AGENDA

City of Sedona
Planning and Zoning Commission Meeting

4:30 PM | **Tuesday, August 20, 2024**

NOTICE:
Pursuant to A.R.S. 38-431.02 notice is hereby given to the members of the Planning and Zoning Commission and to the general public that the Planning and Zoning Commission will hold a meeting open to the public on Tuesday, August 20, 2024, at 4:30 pm in the City Hall Council Chambers.

NOTES:

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

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

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

PROCEDURES:

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

1. CALL TO ORDER, PLEDGE OF ALLEGIENCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
   a. July 16, 2024 (R)
4. PUBLIC FORUM: *(This is the time for the public to comment on matters not listed on the agenda. The Commission may not discuss items that are not specifically identified on the agenda. Pursuant to A.R.S. § 38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for further consideration and decision at a later date.)*
5. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:
   a. Public Hearing/Discussion/Possible Action regarding a request for a Conditional Use Permit to use an outdoor area for weddings, private, corporate, and community events (Cloth and Flame). The property is currently zoned CF (Community Facilities) and is located at 995 Airport Road (APN 408-27-001A) (135 Shrine Road).

      Case Number: PZ24-00003 (CUP)

      Applicant: Cloth and Flame, LLC
6. FUTURE MEETING DATES AND AGENDA ITEMS
   a. Tuesday, September 3, 2024
   b. Tuesday, September 17, 2024
7. EXECUTIVE SESSION

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

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

Physical Posting: August 15, 2024 By: DJ

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

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

Staff Report
PZ24-00003 (CUP)
Cloth & Flame – Venue on the Mesa
Summary Sheet

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

Meeting Date:	August 20, 2024
Hearing Body:	Planning and Zoning Commission
Action Requested:	Approval of a Conditional Use Permit
Staff Recommendation:	Approval, with conditions, of a Conditional Use Permit
Location:	995 Airport Road (Sedona Airport, 135 Shrine Road)
Parcel Number:	408-27-001A
Applicant:	Cloth & Flame (Olivia Laux)
Site Size:	Entire Airport: ±219 acres
	Site proposed for use: ±4 acres
SCP Designation:	Public/Semi-Public (P/SP)
Zoning:	Community Facilities (CF)
Land Use:	Entire Parcel: Airport and Accessory Uses
	Site Proposed for Use: Meeting Facility (Indoor Use only; Outdoor uses have been permitted by Temporary Use Permit)

	Area Zoning	**Area Land Uses**
North, East, South, West:	NF	National Forest

Report Prepared By:	Cari Meyer, Planning Manager

Project Summary:
The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for outdoor events, including weddings and private, corporate, and community events on a portion of the Sedona Airport property.

Attachments: **Page**

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2. Application Materials
   a. Application Packet 13
   b. Citizen Participation Report 38
3. Public Comments 39

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

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for outdoor events, including weddings and private, corporate, and community events on a portion of the Sedona Airport property.

Use of this site is permitted in accordance with the Land Development Code (LDC) requirements, specifically Article 3 (Use Regulations). The building on this portion of the property (the former Masonic Lodge) has been approved for use as a Conference/Meeting Facility. The proposed use of the outdoor space is considered "Outdoor Recreational Facility," which Table 3.1 of the LDC categorizes as a conditionally permitted accessory use in the Community Facility (CF) zoning district.

BACKGROUND

Site Characteristics

- The property is located on Airport Mesa, at the southern end of Airport Road (See Attachment 1).
    - The entire property is approximately 219 acres. The site proposed for this use is approximately 4 acres on the north side of Airport Mesa in the area surrounding the former Masonic Lodge on Shrine Road to the west of the water tanks.
    - Through this report, references to the property/site refer to the 4 acres where the use is proposed, not the entire Airport property.
- The property is the former Masonic Lodge. The applicant has obtained an occupancy permit to use the building as a meeting facility. Under consideration with this permit is the use of the outdoor area to the west of the building.
- There are no floodplains on the property.
- The property is accessed via Airport Road to Shrine Road. Airport Road intersects with W State Route 89A at a signalized intersection.
- The property is not part of a recorded subdivision.

Zoning and Community Plan Designations

The property is zoned Community Facilities (CF) and designated as Commercial in the Community Plan. The purpose of the CF zone is stated as:

> *… primarily for the accommodation of public/semi-public uses (other than street rights-of-way). The CF district includes community uses such as public safety facilities, schools, libraries, community centers, City buildings, and public utilities as well as incidental and accessory uses.*
>
> *LDC Section 2.17.A*

Requirement for a Conditional Use Permit

The building on the site (former Masonic Lodge) currently operates as a Conference/Meeting Facility, which the Land Development Code (LDC) lists as a permitted use in the CF zone (LDC Section 3.2.E) and defines as follows:

> *Meeting rooms, business centers, assembly halls, auditoriums, and other related facilities used to facilitate and accommodate conferences, seminars, meetings and similar gatherings.*
>
> *LDC Section 9.4.B*

The proposal for outdoor events is considered an Outdoor Recreation Facility, which the LDC lists as a conditionally permitted use in the CF zone (LDC Section 3.2.E) and defines as follows:

> *Recreation and entertainment activities operated by a commercial enterprise that are mostly outdoors or partially within a building, including picnic areas, outdoor swimming pools, skateboard parks, tennis courts, basketball courts, baseball diamonds, soccer and football fields,* ***amphitheaters, outdoor arenas, and outdoor theaters****. Accessory uses may include limited retail, concessions, and maintenance facilities but such accessory uses are only allowed in mixed-use and nonresidential zoning districts.* LDC Section 9.4.C, emphasis added

Therefore, the use of the building is permitted with the approval of a Tenant Occupancy Permit (which as been done), but the of the outdoor area requires approval of a CUP.

Use Classification

There have been questions about whether the "restaurant" category would be more appropriate for the proposed use. Restaurant is defined as follows:

> ***An eating/drinking establishment that is open to the public****, where food and beverages are prepared, served, and consumed within the principal building, or off the premises as carry-out orders; or in an outdoor seating area on the premises. Accessory uses may include an outdoor dining area or sidewalk café.* LDC Section 9.4.C, emphasis added

The definition of restaurant states that it is an establishment that is open to the public. The use, as proposed by the applicant, is primarily for private events, which does not meet the definition of restaurant. Further, the use will not have a permanent kitchen, with a temporary satellite kitchen being used when needed. Therefore, it was determined that, based on the use description provided by the applicant, it would be more appropriate to consider this use as a meeting facility/outdoor recreation facility rather than a restaurant.

Temporary Use Permits

While pursuing this CUP, Cloth and Flame has operated a handful of events under Temporary Use Permits (TUP). The TUP process requires a separate permit for each event and makes the use of the property subject to the limitations placed on temporary events by the LDC, including the number of events permitted and the requirement for a separate application and fee for each event. If the CUP is approved, the applicant will be able to hold events as outlined in the CUP and will not have to submit separate applications for each event.

The applicant has applied for and been issued five (5) TUPs in 2024, with one event in April, two in May, one in June, and one in July, summarized below:

- Three weddings/receptions and two corporate dinners
- Events have ranged in size from 35-150 people
    - Average size of 86 people
    - One event exceeded 100 attendees
- The event that exceeded 100 attendees (150 attendees) used shuttle service
- Guests have arrived between 5:30 pm and 6:00 pm
- Corporate dinners have ended at 9:00 pm. Weddings have been required to move inside at 9:00 pm.
- Code compliant (fully shielded) exterior lighting has been used for the events.

While operating under TUPs, the City's Code Enforcement Division has monitored the use of the space and has not noted any code violations and has not received any code enforcement complaints regarding those

operations. The CUP application under consideration would memorialize a number of the strategies that the applicant has used to ensure that the event has not negatively impacted neighboring properties.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A copy of the Citizen Participation Report is included in the application (Attachment 2.b)
- Project documents submitted by the applicant were placed on the Projects and Proposals page of the Community Development Department website.
- As all land within 300 feet (required notification radius) of the project site is within the National Forest, the notification list was expanded to include property owners within 300 feet of the forest service boundary to the north of the airport property. The notice of public hearing went to these property owners and was emailed to anyone who had previously submitted a public comment and provided an email address with that comment.
- The property was posted with a Notice of Public Hearing and a notice was published in the Red Rock News on August 1, 2024.
- All notices contain contact information or a way to submit comments. All comments received by Staff are included as Attachment 3.

REVIEWING AGENCY COMMENTS AND CONCERNS

All internal and external review agencies were given an opportunity to review this application. Staff did not receive any comments from the review agencies.

DEVELOPMENT PROPOSAL

The applicant, Cloth and Flame, is applying for a CUP to allow for outdoor events, including weddings, private, corporate, and community events on a portion of the Sedona Airport property. A detailed description of the proposal, including a site plan of the property, were submitted by the applicant, and are included in Attachment 2.a. They are proposing the following:

- Maximum of 120 events per year, with an anticipated breakdown of 40% weddings, 40% corporate and social dinner events, and 20% community events
- Average event size of approximately 120 people, with most events being under 150. A maximum of 20 events per year would have a group size of 200-250.

Access, Traffic, and Parking

- Access to the site is off Shrine Road via Airport Road, which intersects with W State Route 89A at a signalized intersection. This use will not alter existing access.
- As the property previously operated as the Masonic Lodge, traffic volumes from this site as a meeting facility have been factored into previous traffic counts/studies for the airport property.
- The site has 41 parking spaces.
    - For Community Events that need additional parking, the applicant has approval to use the parking at the Airport Overlook as overflow.
    - The applicant has included a stipulation that private groups that need additional parking will be required to use shuttle services.
    - The City encourages the use of existing parking areas wherever possible, as construction of additional parking areas typically requires removal of vegetation and paving of natural areas. Though this should only be done as a last resort, there is sufficient space on the property for additional parking to be constructed if needed.

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

Sound Management

- Outdoor speakers will face south (away from residences)
- Outdoor activities/music on the property will cease at 9:00 pm (if the event continues, it will be required to be moved inside).
- Events operated under TUPs have not exceeded 45 decibels at the nearest residential property line.
- Events operated under TUPs have not generated noise complaints to the police or code enforcement.

Outdoor Lighting

- All lighting will be fully shielded and comply with the City's exterior lighting requirements.

Waste Management

- Cloth and Flame will be responsible for keeping the site clean and free of debris.
- Confetti poppers or similar devices will not be permitted.

Building and Site Design

- No changes to the buildings or site are proposed, other than minor landscape improvements (leveling of ground, addition of native vegetation, removal of tripping hazards).
- If any changes are in the future, all required permits will be required to be obtained.

REVIEW, COMMENTARY, AND ANALYSIS

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

- Consideration of a request for a Conditional Use Permit

Discussion (Conditional Use Permit)

Use Specific Standards

Table 3.1 of the LDC lists "Outdoor Recreation Facility" as a conditionally permitted use in the CF zoning district. There are no Use-Specific Standards applicable to this use.

Approval Criteria Applicable To All Applications

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. The proposal is in compliance with this criterion.*

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: *No previous land use approvals impact the review of this application. Five TUPs have been granted for the operation of outdoor events at this location this year, with no code enforcement complaints. The proposal is in compliance with this criterion.*

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 property is designated Public/Semi Public in the Community Plan, which supports the Community Facility (CF) zoning designation. The CF designation allows for meeting space as a permitted use and outdoor recreation facility as a conditionally permitted use. The proposal is in compliance with this criterion.*

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 CF zoning district. No waivers or variances are being requested. The proposal is in compliance with this criterion.*

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 surrounding 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 Plan. The Citizen Participation Report is included in the application (Attachment 2.b). Staff completed the required noticing and all public comments received are included as Attachment 3.*

As the standard notification radius of 300 feet would have only included Forest Service owned land, the notification radius to the north of the airport property was expanded to property owners within 300 feet of the forest service boundary. Comments received were concerned about the use of the property along with concerns about noise, traffic, lighting, the number of events, etc.

The applicant has addressed these concerns with amendments to the application regarding time of the events, number of events, set up, sound control measures, parking strategies, etc.

Staff has proposed conditions regarding reporting requirements and code enforcement attendance at events if substantiated complaints are received. Staff is recommending an expiration date of December 31, 2025 and requiring that a renewal be considered at a public hearing. If the permit is approved and the applicant applies for a renewal at the end of 2025, staff, the public, and the commission would have the opportunity to review the operations of the use

and determine if it is appropriate to continue this use in this location and if any additional conditions are warranted.

The proposal, as conditioned, is in compliance with this criterion.

F. Consistent with Intergovernmental Agreements

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

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

G. Minimizes Adverse Environmental Impacts

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

Staff Evaluation: *No negative environmental impacts are anticipated. The use will be in a previously disturbed area and use existing parking areas. Minor landscape improvements are planned, including leveling of the ground, addition of native vegetation, and removal of tripping hazards. The proposal is in compliance with this criterion.*

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 site previously operated as the Masonic Lodge; traffic generation from that use has been factored in when previous traffic evaluations on Airport Mesa have been conducted. As conditioned, the occupancy of the site cannot exceed the permitted occupancy of the building, so additional mitigation measures are not warranted. If the use were to expand to exceed the permitted occupancy of the building, additional traffic measures may need to be considered. 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: *The application materials were provided to review agencies for an opportunity to review. 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 applicant has not requested a time frame for the CUP. While the applicant has obtained a few TUPs for this property and the events have not generated code enforcement complaints, there is not a long track record of them operating events at this property. Further, in reviewing the public comments, many of the concerns are regarding operational items (sound, noise, traffic, etc.). While those concerns are understood and the applicant has submitted a proposal they believe addresses those concerns, the use will need to be operational for a period of time to determine if their strategies address the resident concerns.

With this consideration, Staff is recommending this application be approved with an expiration date of December 31, 2025. This would allow the applicant to operate for the rest of 2024 and all of 2025. In addition to the expiration date, Staff has also included a recommendation that an annual report be submitted and that, if the event operations generate multiple substantiated complaints, Code Enforcement Officers would need to attend future events (at the cost of the applicant) to monitor until the complaints are rectified. Finally, while renewals of CUPs can sometimes be done at a Staff level, included in the conditions of approval is that a renewal for this application will be required to be considered by the Planning and Zoning Commission at a public hearing.

If an issue arises prior to the expiration of the CUP, 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.

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

STAFF RECOMMENDATION

Based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings of the Land Development Code, staff recommends approval of case number PZ24-00003 (CUP), Cloth & Flame – Venue on the Mesa as subject to all applicable ordinance requirements and the attached conditions of approval.

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 PZ24-00003 (CUP), Cloth & Flame – Venue on the Mesa, 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.

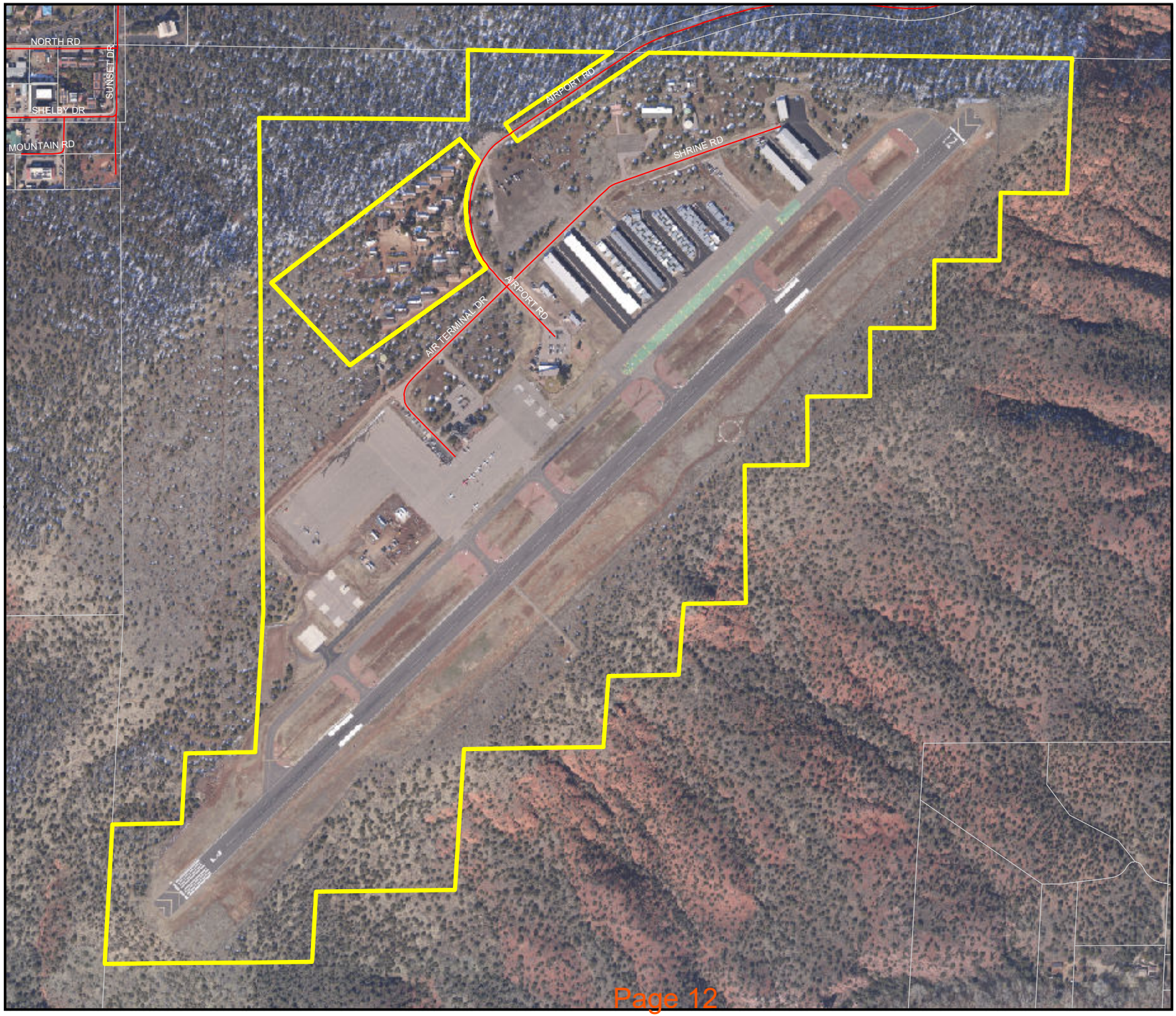
Alternative Motion for Denial

I move for denial of case number PZ24-00003 (CUP), Cloth & Flame – Venue on the Mesa, based on the following findings (*specify findings*).

