



Meeting Date: June 6, 2023
Hearing Body: Planning and Zoning Commission
Action Requested: Approval of a renewal of a Conditional Use Permit
Staff Recommendation: Approval, with conditions, of a renewal 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: Chris Norlock, Associate Planner

Project Summary:

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

Attachments:

	Page
1. Aerial View & Vicinity Map	12
2. Application Packet	
a. Application Packet	14
b. Citizen Participation Report	29
3. Public Comments	54



PROJECT DESCRIPTION

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

Use of 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 uses would continue to 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 use in the RS-10 zone, subject to the use-specific standards in [LDC Section 3.3.B\(2\)](#).

Running River School originally applied for a CUP for this location in 2021. The Planning and Zoning Commission approved the CUP in September 2021, which was appealed to the City Council. City Council denied the appeal and upheld the Commission’s approval of the CUP for the school on November 23, 2021. After approval of the CUP, the school was issued a Tenant Occupancy Permit in January 2022.

As part of their approval, City Council set an expiration date of January 31, 2023, and required any renewal application to be considered at a public hearing. While some CUP renewals can be reviewed and approved administratively, due to the conditions of the original CUP, this renewal is being brought back to the Planning and Zoning Commission.

Previous Conditional Use Permits

In the late 1990's, this property was issued two separate CUPs for a school use:

- CUP 1998-05: Sedona Charter School
 - Grades 1-8, 160 students
 - Approved by 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
 - Sedona Charter School was planning on purchasing property; their purchase of the property fell through. The CUP was never used and expired on May 19, 1999.
- CUP 1999-02: Sedona Christian School
 - 76 students
 - Denied by the Planning and Zoning Commission on May 4, 1999, and appealed to City Council
 - City Council approved the appeal, 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 and 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.b](#).
- 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 May 19, 2023
- All notices contain contact information or a way to submit comments. One written comment of approval was received by Staff and included as [Attachment 3](#).

The Planning and Zoning Commission's approval of the existing CUP was appealed to the City Council by one of the neighbors, who had concerns about the impact the school would have on the neighborhood. While the CUP was ultimately approved, the timeframe (1.5 years) and the requirement that a renewal be reviewed at a public hearing were in response to the neighbor concerns.

In the past 1.5 years, City staff has received one code enforcement complaint, in February 2022, soon after the school opened. The school addressed the concern and there have been no complaints since. The concerned neighbor participated in the applicant's citizen outreach process (see the Citizen Participation Report, [Attachment 2.b](#)), but has not submitted any comments to City Staff. In addition, the school has submitted letters of support from a number of other neighbors.

REVIEWING AGENCY COMMENTS AND CONCERNS

All internal and external review agencies were given an opportunity to review this application. No comments were received for the renewal. Comments received for the original CUP and incorporated into the conditions of approval for either the CUP or the Tenant Occupancy Permit and would remain in effect with this renewal.

DEVELOPMENT PROPOSAL

The applicant is applying for a renewal of PZ21-00012 (CUP) to allow for the continued operation of Running River School (RRS) at an existing church facility. RRS has grades 1-8 with a student population of approximately 60-65 and a full-time staff population of 7-9. The school operates 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.
- With the 2021 CUP, the area to the north of the church was designated as the outdoor play area. With this CUP, the school is requesting that the parking areas be permitted to be used for curriculum/class-based movement activities. This would be outside of pick up/drop off times, so there would not be any conflict with cars. This change is described in their letter of intent and on the site plan submitted with the renewal application.

REVIEW, COMMENTARY, AND ANALYSIS

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

- Consideration of a request for a renewal of 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. A carpooling program has not been needed over the past 1.5 years. 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 uses the area to the north of the building as an outdoor play area. The existing vegetation in this area provides screening, and they have shown minimal noise impact. The school is also proposing to use portions of the parking lots for outdoor curriculum areas. Due to the topography of the site and the development of the surrounding properties, no additional screening or setbacks are recommended.*

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 applicant also anticipates, on occasion, use of the parking lots for 5-20 minutes. 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 have 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 was approved in 2021. This renewal proposes to continue to operate under the same conditions as the 2021 CUP, with the modification of the outdoor play areas as described in the application. 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.b](#). Staff completed the required noticing as well and have not received comments*

The Planning and Zoning Commission's approval of the existing CUP was appealed to the City Council by one of the neighbors, who had concerns about the impact the school would have on the neighborhood. While the CUP was ultimately approved, the shorter timeframe (1.5 years) and the requirement that a renewal be reviewed at a public hearing were in direct response to the neighbor concerns.

In the 1.5 years the school has been operating at this location, City staff has received one code enforcement complaint, in February 2022, soon after the school opened. The school addressed the concern at that time, and there have been no complaints since. The concerned neighbor participated in the applicant's citizen outreach process (see the Citizen Participation Report), but has not submitted any comments to City Staff. In addition, the school has submitted letters of support from a number of other neighbors.

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. If the school decides to leave this location, the CUP would stay with the location and the school would need new approvals for their new location (type of approvals would depend on the zoning of the new location). If the school leaves, any new school in this location would be required to abide by the conditions of approval unless an amendment were approved. If the CUP is not used for 2 years, it will automatically expire.



STAFF RECOMMENDATION

Based on compliance with ordinance requirements as conditioned, general consistency with the Land Development Code and the requirements for approval, Staff recommends approval of the proposed Conditional Use Permit renewal as set forth in case number PZ23-00003 (CUP Renewal), Running River School, subject to applicable ordinance requirements and the attached conditions of approval listed at the end of this staff report.

Sample Motions for Commission Use

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

Recommended Motion for Approval

I move for approval of case number PZ23-00003 (CUP Renewal), Running River School, based on compliance with all ordinance requirements of LDC Section 8.3 and 8.4 and satisfaction of the Conditional Use Permit findings and applicable Land Development Code requirements as outlined in the staff report, which staff report is hereby adopted as the findings of the Planning and Zoning Commission, and the attached conditions of approval.

Alternative Motion for Denial

I move for denial of case number PZ23-00003 (CUP Renewal), Running River School, based on the following findings (*specify findings*).

Conditions of Approval

PZ23-00003 (CUP) Running River School

As proposed by Staff



City of Sedona

Community Development Department




102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

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, the 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. 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.
4. After hours use by the school shall be limited to use of the interior of the building and building patios. After hours use of the exterior of the site by the school, with the exception of the parking of vehicles, shall be reviewed by staff, which may require review and approval of a Temporary Use Permit.
5. Within thirty days of approval of the Conditional Use Permit, the property owner of record of the 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

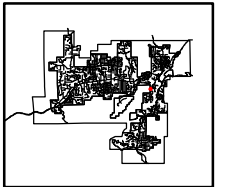
Parcel
401-20-026G
Running River
School

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



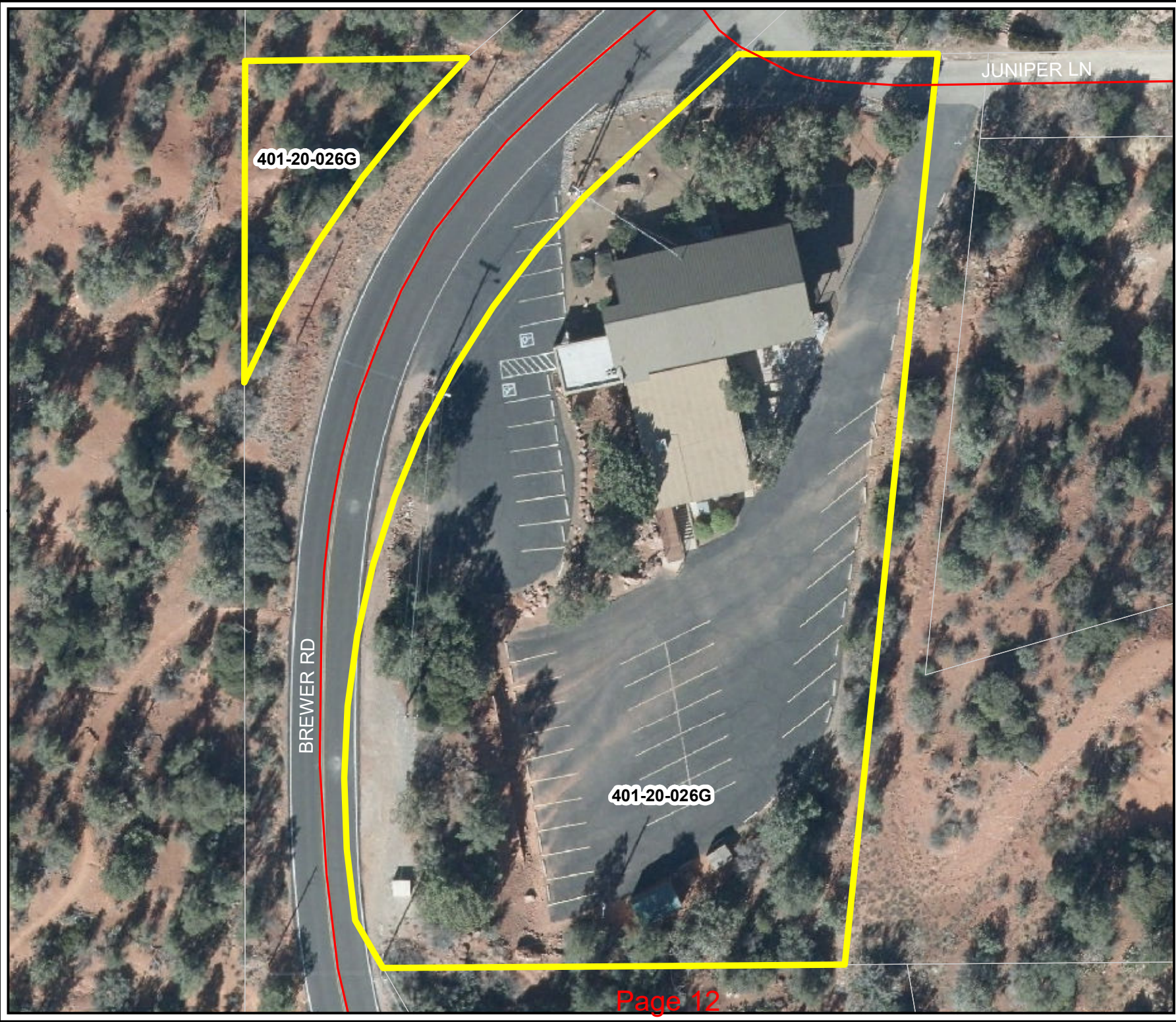
0 15 30 Feet

City Index







GIS, City of Sedona
04/03/2023
/pub/eq/projects/runningriverschool/
mxds/401-20-026g_aerial.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.



