

**RESOLUTION NO. 2021-30**

**A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF SEDONA, ARIZONA AFFIRMING APPROVAL OF A CONDITIONAL USE PERMIT (PZ21-00012 CUP) FOR THE RUNNING RIVER SCHOOL AT 580 BREWER ROAD (CHRIST CENTER WESLEYAN CHURCH).**

**WHEREAS**, Running River School submitted a CUP application in July 2021, which application was amended in August 2021 in response to comments from the public, staff, and review agencies; and

**WHEREAS**, on September 21, 2021, the Sedona Planning and Zoning Commission ("P&Z Commission") held a public hearing and approved the Conditional Use Permit PZ21-00012 (CUP) for the operation of the Running River School in an existing church building at 580 Brewer Road (Christ Center Wesleyan Church), based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements as outlined in the Staff Report adopted by motion the P&Z Commission and incorporated as part of their findings; and

**WHEREAS**, on October 5, 2021, the P&Z Commission's decision regarding the CUP was appealed by Eileen A. Grant and Eileen Grant, Jr., pursuant to LDC Section 8.2 (Summary Table of Review Procedures) and LDC Section 8.8.E (Appeal) to the City Council of the City of Sedona ("City Council").

**BE IT RESOLVED BY THE MAYOR AND THE COUNCIL OF THE CITY OF SEDONA, ARIZONA AS FOLLOWS:**

**SECTION 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.

**SECTION 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 and City Council, 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

- d. 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).

**SECTION 3.** That approval of case number PZ21-00012 (CUP) is subject to the conditions for approval as outlined in the September 21, 2021 staff report, as amended by the P&Z Commission and by City Council.


**SECTION 4.** That these findings, in Sections 1-2, in addition to the Staff Report and presentations provided to the P&Z Commission and City Council, each of which is incorporated by this reference, provided the factual and legal basis for considering and approving PZ21-00012 (CUP) by the P&Z Commission on September 21, 2021, complied with all applicable ordinance and LDC provisions.

**SECTION 5.** That the granting of case number PZ21-00012 (CUP), Running River School at 580 Brewer Road (Christ Center Wesleyan Church) is hereby affirmed with conditions, based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings and applicable Land Development Code and Community Plan requirements and the conditions of approval as amended by the City Council.

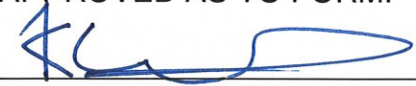
**PASSED AND ADOPTED** by the Mayor and Council of the City of Sedona, Arizona this 23<sup>rd</sup> day of November, 2021.

  
 Sandra J. Moriarty, Mayor

ATTEST:

  
 Susan L. Irvine, CMC, City Clerk

APPROVED AS TO FORM:

  
 Kurt W. Christianson, City Attorney