City of Sedona
Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
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As proposed by Staff

1. The use shall be in substantial conformance with the applicant's representations of the project, including the site plan, letter of intent, and all supporting documents, as reviewed, modified, and approved by the Planning and Zoning Commission. Proposed changes in operation or activities to the approved Conditional Use Permit determined to be substantial by the Community Development Director shall require reconsideration by the Planning and Zoning Commission at a public meeting.
2. The Conditional Use Permit shall expire on December 31, 2025. Prior to the expiration date, the applicant or property owner may file a renewal application of the Conditional Use Permit. The renewal application shall require consideration by the Planning and Zoning Commission at a public meeting.
3. The permit holder shall ensure that the use is operating in compliance with the City Code, Land Development Code, and Conditions of Approval. In the event that any unforeseen problems or nuisances arise due to the operation of this use, City may require additional measures to be taken by the permit holder to correct the violation, problem, or nuisance. If a satisfactory solution is not found, City Staff may initiate proceedings to revoke the CUP.
    a. If multiple events at this property generate complaints, the Community Development Director may require that Code Enforcement Officers attend future events to monitor for compliance. If Code Enforcement Officers determine that the complaints are substantiated, the permit holder shall be responsible for paying the overtime rate for the officers to attend the events until the complaints are rectified.
4. Total number of people of the site (guests plus staff and vendors) shall not exceed the permitted occupancy of the building (366 persons).
5. By December 31 of each year, the applicant shall provide a report to the Community Development Department regarding the use of the property. This report shall be used to determine if the use is being operated in accordance with the CUP and, at a minimum, shall include the following:
    a. Number of events held
    b. Breakdown of the types of events held
    c. Attendance of each event and total number of staff/vendors (to determine the total number of people on the property during the event)
    d. Number of cars on the property during the event, whether overflow parking was used, and whether shuttle service was used
    e. Any other information the Community Development Director deems necessary to determine if the use is being operated in accordance with the CUP.
6. The applicant shall ensure that the use operates in compliance with the requirements of all applicable agencies, including, but not limited to, Sedona Community Development Department, Sedona Public Works Department, Sedona Police Department, Sedona Fire District, and Yavapai County.
7. Within thirty days of approval of the Conditional Use Permit, the property owner of record of subject property voluntarily agrees to sign and record a waiver acknowledging their waiver of any right to claim just compensation for diminution in value under A.R.S. §12-1134 related to the granting of this Conditional Use Permit.



Aerial View

Parcel
408-27-001A
Cloth and Flame

Parcel
408-27-001A

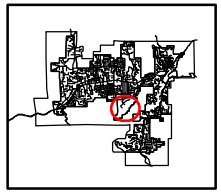
Parcel Boundary

Street Centerline

N

0 200 400 Feet

City Index



GIS, City of Sedona
02/06/2024
g:/pubreq/projects/clothandflame/
mxds/408-27-001a_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 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 rising from the information contained on this map.

Vicinity Map

Parcel
408-27-001A
Cloth and Flame

Parcel
408-27-001A
Zoning Boundary
Building Footprint
Parcel Boundary
Trail
Street Centerline

0 210 420 Feet

City Index

GIS, City of Sedona
02/06/2024
g:/pubreq/projects/clothandflame/
mxds/408-27-001a_vicinity.mxd

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Attachment 2: Application Packet

Cloth & Flame LLC
734 W Polk St,
Phoenix, AZ 85007

Letter of Intent/Context Plan
Conditional Use Permit Application

Cloth & Flame LLC, on behalf of Venue on the Mesa, located at 135 Shrine Road, Sedona, AZ 86336 (Portion of APN: 408-27-001A) is applying for a conditional use permit for use of the property's outdoor area to create wedding, private, corporate, and community events.

We have separately obtained a tenant occupancy permit (TO) for the use of the building. The approved building occupancy use category was and is Conference/Meeting Facility.

Harrell Cooley LLC, won the RFP to lease the property, with Cloth & Flame LLC and its subsidiary, Open Venues LLC, as the operator. Our 10-year land lease with the Airport (SOCAA) will commence once the CUP is earned.

Our Company

Cloth & Flame operates low-impact community venues and culinary experiences while working to conserve land by keeping it accessible and top of mind. We manage a portfolio of venue spaces such as multi-generational ranches, historic buildings, as well as spaces within communities, and desert and conservation easements. Most of our venues are in Arizona (18) and we have a few in other states such as Nevada (1), Utah (2), and California (2).

We operate multiple venues adjacent to neighborhood communities where quiet enjoyment is paramount, such as Scottsdale, Paradise Valley, Cave Creek, and Jerome, and we understand how to create positive community and cultural impact while eliminating disruptions typically associated with venues and events. We have been applying these principles at the 135 Shrine Rd. property with individual permissions (Temporary Use Permits) with great results, explained in greater detail below.

Our team consists of Matt Cooley, Olivia Laux, and support staff from the Cloth & Flame and Open Venues teams. Each event includes vendors contributing to different parts of individual events. These vendors typically include: event rentals (including tables, chairs, lounge seating, bar, etc.), supplementary compliant lighting rentals, florists, caterers, bartender, entertainment (***such acoustic musicians and duos—no drums***, as well as astronomers, sound healing instructors and yoga instructors), event planners, photographers, etc.

Most events are catered by our chefs, and all catering occurring on the property will set up its own temporary satellite kitchen and is required to obtain Yavapai County Environmental Health Special Event Licenses.

135 Shrine Rd. Property

135 Shrine Road is located on a parcel of Yavapai County land on Airport Mesa. In 1964 the Freemasons obtained a 50 year lease to utilize this property and the building as a masonic lodge. Before our involvement, many weddings and community events have been conducted here at various times throughout its history, including many hundreds of private parties and social events, as well as community events, such as a music festival. We do not see this as permission to do whatever we want willy-nilly, and we make our plans to keep this space at or below the ambient noise made by birds and wind in the nearest neighborhoods clear, in this application. We still see this history as an important part of the story of this space and worthy of mention.

Requested Property Improvements

We don't intend to significantly alter the property for its intended use. While we're not seeking to do anything in the first CUP term, we would still like to provide a more comprehensive list of improvements we would eventually like to pursue for anyone who may be reading this. This is to avoid confusion and speculation, and should not be viewed as a formal request at this time.

If the initial CUP for the use is granted, later requests, which would need to be approved in subsequent renewals of our CUP, may include:

1. The eventual burial of the powerline to the building
2. Adding skylights to the building
3. Adding of a wood deck attached to the building
4. Adding accordion doors to the deck

To be clear, we are ***NOT*** seeking the following in this CUP application ***nor in any future*** **CUP renewals**:

1. To build an amphitheater or concert facility
2. To install permanent speakers
3. To add new buildings

There will be no additional environmental impacts, no structural changes to the buildings or the property, homeowners association restrictions, etc.

Lastly, minor landscaping includes leveling of the ground, removing any tripping hazards, planting additional native vegetation, etc. Cloth & Flame will follow all DREAM standards for landscape and for the list of plants native to the area.

The only other license we are seeking is to add a Series 6 liquor license to the site/building. The Series 6 license allows a retailer to sell and serve spirituous liquors to be consumed on the premises, in the original container.

Updated Detailed Event Types & Frequency

We heard from a few members of the Sedona community that our original maximums for events were confusing, and they encouraged us to add detailed totals, specific to event size and type to our CUP application, as well as specific rules managing certain types of uses. This was a very helpful suggestion, and we've put it to work here:

We are seeking approval for a maximum **120 events per year** with an anticipated breakdown of 40% weddings, 40% corporate and social dinner events, and 20% community events. This total is likely much more than we will actually do, but we want to have a clear maximum for our community.

The average group size for our events is 120 guests. Many of our events are under 50 guests and a small percentage are over 150 guests. We will allow a maximum of 20 events per year with group sizes between 200-250.

Our proposed approach allows us to adapt to variations in preferred event sizes and types throughout the year with a defined total. The adjusted event capacity maximums are as follows:

1. **Up to 70 persons**: Up to 40 events
2. **Up to 150**: Up to 70 events (90-120 persons is our most common size)
3. **151-200**: Up to 30 events
4. **200-250**: Up to 20 events (most restricted)

When totaled, these maximum capacities suggest a potential for hosting up to 160 events. This is written to support flexibility to client demand, but the overall operational limit is set at 120 events per year. This structure adheres to whichever maximum is reached first, to make sure we're maintaining a balance that works, while respecting community welfare and expectations.

Expected Community Events
24 community events expected per year:

- Neighborhood-only at-cost dining events 3 times up to 120 guests
- Community dining event 10 times up to 120 guests
- Sedona Film Festival annually up to 200 guests
- Art exhibit/class 4 times up to 80 guests
- Yoga class/retreat 2 times up to 50 guests
- Meditation, sound bath, breathwork class/retreat 4 times up to 50 guests
- Food drive annually no guests

Expected Wedding Events
48 weddings expected per year.

Expected Corporate & Social Events
48 corporate and social events expected per year.

Complimentary Support/Fundraising Events
8 venue uses given free-of-charge to local 501c3's and Community Services groups.

Additional Policies

Weddings or other groups over 150 guests that would like to have a dancing component, must do so inside the building, regardless of the time of day.

All speeches given outdoors must not exceed a maximum of 30 minutes combined, and must not exceed 43dB on any residential property (or ambient recorded average dB in area at the same time of day – sometimes birds and wind are louder than 43dB).

Hours of Operation

The venue's hours of operation will fluctuate and are determined based on event bookings. While the variable nature of event bookings means that no advance schedule of dates is possible, the average will be 2.1 events per week.

The majority of our events begin 1-2 hours before sunset and conclude outdoors at 9:00pm, with all outdoor music and organized activities/service ceasing or moving inside at 9:00pm. Regardless of the time, our robust and effective sound management plan will be adhered to, as defined in the Sound Management section of this document.

Traffic & Parking

While more than 60% of our private groups, regardless of size, hosted at this property over the last year have arrived via group transportation, we want our plans for traffic and parking to be clear;

There are 41 parking spaces on site. Private groups that need additional parking are required to utilize shuttle services to the property in order to minimize the number of vehicles on site, traffic impact on Airport Mesa, and physical impact on the property.

Guest shuttles pick up and drop off at each group's selected hotel. We clearly deliver and communicate driving, parking and shuttle instructions to parties prior to arrival. Driving routes are clearly marked for both parking and shuttle service. Temporary directional signs (typically folding A frame board signs) may be set up for each event and removed immediately after.

For local community programming, where additional parking may be needed, we have secured permission to rent spaces at the airport overlook lot. The lot is usually not more than 50% full on any afternoon/evening, and our need on these occasions would be closer

to 20%. These are designated parking spaces, already approved via traffic study, and our totals aren't high enough to limit access to visitors of the overlook from parking.

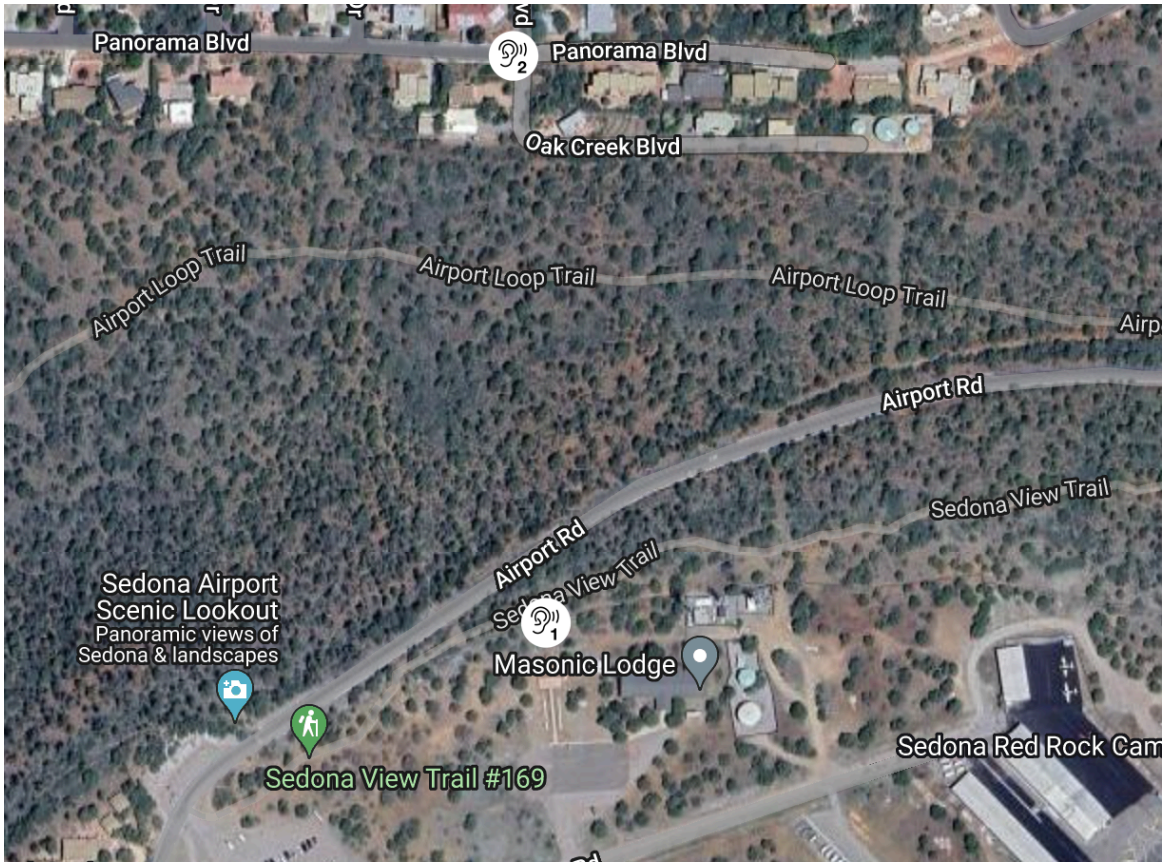
Expected max community event size: 130 people x .60 (high estimate of percentage of cars) = 78 – 41 in our existing lot = max 37 spaces needed during community events in the overlook lot. One note here; this has not yet been necessary for the community events we've hosted on the site in the last year. It's just a clear picture of the kinds of impact traffic will realistically have on the road, parking lots, etc.

Sound Management

Sound management is central to our project's success, and our experience with Temporary Use Permits (TUPs) over the past year has not only reinforced the fact that it can be done responsibly, but has also honed our understanding of responsible sound management on site.

We have determined that maintaining a maximum volume of 62 decibels, as measured from the northern edge of the property at 135 Shrine Road, works well for our operational needs while respecting the quiet enjoyment of our neighboring community. To further minimize our sound impact, we employ south-facing speakers, which direct sound away from residential neighborhoods. This strategic placement combined with our self-imposed maximums, ensures that sound levels experienced in the nearest neighborhood do not exceed 45 decibels— a level which is comfortably masked by ambient environmental sounds such as birdsong, wind, and normal road sound from 89a.

We take frequent measurements at two critical points: the northern edge of our property (identified as **Point 1** on the attached map) and the nearest publicly accessible point in the neighborhood below us (**Point 2** on the map), to ensure that these levels are adhered to.



This policy protects residents further than outlined in Sedona's noise ordinance regulations. Our operational hours for sound emission, even at our reduced levels, are tightly controlled. All outdoor sound activities cease at 9pm, an hour before the City of Sedona's requirement. All speakers used are small, directional PA systems, which are precisely adjusted before each event.

In exceptional cases where an event might exceed 65 decibels at our primary measuring point, we will proactively apply for a Temporary Use Permit. These instances are very rare and as such are not being pursued as part of our CUP application. Even so, we commit to handling such rare occasions with the utmost care to minimize disruption and maintain our commitment to community harmony.

Again, our controls go a step further than local regulations, ensuring that our events integrate seamlessly into the community fabric without detracting from the natural beauty and tranquility of Sedona.

We've also attached two images, taken in the neighborhood at **Point 2** during the loudest parts of our two most recent events; Saturday, May 11th, and Tuesday, May 14th.