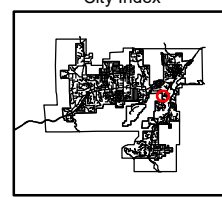
**Parcel
401-20-026G
Running River
School**

-  Parcel 401-20-026G
-  Parcels within 300ft
-  Parcel Boundary
-  Street Centerline



0 85 170 Feet

City Index

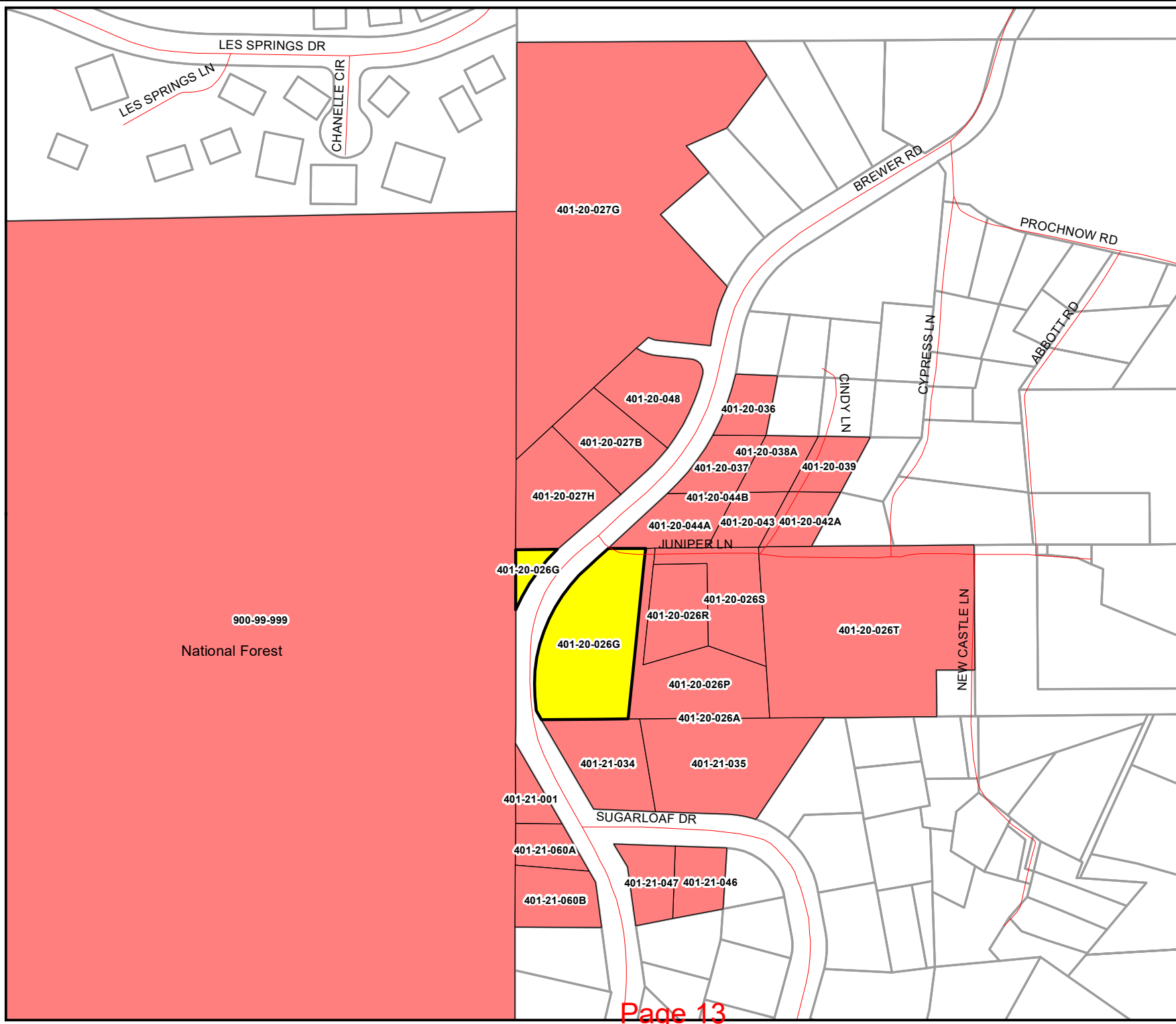


GIS, City of Sedona
 04/03/2023
[jpubrec/projects/runningriverschool/mxdx/401-20-026g_owners.mxd](#)



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 or fitness is implied.

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



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	

**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
Conditional Use Permit Extension Application
PZ-21-00012**

Running River School, on behalf of Christ Center Wesleyan Church, located at 580 Brewer Rd., Coconino County is applying for an extension of conditional use permit PZ-21-00012 to continue to temporarily house a small school until the school's permanent location, at 105 Navajo Drive, is ready to occupy.

580 Brewer Road has been in operation as a church since 1974 in a residential neighborhood and many youth-centered programs have been conducted here at various times throughout its history, including having been granted a previous conditional use permit for school use (1999-?) prior to the current permit PZ-21-00012.

The projected and approximate student population of 60-65, ranging in age from 6.5 to 13, throughout grades 1-8 and full-time staff population of 7-9 will be the main users of the property. In general student families are on the property for drop off and pick up purposes. The overall and intended majority of the property use will generally occur during regular/standard business hours (8am-5pm), Monday through Friday. There will continue to be occasional evening hours use for meetings and events. However, because the church also has multiple recovery groups throughout the week this attendance is no different than what has already been occurring at this property (in the evenings) for many years.

Running River School will continue to occupy the same indoor space at the church (with one added office space) as well as continue to utilize the same fenced outdoor space for the student's regularly scheduled outdoor breaks, as well as the public land across the street. So that the teachers and students may have the space needed for curriculum/class-based movement activities, we have included parts of the parking lots. Generally speaking individual classes (class size 6-14) may on occasion, have the need for outdoor space anywhere from 5 to 20 minutes (an average guesstimate). Especially the students/teachers in the smallest classrooms (165-185 sq.ft.), to maintain student health and well being, are in great need of utilizing outdoor space at times.

Student drop off and pickup may have increased the traffic slightly to this section of Brewer Road, *however* it will not change again from when it started in January of

2022. The ample parking, size of parking lot(s), and number of parking lots (two), totaling 52 on-site parking spaces have proven to be fully sufficient to continue to not have a significant or changing impact on Brewer Road or the surrounding neighborhood. We continue to expect that there will be no standing or waiting traffic caused by extending the current use. As was stated in the original application, should carpooling become necessary the school is willing to accommodate such a request. Many of our parents do naturally carpool already. 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 further down Brewer Rd.

There are no schools or other public facilities in this specific part of the neighborhood, although some City of Sedona offices now reside at the beginning of Brewer Rd. Public USFS land is directly across the road from the church creating an inability to permanently impact neighbors in this direction. There already exists the minimum 50' from the setback lines of any adjoining lot. No electronic bells or speakers will be implemented at this location.

Outdoor time during regular breaks amounts to an hour per day, broken into two segments, one at mid-morning and one early afternoon. On Fridays, when the weather allows, the entire school transports itself to the city parks. RRS has done this for two reasons: firstly to enhance the student's school experience as the property, and conditions of the CUP, provide limited outdoor space; and secondly to prioritize neighborhood serenity to the best of our abilities, while simultaneously prioritizing the natural health and well being of our student population. Furthermore, for the same reasons, when the weather allows, the majority of the school (grades 3 and up) utilizes public land across the street for a minimum of one of the half hour outdoor breaks.

Neighborhood complaints regarding only one topic, the sound of children's play, have come from a singular neighbor. Neighborhood feedback goes directly to the faculty meeting so that all staff is made aware. As far as we know, our presence has not been unfavorable to the majority of neighbors. For good measure, we have included a letter of support from the neighbor who lives directly across the street from the play area (Ingrid Orosa - 520 Brewer Rd.). The Citizen Participation Plan will be fully engaged again through this application process, however the lack of wide complaints since January 2022 are also of note.

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 the continued 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 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),

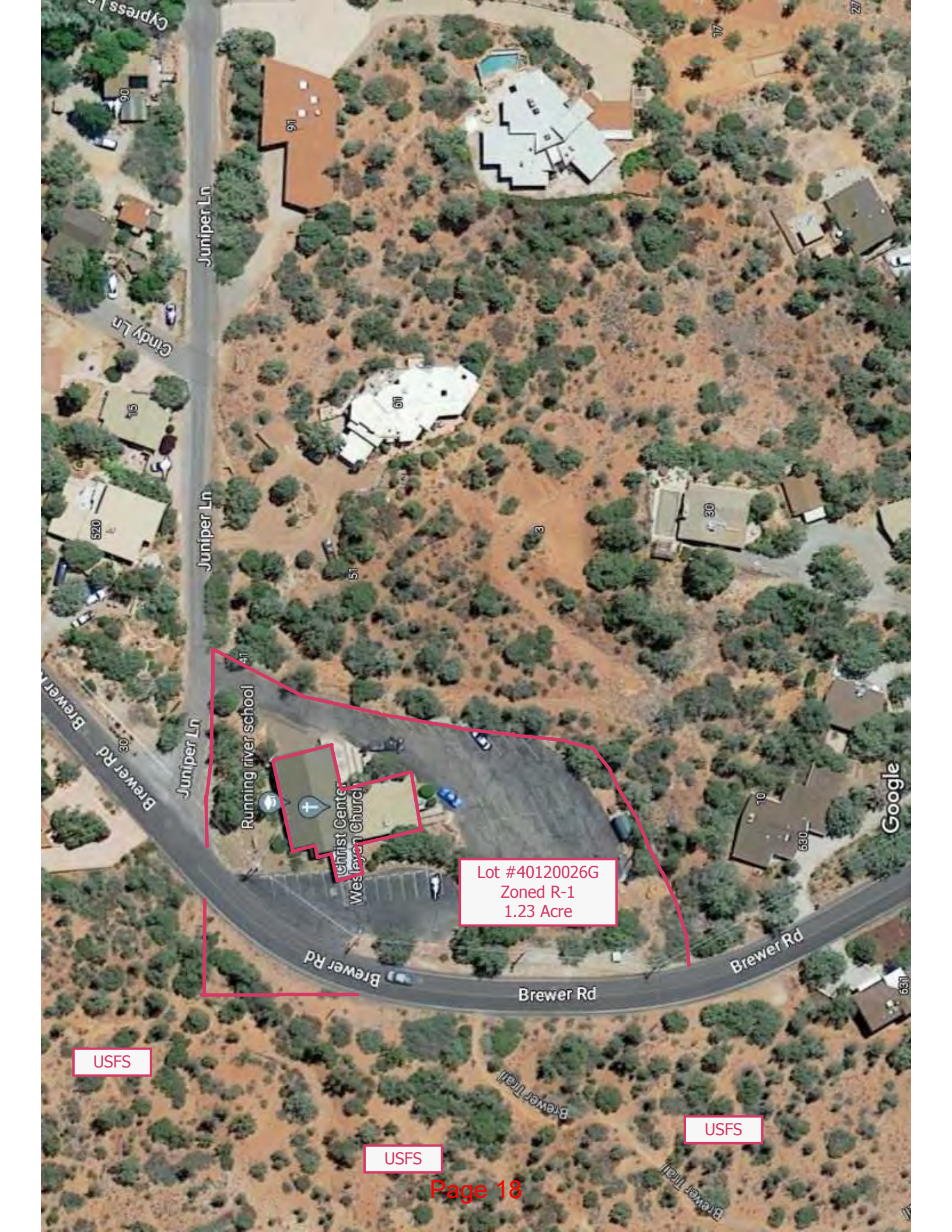
major noise impacts, structural changes to the buildings or the property, late hour usage, home owner's association restrictions, etc.

