol.com

4.

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

(o) Yes

Thank you,
City of Sedona

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

MS. MEYER/PERHAPS PUT THIS VERSION OF LETTER IN PACKET WITHOUT C. FAHMI'S PHONE #

Eileen Grant <grantsedona@outlook.com>

Tue 9/14/2021 1:14 AM

To: Cari Meyer <CMeyer@sedonaaz.gov>

Hello Cari Meyer---

We are a little concerned about Christa Fahmi's phone number being in the public packet (we do not want her to possibly be harassed with phone calls by those who disagree with those who are opposed to the CUP for church and school). Therefore, this is a version of Eileen A. Grant's letter with Ms. Fahmi's phone number edited out. If at all possible, would you please use this one in the packet--?

-----The Grants-----

From: Eileen Grant

Sent: Monday, September 13, 2021 10:09 PM

To: cmeyer@sedonaaz.gov <cmeyer@sedonaaz.gov>

Subject: PLEASE NO CONDITIONAL USE PERMIT FOR CHRIST CENTER WESLEYAN CHURCH AND RUNNING RIVER SCHOOL-----

Sedona Community Development Commission
Attention: Cari Meyer
102 Roadrunner Drive
Sedona, Arizona 86336

September 6, 2021

Dear Ms. Meyer, Planning and Zoning Staff and Sedona Planning and Zoning Commissioners,

I, Eileen A. Grant, born 5/15/1925, a Sedona resident since 1986, need your help in order to preserve my family home and neighborhood at 630 Brewer Road, Sedona, 86336. (I live adjacent to the Christ Center Wesleyan Church.)

My husband (now deceased) and I purchased our home from the Wesleyan Church in 1986. Unfortunately, the church has shown a continued lack of concern for me over the years, essentially "breaking faith" with me as someone who purchased my home from them in good faith. At some point, they decided that they wanted to allow school businesses to operate on their property--for a profit. They did not care that the noise negatively impacted my quality of life and destroyed the peace and quiet of my home and neighborhood.

It finally got to the point twenty years ago where Christ Center Wesleyan Church tried to install a 200 student school in perpetuity on the property next door to me at 580 Brewer Road. They were using the granting of conditional use permits to establish themselves as a school location. They did not care that I had been--and would continue to be even more--impacted by the increased noise, traffic, lowered property value, etc. (Nor were they concerned for the other neighbors, many of whom were quite elderly.) My daughter and I and a number of our neighbors eventually stopped the Wesleyan Church from operating as a school; the church and school were finally denied their conditional use permit for 200 students after we acquired enough signatures for a referendum. This was done at great effort and expense. Yet, we were the only Sedona neighborhood which successfully stopped this type of school incursion. The neighborhoods which are now stuck with the Sedona Charter School and the Montessori School were not successful in fighting off those schools. It is so upsetting when residents are good citizens and tax payers for many years, and then the City of Sedona sides with these school business interests against the residents--even using tax-payer funded Sedona City Attorneys against the residents of Sedona.

Now that I am 96, the Wesleyan Church again wants to inflict another school upon me, even though I chose not to purchase a home next to a school or business because I wanted a quiet retirement in a quiet residential neighborhood. Since I was a public school teacher for decades on Long Island, New York, I have experienced how noisy children can be.

Everyone knows that the Running River School is trying to GROW their enrollment, which will mean more noise and traffic. As I have experienced, once these schools are granted a conditional use permit, they gain a foothold in a location and seek conditional use permit after conditional use permit (and even pursue zoning changes) in order to remain at the location. The Christ Center Wesleyan Church also has a history of encouraging this because it is a money-making business opportunity for them as well. When asked, the current pastor would not guarantee that the school will only stay a year.

I also want to tell you that, through the years, those of the Christ Center Wesleyan Church have proven themselves to be bad and untrustworthy neighbors. In addition to the other problems I have mentioned, a former pastor of the Wesleyan Church harassed me and was sanctioned by a judge. Since the Wesleyan Church was finally denied the CUP for 200 students, we have experienced numerous negative impacts by them. They started allowing homeless people to occupy their parking lot unsupervised. I had to call the pastor and the police on numerous occasions because of problems related to this. One time they allowed people to live in the parking lot who began moving up the hill onto my property with tents and other camping gear. The police had to be called to put an end to this. (We had no idea who these people were and even felt the church was putting us in danger.) There has also been a litter problem on my property because of this behavior.

Even recently, there was an issue involving my longtime tenant because the church has allowed a homeless person to continually dwell in their car in the church parking lot. You may contact Christa Fahmi at 10 Sugar Loaf Drive to confirm this (E-mail chrisfahmi8@gmail.com).

I am also afraid that, because of noise from the Running River School, I may lose my tenant whom I have had since approximately 2004. This dear lady also helps me with some personal care, now that I am 96 years of age. I do not want to lose my tenant who is a friend and personal help. This is extremely stressful to me and, at my age, these are problems I do not need.

(I did attend the disappointing meeting on August 16, 2021, at the Christ Center Wesleyan Church with the Running River School.)

Sincerely,
Eileen A. Grant