Light & Visual Impact Management

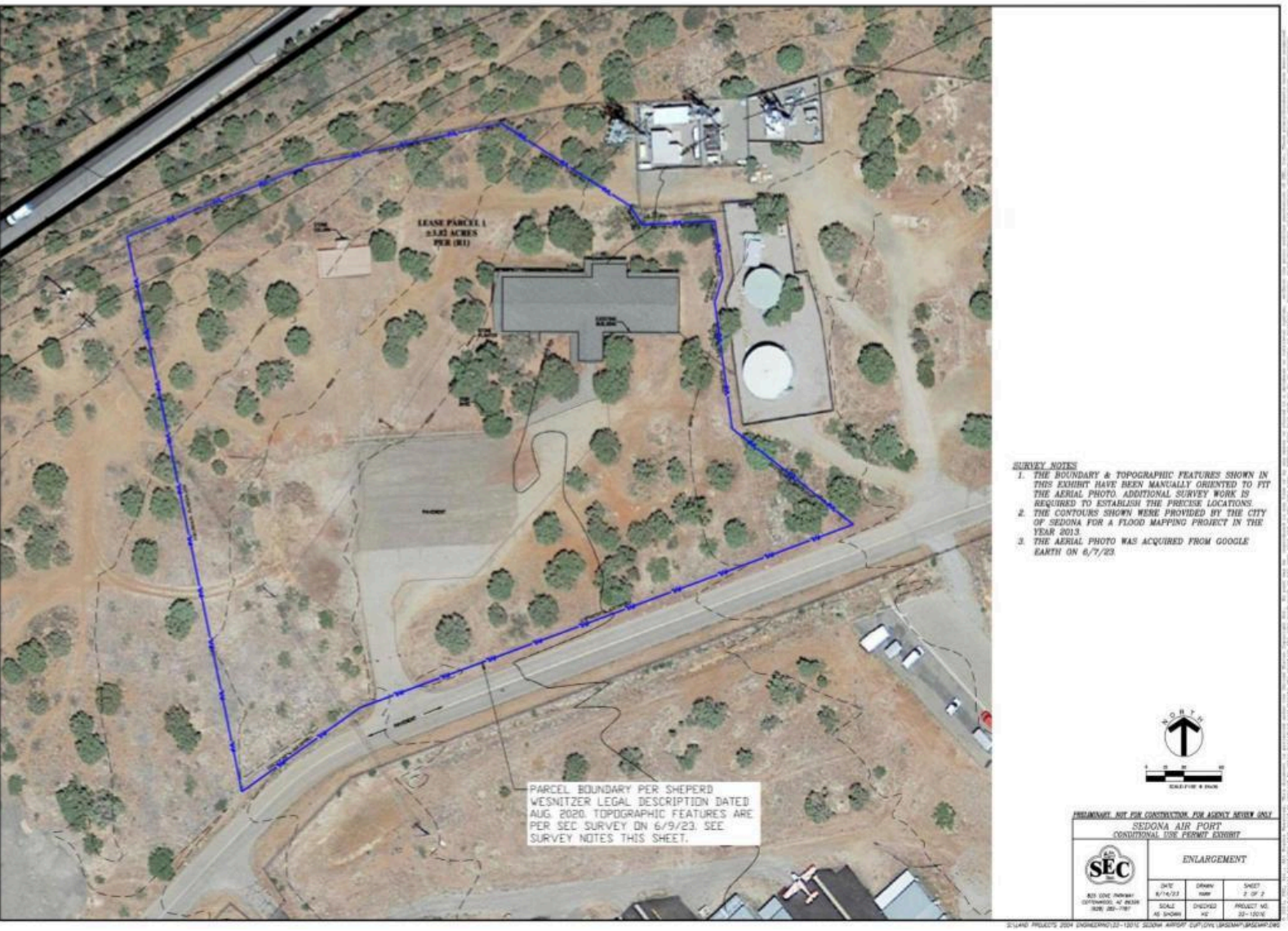
Dark Sky-approved outdoor lighting has been installed on the property. This lighting will only be turned on days an event is occurring and consists of energy-efficient LED, dark sky-compliant bistro lights and pendant covers. The compliance officer from the City of Sedona let us know after auditing our last event that our lighting is the perfect solution for temporary dark sky event lighting, and will be recommended to other event companies hoping to use string lighting, as an optimal solution.

Waste Management

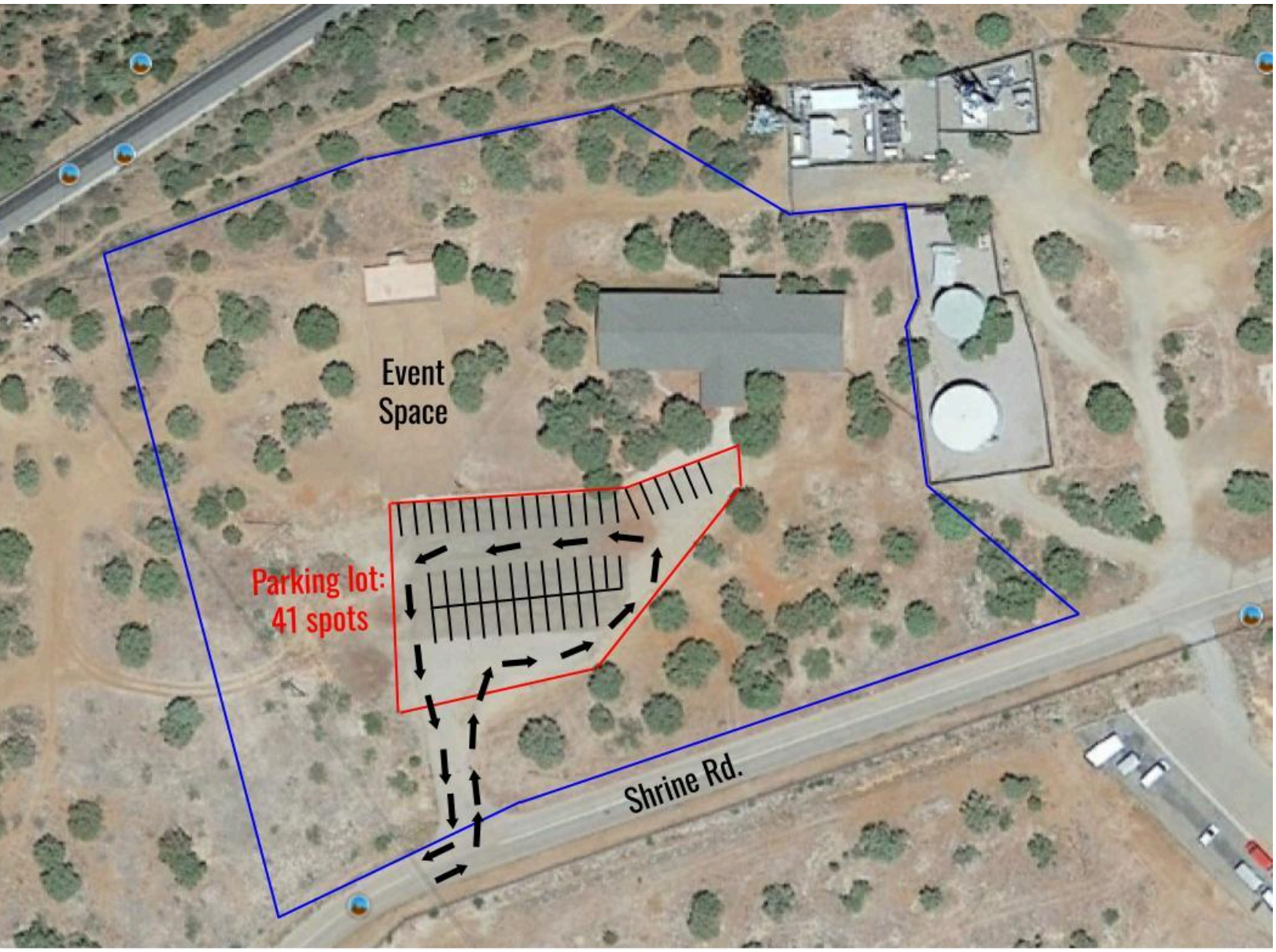
Cloth & Flame has secured waste management service and a small dumpster to handle all disposal of trash produced from gatherings at the site. This dumpster is tucked into the corner of the property to reduce any visual impact. We are working to implement a composting plan for collection of food waste when food is being prepared on site. The Cloth & Flame team will also monitor that the property is consistently maintained and cleared of any garbage, litter, or other trash and that no items are used that would impact the surrounding environment. Cloth & Flame also does not allow the use of confetti poppers or

other highly polluting materials that are hard to manage and clean up to ensure no environmental impact is made.

General Area Map:



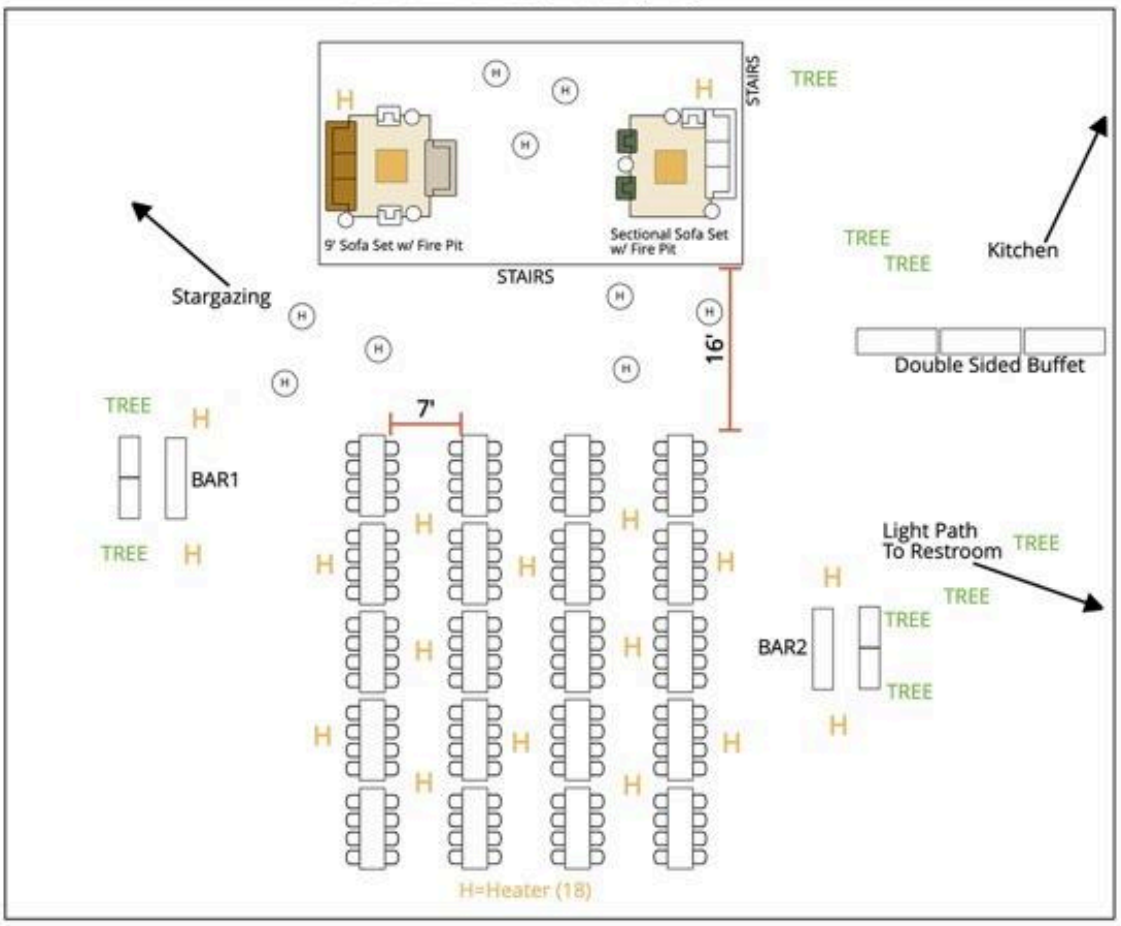
Property Use Overview and Traffic Flow Map:



Property Use - Past Event Site Map:



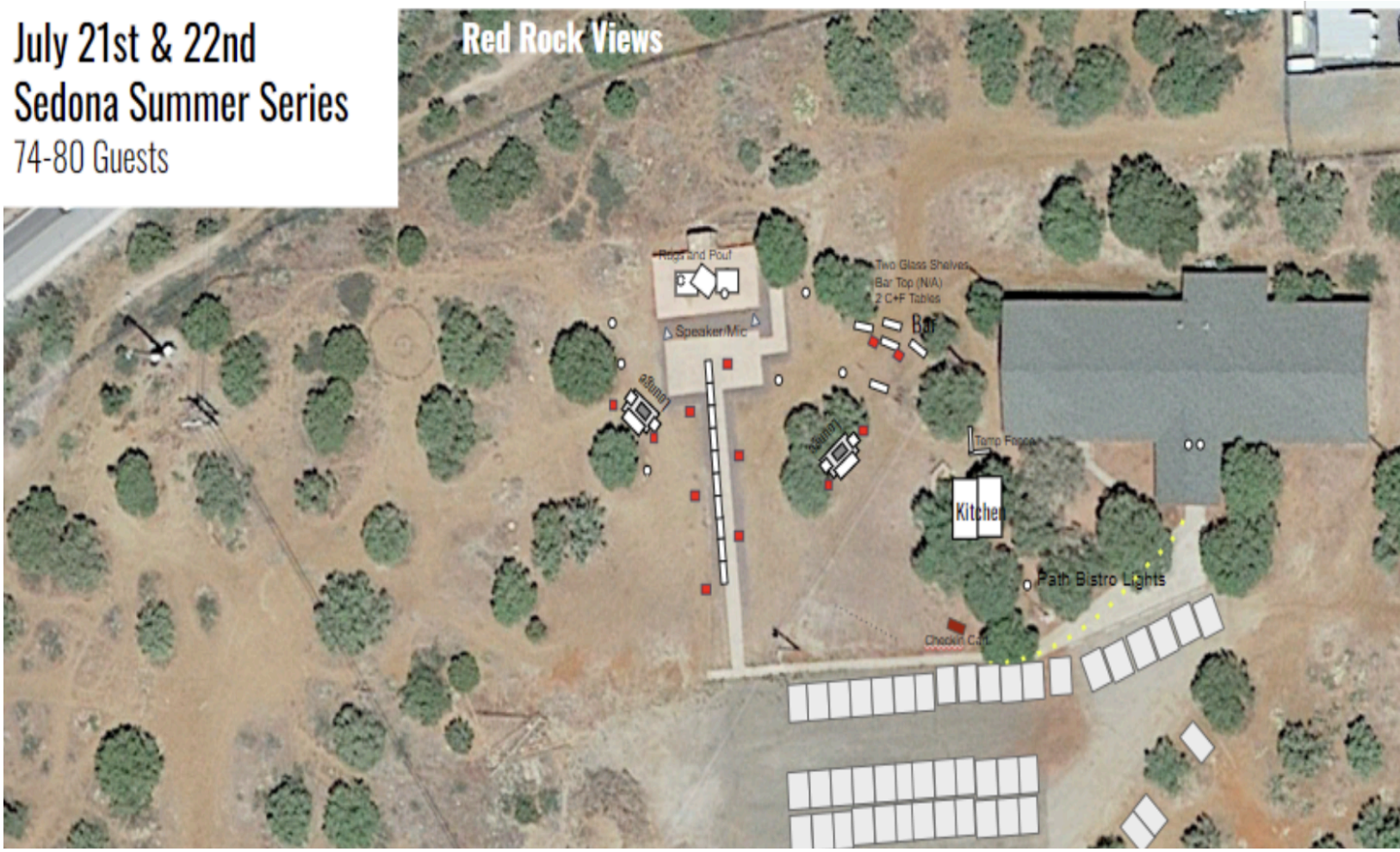
Property Use - Past Event Site Map:



Property Use - Past Event Site Map:



Property Use - Past Event Site Map:



Property Use - Past Event Site Map:



Property Use - Past Event Site Map:



Approved Certificate of Occupancy

Department of Community Development
Certificate of Occupancy

102 Roadrunner Drive; Sedona, AZ 86336
www.SedonaAZ.gov
Information: (928) 282-1154

This Certificate is issued pursuant to the requirements of the 2018 International Building Codes and certifies that at the time of final inspection, this building, or portion as described, was in compliance with the Ordinances of the City regulating Building construction and use.

This Certificate must be posted at all times in a conspicuous location visible to the public.

Building Permit: B-06854
Issued to: CLOTH & FLAME
Date of Issue: 4/8/2024
Property Address: 995 AIRPORT ROAD

Occupancy Group: A-2
Type of Construction: VB
Automatic Sprinklers: NO
Area: 5,500 Sq Ft
Design Occupant Load: 366

Description of Occupancy: EVENT VENUE

Conditions: Must meet all requirements of the Sedona Fire District.

Department of Community Development Building Official

Venue on the Mesa Code of Conduct, required to be signed by all groups prior to booking the site:

WHAT IS INCLUDED IN OUR CONTRACT?
Includes access to the site, two 7,000 watt super quiet generators, and an Open Venues Event Day Venue Concierge to oversee venue operations.

WHAT SPACES WILL WE HAVE ACCESS TO AS PART OF THE VENUE RENTAL?
You will have access to the main outdoor lawn event space, the raised "stage" outside, the parking lot, and the large main room inside the building and the restrooms in the building.

WHAT TIME DO WE HAVE ACCESS TO THE SITE FOR SET UP?
Typically 11am, but please check your contract for details specific to your event.

WHAT TIME DO WE HAVE TO BE FULLY LOADED OUT OF THE SPACE?
Typically 10pm, but please check your contract for details specific to your event. We recommend saving 1.5 hours for clean up and strike after the event end time. Additional hours can be added for $150/hr but can go no later than 12am the day of the event, and must be pre-requested at least 30 days ahead of the day of the event. If additional time the next morning is needed, this can be accommodated on case by case basis between 8am-10am and must be pre-arranged. Availability is not guaranteed. Reminder that the contracted hours for your event should encompass all activities, including the strike/clean up from your event.