Please find included:

- Extension Application
- Letter of Intent (see above)
- Context Plan (see above)
- Vicinity Map/Aerial - General Area
- Vicinity Map/Aerial - Setbacks
- Vicinity Map/Aerial - Property Use & Traffic Flow
- Trip Generation Statement
- Fire Code Report
- Leased Area Floor Plan (approximately 200 sq.ft. has been added as office space, not adding to neighborhood impact in any way)
- Citizen Participation Plan
- Citizen Participation Plan Letter
- CCWC Director Sponsorship Letter
- Letter of Support - Ingrid Orosa, 520 Brewer Rd.

Whereas there is no additional structural/permanent development intended, items not included and unrelated to extending the conditional use permit are:

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



Running river school

Christ Center
Weston Church

Lot #40120026G
Zoned R-1
1.23 Acre

USFS

USFS

USFS



Juniper Ln

Juniper Ln

Brewer Rd

Brewer Rd

Brewer Rd

Brewer Rd

580 Brewer Rd,
Sedona, AZ 86336

51 Feet

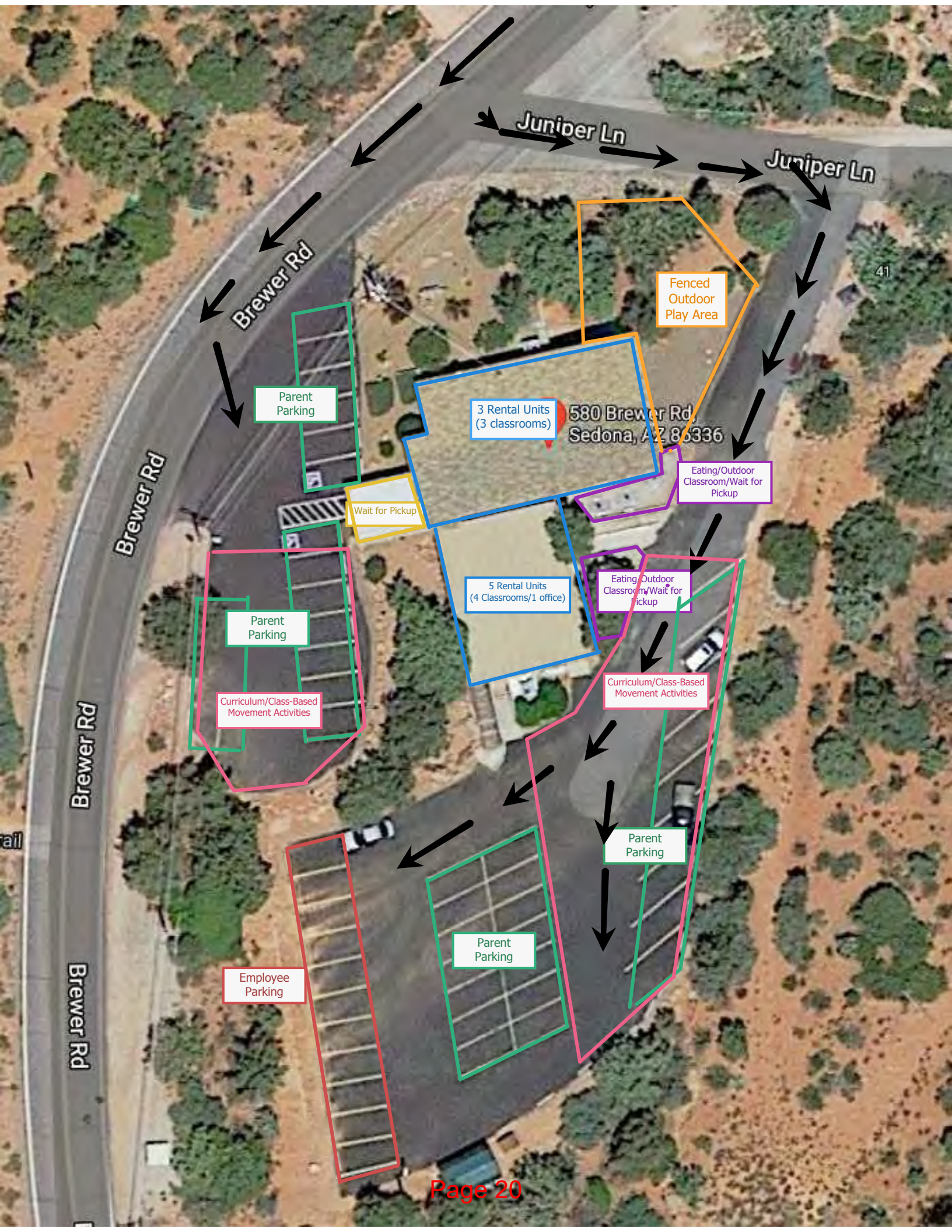
59 Feet

64 Feet

66 Feet

37 Feet

51 Feet



Juniper Ln

Juniper Ln

Brewer Rd

Brewer Rd

Brewer Rd

Brewer Rd

41

Fenced Outdoor Play Area

Parent Parking

3 Rental Units (3 classrooms)

580 Brewer Rd
Sedona, AZ 86336

Eating/Outdoor Classroom/Wait for Pickup

Wait for Pickup

5 Rental Units (4 Classrooms/1 office)

Parent Parking

Eating/Outdoor Classroom/Wait for Pickup

Curriculum/Class-Based Movement Activities

Curriculum/Class-Based Movement Activities

Parent Parking

Employee Parking

Parent Parking

**Running River School
PO Box 299
Sedona, AZ 86339**

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

**Trip Generation Statement
Conditional Use Permit Extension Application
PZ-21-00012**

Trip generation will total approximately 85-90 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, Thursday, and Friday:

- 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

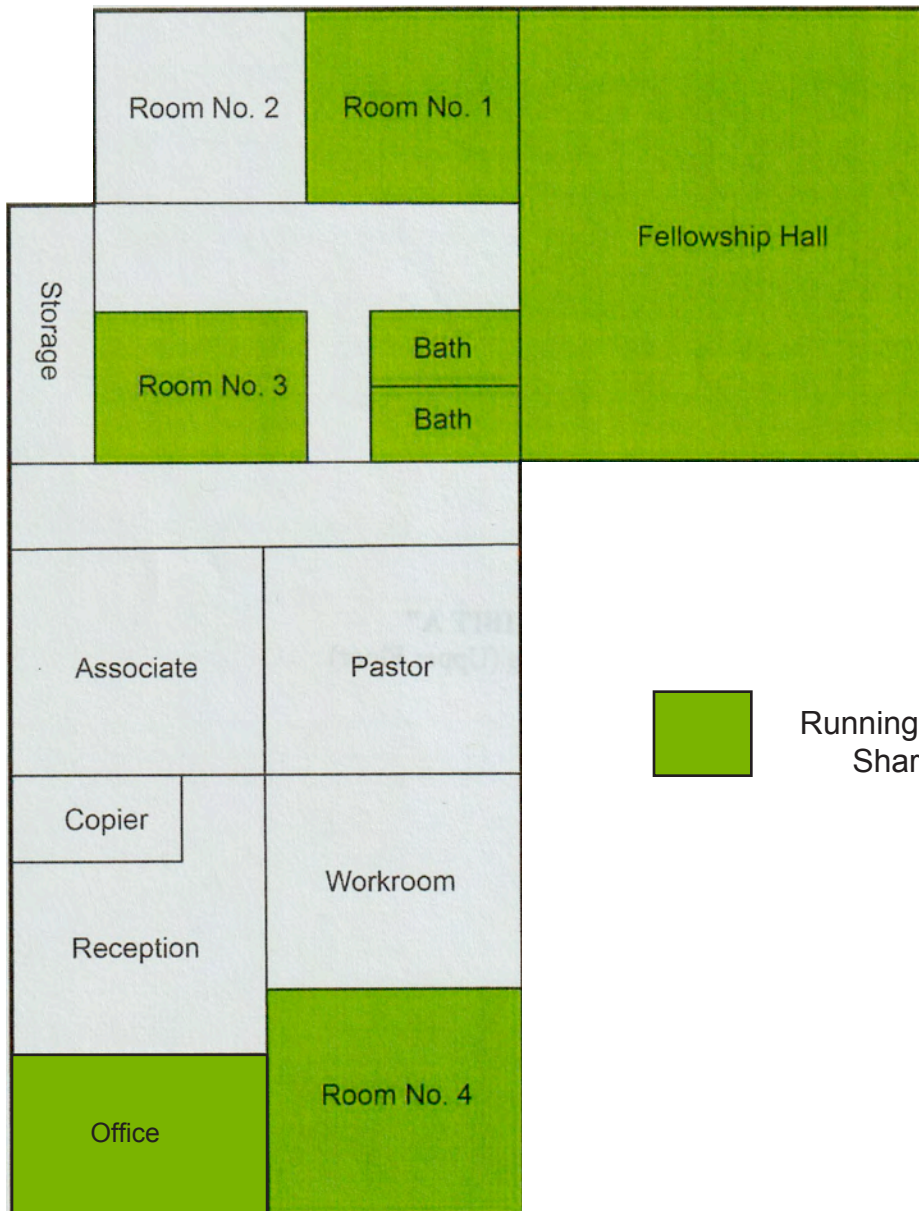
**Running River School
PO Box 299
Sedona, AZ 86339**