WHAT IF WE NEED EXTRA HOURS FOR SET UP OR STRIKE?
Open Venues does not guarantee early set-up times or teardown times for outside vendors or clients. This includes but is not limited to florists, decorators, musicians, etc. Any extensive set-up or teardown must be discussed with your Venue Concierge in advance. Open Venues will require an additional fee of $150 per hour to cover the usage of space for additional time. This must be requested at least 30 days prior to your event for approval. Additional hours may not be approved and are contingent on what events are booked before or after your event in the space. Typical contracts run 11am-10pm, which is to include set up, event time, and clean up. Be sure to communicate the timeline with all of your vendors so they are prepared with the proper labor to complete the work within the given time frames. If these pre-arranged times are exceeded on the day of the event, they will be billed at $500 per hour and will be deducted from your Damage, Excessive Cleaning and Misuse Fee deposit you will put down with your 3rd payment.

PARKING
Onsite parking is available for approximately 41 cars. Vehicles cannot be left on site overnight without prior approval. Due to the open nature of the parking area and outdoor event site, it is recommended that you block cars from parking immediately adjacent to your setup if you plan to use the full outdoor space, so cars are not in the background of

your photos. Coordination of transportation services is the responsibility of the client and their planners to secure and confirm service to the site.

ANY SOUND RESTRICTIONS WE SHOULD BE AWARE OF?
Outdoor sound curfew 9pm, indoor space 11pm. Amplified sound must not exceed 65 decibels measured at the property line and 45 decibels measured in the neighborhood (this is the typical ambient noise volume of the neighborhood produced by birds and wind) any given time. All amplified sound must conclude before the listed time. These sound restrictions are strictly enforced. Your Venue Concierge will be measuring sound using a decibel reader and will alert you if the volume needs to be adjusted.

POWER
Two 7,000 watt generators are provided as part of your contract and the indoor space has power throughout. If C&F Culinary is used, a generator for all C&F Culinary purposes/needs will be provided. Additional generators may be rented and must be requested no later than 30 days prior to the event. Venue does not provide extension cords.

LIGHTING
The Sedona Land Development Code requires Dark Sky-approved lighting. Open Venues has Sedona-approved lighting that can be added on for a fee. Should you wish to use an outside vendor for lighting, a light plan must be submitted and approved by the City of Sedona.

ALCOHOL
This is a BYOB property, so clients may bring in their own alcohol. A licensed, insured bartender is required, and self-service of alcohol is strictly prohibited.

RESTROOMS
4 single-stall restrooms on-site in the building.

IS THE SITE ADA ACCESSIBLE?
The restrooms are not, but ADA trailers or ADA port-a-johns may be added upon request (additional charges apply). The site ground material outside is a combination of packed dirt path, grass, gravel, and the indoor space is concrete. The outdoor area does have rocks and unlevel ground in certain areas.

WHAT IF OUR GUEST SIZE GOES UP?
Your group size may be subject to additional rules and restrictions. Please contact your Venue Concierge with any increases of more than 10%.

WHAT IF OUR GUEST SIZE GOES DOWN?
No action needed.

WHAT IS THE MAX CAPACITY FOR THE SITE?
200 people. Please contact your Venue Concierge if requesting an exception, and an interview will be conducted to determine eligibility. **These increases are not typically granted for wedding parties, but exceptions can be made with a strictly enforced compliance plan.**

ARE ANIMALS ALLOWED TO BE BROUGHT ON SITE? (DOGS, BEER BURROS, ETC)
Dogs are allowed on site. They must be leashed and cleaned up after. C&F cannot be held responsible for injury to or by the animal. In indoor spaces, no animals are allowed. Animals other than dogs may be approved on a case-by-case basis. If you plan to have any animals at this venue, please let us know so we can get it approved and documented. Reach out to events@clothandflame.com.

TRASH REMOVAL
Client & client's vendors must remove all trash. Site must be returned in the same condition as start of contract time. Additional cleaning fees may be incurred for trash or damage after event contract time concludes.

SITE VISIT POLICY
Clients are allowed one site visit during their contract, which must be pre arranged and scheduled with C&F. We are not able to accommodate drop-in visits.

WEDDING CEREMONY REHEARSALS
We are not able to provide access to the space outside of your scheduled event day. We recommend you rehearse wherever you may be gathering the night before! It is typically very easy to apply what you practice off-site to our space day of. Your planner can help with directing these elements and any questions you may have.

WIFI/INTERNET ACCESS
This site has cell service and LTE access, but does not have Wifi available. If you are planning on providing your own playlist, we recommend using a service such as Spotify and downloading your playlist on a couple of devices to be sure you don't have any hiccups!

OUTSIDE VENDORS
We welcome outside vendors to be part of your event at Open Venues. We do ask that all vendors have a copy of their liability insurance, and complete the vendor agreement form that will be sent to you 30 days out from your event. Please communicate with your vendors on the nature of the site you have booked with us so they are prepared as many of the Open Venue spaces are non-traditional spaces, and are often adjacent to neighborhoods. We have hosted many great vendors over the years with no issue, but do like to ensure everyone is prepared since some of our locations are remote! Please also confirm their set up and strike timing based on your contracted times for accessing the space.

OPEN FLAME
We follow all local regulations for fire restrictions and no burn days. If there are currently no restrictions in place the day of your event, you may have a fire pit in a designated fire ring but it must be approved by Open Venues. Fire pits must be elevated off the ground to prevent any scarring of grass or ground cover from the heat or flames. We also do permit the use of candles in our spaces. Please use common sense, and monitor any open flames at all times and take precaution. We ask that any outside caterers please also abide by any restrictions on type of cooking, and provide necessary fire extinguishers. Sparklers are not permitted in any Open Venue spaces.

WEATHER CONTINGENCY
We highly recommend securing rain tenting insurance from a tent vendor to hold a tent for your event date in chance of rain. Please work with your furniture rental vendors and other vendors to ensure you are meeting any of their rain contingency requirements.

CONFETTI POPPERS
We do not allow confetti poppers, through our experience the confetti is damaging. Our stunning venues are natural, historical, pristine, and typically in remote outdoor areas. We care about the health of our venue as well as the health of the surrounding environment so we want to minimize our footprint and take care of the space to the best of our ability. We cannot risk any pieces of confetti being left behind. In addition, we do not allow biodegradable confetti, as we have allowed couples to use this in the past and it does not biodegrade in the way that they advertise it.

WHAT INFO DOES C&F NEED FROM US? / NEXT STEPS
45 days out from the event, C&F will need:
- Site Map of planned use of space
- Final Guest Count
- Timeline for the day, including load in and out times
- List of vendors and their set up and strike times and contact info
- Point of contact for the day of
- Overview of power needs
- Confirmation of any venue-specific rentals you have booked with C&F
- COI from all vendors, with C&F listed as additionally insured

Our Venue Concierge team will reach out to gather the above details 45 days out from your event, and will ensure your Event Day Venue Concierge has all of your details and is prepared for the event! If you have any additional questions that are not addressed in this FAQ sheet, please contact your Venue Concierge, or events@openvenues.com, and our operations team will be happy to assist!

Cloth & Flame LLC
734 W Polk St,
Phoenix, AZ 85007

Fire Code Report
Conditional Use Permit Application

Cloth & Flame reached out to the Sedona Fire Department and determined that the guidelines and fire code requirements for outdoor use are as follows, and will be adhered to at all times:

- Any tent over 400 sqft will be inspected for proper installation/use prior to each event by the fire department.
- Tents where cooking is performed shall be separated from other tents, canopies or membrane structures by a minimum of 20 feet.
- Address will be clearly visible for 911 to locate in emergencies.
- Exit signs, capacity sign at entrance, and fire extinguishers to code.

Cloth & Flame LLC
734 W Polk St,
Phoenix, AZ 85007

Citizen Participation Plan
Conditional Use Permit Application

The Citizen Participation Plan includes the following:

- Contact property owners (by mail; see included letter) within 300 feet of the project site. We plan to expand our outreach to the housing subdivisions on Airport Road
- Schedule a Citizen Participation Plan meeting at which resident concerns will be heard (date/time TBD; location 135 Shrine Rd. Sedona, AZ 86336)
- Document names and addresses of the attendees
- Document resident concerns
- Document Cloth & Flame response
- File the Citizen Participation Report with the city

Cloth & Flame LLC
734 W Polk St,
Phoenix, AZ 85007

Trip Generation Statement
Conditional Use Permit Application

Depending on the group size of each event, trip generation will total approximately 50-75 trips per event day. Due to the common nature of weddings and corporate events, groups will carpool or arrive by shuttle. All events over 100 guests are required to arrive by shuttle. Cloth & Flame will clearly deliver and communicate driving, parking and shuttle instructions to all parties prior to arrival. The trip generation includes staff. We expect to hold approximately 50 events per year.

Peak hours for the majority of traffic on Friday, Saturday and Sunday:

- Event set up arrival and departure: Expected 2-10 vehicles arriving and departing between 8am - 3 hours before sunset
- Guest arrivals: Up to 40 vehicles 2 hours before sunset
- Guest departures : Up to 40 vehicles 9pm-12am
- Event takedown/cleanup arrival and departure : Expected 2-10 vehicles. Vendors that can quietly remove their items may be back on site between 9pm-11pm with additional cleanup occurring the next day from 8am-10am.

VOM Community Meeting Check-In

Wednesday, May 15, 2024

Name	Address	Contact Info (not required but preferred if willing to give it!)	Arrival time	Comments
Laura Schappert	280 inspirational drive unit B, sedona AZ 86336	602-931-5611		had heard community had been invited to a number of events, would like to know when those are happening. rents in sedona so didnt get an invite to this mtg.
Ed and Edith Koczka	155 Sierra Rd, Sedona AZ 86336			got our questions answered, having trouble with the sky ranch neighbors
Ed Kettler	730 Palisades Dr N, Sedona, AZ	ed.kettler@gmail.com	12:50-1:00pm	
Peter and Susan Sorando	395 Coffee Pot Dr Sedona, AZ 86336	703-999-8490; wowhouses@hotmail.com	12:50-1:00pm	decible test at this property, call and he'll meet you there! less dangerous path to take to get there
Mike Schroeder	100 N Primrose Pt Sedona, AZ 86336	jms2@ix.netcom.com	12:50-1:00pm	
Carol Breen	405 Panorama Blvd Sedona, Arizona 86336	carolbreen@hotmail.com	12:50-1:00pm	248-227-2641
Peter Malmgren	500 Oak Creek Cliffs Dr, Sedona, AZ 86336	Prefers snail mail but… rink2000@commspeed.net	1:00-1:30pm	
Kevin and Melissa Wells	260 Panorama Blvd Sedona, AZ 86336	kcjwells@suddenlink.net	1:00-1:30pm	Asked Matt, Tori and Jaime alot of questions - had no comment to leave
Angela LaFevere party of 3	410 Oak Creek Blvd Sedona, AZ	aglefever21@gmail.com	1:00-1:30pm	
Nancy Friedman	575 Orchard Ln Sedona, AZ 86336	nancyflol@yahoo.com	1:00-1:30pm	
Sean Smith		sedona@nowisit.net	1:30-2:00pm	
Ed Rose	21 Osprey Ln, Clarkdale AZ 86324	ed@sedonaairpirt.org	1:30-2:00pm	

VOM Neighborhood Canvassing

Sunday, May 19, 2024

Name	Address	Notes	Arrival time	C&F Repsonse
NA	485 Panaorama Dr Sedona, AZ 86336	Did not answer	4-6pm	NA
NA	505 Panaorama Dr Sedona, AZ 86336	No easy access to door and no car in driveway	4-6pm	NA
NA	510 Panaorama Dr Sedona, AZ 86336	Did not answer	4-6pm	
NA	435 Panaorama Dr Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
Tim Daglow	415 Inspirational Dr, Sedona, AZ 86336	Answered the door. Said he has been texting with the neighbors about it	4-6pm	Is in support of events and cool things happening in the community
Loyell Brodersen	390 Inspirational Dr, Sedona, AZ 86336	Answered the door. Has not hear about our project	4-6pm	Only concerned about volume. We told him the music was playing at full volume at the site while we were walking the neighborhood. He agreed that he could not hear it
Edgar	395 Inspirational Dr, Sedona, AZ 86336	Was working on car outside	4-6pm	Coud not our our music, did not mind events happening up on airport mesa
NA	450 Panaorama Dr Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
NA	465 Panaorama Dr Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
NA	460 Panaorama Dr Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
Carol Breen	405 Panaorama Dr Sedona, AZ 86336	Carol answered she had attended our community meeting. She invited us in and we went to the backyard and chatted about how she can hear Sky Ranch Lodge. We showed her videos of the	4-6pm	She is happy that we are wanting to keep the neighborhood quiet.
NA	225 Sierra Rd Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
Jeane & Mark	390 Panaorama Dr Sedona, AZ 86336	Jeane answered the door and had her husband come out to join here. They said they can hear Sky Ranch Lodge from in their house. We showed her our decible meter and let her know we had	4-6pm	She said she doesnt mind us doing events if she isnt' disrupted by the noise
Pete Malmgren	500 Oak Creek Blvd	Pete answered. He attended the community meeting	4-6pm	He said he couldnt hear the music playing
NA	575 Panorama Blvd, Sedona, AZ 86336	Woman answered the door, but said it was not a good time. We handed off the updated CUP Application and told her to reach out with any questions as necessary	4-6pm	NA
NA	595 Panorama Blvd, Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
NA	440 Oak Creek Blvd, Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
NA	645 Panorama Blvd, Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
NA	665 Panorama Blvd, Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
NA	675 Panorama Blvd, Sedona, AZ 86336	Did not answer - left physical copy of CUP application	4-6pm	NA
Dan Budd	60 Panorama Blvd, Sedona, AZ 86336	Dan answered	4-6pm	He said he didnt hear any music playing
Chan Smith	80 Panorama Blvd, Sedona, AZ 86336	Chan was outside and chatted with us. He asked who we were within the company. He said he heard about our project and agreed he couldnt hear any music playing	4-6pm	Said he did not have any comments to share at this time

Attachment 3: Public Comments

All comment received during the review process for the application are included, sorted in date order, oldest to newest

Fwd: application January 2024 for CUP at Sedona Airport

Karen Osburn <KOsburn@sedonaaz.gov>

Fri 3/1/2024 6:44 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Steve Mertes <SMertes@sedonaaz.gov>;Kurt Christianson <KChristianson@sedonaaz.gov>

JFYI

From: m wesdona <mjwsed@gmail.com>
Sent: Thursday, February 29, 2024 6:18:02 PM
To: Scott Jablow <SJablow@sedonaaz.gov>; Holli Ploog <HPloog@SedonaAZ.gov>; Jessica Williamson <JWilliamson@sedonaaz.gov>; Peter Furman <PFurman@sedonaaz.gov>; Melissa Dunn <MDunn@sedonaaz.gov>; Brian Fultz <brianwfultz@gmail.com>; Kathy Kinsella <KKinsella@sedonaaz.gov>; Karen Osburn <KOsburn@sedonaaz.gov>
Subject: application January 2024 for CUP at Sedona Airport

Hello all, hope you are doing well, and enjoying this Film Festival Week. I know Councilors have been really busy lately with new projects and new people coming on board soon, and future issues to discuss. This note concerns one of the future issues, for future discussion.

Writing to let you know that we have been talking again to residents who live on the Airport hill about the CUP application for an Events Venue on the Mesa, submitted to Community Development in January 2024. We are gathering comments and signatures for our response to this CUP request, which we plan to send to the CD staff and P&Z. We also hope to touch base with you in the next weeks to further discuss the City's timeline for consideration of this request, and possibly get more information from someone there about overall plans the City might have for the airport itself. We are aware that a consultant has been gathering information formally for a presentation about the airport, but I suspect residents know nothing about the progress of this process to date. We are wondering how this application for a CUP might fit into the overall picture of possible City oversight of the airport.

The Application for a CUP is in the name of Cloth & Flame - owned by Matt Cooley & Olivia Laux; Matt is the partner in Harrell Cooley LLC, which as you remember was granted permission by the YC BOS to enter into a Rent and Development Agreement with SOCAA to bring a large indoor/outdoor commercial enterprise to the old masonic lodge area at the Airport, build out and maintain this venture for 10 years going forward.

I believe Cloth & Flame advertised on their website in 2023 that they were offering private dinner events at that location, one in June and one in September. I don't know whether they applied for and received any special permits for those commercial activities. However to our knowledge, the zoning at that location does not allow for those commercial events to be held there, so it is curious to us as to how those event dinners could have occurred.

And now, as of late January 2024, a formal request has been submitted to develop an on-going permanent business on that property, to by-pass the inconveniences of the current zoning restriction by trying to obtain a Conditional Use Permit. In that way, once this particular commercial use of the old masonic lodge is firmly established, it may be more difficult for residents to voice objections, or for it to be dismantled. Could be, that is the strategy.

Most of the residents on airport mesa feel the same way today as we did more than two years ago when this rental arrangement between SOCCA and Harrell Cooley LLC was first brought to light. As you know, a lot of us do not want to see commercial expansion of this type at that location on the airport mesa. Understanding that we live in the vicinity of a small airport, obviously we can accept the noise and activity level that accompanies aviation. The runway is on the far side of the hill from our houses and most aviation noise lasts only a few seconds at a time. We know the advantages of having a small local airport.

We do not, however, believe that as residents, we have to allow for full-blown, permanent outdoor commercial activities that would occur directly above our homes and dramatically change the quality of life for us on this mesa. These commercial activities are decidedly non-aviation, often presented as a "continuation" of former use of the old masonic lodge, and thus acceptable (?). However, as zoning regulations have remained constant since City incorporation there really is a question as to whether those more commercial activities were ever really allowed at that location in the first place. With the changing times, we would ask that the City consider and respect the perhaps changing attitudes of this mesa's newer residents toward use of that space. There are many components to this request, we realize it can be complex, and are willing to enter into dialogue as staff and Council navigate these issues.

Hopefully we can talk further concerning this important submission in the coming weeks.
Thank you! Maria & Rob West

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, March 4, 2024 9:20 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	03/04/2024 9:19 a.m.
Response #:	513
Submitter ID:	6588
IP address:	47.215.237.205
Time to complete:	28 min. , 51 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth & Flame CUP

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

This CUP application is a blatant, albeit 'sneak-attempt', to subvert a City decision, made two years ago,to turn down this Schroeder/SAA sponsored "project", proposed by Phoenix-based corporation, to rezone the Mesa... a project that full-time residents, whose enjoyment of their property would be severely/negatively impacted by an "entertainment venue" at the airport, thought was a settled matter. .

This application is a Trojan horse-an obvious attempt to backdoor approval for a permanent 'entertainment venue'-a move clearly made to avoid its proponents having to come before City Council for approval of a formal zoning change. The 'proposers' know that the City effectively rejected that two years ago; hence the deployment of a CUP...

This Phoenix based corporation project represents an unreasonable nuisance; one that would significantly depress local property values- who wants to listen to some drunk(s) on a microphone, crooning/wailing away, while sitting out on their property, trying to enjoy their Sedona home?
That, btw, was what was happening a few years ago, until Sedona enforced its noise abatement ordinance.

By way of background- The original land grant by the Forest Svs ratified a land grab by a few Yavapai county aircraft owners, who years before Sedona was incorporated, came on to the land, essentially converted it, utilizing Native American labor to put in "their" airstrip. The land was conveyed to Yavapai county, by the Forest Svs, for the express purpose of use as an airport-not for the site for an "entertainment venue", or any other for-profit business.
SAA is a mere tenant; it is not a property owner. It's budget is already subsidized, to the tune of 95%, by tax dollars, in the form of FAA/ADOT grant money. This proposal is just another attempt by a small number of private aircraft owners to

further subsidize their playing pilot/use of their toys, and have Sedona residents pay the real cost.
SAA is tasked, as a tenant only, with the operation of an airport. It has no right to financially benefit from non-aviation related businesses at the expense of local full time residents. This CUP should be denied, and its proponents should be instructed to more properly bring the matter before Sedona's elected officials- who are accountable to Sedona voters.

3. Your contact information

Name: Daniel J Sullivan MD,JD
Mailing Address: 550 Oak Creek Blvd, Sedona AZ 86336
E-mail: djsmdjd@gmail.com

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

(○) Yes

Thank you,
City of Sedona

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

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, March 4, 2024 10:18 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	03/04/2024 10:18 a.m.
Response #:	514
Submitter ID:	6589
IP address:	70.176.9.98
Time to complete:	17 min. , 53 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth & Flame CUP

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

The CUP application from Phoenix-based corporation Cloth & Flame appears to be a sneaky way to avoid seeking formal approval from the City Council for a permanent entertainment venue. This project could cause significant disruptions to residents surrounding the Airport Mesa. It will be a nuisance. It will also decrease property values for the residents in the surrounding neighborhoods. I see law suits being filed for diminished value if this application is approved. Holding such events at the Cultural Park may be a more suitable option.

3. Your contact information

Name:	Jamie Kessler
Mailing Address:	111 Sugar Loaf Drive
E-mail:	Jamie.kesslerlaw@gmail.com

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

(○) Yes

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, March 4, 2024 11:05 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	03/04/2024 11:04 a.m.
Response #:	515
Submitter ID:	6590
IP address:	47.215.224.7
Time to complete:	9 min. , 10 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth & Flame PZ24-00003

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

This proposal is not being submitted for residents to understand. This is not something my family or others in the neighborhood would enjoy. The noise from the venue would diminish our outdoor enjoyment of our properties. Any resident I speak to regarding this proposal (we walk our dog often daily though the neighborhood and have discussed this) has NO IDEA this was requested, and if they did they would vehemently oppose this. Please consider the rights of those of us who would be directly affected by this noisy venue. This is a non-aviation related businesses on the airport mesa and has no business there.

3. Your contact information

Name:	Doug Sullivan
Mailing Address:	645 Panorama Blvd
E-mail:	geemaildoug@gmail.com

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

(○) Yes

Thank you,
City of Sedona

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Wednesday, March 6, 2024 6:10:50 AM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/06/2024 6:10 a.m.
Response #:	517
Submitter ID:	6600
IP address:	47.215.228.71
Time to complete:	4 min. , 18 sec.

Survey Details

Page 1

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

1. Project Name:

Airport event venue

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

No thanks. We don't need more traffic, congestion, noise, litter, illegal parking, drunk driving and other problems that come with tourist gatherings in Sedona. These problems are already evident from the tourist businesses and attractions currently on the airport mesa. No thanks, we don't need more of this.

3. Your contact information

Name:	Margaret Connery
Mailing Address:	110 Canyon Diablo
E-mail:	Margaret.connery@hotmail.com

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

(○) Yes

Thank you,
City of Sedona

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Wednesday, March 6, 2024 7:58:33 AM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/06/2024 7:58 a.m.
Response #:	518
Submitter ID:	6601
IP address:	24.156.95.16
Time to complete:	8 min. , 23 sec.

Survey Details

Page 1

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

1. Project Name:

Venue on the Mesa

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

I do not support this proposed development. I am very concerned because this venue will negatively impact nearby residents with noise on a regular basis; because the venue will not have the ability to safely evacuate attendees in case of an emergency; because there is an increase the risk of fire due to outdoor cooking and because of possible unforeseen negative impacts to Copper Vista Estates, Saddlerock, Oak Creek, Inspirational View and Northview subdivisions and other residents in the area.

3. Your contact information

Name:	Laura Schappert
Mailing Address:	Inspirational Drive, Sedona AZ
E-mail:	lshikes@pm.me

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

(○) Yes

Thank you,

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Wednesday, March 6, 2024 2:34:32 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/06/2024 2:34 p.m.
Response #:	519
Submitter ID:	6606
IP address:	47.215.229.87
Time to complete:	4 min. , 50 sec.

Survey Details

Page 1

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

1. Project Name:

Venue on the Airport Mesa

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

I totally oppose the proposal by Cloth & Flame to put an event venue on Airport Mesa.

We live in West Sedona facing Airport Mesa and will be impacted directly by light and sound from this misguided proposal. Cloth & Flame proposes that a very significant number of Sedona residents will be assaulted by lights and noise “on average” every evening for 3 hours 52 to 104 times a year (and within their request possibly for 365 days a year). In addition lights and noise from people departing from indoor events will be streaming down Airport Mesa until midnight.

Even if the sound falls with the 65 decibel limit, the fact is that it could reach that maximum level for a third of the year or under their proposal, for every night of the year. Such noise levels may be tolerable occasionally in a commercial district but Cloth & Flame seeks approval to do so constantly…in fact the very foundation of their business is premised on noise.

We purchased our home in a residential zone but due to the elevated location on the Mesa virtually all the residents of West Sedona will be impacted by this proposal’s light and sound levels only allowed in commercial zones.

I also share the concerns of others regarding evacuation in the case of emergency. Putting a group venue on Airport Mesa makes no sense at the very time when Sedona is constructing an extension to Forest road

to address the risks of a numerous people needing to be evacuated a location with only a single exit.

3. Your contact information

Name:	R. Michael Wright
Mailing Address:	190 Copper Canyon Drive Sedona AZ
E-mail:	rmichaelwright@gmail.com

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

(○) Yes

Thank you,
City of Sedona

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From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Wednesday, March 6, 2024 2:54:08 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/06/2024 2:54 p.m.
Response #:	520
Submitter ID:	6607
IP address:	24.156.94.49
Time to complete:	34 min. , 31 sec.

Survey Details

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

1. Project Name:

Venue on the Airport Mesa

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

This is not a Sedona-community oriented project yet would adversely affect most of us in West Sedona, especially those living south of 89A and definitely adversely affecting those in Saddlerock, Oak Creek, CopperVista Estates, Inspirational View and Northview subdivisions.

Evening and night noise have already increased in the neighborhood due to the visitor party houses created by STRs. Noise (less than a 65 decibels target) is easily broadcasted from the Airport plateau and carried down into the West Sedona community. Sounds (music and drumming) are already easily transmitted from our existing community recreation center (more tolerable due to infrequency and because it is for for the Sedona community). Previous night events on the plateau were incredibly disruptive in the past due to both noise, lights and the traffic that followed, however, like the community center, tolerable mainly because of their rarity and because events were for our community. A 7day a week, year round evening to night venue would absolutely be unacceptable, invasive, and destroy the community ambience and nature we have all been so willing to share with outside guests.

Traffic (just before and just after sunset) has increased dramatically along Airport Rd. Visitors we've talked with (many of whom have now started parking in front of our homes) state they are encouraged by hotels and STRs to head up to the airport plateau to view the sunset and to visit the airport vortex. We have been watching the backup of vehicles on Airport Rd, are aware of the increase odor of car exhaust in the air, the increased impatience of drivers wanting to move much faster than the 25 mph speed limit, and the

frequent difficulty to exit from or turn into our own cul-de-sacs. There have been a few times that we have also watched emergency vehicles attempting to navigate through this traffic jam. This increased traffic along a single access route poses a real potential safety risk for delayed emergency response, not only for aviation and airport, but also for those of us living in subdivisions off Airport Rd, as well as a potential inability to evacuate large numbers from the airport plateau. Add alcohol and an increased fire hazard from the events themselves, and it's a disaster waiting to happen. Big NO on increased traffic and potential safety hazards.

This project may offer city/ county tax money (thus making it look attractive) while filling the creative wallets of outsiders, Matt and Olivia and their Cloth and Flame company. Let's share Sedona with visitors, and let's be open to outside sources of revenue, but please, NOT by sacrificing the community, creating more inconveniences to contend with and creating a progressively negative environment for those of us who call this home. Offer venues, if any, away from the population that would provide these entrepreneurs with an acceptable environment without negatively impacting Sedona residents.

3. Your contact information

Name:	Dr. Fran Schlatter
Mailing Address:	60 Sycamore Canyon Rd, Sedona
E-mail:	franschlatter@mac.com

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

(○) Yes

Thank you,
City of Sedona

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

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Saturday, March 9, 2024 5:05:12 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/09/2024 5:05 p.m.
Response #:	521
Submitter ID:	6610
IP address:	2a09:bac3:5ff6:1846::26b:58
Time to complete:	1 min. , 56 sec.

Survey Details

Page 1

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

1. Project Name:

Venue on the Mesa

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

I am strongly opposed to this project. The last thing we need is a 24/7 venue, which could bring up to 250 people to the airport Mesa, engaging in night festivities full of music, barbecue, alcohol, and noise. It's a public nuisance, which for almost no money for the city, would bring additional traffic congestion, pollution, as well as fire and safety hazards. Whatever money the city could collect in a form of taxes would likely be needed to police the enterprise, requiring additional manpower we don't have. The airport crosswinds are prevalent and strong. Fires and barbecues on the top of the hill is a sheer lunacy. I doubt the city has the resources to keep one fire engine at the location on constant basis.
Furthermore, after somebody decided to cash in by creating the dusty Mesa parking lot and advertising airport mesa sunsets in every hotel, there has already been evening bumper to bumper traffic along Airport Rd. This has created a potential safety hazard for airport operations should emergency vehicles and fire trucks need access. I would seriously look into legal repercussions if an emergency response operation is hindered by a road blockage, resulting in human endangerment and property damage.
Please keep the airport logistically clean and do not degrade it with this amusement park nonsense, especially with a request to come to life during the evening hours and continue till midnight with intoxicated participants dancing to a tune of loud music and then driving back down the hill on a narrow road.
I urge you to abandon this idea and send the applicant elsewhere.

Dipl.Ing. Dan Dulava

3.	**Your contact information**	
	Name:	Dan Dulava
	Mailing Address:	60 Sycamore Canyon Rd
	E-mail:	Dandulava@mac.com
4.	**Would you like to receive notices about this project, such as public meeting dates?**	
	(○) Yes	

Thank you,
City of Sedona

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From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Saturday, March 9, 2024 8:01:22 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/09/2024 8:01 p.m.
Response #:	522
Submitter ID:	6612
IP address:	47.215.227.86
Time to complete:	8 min. , 5 sec.

Survey Details

Page 1

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

1. Project Name:

Venue on Airport Mesa

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

As a resident of Sunset Drive, my concern is noise. Every time there has been a concert event on Airport Mesa. I can hear the music and the DJ from inside my home. When I go outside to take a walk, I can hear the sounds coming and going as the sound waves bounce off of the surrounding red rocks and buildings. Not only am I a resident of Sunset Drive, but I am also a business owner of a Meditation business. I conduct outdoor meditations, often at locations around Sunset Drive and the base of Airport Mesa. My nighttime moon meditations are interrupted by the concert, and DJ noise from atop Airport Mesa,. It makes quiet meditation impossible.
I implore the council to deny this permit. In addition to enjoying a dark sky environment in Sedona, I enjoy the quiet of the nighttime in Sedona. Holding concerts with DJs and amplified music on Airport Mesa ruins the quiet night experience for myself and other residents who live around airport Mesa. I want to hear coyotes, howling, not disco blaring.

3. Your contact information

Name:	Michele Mattix
Mailing Address:	230 Sunset Dr, apt 21, Sedona, AZ 86336
E-mail:	hello@michelemattix.com

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

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Sunday, March 10, 2024 11:48:24 AM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/10/2024 11:48 a.m.
Response #:	523
Submitter ID:	6614
IP address:	2607:fb90:2d27:468a:454f:73ee:6a52:8888
Time to complete:	3 min. , 28 sec.

Survey Details

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

1. Project Name:

Venue on the Mesa

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

Noise and traffic! I have long lived just below the mesa. And as you know, noise carries in our clear air and at our high altitude. The noise has already increased considerably, with events and music on the mesa filtering down and keeping us residents awake. Moreover, why do we need more traffic in our town? It's already out of control.
So, a resounding NO to this project. Let's keep our nights quiet, our skies unpolluted, and our days and evenings noise-free.
Thank you.

3. Your contact information

Name:	Camille LeFevre
Mailing Address:	325 Oak Creek Blvd.
E-mail:	camillelefevre@comcast.net

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

(o) Yes

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Sunday, March 10, 2024 5:12:30 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/10/2024 5:12 p.m.
Response #:	524
Submitter ID:	6615
IP address:	47.215.229.87
Time to complete:	7 min. , 20 sec.

Survey Details

Page 1

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

1. Project Name:

Airport Mesa Venue

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

I agree that noise is the primary offense, but a close second is LIGHT. Noise generated in West Sedona from 89A, Posse Grounds, plane takeoffs, etc, REFLECTS and creates a repeating echo off Thunder Mountain. Our noise ASSAULT is near the breaking point. How much more can we take.
Who has the final authority on this, city or county?

3. Your contact information

Name:	Sarah L Watts
Mailing Address:	190 Copper Canyon Dr.
E-mail:	Watts@wfu.edu

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

(○) Yes

Thank you,
City of Sedona

Re: Airport Venue at Shriners Location

Steve Mertes <SMertes@sedonaaz.gov>
Mon 3/11/2024 9:02 AM
To:Edward Koczka <edkoczka@yahoo.com>
Cc:Cari Meyer <CMeyer@sedonaaz.gov>

Good morning Ed.

Thank you for your comments on the proposed CUP for Cloth and Flame on Airport Mesa. We will add those to the packet for when the CUP goes to Planning & Zoning for consideration. You and your neighbors are also welcome to attend, and speak at, the meeting during the segment for public comments.

Best regards,

Steve Mertes
Director of Community Development

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

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

From: Edward Koczka <edkoczka@yahoo.com>
Sent: Saturday, March 9, 2024 7:03 PM
To: Steve Mertes <SMertes@sedonaaz.gov>
Subject: Airport Venue at Shriners Location

This note is to voice my opposition to CUP at the old Shriners location on Airport Masa.
I am a 10 year resident on West Sedona and oppose this action due to noise to our community, and the safety aspect
of having all those people up on the Masa with only a narrow two lane road to escape if an emergency existed.
Please reject the CUP at this location for the peace and harmony of the residents who live directly below the project.
Respectfully

Ed Koczka

155 Sierra Road
713-432 0360

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, March 11, 2024 11:29 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	03/11/2024 11:29 a.m.
Response #:	525
Submitter ID:	6616
IP address:	24.156.94.232
Time to complete:	29 min. , 46 sec.

Survey Details

Page 1

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

1. Project Name:

Venue on the Airport Mesa

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

We live in the neighborhood below the proposed venue.

We enjoy the quiet that this neighborhood allows. We already can hear the extremely loud full-moon drum circle activities at the vortex and these are NOT using any electric means of amplification; whether or not these coordinated events are actually supposed to be allowed is another question entirely.

The noise that these events will produce will directly interfere with quality of life and our right of quiet enjoyment in the neighborhoods below the proposed event venue. During the afternoon and evening hours most people in Sedona like to sit out on their patios and enjoy the cooling air and the sounds of the breeze and birds. We all chose to live in a neighborhood, not at a wedding venue or concert hall. We do not want to hear someone else's music, talking on a microphone, or any other noise pollution.

There are a lot of resorts in the area that have space for a wedding/event venue. A neighborhood is not the location for such a venue. The permit for this venue should be denied.

3. Your contact information

Name:	Katherine Todd
Mailing Address:	30 Forest Cir
E-mail:	kat9mail@gmail.com

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Tuesday, March 12, 2024 2:08:08 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/12/2024 2:08 p.m.
Response #:	527
Submitter ID:	6622
IP address:	47.215.238.154
Time to complete:	13 min. , 32 sec.