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

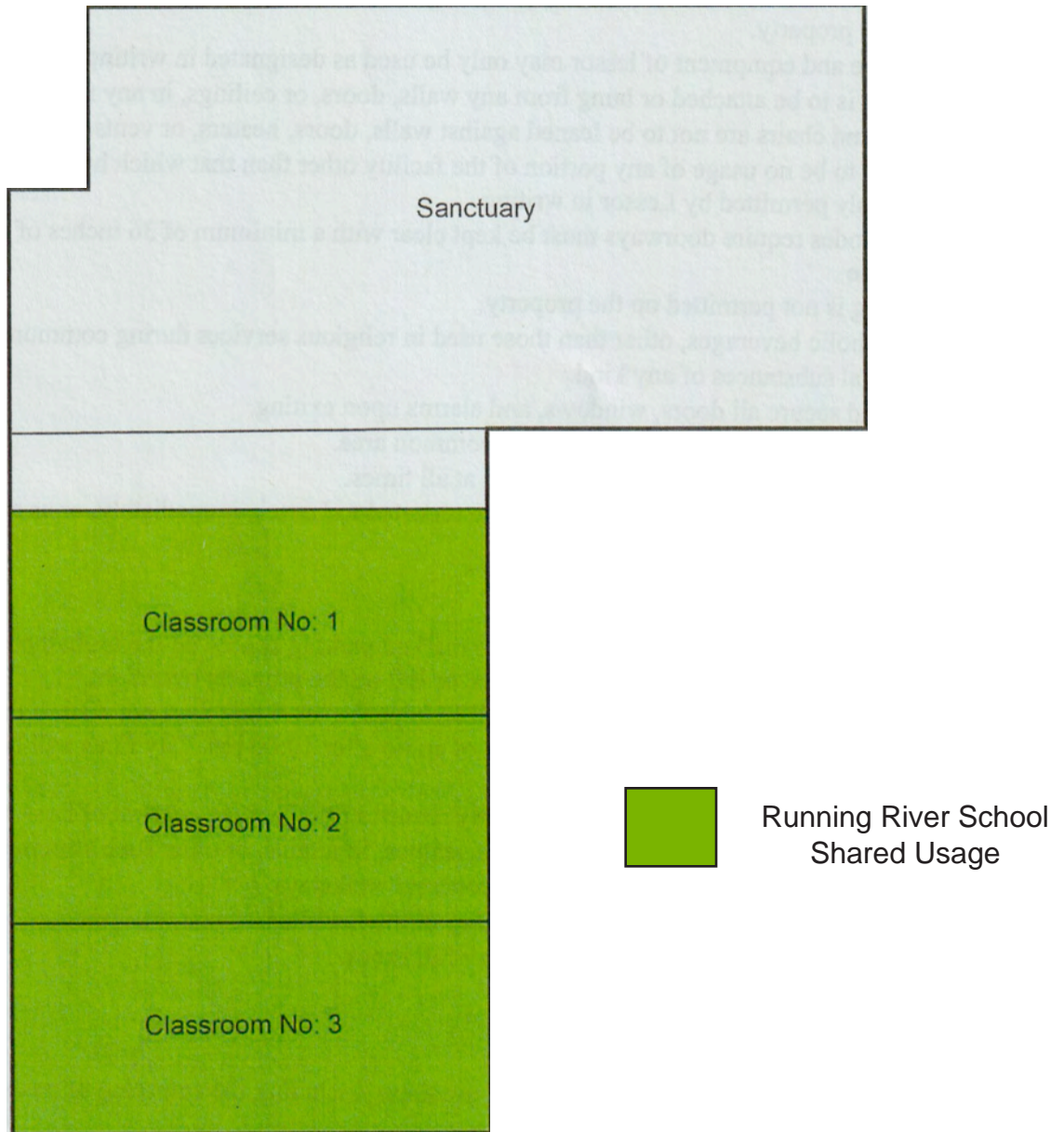
**Fire Code Report
Conditional Use Permit Extension Application
PZ-21-00012**

Christ Center Wesleyan Church is in compliance with all SFD fire code requirements:

- A pull fire alarm system that includes audio and visual notifications
- A fire safety and evacuation plan
- Lighted exit signage
- Dated/tagged fire extinguishers
- Posted maximum occupant load



Running River School
Shared Usage



**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
Conditional Use Permit Extension Application
PZ-21-00012**

The Citizen Participation Plan includes the following:

- Contact property owners (by mail; see included letter) within 300 feet of the project site
- Schedule a Citizen Participation Plan meeting at which resident concerns will be heard (date/time TBD; location 580 Brewer Rd.)
 - Document names and addresses of the attendees
 - Document resident concerns
 - Document RRS response
- File the Citizen Participation Report with the city



Date TBD

Dear Neighbor of Christ Center Wesleyan Church,

I am writing to you again on behalf of Running River School to inform you of the pursuit of an extension of the conditional use permit (CUP) at 580 Brewer Road, Christ Center Wesleyan Church. The original CUP was granted for one and a half years and we have resided at 580 Brewer Rd. since January 2022.

As was stated during the first meetings in the fall of 2021 with the City of Sedona, one with planning and zoning commission and one with city council, the length of time needed to initially acquire our own property and to complete the subsequent renovation project was unknown. We had hoped that the original CUP timeline would reflect this by offering more time than it did. We are excited to report that the remodeling process is underway, but as expected we do not have a fixed date of completion due to many varying factors and are in need of extending the permit.

A renewal or extension of the CUP requires us to go through the same process as before, including public outreach. In order to follow the citizen participation plan process we will hold a meeting on **Date TBD at Time TBD** at 580 Brewer Rd., Christ Center Wesleyan Church (upstairs). Your important feedback will be documented for the city.

If you are unable to attend the meeting but wish to send questions, comments, or letters of support please write to us at PO Box 299, Sedona, AZ 86339.

While we have operated out of 580 Brewer Rd. we have received minimal neighbor feedback, but nonetheless have worked to continue to minimize our impact on the neighborhood. Concerns regarding noise from student play have been shared immediately with our faculty and adjustments have been made where we could. For example, we have incorporated an indoor recess area, go offsite for physical activity and games daily (when weather allows), and have adjusted our schedule to leave the property Friday after lunch for movement classes at the city fields, courts, and parks (when weather allows).

Our teachers are contracted from 8 am-4 pm and students are generally present from 8:15 am to 3:30 pm, Monday-Friday. In general, the regularly scheduled outdoor time will continue to be a half hour mid-morning and a half hour early afternoon. There are occasional outdoor classes or activities, and there will be occasional after-hours activity for parent and/or teacher meetings and school-related events. (As the church, for many years, has had groups that meet in the evenings, this will not significantly change what already exists.)

We extend our deepest gratitude to the neighborhood residents who have supported RRS for the past year and a half. While it may seem a small gesture on your part, it has meant the difference between keeping our school doors open to the children of Sedona or not. For those of you in continued support of our temporary situation we hope you will either join us at the meeting or send word so that we may document and share with the City of Sedona.

Sincerely,

Guadalupe Pollock, Administrative Chair
Running River School Board of Directors

Lupita Pollock, Administrative Chair | 928.301.3232
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

March 15, 2023,

Dear Ms. Meyer,

I am writing to you today to endorse the extension of the conditional use permit for the Running River School. I believe the ongoing continuation of their mission is vital to the Sedona community.

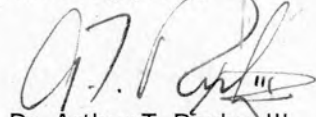
During the past two years, Christ Center Wesleyan Church has formed a strong bond with the school. As the pastor of this church, hearing the children's voices, interacting with them daily, and witnessing their emotional and physical growth has been a great joy. I believe with all my heart that the children who attend Running River School are becoming great citizens of our community. Even as they breathe life and joy into the campus of Christ Center Wesleyan Church, the students are breathing life into our community through their talents and their passion.

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

Running River School is in the process of preparing its new property for occupation. As was observed during the hearings for the previous conditional use permit, given supply chain issues, the difficulty of obtaining tradespeople for renovation, add the current downturn in the economy, this process is taking a significant amount of time. The school is staying true to its word to find that permanent home that it promised the council it would two years ago. I urge you to approve the extension of the conditional use permit so that they may continue in their mission to develop students who think critically, and who love and serve their community.

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



CHRIST CENTER

Wesleyan Church

580 Brewer Road • Sedona, Arizona 86336 • P: 928-282-9767 • F: 928-282-5967

Letter of support

Ingrid Orosa <inoro24@gmail.com>

Fri 3/24/2023 11:28 AM

To: RRS Administration <info@runningriverschool.org>

To whom it may concern:

It has been music to my ears and eyes to hear and observe children at play during recess at the temporary Christ Center church location, the closest to my home from any other neighbors at 520 Brewer Rd during the last school year.

I'm again writing in support of this church to continue to provide a safe place for the Running River school students until their permanent location is completed.

I feel fortunate to live next door to the church where my mom was a member and who's pastor and staff truly go the extra mile to help others in need, especially these community children who have faced challenges in getting their own school up and running.

I will add that I observed no disruption in flow of traffic on Brewer Rd or Juniper Rd while kids were being dropped off or picked up ever during the week school hours nor was there ever any obnoxious or disruptive noise heard at all. Only the pleasant and joyful sounds of happy kids having fun during recess.

Sincerely,

Ingrid Orosa

**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 Report
Conditional Use Permit Extension Application
PZ-21-00012**

On April 19th, 2023 Running River School sent a letter out to 25 neighbors of the Christ Wesleyan Church notifying them of a meeting to be held on Tuesday, May 2nd. In our letter (included in the CUP application packet) we provided multiple ways of communication: in-person meeting, postal mail, email, and phone.

Report findings:

- **March 15:** Prior to the meeting RRS received a letter of sponsorship from Christ Center Wesleyan Church of 580 Brewer Rd. (see attached)
- **March 24:** Prior to the meeting RRS received a letter of support by email from Ingrid Orosa of 520 Brewer Rd. (see attached)
- **April 19 – May 7:** RRS has not received any letters in the mail
- **April 22:** RRS received a voicemail from David and Nancy Michael of 15 Cindy Lane in support of the extension (see attached)
- **May 2:** RRS Received a letter of support by email from David and Nancy Michael (15 Cindy Lane) after notifying us that Eileen Grant knocked on their door to discuss the matter and asked what more they could do to support (see attached)
- **May 2:** Running River School received an email from Lee and Laura Wagner (4636 W. Hearn Rd., Glendale, AZ 85306) asking for more information (see attached)
- **May 2:** In attendance at the meeting (transcript attached):
 - RRS Board Members: Genevie Evirgen, Dotan Lior, Katherine Massey, Marie McMahan
 - RRS Administrative Chair: Guadalupe Pollock
 - RRS Teacher (and Board liaison): Dan Perry
 - Neighbor at 630 Brewer Rd.: Eileen Grant
 - Tenant of Neighbor at 630 Brewer Rd: Chris Fahmi (10 Sugarloaf)
 - Friend of neighbor at 630 Brewer Rd.: Not a neighborhood resident
 - Neighbor building a house next to the church: Bruce Browning
- **May 3:** RRS received a follow-up email inquiry from Eileen Grant of 630 Brewer Rd. (see attached)

Because there is only one neighborhood residence (and tenant at the same address) that is in opposition it is our determination that a significant majority of the neighborhood supports approval of the CUP extension.