Survey Details

Page 1

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

1. Project Name:

Venue on the Mesa

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

We live in the Northview neighborhood and are already impacted by events at the Sky Ranch lodge. Not only from entertainment/music which includes reverberation from bass and drums which project in spite of decibel level, and PA speakers, but also from more traffic in our area.

When proposal says that permits would be sought for entertainment events that could have higher than 65 decibels that just leaves the door open for abuse, and no recourse for local residents, especially, since the current attitude is that revenue for the city is more important than peaceful enjoyment of our homes and neighborhoods.

3. Your contact information

Name:	Anna M. Cates
Mailing Address:	335 Northview Rd, Sedona
E-mail:	annacates@suddenlink.net

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

(○) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Tuesday, March 12, 2024 3:30 PM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	03/12/2024 3:30 p.m.
Response #:	528
Submitter ID:	6623
IP address:	47.215.231.181
Time to complete:	10 min. , 58 sec.

Survey Details

Page 1

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

1. Project Name:

Venue on Airport Mesa

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

You know enough is enough.

We that live under the airport in the Northview Association have had to listen for years and years to the never ending music and loud engagements at the Sky Ranch Lodge.
They have no care in the world that we hear they wedding parties and whatever else they do literally every weekend and we have to stay indoors to try and get away from the noise. It has been horrible and hard to believe that the city of Sedona has let them get away with this for all this time.

But now, with this new terrible idea to have another venue up there, like this is party town USA, is one of the worst ideas of all time for this city.
We moved here many years ago to get away from this stuff. The noise and loud people in major cities is a nightmare and Sedona, thank god, has been a godsend.

Why in the world would Sedona let this happen? This is the worst idea of all time for this city and they cannot go through with this.
We moved here for the peace and quiet. Not for people to make their money with tons of us suffering down below.

I will personally walk door to door with many of my neighbors to get as many signatures that it takes to stop this abhorrent proposal.
Please do not do this to all of us that have moved here to get way from what you are proposing.

Please do not do this. Nobody in Sedona who lives where we do will want to hear this horrible mess that you want to make happen.

This is our city. Do not take it away from us!!!!!!

Scott Stulberg

3. Your contact information

Name:	Scott Stulberg
Mailing Address:	395 Northview Road, Sedona 86336
E-mail:	scott@asa100.com

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

(○) Yes

Thank you,
City of Sedona

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

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Wednesday, March 13, 2024 10:08 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	03/13/2024 10:08 a.m.
Response #:	530
Submitter ID:	6625
IP address:	50.238.206.106
Time to complete:	7 min. , 22 sec.

Survey Details

Page 1

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

1. Project Name:

Conditional Use Permit Cloth and Flame

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

Hi,

I am a resident of the northview neighborhood. I strongly oppose this conditional use permit. The noice impact alone will destroy the tranquility of the area. Not to mention the traffic impact. Stop this insanity. Protect/preserve airport mesa and support the neighborhood communities impacted. NO on this conditional use.

3. Your contact information

Name:	Angela Henze
Mailing Address:	480 Northview
E-mail:	aoutlook@yahoo.com

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

(o) Yes

Thank you,
City of Sedona

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Wednesday, March 13, 2024 5:47:04 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/13/2024 5:46 p.m.
Response #:	531
Submitter ID:	6626
IP address:	172.56.80.84
Time to complete:	5 min. , 3 sec.

Survey Details

Page 1

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

1. Project Name:

venue on the airport mesa at Sedona

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

The noise from the Sky Ranch during weding celebrations and the music therein is offensive to our neighborhood. To compound this with ever more and larger groups is double or triple the offensive noise irritation to quiet neighborhoods like ours. Sierra Road in the Northview HOA.

3. Your contact information

Name:	Charles
Mailing Address:	140 Sierra Road Sedona AZ 86336
E-mail:	delaycharles@gmail.com

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

(○) Yes

Thank you,
City of Sedona

From: donotreply@sedonaaz.gov
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal
Date: Friday, March 15, 2024 12:59:03 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	03/15/2024 12:58 p.m.
Response #:	532
Submitter ID:	6632
IP address:	98.97.56.249
Time to complete:	5 min. , 16 sec.

Survey Details

Page 1

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

1. Project Name:

Venue on Airport Mesa

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

I am writing against this project. The city should take over the airport first, and then look at granting permits after a comprehensive review of best uses,
This project also brings too much traffic to the mesa and will overwhelm parking used by tourists (there is no way people will shuttle if they can pay and park right next to the venue). I also understand there is not enough water pressure to install/maintain use of a ceiling sprinkler system. Use of this facility as the applicant intends would create the safety risks of fire, if the water pressure issue is not addressed, and of evacuation from earthquake, having only one road on/off the mesa.

3. Your contact information

Name:	Sean Smith
Mailing Address:	355 Willow Way
E-mail:	sedona@nowisit.net

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

(o) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Tuesday, March 19, 2024 9:56 AM
To: Cari Meyer; Kyle Sandidge; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	03/19/2024 9:55 a.m.
Response #:	538
Submitter ID:	6642
IP address:	73.162.161.171
Time to complete:	42 min. , 8 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth & Flame - Venue on the Mesa

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

I am not supportive of the CUP request to allow an outdoor area for weddings and other outdoor events at 135 Shrine Road, Sedona, AZ.

The issue with the request is centered around the noise it will create for residents and tourists in the immediate and extended areas. The noise issue is on three fronts:

1) Precedence. I live in West Sedona on Northview Road. There is a similar venue at the Sky Ranch Lodge where event music is played. During the events, the sounds of lively music and hoots from venue participants can be heard from INSIDE my home.
- There are times when the venue goes past the noise curfew limits.
- During the entirety of the event, we are unwitting participants. We cannot enjoy our home as intended. A peaceful evening is disrupted.
- While the venues are in different locations, the location itself promotes the broadcasting of sound. It is high up on a mesa and regardless of the direction of sound, it will broadcast in all directions to the extended regions below the mesa. This is simple physics. If the city were to put an emergency siren in Sedona, they would put it on Airport Mesa, because everyone will hear it that way. Pointing the speakers in one direction will not contain the event noise.
2) Cumulative Effect: With one venue already creating event music and noise, adding a second or more venues will increase the issues described above. With one venue, music, with two (or more) venues playing live or event music, it will only sound like dissonance to anyone below. Adding this venue will only magnify an already bad situation.
3) Enforcement and Frequency: The applicants do state a number of concessions and abidance to uphold within ordinances

and essentially "keep the noise down". However, who is enforcing the limits of 65 decibels, curfew hours, and speaker placement? It will be for the most part, self managed. So in reality, once the permit is granted, there is no real enforcement unless a complaint is lodged. As well, the applicant states no more than 1-2 events per week. However, is this a maximum? I find it hard to believe that a for profit company would not try to hold as many events per week as demand will allow. In other words, the applicants intent sounds okay on paper, but I don't believe it and furthermore, there is no oversight to ensure they are abiding by the conditions of the CUP other than reactive measures.

To close, this is bad for Sedona, for it's culture, for anyone within earshot of the venue, for tourism in general and for its residents. People come here for peace, tranquility, and nature. While there is nothing wrong with an event in Sedona, having that event repeatedly on the top of THE central mesa in Sedona is simply wrong. It impacts far more people from that location.

Regards, Eric Henze

3. Your contact information

Name:	Eric Henze
Mailing Address:	480 Northview Road, Sedona, AZ 86336
E-mail:	erichenze@gmail.com

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

(○) Yes

Thank you,
City of Sedona

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

Fw: Vote "NO" regarding Venue on the Airport Mesa

Steve Mertes <SMertes@sedonaaz.gov>
Mon 4/1/2024 3:53 PM
To:Cari Meyer <CMeyer@sedonaaz.gov>

Hi Cari.

Passing along some public input regarding Cloth and Flame.

You're welcome.

Steve Mertes
Director of Community Development

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

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

From: Cindy Faye Johnson <cindyfayejohnson@gmail.com>
Sent: Saturday, March 30, 2024 9:11 AM
To: Steve Mertes <SMertes@sedonaaz.gov>
Subject: Vote "NO" regarding Venue on the Airport Mesa

We live near the airport mesa and are very concerned about the proposed “Venue on the Airport Mesa” project.
We love our home and we love Sedona. Please help keep our neighborhood quiet.
Vote “NO” on the proposed Venue on the Airport Mesa.
Cindy Faye Johnson
320-260-2149
cindyfayejohnson@gmail.com

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Tuesday, April 2, 2024 10:15 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/02/2024 10:15 a.m.
Response #:	550
Submitter ID:	6676
IP address:	2600:387:c:6d12::4
Time to complete:	12 min. , 35 sec.

Survey Details

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

1. Project Name:

Cloth and flame

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

I am in favor of this project. I believe sedona needs more outdoor venues. The rules they propose seem very reasonable I live close enough to sometimes hear music but I still believe that this would benefit the community.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Marybeth Rose
Address (or Street Name):	205 sunset dr lot 132
City of Residence	Sedona
E-mail:	mbr5247@yahoo.com

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

(○) Yes

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Tuesday, April 2, 2024 11:07 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/02/2024 11:06 a.m.
Response #:	551
Submitter ID:	6677
IP address:	47.215.233.78
Time to complete:	7 min. , 57 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth and Flame

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

I think the proposal is appropriate for the location, and Sedona needs a convenient event venue. It appears the organizers have taken steps to prevent noise and parking issues. Perhaps they could construct some outside noise barrier to direct music away from residents downhill..
I personally love to hear music outside.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Cleone Rue
Address (or Street Name):	Sunset Drive
City of Residence	Sedona
E-mail:	Not answered

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

(○) No

Fw: Cloth and Flame Venue on the Airport Mesa

Steve Mertes <SMertes@sedonaaz.gov>
Wed 4/3/2024 5:10 PM
To:Cari Meyer <CMeyer@sedonaaz.gov>
FYI and the packet.

Steve Mertes
Director of Community Development

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

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

From: lshikes.com <lshikes@pm.me>
Sent: Tuesday, April 2, 2024 8:33 PM
To: Steve Mertes <SMertes@sedonaaz.gov>
Subject: Cloth and Flame Venue on the Airport Mesa

Hello,

I am emailing my concerns regarding the proposed Cloth and Flame venue on the Airport Mesa. Even if I didn't live on Inspirational Drive, I would request that their request for a Conditional Use Permit be denied. Among my many concerns include negative impacts to nearby residents such as noise, safety and risk of fire. Cloth and Flame indicates their "...speakers will be facing south towards the airport, reducing noise to the northern residential area." What about noise pollution impacting Copper Vista Estates, Saddlerock, Oak Creek, Inspirational, View and Northview subdivisions? Will they have the ability to safely evacuate all attendees in case of an emergency? What about the increased risk of fire? What about the potential for 250 attendees and their negative impacts to traffic, parking, safety, etc.? Is Cloth and Flame providing employee/workforce housing? How will the neighborhoods (Copper Vista Estates, Saddlerock, Oak Creek, Inspirational, View and Northview) be positively impacted?

Please keep our neighborhoods safe, quiet and clean. Sedona is a sacred place and should be respected by locals and visitors alike.

I respectfully request that Cloth and Flame's request for a Conditional Use Permit be denied.

Thank you for taking the time to read this email.

Sincerely,
Laura Schappert
Sedona AZ
lshikes@pm.me

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Wednesday, April 10, 2024 4:45 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/10/2024 4:45 p.m.
Response #:	574
Submitter ID:	6712
IP address:	12.202.180.148
Time to complete:	19 min. , 29 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth and Flame

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

I don't see the upside on this for Sedona citizens. It appears to be a Phoenix company and the jobs it creates locally like servers, parking attendants are low paying. We already have plenty of those jobs, not enough people to fill them, so I can only guess they will have to workers commute from elsewhere. The ones already here have nowhere to live and when something becomes available, they can't afford it. The plan is for them to live in their cars! Why would we create more jobs here that need people to live in cars!

We also have enough tourists! Visitors will come without this event space. It's not like we are a midwestern city that needs to have cool event locations to draw people in. So the primary beneficiary is an out of town company and their principals and other steady office jobs, all in Phoenix.

Noise ordinances are always flouted by guests who don't want to stop dancing! Lots of traffic with any event 100 or smaller in cars and then add in shuttles and wherever those people park (?) for bigger venues, 7 DAYS A WEEK and presumably more than one event a day (ie day wedding and night wedding)! This is crazy. OF COURSE this company wants this venue.

And while they say 65db is max, they also say there will be "rare" events exceeding that. Rare is very subjective.

The few events that are held up there, the sound carries. A lot. All day. This will be no different.

I like the idea of jobs here but only ones that pay a wage that people can afford to live here in Sedona. If they wanted to open an office up there with good paying, stable jobs, I'd be enthusiastic.

I encourage you to refuse this request. To summarize

1) low paying jobs
2) will have to import workers or more living in cars
3) traffic congestion
4) noise potentially all day 7 days a week all around the airport with even louder music sometimes

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Amy
Address (or Street Name):	not applicable
City of Residence	Sedona
E-mail:	not applicable

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

(○) No

Thank you,
City of Sedona

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

Comment on Development Proposal

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

Sat 4/13/2024 4:18 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/13/2024 4:18 p.m.
Response #:	579
Submitter ID:	6721
IP address:	71.209.162.138
Time to complete:	16 min. , 43 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   Please do not approve the Cloth & Flame proposal for a new Venue on Airport Mesa. This roadway is already stressed due to existing tourists and will need further improvements to accommodate safe egress if this Venue is permitted. In addition, putting an outdoor Venue on the top of this Mesa will disrupt the quiet enjoyment, on a regular basis for the neighborhoods below.
   Please do approve this Venue request as there are already plenty of other similar Venues in this area.
   Thank you

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	C. Goodrich
Address (or Street Name):	139 Inspirational Dr
City of Residence	Sedona
E-mail:	Cgoodrich2001@yahoo.com

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

   (○) Yes

Thank you,
City of Sedona

Re: Venue on the Airport Mesa

Steve Mertes <SMertes@sedonaaz.gov>
Mon 4/15/2024 10:03 AM
To:Uncle Marc Wolin <unclemarcwolin@gmail.com>
Cc:Cari Meyer <CMeyer@sedonaaz.gov>

Good morning Marc.

Thank you for your thoughtful correspondence. Your objections to the City will be put on file, and we will continue to monitor any further events put on by Cloth and Flame for compliance with our code, as we did this past Friday.

Respectfully,

Steve Mertes
Director of Community Development

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

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

From: Uncle Marc Wolin <unclemarcwolin@gmail.com>
Sent: Thursday, April 11, 2024 5:38 PM
To: Steve Mertes <SMertes@sedonaaz.gov>
Subject: Venue on the Airport Mesa

Please take to heart that enough is enough.
There are a lot of us who love being residents in Sedona.
My house is down the hill from the Airport mesa.
Another 120 -250 persons can only make more traffic. (Even with shuttles)
Sedona's noise ordinance for commercially zoned districts has never been observed.
I realize the police will be called out and try their best -but who wants to go through that exercise again.
Haven't we learned yet.
And Please Please Please realize we have enough traffic congestion. Why make another spot a nightmare?
We have enough places for weddings, events corporate events etc..
Please keep Sedona peaceful and quiet for residents
Marc Wolin (32 year resident)

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 4:18 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 4:17 p.m.
Response #:	589
Submitter ID:	6746
IP address:	47.215.227.12
Time to complete:	6 min. , 37 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth and Flame

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

We are strongly opposed to this proposal.
1. The neighborhoods on both sides of the airport mesa are like natural amphitheaters - noise carries. In many parts of Saddlerock, we can hear people who are up on the lower Airport Road lookout, without microphones and music. Imagine what amplified sound at 100 guests will be like. Even if the speakers are aimed toward the airport, the natural amphitheater will project the noise - from the speakers and from the voices of even 50, nevermind 250 people. The neighborhood peace will be seriously disturbed - possibly every night for weeks on end.

2.The proposal says that parties will be moved indoors after 9pm. But residents want to enjoy their peace WELL before 9pm! It's possible that 7 days per week, we residents will not be able to peacefully use our outdoor spaces all evening. It's one thing if a neighbor is having an occasional party. But this noise could be constant. The application tries to make the case by saying that events have been held up there "throughout its history". But their "evidence" is 2 one-day concerts, one in 2021 and one in 2022. That's nothing like 7 days per week for months on end.

3. "Groups over 100 people will be required to use shuttle services." That means that 99 people could be trying to get up there in cars. Even if they arrive in "just" 40 cars, the Cloth and Flame events will effectively monopolize access to Airport Road. Already there is tons of traffic up Airport to see the sunset. The road and lookout up top are supposed to be community spaces. But on their many event nights, no one will be able to get up there. A complete traffic assessment should be conducted to understand the true impact of this proposal on traffic alone.

Please deny this proposal, for the sake of Sedona residents.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Linda Bonder
Address (or Street Name):	Forest Circle
City of Residence	Sedona
E-mail:	runwalkhike@gmail.com

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

(o) Yes

Thank you,
City of Sedona

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

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 4:29 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 4:28 p.m.
Response #:	590
Submitter ID:	6747
IP address:	47.215.239.124
Time to complete:	11 min. , 7 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth and Flame

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

Another project request that harms the neighborhoods and residents so that tourist money can be syphoned out of the city. They are suggesting that it's ok to have 7 days of week of noise and light pollution and more heavy traffic right above a quiet neighborhood. Never again can we sit outside and enjoy a peaceful evening of quiet and looking at stars. Events at the airport are already very loud in the neighborhood and they are only a couple times in summer, not 7 days a week. Another project with no benefit, only harm to residents. We don't need this built.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Nick Parsons
Address (or Street Name):	5 Rockridge Dr
City of Residence	Sedona
E-mail:	jeremiahparsons@hotmail.com

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

(○) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 4:42 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 4:42 p.m.
Response #:	591
Submitter ID:	6748
IP address:	2600:8802:4601:7200:154c:d8b4:d740:8f99
Time to complete:	18 min. , 44 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth & Flame

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

Hello,

I'm writing with concerns about the Cloth and Flame permit application to hold outdoor events near the Sedona airport - up to 7 days per week with up to 250 people per event and outdoor speakers. My primary concerns are daily traffic, light, and noise pollution created by outdoor music events there that would negatively impact the natural beauty and serene, wholesome lifestyle in Sedona.

1. The neighborhoods on both sides of the Airport Mesa are like amphitheaters - noise carries. In many parts of Saddlerock, we can hear people who are up on the lower Airport Road vortex, without microphones and music. Imagine what amplified sound will sound like!

2. "Only" until 9pm! So it's possible that 7 days per week, neighboring residents will not be able to peacefully use our outdoor spaces all evening! It's one thing if a neighbor is having an occasional party. But this noise could daily. The application says that events have been held up there "throughout its history", for which they cite 2 one-day concerts, one in 2021 and one in 2022. That doesn't compare with 7 days per week indefinitely.

3. "Groups over 100 people will be required to use shuttle services." That means that 99 people could be trying to get up there in cars. Even if they arrive in "just" 40 cars, the Cloth and Flame events will effectively monopolize access to Airport Road. Already there is tons of traffic up Airport Mesa Road to view the sunset. The road and lookout up top are supposed to be community spaces. But Cloth & Flame's events will minimize access to Airport Mesa by community members and Sedona

visitors.

4. Venue lights will detrimentally impact night sky viewing in nearby neighborhoods.

Thank you for your thoughtful consideration to protect Sedona's natural beauty and quality of life.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Karen Yoder
Address (or Street Name):	320 Rockridge Drive
City of Residence	San Clemente
E-mail:	kdmlyoder@yahoo.com

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

(○) Yes

Thank you,
City of Sedona

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Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 6:04 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 6:03 p.m.
Response #:	592
Submitter ID:	6749
IP address:	184.103.61.33
Time to complete:	10 min. , 53 sec.

Survey Details

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

1. Project Name:

Cloth and Flame

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

These events at the airport would have an exremely harmful effect on the residents of Sadlle Rock subdivision. The noise would create anxiety, headaches. loss of sleep and totally destroy the peaceful quiet lifestlye of residents below. Plus with the Saddle Rock Crossing resort having been approved by Planning & Zoning and heading for a yes vote by the City Council the residents inbetween would be living a nightmare of noise and traffic. While the Council has not yet approved the Saddle Rock Crossing project it is obvious it is on the way to approval based on the recent Council vote. This is THE PERFECT STORM for residents caught inbetween and a good time for the City of Sedona to show they ACTUALLY DO CARE ABOUT RESIDENTS. Their homes would face a double whammy of property devaluations on top of a horrific noisy life. P&Z approved a live band playing on the roof of the Saddle Rock Crossing resort until 10pm with a pool and spa open. Neither of these projects meet the Cities Vision Statement that "the City of Sedona does all it can to preserve the small town character of Sedona". That statement is quickly becoming a bold faced lie.

Joan Shannon
315 Smith Rd
Sedona

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Joan Shannon
Address (or Street Name):	315 Smith Rd

City of Residence	Sedona
E-mail:	faithfuljoan@earthlink.net

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

(o) Yes

Thank you,
City of Sedona

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Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 7:07 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 7:07 p.m.
Response #:	593
Submitter ID:	6750
IP address:	2607:fb91:8e97:84e1:f4ae:29cd:6a6b:4ab6
Time to complete:	5 min. , 0 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth & Flame

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

Please do NOT let Cloth & Flame set up shop on the mesa. We've lived below the mesa for 50 years (our family) and it's always been quiet, except now there are already events on the mesa with loud music and loud people floating down to us---sometimes past 10 p.m.

If this is allowed, our quality of life below the mesa will be severely, detrimentally impacted. 7 days a week?! Are you kidding me?! Why do we have to continue to cater to tourists??? Can't we please keep our quality of life and the peacefulness for which Sedona has long been known?

Please do something on behalf of residents; us below the mesa are an old, original Sedona neighborhood with lots of history and families (and now too many Airbnbs). Please keep our quality of life happy, pleasant, and quiet!!

[I haven't even mentioned the serious traffic that would occur, compounding our already miserable traffic conditions)

Thank you for taking care of Sedona's residents!

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Camille LeFevre
Address (or Street Name):	325 Oak Creek Blvd.

City of Residence	SEDONA
E-mail:	CAMILLELEFEVRE@COMCAST.NET

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

(o) Yes

Thank you,
City of Sedona

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Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 7:18 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 7:18 p.m.
Response #:	594
Submitter ID:	6751
IP address:	24.156.98.226
Time to complete:	7 min. , 13 sec.

Survey Details

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

1. Project Name:

Cloth & Flame

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

I live in the Saddlerock Community. I am 100% AGAINST this type of project. When sitting outside you can hear the events at the airport, it sounds like they are right in my backyard and affects the peace and tranquillity of the neighborhood.

I request that is project gets withdrawn immediately.

Thank you!

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Gayle Baingo
Address (or Street Name):	Saddlerock Circle
City of Residence	Sedona
E-mail:	N/A

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

(○) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 7:51 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 7:50 p.m.
Response #:	595
Submitter ID:	6752
IP address:	192.145.119.80
Time to complete:	4 min. , 9 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth and flame

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

I hear the yelling of the DJ and his audience on many Friday and especially Saturday nights from atop the mesa. The sound carries remarkably well down to the area near the recycling center where I live. I'm not at all a supporter of more events that will fill the air with noise, breaking the peacefulness of evenings.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Barry Mallis
Address (or Street Name):	55 Donaldson Dr
City of Residence	Sedona
E-mail:	barry@scoreatthetop.com

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

(o) Yes

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 8:14 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 8:14 p.m.
Response #:	596
Submitter ID:	6753
IP address:	2607:fb90:2d83:8bf1:9e6f:6934:c988:bd34
Time to complete:	1 min. , 57 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth and flame

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

I live in West Sedona and do not want to be subjected to noise 7 days a week while trying to enjoy serenity in my own yard!

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Barbara Ann Schultz
Address (or Street Name):	2590 Timber Owl Rd
City of Residence	Sedona
E-mail:	barbs352@gmail.com

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

(o) Yes

Thank you,
City of Sedona

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Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 9:35 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 9:34 p.m.
Response #:	597
Submitter ID:	6754
IP address:	2a09:bac2:5fef:296::42:45
Time to complete:	1 min. , 48 sec.

Survey Details

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

1. Project Name:

Cloth and flame

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

Absolutely no, This had to be voted down.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Robert Breen
Address (or Street Name):	240 Craigmont Drive
City of Residence	Sedona
E-mail:	Not answered

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

(o) Yes

Thank you,
City of Sedona

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Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 10:25 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 10:24 p.m.
Response #:	598
Submitter ID:	6755
IP address:	2607:fb90:2d04:1c2b:4850:c874:1339:8de5
Time to complete:	4 min. , 21 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth and Flame

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

Concerns:
1. Loud amplified noise will disrupt neighborhoods on both sides of the airport mesa
2. Potential for 7 days a week and late nights that will disrupt neighborhoods
3. Traffic and parking issues

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Peter Clagett
Address (or Street Name):	240 Red Rock Trail
City of Residence	Sedona
E-mail:	pclagett@rocketmail.com

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

(o) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 10:28 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 10:27 p.m.
Response #:	599
Submitter ID:	6756
IP address:	2605:59c8:34a4:6310:d3e:8a27:28f:3a76
Time to complete:	21 min. , 6 sec.

Survey Details

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

1. Project Name:

Cloth & Flame

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

My first thought after doing a little research is they are already advertising this venue on multiple websites as if its a done deal.
I never trust anyone that does that, as its NOT a done deal, and if they think that way, I have little faith they will also be honest about what they are telling the Town and its residents that are most affected.
Two of the sites I found within minutes are these;
https://www.phgmag.com/open-venues-by-cloth-flame-is-like-the-airbnb-of-renting-stunning-locations/
https://www.experiencescottsdale.com/media/news-releases/post/new-event-venue-platform-provides-exclusive-first-time-access-to-some-of-americas-rarest-spaces/
A big concern is its well known how many people will be drinking at these events, and choose to drive home. And the drive down the big hill between the suggested hours of 9pm and midnight will be interesting.
My last concern is a selfish one. I live in Les Springs just off Airport Rd. As it is, I get to hear a combination of music from Tlaquepaque to Posse Grounds Park. Adding another venue which has the potential of bookings on weekdays is a bit much. Maybe if it were limited to weekends only, it would be livable .
Thanks for you consideration.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	G Roberts
Address (or Street Name):	Rue De Lynn

City of Residence	Sedona
E-mail:	grob348@cox.net

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

(○) No

Thank you,
City of Sedona

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

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Sunday, April 28, 2024 10:50 PM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/28/2024 10:49 p.m.
Response #:	600
Submitter ID:	6757
IP address:	47.215.226.236
Time to complete:	9 min. , 32 sec.

Survey Details

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

1. Project Name:

Cloth & Flame

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

I live just below the airport & this project is a horrible idea for this area. The amplified sound coming off from the airport will be more than disrupting to our neighborhood. Plus the added traffic will impede the already over flowing parking where so many go to watch the sunset & hike. For a group like this to come in from a large city like Phoenix & disrupt our peaceful area if disheartening & not needed here. There are plenty of venues for wedding & corporate gatherings already.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Kimberly
Address (or Street Name):	Not Applicable
City of Residence	Sedona
E-mail:	Not answered

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

(○) Yes

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, April 29, 2024 6:38 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 6:37 a.m.
Response #:	601
Submitter ID:	6758
IP address:	47.215.226.229
Time to complete:	48 min. , 42 sec.

Survey Details

Page 1

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

1. Project Name:

Cloth & Flame

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

Living at the base of Airport Mesa, sound carries down from the top. It is noisy enough from the events at Sky Ranch Lodge already and this project will just add to that noise.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	not applicable
Address (or Street Name):	not applicable
City of Residence	not applicable
E-mail:	not applicable

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

Not answered

Thank you,
City of Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Monday, April 29, 2024 7:26 AM
To: Cari Meyer; Megan Yates
Subject: Comment on Development Proposal

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 7:25 a.m.
Response #:	602
Submitter ID:	6759
IP address:	2607:fb91:8e0d:1149:b971:6043:2818:6022
Time to complete:	7 min. , 38 sec.

Survey Details

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

1. Project Name:

PZ24-00003 (CUP)

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

We live off Sunset Dr in West Sedona and on the few occasions in the past when events were held at the proposed location the sound was extremely loud at our location. Outdoor speakers should no be allowed at this proposed venue. Recommend denial of the conditional use permit.

3. Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)

Name:	Jack
Address (or Street Name):	Tanager Ln
City of Residence	Sedona
E-mail:	Not answered

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

(o) Yes

Thank you,
City of Sedona

Comment on Development Proposal

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

Mon 4/29/2024 9:00 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 9:00 a.m.
Response #:	603
Submitter ID:	6760
IP address:	2600:8800:61ad:4600:34b0:d04a:477f:6a4e
Time to complete:	15 min. , 55 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth and Flame

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

   This project has goals of events seven days a week, this is a major concern because:
   Noise to surrounding neighborhoods on all sides of the airport.
   Traffic up to the airport. This would challenge guests staying up at the airport lodging and guests wanting to eat at the airport cafe. We have seen the traffic backed up on Airport Road from people wanting to see the sunset from the view area up there. Additional vehicles on this road will create even more traffic with the ensuing safety concerns. Frustrated drivers often create dangerous situations where accidents can occur.
   We would like the Sedona city government to preserve the tranquil atmosphere of Sedona that residents and guests want. Having massive events does not achieve that goal.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	C and D Ketcham
Address (or Street Name):	350 Saddlerock Rs
City of Residence	Sedona
E-mail:	Ketcham3@gmail. com

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

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

Mon 4/29/2024 11:09 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 11:08 a.m.
Response #:	604
Submitter ID:	6761
IP address:	47.215.230.112
Time to complete:	2 min. , 30 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   We reside in the neighborhood below the proposed venue, cherishing the tranquility it offers. The natural amphitheater shape of the land already carries sounds from the nearby vortex, often making it seem as if someone is in our yard. Amplified noise from the proposed venue would exacerbate this, becoming intolerable.

   Property owners in Arizona are entitled to quiet enjoyment of their properties, protected from nuisances and disturbances. The noise from these events would directly infringe upon our quality of life and right to peaceful enjoyment.

   The proposed venue's sporadic past events hardly justify its transformation into a full-time commercial space. Its planned daily operation until midnight, intruding upon our evenings, is unacceptable.

   Additionally, the increased traffic from event-goers poses safety risks and further disrupts our neighborhood's serenity. Sedona has plenty of alternative event spaces;

our neighborhood should not become one.

Denying the permit for this venue is imperative to safeguard our community's peace and well-being.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	KT
Address (or Street Name):	N/A
City of Residence	Sedona
E-mail:	kat9mail@gmail.com

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

(o) Yes

Thank you,
City of Sedona

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

Comment on Development Proposal

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

Mon 4/29/2024 11:28 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 11:28 a.m.
Response #:	605
Submitter ID:	6762
IP address:	2607:fb90:2dc8:1a0:3041:c02d:cdca:2b0f
Time to complete:	10 min. , 41 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth and Flame

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

   I am STRONGLY against approving this project. It will be in no way beneficial to locals or wildlife or our fabulous scenery or tourists seeking the quiet sanctuary we have to offer, but will only create additional traffic, lights, and stress from noise, only to enhance the pocketbooks of a few people. Friends living near the airport already hear too much noise and are dismayed; our hills and valleys amplify sound, regardless of what the people pushing this venue say! We need to keep ALL of Sedona low noise, to say nothing of the extra lights, and more, the additional 100 cars that would be traveling on Airport Road (traffic that will come from our already overly congested 89A). Please do not make our town into Las Vegas.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**
   Name: Mary Elizabeth Raines

Address (or Street Name): 2510 Mule Deer Rd.
City of Residence Sedona
E-mail: list@laughingcherub.com

4.
Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

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

Mon 4/29/2024 11:29 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 11:29 a.m.
Response #:	606
Submitter ID:	6763
IP address:	2a09:bac2:5fe6:296::42:36
Time to complete:	4 min. , 22 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   A thousand times, NOOOOOO!!!!!
   We do not need another Venue in our neighborhood!!!
   How could it not be noisy!!! The are playing word games in their letter to neighbors!!!!

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Pamela Solomon Maccabee
Address (or Street Name):	205 Sunset Drive, Lot 140
City of Residence	Sedona

E-mail: pamelajsm18@gmail.com

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

(o) Yes

Thank you,
City of Sedona

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Fw: Cloth & Flame permit request

Cari Meyer <CMeyer@sedonaaz.gov>
Mon 4/29/2024 12:34 PM
To:Kate Jankowski <KJankowski@sedonaaz.gov>

From: Carol Thomas <cltluvdogs@icloud.com>
Sent: Monday, April 29, 2024 12:25 PM
To: Cari Meyer <CMeyer@sedonaaz.gov>
Subject: Cloth & Flame permit request

For heavens sake, stop considering things like this. Do you never consider the residents? This certainly is not a benefit to locals. Only more tourist $. Really?

Carol L. Thomas
Cltluvdogs@gmail.com

Comment on Development Proposal

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

Mon 4/29/2024 12:50 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 12:50 p.m.
Response #:	607
Submitter ID:	6764
IP address:	98.97.57.48
Time to complete:	3 min. , 49 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   250 people are way too many for such activity so close to residential areas. The residents are totally justified in being alarmed and worried. Just consider the noise, inconvenience and potential for disaster and group of 10 people in a STR cause and multiply that by 25.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	OTTLEY MCCARTNEY
Address (or Street Name):	225 GENEVA DR
City of Residence	SEDONA
E-mail:	mister.ottley@gmail.com

Comment on Development Proposal

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

Mon 4/29/2024 1:19 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 1:19 p.m.
Response #:	608
Submitter ID:	6765
IP address:	47.215.240.16
Time to complete:	10 min. , 32 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth and Flame

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

   Seriously don't we have enough tourist, traffic, hotels etc etc. why ruin a lovely area and neighborhood near the airport for so many people. Let them use the Cultural Park that the City owns!! That is where events like these should be! Leave this area alone. I can't imagine the number of folks going up there with limited parking so buses will end up going up there to fill all those spots for those events. Utilize what is already set up for these events…. The Cultural Park and keep the noise, traffic out on the out skirts of town. Not inside. Please!!! As it is…. Residents avoid going out in Sedona during the weekends due to the tourist and traffic…. Now there is a proposal for 7 days a week!!!??? Please stop this!!