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

March 15, 2023,

Dear Ms. Meyer,

I am writing to you today to endorse the extension of the conditional use permit for the Running River School. I believe the ongoing continuation of their mission is vital to the Sedona community.

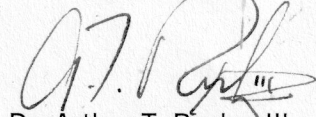
During the past two years, Christ Center Wesleyan Church has formed a strong bond with the school. As the pastor of this church, hearing the children's voices, interacting with them daily, and witnessing their emotional and physical growth has been a great joy. I believe with all my heart that the children who attend Running River School are becoming great citizens of our community. Even as they breathe life and joy into the campus of Christ Center Wesleyan Church, the students are breathing life into our community through their talents and their passion.

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

Running River School is in the process of preparing its new property for occupation. As was observed during the hearings for the previous conditional use permit, given supply chain issues, the difficulty of obtaining tradespeople for renovation, add the current downturn in the economy, this process is taking a significant amount of time. The school is staying true to its word to find that permanent home that it promised the council it would two years ago. I urge you to approve the extension of the conditional use permit so that they may continue in their mission to develop students who think critically, and who love and serve their community.

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



CHRIST CENTER
Wesleyan Church

580 Brewer Road • Sedona, Arizona 86336 • P: 928-282-9767 • F: 928-282-5967

Letter of support

Ingrid Orosa <inoro24@gmail.com>

Fri 3/24/2023 11:28 AM

To: RRS Administration <info@runningriverschool.org>

To whom it may concern:

It has been music to my ears and eyes to hear and observe children at play during recess at the temporary Christ Center church location, the closest to my home from any other neighbors at 520 Brewer Rd during the last school year.

I'm again writing in support of this church to continue to provide a safe place for the Running River school students until their permanent location is completed.

I feel fortunate to live next door to the church where my mom was a member and who's pastor and staff truly go the extra mile to help others in need, especially these community children who have faced challenges in getting their own school up and running.

I will add that I observed no disruption in flow of traffic on Brewer Rd or Juniper Rd while kids were being dropped off or picked up ever during the week school hours nor was there ever any obnoxious or disruptive noise heard at all. Only the pleasant and joyful sounds of happy kids having fun during recess.

Sincerely,

Ingrid Orosa

**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 Report
Conditional Use Permit Extension Application
PZ-21-00012**

Voicemail Received April 22, 5:45pm
Phone: 612-940-7889
Response to CUP Citizen Participation Plan Letter

Hi, Lupita. It's David and Nancy Michael and we just got the letter about the school. We're probably the closest actual neighbors to the actual school on 15 Cindy Lane and I tell you, we absolutely love hearing the kids playing outside. I'm almost disturbed in reading this letter that you guys have had to make adjustments to not use outdoor play area and other outdoor areas because of complaints. I can't imagine how the joy of children playing outside could bother anybody. I mean, it's almost the highlight of our day when they walk by when they are going on their little mini field trips and when they're out there. So, we'll do whatever to help you get this through and we'll be really sad when you leave. 612-940-7889 and we'll put on our calendar that meeting date so we can come and support you in person. Thank you for your work on this. Bye.

(Nancy and David were unable to attend due to a last minute, unexpected schedule conflict.)

Our Letter of Support

From: Nancy Michael nanmicha@gmail.com

To: RRS Administration

info@runningriverschool.org

Cc: David Michael davemicha@gmail.com

Sent: Tuesday, May 2, 11:54 AM

Guadalupe Pollock
Administrative Chair,

We live very close to the school on Juniper and Cindy Lane. We have been delighted that the school found a temporary home in the Wesleyan Church and strongly support the school staying in place. Hearing and seeing the children is a delight and we are glad to support our community in welcoming them next door.

Teachers and students seem conscientious and respectful. Hard to be against children learning in this lovely wholesome environment.

Hopefully the school can remain in place until their new building is finished. Our apologies for missing the May 2 meeting due to medical concerns. Please keep us informed.

Respectfully,

Nancy and David Michael
15 Cindy Lane
Sedona, Az.

Nancy and David Michael

Sent from my iPad

Re: CUP Lupita

From: RRS Administration

info@runningriverschool.org

To: Laura Wagner llwagner@yahoo.com

Sent: Tuesday, May 2, 11:36 AM

Hi Laura,

Thanks for reaching out.

1. The city has recommended in the past that there isn't a specific timeline request on the application so that the city staff and council can make their own best decisions based on all the information provided. We followed the city's advice.

2. <https://gis.yavapaiaz.gov/v4/#>

There are two lots at this address that will be combined. This is the Yavapai County website that is available to the public.

3. The contractor is unable to make an accurate estimate without permit approval. Demolition has been completed because that is the permit that has been provided to us so far. Here's a recent video of our progress so far: <https://drive.google.com/file/d/1DxhInZ8cfFuSMgzIkYrz4g4sljiuAmT/view?usp=drivesdk>

Many thanks,

Lupita Pollock

Administrative Chair & Founder

Running River School

[928.301.3232](tel:928.301.3232)

"Love is higher than opinion. If people love one another the most varied opinions can be reconciled - thus one of the most important tasks for humankind today and in the future is that we should learn to live together and understand one another. If this human fellowship is not achieved, all talk of development is empty." - R. Steiner

From: Laura Wagner <llwagner@yahoo.com>

Sent: Tuesday, May 2, 2023, 10:44 AM

To: RRS Administration

<info@runningriverschool.org>

Subject: CUP Lupita

Hi lupita ,

We are out of town to miss the Tuesday meeting.

1, What amount of time extension are you requesting?

2. Please provide proof of ownership of new west side property showing title and date of ourchase

3. Please provide an estimate from your contractor on:

- a) percent of project completion
- b) estimated date of completion that you can move in

Thank you.

[Sent from Yahoo Mail on Android](#)

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 Report
Neighborhood Meeting - 5/2/2023
Conditional Use Permit Extension Application
PZ-21-00012

Lupita Pollock: The last time we were here we introduced ourselves so I'm Lupita, the Administrator. I'm also a board member and a parent at the school.

Marie McMahan: I'm Marie. I am also an administrator, a board member and a parent with the school.

Bruce Browning: I'm Bruce Browning. I am building the home up top.

Dotan Lior: I am Dotan. I'm a parent and a board member at the school.

Dan Perry: I'm a teacher and a board member at the school.

Genevie Evirgen: I'm Genevie. I am a board member and a parent at the school.

Emmanuel (no last name given): I'm Emmanuel and I'm here to support this family.

Eileen Grant: My name is Eileen grant. I am a resident. I live next door at 630 Brewer Road.

Kat Massey: My name is Kat Massey. I'm a board member and a parent here at the school.

Chris Fahmi: I'm Chris. I am the happy tenant of Eileen and I love my place.

Lupita: We are here for the community members really to listen and report back to the city. We have three neighbors here; whoever would like to start with what they might want us to hear and what they might want the city to hear as well.

Eileen: I'm also here representing Laura and Michael Wagner, who live at 631 Road. My understanding is that they also sent you an email with questions. Did you receive that?

All right, well, I'll start with their questions if you don't mind because they expressed a number of our concerns as well.

What amount of time extension are you requesting? Your letter, as usual, does not mention that and that's a real concern for us over here.

Lupita: I have actually already responded to Laura.

Eileen: She didn't let me know that yet.

Lupita: We went with what the city recommended and did not put a fine point on the timeline so that the city has the opportunity to understand all of the information and make their own recommendation on the timeline.

Eileen: So, in other words, we have no assurances again, and for all we know you're going to request another four-year conditional use permit.

Lupita: We haven't put a time limit based on what the city had recommended, originally.

Eileen: All right. I know Laura and Michael Wagner would and we would as well.

Well, the question is, please provide proof of ownership of new West Side property showing title and date of purchase. Will that be provided to us?

Lupita: I sent them a link to the public record on the Yavapai County website. It's called GIS mapping, interactive tool, or something like that. Anybody can access it. It says that Running River School owns the property. I believe it lists the date that it was purchased as well. I'd be happy to send that to you.

Eileen: Okay, and an additional question I would have with reference to the Wagner's question is do you have proof that you've acquired the required relevant, all the required relevant building permits? And that was my answer to Laura's third question, which you could monitor. Alright, I'll read number three, which is please provide an estimate from your contractor on a percent of project completion and be estimated date of completion that you can move in.

Lupita: What my answer to Laura was, is that we do not at this time have permitting completed other than the permitting for demolition. The demolition permit is the only permit we've been given so far. So that's the phase that has been completed. I also sent her a video of our progress, which Genevie has, if anybody would like to see that at some point during the meeting.

Eileen: All right, well, if you don't mind my asking why, you know what, what are the issues here? Why is it that after a year and a half, and by this Fall, we're going on two years, that this is where the process is? I mean, again, there's an existing building over there. I know last time a four-year program was requested and what of our contingency or as a four-year permit is essentially a permanent school's on here and nobody's argued that, but why is it that it is taking you know, what are the issues here? Why is it that at this point, we are only you know, at the point of demolition?

Eileen: Which one are you again?

Dotan: I am Dotan. The issue is money. That's the primary issue here. We're still fundraising in order to complete the project. I can't state more clearly, that we want to get

out of here and move in there as soon as possible. So we would welcome fundraising help if you know anyone who wants to donate to the school, by all means that would help us get out of here sooner. Secondly, we are not trying to make this a permanent school zone because it's not our intention of being here any longer than necessary. And so the idea of us trying to place ourselves to affect you permanently as property owners is not what we're here to do. We are really trying to find an intermittent place before we can move into what we look forward to being a permanent location for our children. It's not in our interest to be paying a mortgage over there and paying rent over here.

Eileen: Okay. I can understand over there. I can understand that. But let me just stay up front. One of the concerns today is where's the representative from the church? Okay. This concerns them. Why is there no representative from the church here? Pastor Art, is he still the pastor?

Lupita: Pastor Art is out of town. One of his board members is at urgent care today.

Eileen: But last time we had four representatives.

Lupita: We do have a letter that I'm sure will be available to you once the packet of information is given out.

Eileen: We have a letter from the pastor that we sent into this city and well I can just tell you upfront this is very again I'm not necessarily holding you people responsible. You're here and I appreciate that. We all appreciate that. But the fact that the church has no representatives here, so that we can ask them about their motives, intents, etcetera is very problematic. I mean, this does not make for a proper community discussion on this, that they had no representatives and last time we had at least four representatives to begin with pastor and at least three others I'd have to dig out the notes. Dotan. He raised a very good issue regarding the money and that yes, it's a problem that you're paying a mortgage having to fund renovations over there while you're paying rent over here. Certainly one of my questions to the church is, you know, what, what's, what's up here? Because last time, they claimed or their claim was that they were helping you people out of the goodness of their hearts. This was for the community etc, and so on. But yeah, are they are they charging you \$1 in rent? Would somebody be willing to tell me what kind of rent is being charged here?

Dotan: Why is that material?

Eileen: Well, because concerning Oh, you're telling me you're telling us that the reason why this building is not completed, the renovations are not completed. You don't have all the permitting. One of the issues here is money, but if you are having to continually pay them for rent and you're doing fundraising, I don't understand why they are charging if they're doing this for the good of the community, why aren't they just charging you \$1? And again, this is a question for them to answer and we're very concerned that they're not here. But if they're this concerned about the children, they don't want to establish a permanent school zone in this neighborhood, which they have tried to do several times in the past that is why

they doing everything to make this happen so that you can get your renovations done, and move over there. From our perspective, they've created a business here in a residential neighborhood, and it doesn't look like that's going to change anytime soon. And just so you know what our position is.

Eileen: We, we have been, you know, we can get into it if you want to, but just briefly in the past, they mistreated our family and the community. They did this in 1998 1999. They tried to turn this into a permanent school zone. And we have been in the position. This is time number four, where we have to they're making money in rent every single month. Well, we have to hire attorneys to protect our property rights. Now, there is no equity in that whatsoever. You know, me with an elderly mother. There's a lot that can be said. But they claim they're doing certain things for the good of the community. But essentially our position is that they rob Peter to pay Paul. In other words, they're favoring one group over others. And we've been mistreated in the past. We've heard things about temporary permits in the past. And in 1999, 2000, we had to go to Superior Court, because the community here was lied to and now here today, they've said no representatives whatsoever, they could have found somebody. So that's very interesting. And they're not forthcoming about what they're doing and why and that's of great concern to us. And we personally think if they're that interested in helping the school then why aren't they just charging you \$1 in rent so that you can put all your money into the building over there and leave up here as soon as possible.

Lupita: I can't answer most of what you've asked. I can say that, in general that the church is charging half of what commercial property costs in Sedona and I would say that it costs anybody to have people at their location as far as utilities are concerned and maintenance and those kinds of things. So, I mean, I can't speak for the pastor per se. However, I would guess that if you were to send the pastor an email that he would potentially be willing to answer your questions.

Eileen: All right. Well, he is out of town. Right. Well, that's interesting. You know, that there's a meeting here and he's out of town, but would you please send me his email address? Because, again, we have questions. It's been a concern to us over the years that there's been a lack of transparency we asked, you know, what, when, where and why? And we don't get certain answers, but yet we're supposed to read good faith, just embrace everything that's transpiring here. And that's a real problem.

Chris: I have one question. Well, the children going for closing up to the trail over there, because the other day I was coming down. And so a bunch of this was about two weeks ago, or maybe one week and the children went just across there's no school crossing sign. Not at all. You have been here how much? Two years?

Lupita: We asked the city about that and the city said that is not something that they would be able to do unless it was a permanent school zone. And because it's not a permanent school zone they can't do that for us.

Chris: That's a problem. I'm sorry. Are you asking about this? Why there's no signage to slow? Yeah, 15 miles an hour, right. We're concerned about that, too. I mean, we slow down because we know there's a school here, but unfortunately, the tourists don't know. And there's some cars whizzing up and down the road 40 miles an hour, and the city's not doing anything. The city isn't maybe that's my understanding.

Dan: Maybe as a teacher, I can answer what we're at least doing to ensure safety because as you know, there is some traffic that sometimes comes fast. We walk with them. We purchased large stop signs, so we walk before they do any crossing. We get them to stop. There are two teachers at the end of each direction with stop signs, we stop the traffic and that's been going quite steady and the community cooperates and it's been safe.

Chris: My question about the children going across the street and going over to the trails. I've been on the trail many times, unless you go, I mean, you can only go pretty much to the beginning, because it's so very steep and very dangerous. Nobody would go up there. And I stopped doing that. So I don't know if children's still going a bunch of kids.

Dan: We take the children on field trips. We take them for various experiences like for instance we had a botany block where we teach botany and it's a perfect space for them to go and explore on a trail. I take a group regularly and we all have small classes here. So it's easy enough for us.

Chris: Good luck with that. Seriously. Another thing last time I was here a few months ago, I was downstairs because the noise was excuse me, was really loud. So I said, I'm just gonna go and have a look. So I'm standing there not doing anything when the kids waved at me.

And there was well I don't know I'm not a teacher, but it was about maybe four or five, six year old child, a girl in the tree. I said, oh my, you know, outside, outside here, so I didn't say anything. Then one of the ladies came over and pulled her down. I'm sorry. Sitting in the tree.

Kat: Kids are adventurous and they will try to climb. They're capable. We are fortunate that we do have a space that provides our children the opportunity to explore in a safe manner. We do have moments where they explore beyond our eyes, but we do call them back down and pull them out of a tree.

Chris: Well, I raised a kid so I know what they're doing. But I would never allow my child to be up on that tree. I'm sorry.

Eileen: I'd like to give space possibly for others, but before we move on, I just wanted ask one follow up question about the signage or am I understand that you cannot even have like a sign in case you know, take an old one and can put rocks in it. And it says slow 15 miles an hour schools on the city won't even let you do that.

Lupita: I feel like I did ask the city about that. Our solution was that we got our own stop signs to be able to get the kids safely across. I will also say that we have not had an accident

with a child crossing the road. We also have not had more than a scrape or a skinned knee of some kind while they have been across the road at the trail.

Chris: One silly thing is there used to be a child to be screaming so badly that I gave them a name. I won't say that. And now the child is gone. And did she read? Did she go to another school or something? Because I don't know without knowing who you're speaking about older and stop screaming.

Kat: That's the nature of a child. They're exploring at a young age and the hope is that they grow into a more mature person.

Eileen: Well, that's the goal here and here's the thing you know we feel, again, that we have not been treated fairly we feel that we've been deceived because of the Planning and Zoning Commission and the city council, you know, in your submittal to them it was presented the children would just be playing in the fenced in area out here. And I mean, we had to put in as soon as you moved in, they were out on the blacktop again, under our windows. We had expressed this concern, vociferously and certainly at the City Council now, we had to we had to put in complaints we had to call Stan Urkel out and I understand you did move them further down. But you know, honestly, um you know, we just really feel that we were mistreated and all that because, you know, you put into some middle the kids are going to just be in the fenced in play area, and then it's right back to the nightmare we had 20 years ago with the kids out under the windows, the noise coming through the plate glass windows. My mom had just stopped using her hearing aids because she she's, you know she was sleeping right by those windows. And you know, they never should have been down there in the first place we shouldn't have had to call the city. This is why we're upset and find the whole thing unacceptable because there is a noise component to all this. It was a problem in the past. It's a problem now our tenant has complained to us. My understanding is she has called the church. Now we got your letter you've done certain things. But honestly what why should we have to put in or have to take the time to write complaints? My mother and I signed complaints have to contact Stan the code enforcement officer etc. and so on. I mean, that's, that's been miserable. And now you're telling us that there is no you have no terminus here. You don't know when you're moving. And another concern we have is okay. Perhaps you'll provide us we're wanting to get verification that the property has been purchased that you've done this and that's great, but how do we know that ultimately you if you don't have the money, how do we know you're not going to sell the property and just stay here indefinitely? Or you do make the improvements, renovations you go over there but that becomes the West Campus and this remains the North Campus as the school grows. I mean, it just is not acceptable. That there's a school here this is not a school zone. Our family did not purchase next to a school and nor did others who are concerned like Laura and Michael Wagner like Chris and we want our quiet neighborhood back and we want to know when that is going to occur. And that's not an unreasonable request on our part. You know, we we're not against children. We're not against school choice, but the city has done nothing to provide for that. If anybody wants to know about things that happened 20 years ago or more, you know, we can talk about now

later but the city had an opportunity again to get land from the forest service to resolve this orphan school issue. They did not do it. And we were tortured. Our family literally tormented hell shut up with people. It's I mean, we've told you that before we had I have it with me. We had to get a restraining order against the minister at the time because he came on numerous occasions and harassed my 70 some old year old mother. All right, and it went to the local magistrate court and a restraining order was issued that is online now with the city. And we have a police report too about our house being shot up with people. It's that stopped when the minister was sighted. But, you know, we just, this is not a school zone. And we want to you know, we have every reason and right to ask when we're going to get our quiet neighborhood back. We just want this all to stop.

Dotan: We hear you and we also recognize that we're coming into a position that has previous weight behind it. And it is not our intention to create distress in your life and threaten your peace with our existence. By no means is that our intention. We can't speak for the church, and their role in which they played in the past, but how they are approaching this collaboration with us in this moment. But we hope you understand that.

Marie: We hear you. We continue to try and keep the idea of being a good neighbor to you in the forefront of our mind by making the few adjustments that we can, by pulling the kids away, and being considerate. But if there are greater issues that go beyond our scope of being able to handle your concerns, then we certainly do need to bring in the people that you know you would like these answers.

Eileen: Clarify from well, it is disturbing that no one there are no representatives here from the church. So let me just reiterate that But Chris is our tenant she's been living at 10 Sugarloaf what since 2004, or 2005 which Okay, and this noise problem has disturbed her too so everyone knows there is a stadium effect because this church is in a hollow the sound reverberates bounces up into our homes, our yards or homes. I've literally sat at the dining table in our house when you first moved in and before the kids were moved a little further away. And you know, I just wanted to jump out of my chair because of the sound that was coming through the plate glass window, you know, windows closed. We've had to not have windows open and nice weather. But because of all and this has been Chris's issue as well.

Dotan: May I ask a question for clarification, for those of us who may not know? Is this one property we're talking about? You and your mother and Chris on one property is what we're talking about here, or multiple properties?

Eileen: Well, it's two residences on a larger property, but she's 10 Sugarloaf and we're at 630 Brewer the properties are conjoined right, right. Yeah, okay. Right. So we're both different buildings. But Chris can certainly underscore verify what I'm saying. And, you know, we've had to file with the city, you know, speak with Stan Torkel. Let the code enforcement officer you know, and it's not like we're happy to do it's not like we're waiting to pounce on you. We're not but you know, at this point. We would just like to have a reasonable date, you know, we would like to know when this move is going to occur.

Because the way you talk, we don't know if it's ever going to happen. It's very concerning when you say we're lacking funds, that that sounds like you could be here indefinitely or if the funding falls through you may have to sell the other property. You know, you need to appreciate that for us. This is not sounding like something that is going to be over anytime soon.

Kat: We appreciate your concerns. This clearly is something that's been frustrating you for 20 plus years. We're just in a situation where we have a school and we have children that we need to educate and have a place for. We want to be as respectful as we can to your concerns. And we will keep addressing them as best we can.

Dotan: We have no interest in staying here long term. Unfortunately, there's no way to prove that to you to your satisfaction. I don't know how else to state it more emphatically. Our interest is in moving into the building that we've purchased and are in the process of renovating.

Eileen: How much is this building going to cost?

Dotan: That's a moving target. It is moving because as you have noticed in the past couple of years how this supply chain has caused the cost of lumber to go up and down.

Eileen: A million?

Dotan: No. Maybe half that?

Eileen: Half a million and how much has been raised so far for the building?

Dotan: Well, we raised quite a bit and that's gone to show.

Eileen: Do you have half a bit already?

Dotan: I don't know all the ins and outs. I don't know the exact dollar amounts.

Eileen: You know truly in other words, is this is going to get stretched out because there is never I mean never sufficient money. Well I'm that's what it sounds like to me.

Dotan: Well, I will tell you from the board perspective what we are enthusiastic about is not only the type of education that we are offering but the ways in which we have really positioned our school to not only be a place that would attract the attention it deserves, in a certain sense, which comes from both fundraising and enrollment, that we look forward to filling our future building.

Eileen: How much how many students can the new school that you're hoping to build hold?

Marie: I thought we were 120. I believe that's right. 120.

Eileen: Well, let me ask you a follow up question to that. I mean, are you going to request that the cap on the end for about 70 some odd students now? I don't have the papers in front of us.

Marie: We are currently at 60.

Eileen: But isn't your cap at about 74 here?

Lupita: We are fairly maxed out. I mean, maybe a few more students.

Eileen: So you would be staying at the 60.

Lupita: It's based on size of classrooms. We would never want more students than can fit in a classroom and we're close to that in almost all of the classrooms.

Eileen: All right, we would be on to that right. And the reason I'm asking is just so everyone is clear, when the church first started trying to turn this into a permanent schools on a 1998 they were going to sell the property to the Sedona charter school. And they with the city got a permit for 160 students, and the charges were really one to 200 and when they did decide not to move in here, but ended up getting property across town. They started with 200 over there, but can you imagine 160 to 200 kids down here, no place to play but the parking lot underneath our windows. And just so you know, the neighborhood was changed because of what happened 20 years ago, we lost the gentleman, his family across the street, they moved away because they they couldn't deal with the situation. Mr. Geiss even tried to sell his home at the time he could not sell it because when people would it was disclosed. You have to disclose it with realtors and prospective buyers. When it was disclosed that a school was moving in here. He couldn't sell his house. And then we lost our neighbors the Chasnels who are next to Chris in the room around the church. I think Michelle Chavez Pardini is there now. Mr. Chasnel. He was a chef who worked evenings here in Sedona and he would sleep in the mornings and during the day after, you know working well into the evenings and he couldn't get any sleep because of you know, when when the one school that did finally move in that we had to go to court over you know, he couldn't get any sleep. So they ultimately moved away. And this is, you know, again, it's very upsetting that the church has said no representatives but we lost beloved neighbors because of what happened 20 years ago, and you know, my mom did not want to give up her land. You know, that that was her position, but other people left so the neighborhood was negatively impacted. And we just we just don't want to have to go through all of this again, you know, nobody wants to go to Superior Court. Nobody wants to help the file and all the rest of it. But we do want our, you know, our neighborhood that are peace and quiet. We don't want this to be established as a permanent school zone. We don't want a presentence set. The Christ Wesleyan Church has done everything to set a presentence her of this being a school zone and that is unacceptable to us. And what has happened in the past is unacceptable. It has definitely not been great. This is where it is. We want this to come to some sort of conclusion. We want it to be a happy conclusion where you go over to your property and the kids have a school and everything else and we have our neighborhood back and the church does not go down this road again as pursuing this as an accepted school zone. We don't know that that is going to happen without representatives here. This is one of the things that did not end up in the minutes is if this school moves out are you going to bring in another school. He wouldn't answer. He said he did not know.

Now, that again is not an answer because it looks like they are establishing this as a school zone and they will bring in yet another school. We don't want that. This is not you know a school zone.

Genevie: It felt very much in the last city meeting, that we all attended, that they were giving us some grace and some time. It really felt that they understood that the neighborhood asked that they not have a school here. They were giving us a little grace and time to get to our new location. I don't know if things have shifted, but it really felt they were giving a local school some time to essentially not close their doors while we were are trying to build our permanent home. I recall one of the committee members said due to construction, because she is an engineer, she recommended that perhaps we get a longer timeline granted. She suggested that as a committee member.

Eileen: The planning and zoning gave an amount and the city council reduced it to a year and a half. Look. It is unfortunate that the city has not sent a representative to this meeting. You know. They have not done their due diligence when it comes to you and us. If they had wanted to solve this school problem, they could have done it 20 years ago. They could have contacted the forest service again and started a ball rolling so something like this would not occur in the future. The city has so many options. You people were up at the Hub, which was built for the teens and is right near West Sedona School, playing fields, and areas for outdoor activities. They could have rented you that for a dollar and not booked any more events there. Again, the taxpayers of the city funded that for the young people. And there has been no accountability from the city there. Unfortunately, you people are in fix. It put us in a fix as well because they are doing nothing to solve the problem. They have the resources to solve the problem. But they don't act. They don't show up at these committee meetings and we have our sides but both are unhappy because again we didn't purchase next to a school and you are trying to keep your doors open and educate your kids. So what's the answer? It is a no win situation for everyone. Unfortunately for us, the church is getting rent and making money each month. We have to spend money on attorneys to represent our interests so that we do not get run over here. It is not pleasant. I had to spend the money 20 years ago. And we had to spend money in 2021. You know this is not right, folks. We just want the situation resolved. But it would be nice for it to be resolved so everyone can win but you seem to not have money. Maybe the church is charging you half of what is commercial rent, but they could give more. Considering what they did to us, it is not right that we pay for attorneys and they make money as a business in a residential neighborhood.

Genevie: We haven't proposed that to them. Actually, that never came to mind because I was thrilled that we were getting it at a great price. For us, it is just a matter of looking forward. We were able to raise funds to purchase a building. We have been able to raise funds to start the process. We have submitted all of our documentation via the architects we have paid, the engineers we have paid. Things are getting closer and closer. We stay in

contact with the city. We are connected with them all the time asking what do we need for this, what do we need for that. In my experience, on the project, when funds are needed for a next step, we are meeting with different groups in the community to sponsor certain areas. So far that has all come to pass for us. We just have to keep looking forward. We are not looking to stay here at all. We are grateful to the church and the neighborhood for letting us be here but this is not our spot. We have no intention of staying here and if the funds were in the bank and the permits were all approved, we would be out of here in two to three months.

Eileen: This is something I would be throwing out if the city listens to this at all. Why don't they have some kind of superfund going to deal with matters like this and help schools.

Genevie: That is a great idea.

Eileen: They say that they are in favor of school choice. Why don't they step up to the plate and prove it. They have done nothing. I have been here 25 years. In all of that time and they have had opportunities. They should be helping you with funding or giving you a no interest loan or whatever they can do to make this happen so that the community can have a win-win rather than here we are again, school vs. community. It is the same situation over and over again and where is the resolution. I understand you can't answer that. When are they going to step up to the plate and solve this for everybody? Residents are sick and tired of this having to shell out for attorneys. We filed complaints. We have to do our stuff. Schools that have to struggle and also deal with all of these problems. And you people. Again, a school building down the street and this is what has happened? They turn it into a courthouse. They have the Hub. They don't help you there. All of it is completely unacceptable. I hope they will hear that. They need to they claim that they support school choice. When are they going to do something about it? When are they going to step up? And solve this for everybody so we are not going through the same thing over and over again.

Genevie: We would be delighted to have the city offer something like that. I don't know the legalities of that because we are not a public school but that would be amazing.

Eileen: You are a charter school, correct?

Marie: We are a non-profit. Not a charter.

Genevie: We would be delighted for the city to help in any way.

Eileen: Why don't you look into options a grant or something?

Genevie: That would be wonderful. That would be great!

Emmanuel: Who has the figures? There are several of you who said you are on the board.

Dotan: We have estimates? \$500K we are looking to raise to complete the project. We have half of the total so we need \$500,000 more to finish it.

Kat: We have raised enough for the purchase of the building and to get through our demolition to the point where we are now. The hope is the remaining \$500k will get us to the completion of the project. We did that in a year's time. We were able to raise in excess of that to get our building.

Eileen: So that was around \$250K to make that happen? If you could give us an idea.

Lupita: The building is mortgaged.

Emmanuel: Who is managing this? Other than the \$500k, I am not hearing specific figures.

Dotan: Why do you need specific figures?

Emmanuel: It would tell us where you are at?

Dotan: Well, we told you where we are at.

Genevie: We were able to get a USDA loan for the mortgage. We were able to raise the funds for the down payment and all of the closing costs. We are paying an architect and an engineer for the design and the plans, fees for the survey, fees for the permitting. We had the funds for the demolition when that permit was approved. We have a reserve for future mortgage payments. We are in contact with a lot of people about sponsorship of different portions on the building.

Eileen: We can appreciate all of that but it is still a concern for us if you don't get the funds to finish that the building will end up being sold and where are you going to go? You are here permanently.

Dotan: Help us raise the money.

Eileen: That is unfair given that we had to pay attorneys. It hasn't been five cents for us. This was the case 20 years ago. We would have rather given money to schools than pay attorney fees. But again, the church is not here. They can't answer but we know the kinds of things they were doing in the past. These things did not inspire anything with us. They violated it again and again 20 years ago. They didn't come to the city council meeting. They sent no representatives. It gives us the impression they have been talking with their own attorneys, which they can pay for out of your rent, and they have been advised not to show and we have to pay attorneys to protect us at these hearings. We would be in a better position to help you if we were not put in the position. Our family has had to pay thousands in the past and present to pay to have ourselves protected because no one is looking out for our interests. I can appreciate what you are saying. This is something the city should be doing.

Kat: We are looking for other people in our community to help us move the project. We need everyone in the community to understand the value of having schools here in Sedona. We are looking for other people here in our community to help move that along with us. We need people to rally in support of what we are trying to accomplish.

Eileen: That is great. We do support. Cam Anderson, district Ranger of the forest service, he approached the city 20 years ago. This was in the newspapers. He offered them land so that structures could be put up so this would never happen again. They city has not done their job so we are the bad guys because we don't want the school in our backyard. I don't see the P&Z department. I don't see the city council offering them. Or from you people their yards for the kids. Where they can play. We are put in the position where we have to spend money to defend ourselves. I am sorry that's what it is. I don't get any real kicks. No one has thrills for this position. We don't hate children. We support school choice. It cannot be all on us because the city has not done their job, the church we don't know what their motives are they are not even here. It has been thrown into our laps. We have not guarantees or dates when the school will de-camp. We don't know if you are ever leaving. It is a lousy position for us.

Chris: How do you raise your funds? Online? Ask everyone in Sedona? Newspaper?

Genevie: All three.

Chris: Is it monthly?

Genevie: Online is daily. Creating awareness and what funds are needed. We are on the Sedona Wish List, which is in the newspaper. They featured us in their newsletter last week.

Chris: How much do you charge for tuition?

Lupita: \$9,300

Chris: That is a lot of money young lady. Why do you charge that much?

Lupita: It is the lowest tuition possibly in the country, but at least in the southwest.

Marie: Teacher salaries, school supplies. We are a nonprofit. We are not making money as a school. We get money from tuition and fundraising.

Genevie: Our fundraising is going towards our building now so it limits the opportunity to give raises unless we raise tuition, which we have planned for next school year.

Eileen: The church has lost credibility. The church said they were moving across town about 20 years ago and building a church school facility. They have on 10 acres on Ruby Road near Safeway. Well, where is that church school complex? We still haven't heard why it was never built. That land over there has been sold. Who got that money?

Lupita: The entire congregation here, especially the people running the church now, are not the same people who made those plans originally.

Eileen: One of the ladies here last time, Carolyn,

Lupita: As an organization changes...

Eileen: They made these claims of temporary because they were going to build a complex. We have heard the temporary claims before and the promises were never realized. We don't want to face it again. It makes me sick thinking about it.

Lupita: I would like to wrap it up.

Eileen: We haven't heard from Mr. Browning at all.

Bruce Browning: I just wanted to hear. I haven't been to any of the earlier meetings. I wanted to hear both sides, open-mindedly, and I have. I understand your issues.

Eileen: Ok, you are ok to contact us if you want to talk about this? We met your representative last time he was very nice. But we have our side. At times we get painted as child haters.

Bruce: I tell you what. I will talk. You've been talking. So lets just, zip. We don't have a representative. We have me, and my wife. We are not "you people". Every time you reference this group it is "you people". I don't know who "you people" is but I don't like that.

Eileen: Alright

Chris: Don't be so touchy.

Bruce: I don't like "you people". I mean, I don't like being referred to as "you people".

Chris: Don't be so touchy.

Bruce: Don't be so touchy? I did not send anyone anywhere.

Eileen: Mr. Brown, I apologize. Didn't you send P&Z, there was someone, I thought.

Bruce: You thought. I didn't hire anyone.

Eileen: There was someone from Cottonwood. He was hired for or had been on the P&Z in Cottonwood. I thought that was because you couldn't be there that he was there. Now that was a then I apologize.

Bruce: I am not going to have this discussion. I am tired of it. I am tired of the whole thing. The whole thing to me is ludicrous. I mean it just really is. And I appreciate everyone's patience. I do. I understand everyone's position. I know you have some animosity from 20 years ago and it has continued. I really like having the kids out in the yard singing in the morning. I really like it.

Eileen: Ok, if that is your position, great.

Bruce: It is nice. And they have been nothing but respectful to me. And no one in this room, to my knowledge, in terms of the teachers or the staff, has ever lied to me. I think someone has lied to you regarding this situation but it is not these people. I think they are just doing

their best to defend the school. They are doing their best to keep this school in Sedona. And Sedona needs a school. Sedona needs many schools.

Eileen: We are not discounting that, but my understanding is that you were not at the P&Z or the city council. A submission was made to the city that the kids would be on this side and be different than they were 20 years ago. Once the school opened, they were right down below our windows again and we had the screaming coming through our windows and it continued to be a problem.

Lupita: Eileen, you called us and we made changes based on your requests.

Eileen: But we told you that was an issue ahead of time. We were told it was not going to happen again and that's why we feel we were not honestly treated because it never should have started again. If you put a submission into the city that that was where the playground was going to be then please keep that as the play area. I mean come on, Lupita. Even you said to us, you should have said you were going to use the entire property. It is very unfair to us to say this is what we had to deal with before, we don't want it again and then as soon as the school opens up its happening all over again and then we have to contact the city, we have to fill out complaints, my mom and I had to sign complaints. We should not be put in that position again. If you say you are going to be over there then be over there. Please don't do that to us and then we are the "bad guys" when we say something about it. We told you that was unacceptable.

Lupita: Eileen, I have never said that you are a "bad guy".

Kat: Not necessarily knowing how sensitive you were from the previous experience you had coming in without the awareness of it but adjusting as quickly as we could, recognizing that it is hitting a nerve. I hope you understand, we are not trying to hold the same standard, which was upheld before. And as Lupita said, upon recognizing we do need to make shifts for your collaboration and acceptance. We try to do so in a quick manner.

Eileen: This should not have occurred for our family. We are not happy. We do not want this to be a permanent school zone. And you still can't give us any assurances that won't happen and the church isn't here to give us those assurances.

Dotan: We hear that you do not want this to be a permanent school zone. That is not what we are asking the city to do. It is a conditional use permit. Just remember that. We are asking for an extension for what we already have so we can complete our permanent home. We are not trying to create a school zone here. Trust me, we don't want to be here. This is not pleasant for us either.

Eileen: Alright, well you say the city is about to make the decision about how long you can stay and then what happens if you don't have the funding then it is just going on indefinitely.

Dotan: That is a concern we share with you. We don't want to be here any longer than we have to.

Eileen: Please send me Pastor Roxby's contact info.

Marie: We gave you his business card.

Eileen: Do tell him that I would like to talk to him because as far as I am concerned he could be doing more.

Lupita: Thank you everyone for coming today.

Marie: If you need to write anything or send anything, it can go to the info email that you already have so you can send it to us.

Lupita: I appreciate everyone spending time here today together.

**Re: HI LUPITA POLLOCK---FROM
EILEEN GRANT JR.-----**

From: RRS Administration

info@runningriverschool.org

To: Grantceltic grantceltic@aol.com

Sent: Friday, May 5, 9:00 AM

Good morning, Eileen,

I checked in with Cari Meyer about answering non-resident questions. That wouldn't be required of us. I would only have to report to the city that he contacted us and would list him as a non-resident. For example, if he contacted us via email, we would include that in the report. (Email would be our preferred mode of communication.)

Cari also advised us that the financial aspects of the business are not relevant to the CUP application. If it is helpful to know, I can say that all money fundraised so far has either gone to the down payment of the property and/or the progress we've made so far on the building. And this is the intention for further funds raised.

All our best,

Lupita Pollock

Administrative Chair & Founder

Running River School

[928.301.3232](tel:928.301.3232)

"Love is higher than opinion. If people love one another the most varied opinions can be reconciled - thus one of the most important

tasks for humankind today and in the future is that we should learn to live together and understand one another. If this human fellowship is not achieved, all talk of development is empty." - R. Steiner

From: Grantceltic <grantceltic@aol.com>
Sent: Wednesday, May 3, 2023, 1:15 PM
To: RRS Administration
<info@runningriverschool.org>
Subject: HI LUPITA POLLOCK--FROM EILEEN GRANT JR.---

Hi Lupita---

My brother, John Grant, currently resides out of state and was unable to attend the meeting yesterday. However, he is VERY concerned about the situation. He may be contacting you in the near future via E-mail or phone with some additional questions.

Apparently, the Wagners did "CC" us regarding your responses to their queries. Unfortunately, we did not see her E-mail prior to the meeting yesterday.

I have not yet had a chance to listen to what I recorded. Did I hear (I believe it was) Cat Massey (spelling?) correctly that the school has already spent @ \$250,000 on the Navajo property--all aspects involved?

Sincerely,
E. Grant-----

Fwd: Conditional Use Permit Extension

RRS Administration <info@runningriverschool.org>

Mon 5/15/2023 1:07 PM

To: Cari Meyer <CMeyer@sedonaaz.gov>; Christopher Norlock <CNorlock@sedonaaz.gov>

Hello!

Here is an extra letter of support. I don't know if you can add it into our citizen outreach report. Please let me know.

Many thanks,

Lupita Pollock
Administrative Chair & Founder
Running River School
[928.301.3232](tel:928.301.3232)

"Love is higher than opinion. If people love one another the most varied opinions can be reconciled - thus one of the most important tasks for humankind today and in the future is that we should learn to live together and understand one another. If this human fellowship is not achieved, all talk of development is empty." - R. Steiner

From: Bruce Browning <brucebrowning@me.com>
Sent: Monday, May 15, 2023 12:56:38 PM
To: RRS Administration <info@runningriverschool.org>
Subject: Conditional Use Permit Extension

May 14, 2023

Sir/Madam:

My name is Bruce Browning. I am writing regarding the Conditional Use Permit for the Running River School provisionally located at Christ Center Wesleyan Church in Sedona. My wife, Katherine Sage and I are building a home at 41 Juniper Lane immediately to the southeast of the church and share a 331 foot property boundary with the church.

Until recently we were not directly involved with discussions regarding the use of Christ Center Church as an interim home for the school, but were aware that a more suitable, permanent location for the school was being sought. Apparently there was originally some concern regarding increased traffic on Brewer Road as well as the potential for noise associated with the school, however we have experienced very little of either.

Due to the extended construction process of our home we have been on-site almost daily and observed

both traffic flow as well as the school routine. Beyond the periodic wafting sound of children singing we have experienced very little indication that there is a school present at all, and when we have had contact the staff have been friendly and accommodating.

Running River's request for additional time to complete their new facility seems reasonable based on our personal experience with current construction limitations and timelines. Furthermore we feel that it is in the best interests of not just the children, but the community to allow the school the additional time to properly build their new home.

Respectfully-

Bruce Browning and Katherine Sage
41Juniper Lane, Sedona

Running River School

Jill Cross <sedonainspiredliving@gmail.com>

Sun 5/28/2023 6:43 AM

To: Christopher Norlock <CNorlock@sedonaaz.gov>

There is nothing more beautiful than children playing, laughing and having fun! I live 2 doors down and hear the kids on their recesses, they sound so happy, I Love it!

I am in full support of them continuing to have a home in the Wesleyan Church.

Sent from [Mail](#) for Windows 10

Living A Sedona Inspired Life

Jill D Cross

<http://www.sedonainspiredliving.com>

C/Text 808-280-3285