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**
   Name: Nancy Hashim

Address (or Street Name): 500 Saddlerock Circle
City of Residence Sedona
E-mail: nancyjsa4@yahoo.com

4.
Would you like to receive notices about this project, such as public meeting dates?

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

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

Mon 4/29/2024 1:39 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 1:39 p.m.
Response #:	609
Submitter ID:	6768
IP address:	47.215.246.97
Time to complete:	6 min. , 7 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth and Flame Outdoor Events

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

   Please do not give them permission to have these large events. The noise and traffic would be terrible!!!!! We built a home here for sunshine, peace, and quiet. We have spent winters here AND paid property taxes for 10 years.
   Stop adding noise and loud parties.
   Home owner Mrs.Tia Persson at
   475 Saddlerock Circle, 86336

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**
   Name: Tia Larkin Persson

Address (or Street Name): 475 SADDLEROCK CIR
City of Residence Sedona, AZ 86336
E-mail: Not answered

4.
Would you like to receive notices about this project, such as public meeting dates?

(o) No

Thank you,
City of Sedona

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Comment on Development Proposal

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

Mon 4/29/2024 2:02 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 2:02 p.m.
Response #:	610
Submitter ID:	6769
IP address:	104.234.253.50
Time to complete:	3 min. , 15 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   Stop it, stop it, stop it. Have you lost your minds! Your ideas just get more and more boneheaded. Move this idea to the VOC.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Terri Webb
Address (or Street Name):	442 Desert Poppy Dr.
City of Residence	Sedona
E-mail:	starseed22@gmail.com

Comment on Development Proposal

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

Mon 4/29/2024 2:25 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 2:25 p.m.
Response #:	611
Submitter ID:	6775
IP address:	24.156.89.4
Time to complete:	2 min. , 52 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth and Flame

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

   Events should be limited by bathroom access and parking. So 41 slots, including performers/support events should be no larger. Also, fire danger/high winds should be a consideration. Fire on the Mesa could be carried into forest area nearby, where there is no method of fire fighting.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Michele
Address (or Street Name):	75 Mingus Mtn
City of Residence	Sedona
E-mail:	inglisme@yahoo.com

Comment on Development Proposal

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

Mon 4/29/2024 3:53 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/29/2024 3:52 p.m.
Response #:	612
Submitter ID:	6777
IP address:	2600:8800:61a1:d200:30e3:d3aa:2e4a:eb84
Time to complete:	3 min. , 7 sec.

Survey Details

Page 1

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

1. **Project Name:**
   cloth and frame

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

   Traffic, noise and congestion. This has not benefit for Sedona residents.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Pam Breen
Address (or Street Name):	240 Craigmont Lane
City of Residence	Sedona
E-mail:	sedona.pam@gmail.com

Comment on Development Proposal

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

Tue 4/30/2024 9:02 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/30/2024 9:02 a.m.
Response #:	614
Submitter ID:	6779
IP address:	2607:fb91:8e80:581:dd52:9707:f971:605a
Time to complete:	4 min. , 38 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth and Flame

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

   Concerns are noise level and how horribly far it will carry, traffic on airport rd and approaches. There is no need for type of disturbance in Sedona. Please veto the project!!

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Carol Peganoff
Address (or Street Name):	252 Roadrunner Dr
City of Residence	Sedona
E-mail:	Not answered

Comment on Development Proposal

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

Tue 4/30/2024 9:33 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/30/2024 9:33 a.m.
Response #:	615
Submitter ID:	6780
IP address:	2607:fb90:2d16:cf84:5839:d1b4:c770:897d
Time to complete:	2 min. , 48 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth and Flame

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

   I am opposed to this permit for Cloth And Flame. I believe it has to be restricted by a lot more than 7 days a week until 9:00pm. There have to be noise level restrictions.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Michelle Jack
Address (or Street Name):	75 Monte Vista Lane
City of Residence	Sedona
E-mail:	michellejack7@msn.com

Comment on Development Proposal

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

Tue 4/30/2024 1:46 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/30/2024 1:46 p.m.
Response #:	616
Submitter ID:	6781
IP address:	47.215.224.225
Time to complete:	16 min. , 21 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   I am writing as a Sedona resident to ask that the city council vote "no" to the Cloth & Flame permit to hold outdoor events near the airport. I live a short distance from the airport and I fervently hope that the quiet community I call home will remain so. Events with over 100 people will cause gridlock in an area that is already a busy destination (at sunset) as well as effectively monopolizing access to Airport Road. I truly worry that the conditional use permit they are requesting is a "let's start small" situation with a long term plan for this venue to be a full build out. Please please please do not do this in this quiet and beautiful area that I call home.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

   Name: Judy J Potrzeba
   Address (or Street Name): 1061 Palisades Drive North

City of Residence Sedona
E-mail: potrzeba@sbcglobal.net

4.

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

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

Tue 4/30/2024 4:41 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	04/30/2024 4:41 p.m.
Response #:	617
Submitter ID:	6784
IP address:	2601:285:8700:13e5:b47e:90a9:c87e:5c82
Time to complete:	3 min. , 53 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   I have just learned about this project and am very concerned about its impact on traffic, noise, and the peaceful enjoyment of Sedona. With my house a few blocks away I wonder how noise will travel and I wonder why we would allow large, noise-filled events in an area of general serenity and calm, peaceful enjoyment. We do not need the traffic congestion, nor the noise and disturbance of this. Maybe 4 weekends per year there is an event on a Saturday or Sunday? But the scope of this sounds much broader and like it has the potential to be far more frequently.

   Thanks for your consideration of community voices in opposition.

   Warm regards,
   Jennifer

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Jennifer
Address (or Street Name):	2340 Maxwell Lane
City of Residence	Sedona
E-mail:	jdulles@dstreetpr.com

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

(o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

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

Wed 5/1/2024 8:44 AM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	05/01/2024 8:44 a.m.
Response #:	618
Submitter ID:	6785
IP address:	24.121.172.102
Time to complete:	4 min. , 43 sec.

Survey Details

Page 1

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

1. **Project Name:**
   cloth and flame

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

   It will have too much of an impact on the residents of that area. The sound amplification due to the geography will be too loud.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Jerry Mohan
Address (or Street Name):	turquoise Ct
City of Residence	Sedona
E-mail:	jmohan9739@icloud.com

Comment on Development Proposal

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

Wed 5/1/2024 3:58 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	05/01/2024 3:58 p.m.
Response #:	619
Submitter ID:	6787
IP address:	2a09:bac3:d1cd:1846::26b:86
Time to complete:	6 min. , 29 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   Please do not approve this application! The Airport Road is a narrow winding two lane street that is challenging even without music concerts. Emergency vehicles such as fire and ambulance could be bottlenecked on it, with foreseeable devastating consequences. This could alter Sedona forever if our already 'challenging' traffic issues are exacerbated by adding a large concert venue at the end of a narrow, winding road that is the sole ingress and egress to the proposed site. Cost benefit analysis demands rejection of the proposal.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Emily Young
Address (or Street Name):	55 Sedona View Drive
City of Residence	Sedona
E-mail:	eyoungsedona@gmail.com

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

   (o) Yes

Thank you,
City of Sedona

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Comment on Development Proposal

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

Wed 5/1/2024 4:08 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	05/01/2024 4:08 p.m.
Response #:	620
Submitter ID:	6788
IP address:	24.121.172.82
Time to complete:	6 min. , 14 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth & Flame

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

   I am adamantly opposed to this conditional use permit request from Cloth & Flame. This will ruin our peace and quiet which we as residents have a right to. I was involved in the extensive noise issue with the Martini Bar playing music about 9 or 10 years ago and the City knows how sound travels in our surrounding environment. The City of Sedona effectively shut down the Martini Bar because the amplified sound was never resolved to the residents satisfaction.The sound from the Airport Mesa will amplify and we will have no peace in the evenings at all. Some of us have to go to bed earlier than 9PM for work and this is simply unacceptable to approve this use permit request.
   I suggest that the City deny this permit.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Marn Davis
Address (or Street Name):	80 Roadrunner Rd
City of Residence	Sedona
E-mail:	marnsdavis@gmail.com

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

   (o) Yes

Thank you,
City of Sedona

Comment on Development Proposal

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

Wed 5/1/2024 6:25 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	05/01/2024 6:25 p.m.
Response #:	621
Submitter ID:	6789
IP address:	47.215.229.87
Time to complete:	15 min. , 46 sec.

Survey Details

Page 1

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

1. **Project Name:**
   Cloth and Flame

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

   If you live in west Sedona within 1/2 mile of Posse Ground, you are ALREADY bombarded with light, noise and air pollution from horridly bright and tall lights, loud and amplified music, amplified announcers emceeing events, OHVs sightseeing in the neighborhoods, drone flights, to name a few intrusions into our lives. Add the possibility of Saddlerock development, the anticipated growth of Embry-Riddle flight school, the permitting of the “Heritage Lodge”, and ask yourself what is the tourism/noise/traffic saturation point of our little town.
   Our roads do not have a carrying capacity to expand along with our growth, Much less our sanity.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Sarah Watts
Address (or Street Name):	190 Copper Canyon Dr.
City of Residence	Sedona
E-mail:	Watts@wfu.edu

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

   (o) Yes

Thank you,
City of Sedona

Comment on Development Proposal

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

Sun 5/5/2024 3:54 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>;Megan Yates <MYates@sedonaaz.gov>;Kate Jankowski <KJankowski@sedonaaz.gov>

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

Form Name:	Comments on Development Proposals
Date & Time:	05/05/2024 3:54 p.m.
Response #:	622
Submitter ID:	6801
IP address:	24.156.99.121
Time to complete:	17 min. , 30 sec.

Survey Details

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

1. **Project Name:**
   Cloth & Flame

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

   Concern #1. Noise - the applicant proposes to adhere to the noise standards for commercial zoning, but most commercially zoned areas do involve outdoor amplified noise up to 7 days per week until 9PM at night, and are not located in areas where sound would travel widely from the source (in this case, likely affecting large parts of West Sedona). Also, the focus should be on the projected increase in noise over ambient levels, not comparison to the commercial threshold. The applicant should be required to ensure that noise levels at residence in the vicinity of the project would not increase over ambient levels. Modeling needs to be doe to understand precisely how noise from the venue would travel and affect surrounding areas. It would be up to the City to enforce compliance (the applicant only offers to work with the City to address complaints, rather than taking responsibility for ensuring that noise standards are met; the applicant could easily have a staff member on site to monitor noise, and to ensure that outdoor activities end promptly at 9PM). This means that the 9PM cut-off is de facto a 9:30 or 10PM cut-off, because first neighbors would have to complain, and then the Sedona Police Department would have to respond, and that response would be secondary in priority to life-safety issues. It also increases the burden on the City to patrol the area around the venue to ensure compliance.
   Concern #2. Frequency of events/effects on peaceful enjoyment of one's property. While the applicant is correct that the site has been used for events in the past, occasional festivals are not the same as on-going events. The applicant indicates that they expect to average 1-2 events/week, but there is no proposed limit and the applicant also states that they expect a higher frequency during the active tourist season from April to October, exactly the time of year that residents would be most likely to want to use their outdoor living spaces.
   Concern #3. Inappropriate venue for the location. Although clearly an appealing location for the use proposed, this site is not the right location. Even low level lighting will be disruptive because of the location. Traffic will be disruptive to adjacent neighborhoods, and given the possible duration of activities until 12AM, even "just" 40 cars leaving will be disruptive (people make a lot of noise getting into their cars, talking/shouting goodbyes, slamming doors, etc. - and this is exacerbated when they've been drinking).

   I oppose the proposed use/ this conditional use permit.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

Name:	Susanne von Rosenberg
Address (or Street Name):	205 Sunset Drive #21
City of Residence	Sedona
E-mail:	susanne@gaiainc.com

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

(o) Yes

Thank you,
City of Sedona

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

nature walk along the route of the StoryBook Path - children are distracted by the music as they try to read the story markers out loud.

3. We are already surrounded by STRs all around our homes. Commercial businesses disguised as houses.

4. Now the possible expansion of both Sky Ranch Lodge and an Outdoor Events Venue directly above our houses in West Sedona ---- it is just getting to be too much build-out in the service of over-tourism, with little to no real benefits for the citizens of Sedona.

The Need for Long-term Planning
Where is the report from a year-long consultant review of the Sedona Airport and potential for city takeover, and how can citizens gain access to this report?

It is curious to us as to why the City (or staff and P&Z) would even consider granting any more commercial CUPs to advance the overall Harrell Cooley agenda, or consideration of any Sky Ranch Lodge expansion or additional airport expenditures, before a decision is made about the status of a more direct permanent City oversight of the Sedona Airport. AND until residents on the mesa are made aware of specific plans as to how the new Multi-Use commercial designations along Hwy 89A will affect the quality of our residential areas.

This is a case of “can” vs “should”. By some criteria the plans for outdoor expansion of commercial activities requested in the Cloth & Flame CUP might be “allowable” if tightly conditioned and monitored. However this criteria might not take into consideration that the expansion of these activities does not happen in a vacuum; it is not really necessary to add more tourism to our town, nor is it wanted by the residents of the area (no matter how Cloth & Flame owners try to add enticements to their lineup). In many respects, granting of this CUP would just “pile on” to the already overly saturated tourist offerings that bring too many tourists and too much traffic into our residential neighborhoods.

It seems there are several other specific considerations to be more thoroughly fleshed out in order to properly evaluate if this Cloth & Flame CUP should be granted:

a. Overall issues for long-term commercial activities at Sedona Airport
b. Adherence to Community Plan; respect for sacred spaces
c. Revenue - who really benefits?
d. Capacity
e. Adequate current infrastructure
f. Safety & Evacuation
g. Resident Input & True Resident Benefit, if any
(having the applicant engage with residents prior to a clear understanding of how this CUP requests fits into the larger overall plans for adding more tourist activities into Sedona seems a bit like putting the cart before the horse)

A city’s government is formed for the benefit, protection and potential of its citizens and its environs. The mandate to staff and those elected by the residents is to balance growth with the proper maintenance of beloved and revered structures, assets, and community focus. An important aspect to keep things running smoothly is to know when to invite new perspectives and opportunities and when to limit influences that might overwhelm the known capacity to maintain the proper functioning of all that is currently in place. Progress can sometimes be defined as the decision to protect and sustain the satisfactory quality lifestyle that citizens currently enjoy.

The Process
How can residents be sure if the above issues will be taken into consideration about whether or not to grant this specific Cloth & Flame CUP at this time?

City Staff offers developers and business owners ample opportunity and time to meet with them several times during the Application Process for any potential commercial enterprise. In the same vein, Residents would also like to discuss these applications with P&Z members well in advance of any decision made by Staff, and in advance of the P&Z meeting to vote on

Strong Objection to Conditional Use Permit Application for Event Venue at Airport Mesa

Daniel Todd <daniel.todd@gmail.com>

Tue 7/30/2024 12:59 PM

To:Laura Stewart <LStewart@sedonaaz.gov>
Cc:Katherine Todd <katherine@influencemobile.com>

Hello Laura,

I am writing to express my strong opposition to the Conditional Use Permit (CUP) application submitted by Cloth & Flame LLC for the proposed event venue at 135 Shrine Road, Sedona, AZ. As a nearby resident, I am deeply concerned about the significant negative impact this development will have on our community's peace, environment, and infrastructure.

Key Concerns:

1. **Noise Pollution**: The proposed frequent events, including weddings and corporate gatherings, are likely to generate significant noise levels, particularly during outdo
2. **Nuisance Laws**: The proposed venue's activities could constitute a private nuisance under Arizona law if they significantly interfere with the use and enjoyment of ne
3. **Environmental Impact**: The increased human activity, including temporary structures, lighting, and landscaping changes, poses a threat to the local wildlife and nat
4. **Traffic and Parking Issues**: Hosting up to 120 events per year will result in increased traffic on Airport Road and surrounding areas, potentially leading to congestio

Community Sentiment and Alternatives:

The opposition to this venue reflects a broad consensus within our community, underscoring a collective concern for preserving our quality of life. We are not against development but advocate for projects that respect the residential character of our area. We suggest considering alternative uses for the site that involve less frequent and smaller-scale events, stringent noise controls, and enhanced community engagement in planning decisions.

Request for Action:

Given these significant concerns, I urge the planning commission to deny the CUP application for this venue. The proposed use is incompatible with the local environment and community character and poses significant risks to the quality of life for nearby residents. I request that any future proposals for this site involve thorough consultation with local residents and consider more suitable uses that align with the community's interests.

Thank you for your attention to this matter. I am available for further discussion and would appreciate being kept informed of any developments related to this application.

Sincerely,

Daniel Todd

30 Forest Circle Sedona, AZ 86336

daniel.todd@gmail.com

206.769.3722

Delete Archive Report Reply Reply all Forward Zoom R

Comment on Development Proposal

D donotreply@sedonaaz.gov

To: Cari Meyer; Megan Yates; Laura Stewart

Wed 7/31/2024 2:43 PM

Retention: Default City Employees (2 years) Expires: Fri 7/31/2026 2:43 PM

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

Form Name:	Comments on Development Proposals
Date & Time:	07/31/2024 2:43 p.m.
Response #:	636
Submitter ID:	6947
IP address:	163.116.145.64
Time to complete:	9 min. , 46 sec.

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1. **Project Name:**
   Cloth & Flame

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

   My main concerns are noise, traffic and the impact to wildlife in the area.

   The current events that are on the airport mesa pose very loud echoes in the saddlerock community due to the echo of the music off of the rocks. The current weddings DJ music can be hard clearly from our backyard. I have recently become really good at the cha cha slide. There should be clear end times for all outdoor music and in addition restrictions on foul language in songs that are played by DJs at that venue.

   The traffic on airport road can really back up. I think in general if there will be more events on the mesa speed bumps to slow down traffic, lights at the intersections of the neighborhoods that exit onto that road and sidewalks should be considered for safety.

   There are a significant amount of coyote and javelina in our neighborhood. It should be considered if the additional human presence on the mesa will continue to displace those animal populations.

3. **Your contact information (If you do not feel comfortable sharing or do not want this information to become a public record, a partial answer or "not applicable" is acceptable.)**

   Name: Kristen Brock
   Address (or Street Name): 280 saddlerock circle

some questions and requested clarifications in advance of our meeting

m wesdona <mjwsed@gmail.com>

Thu 8/1/2024 5:30 PM

To:Cari Meyer <CMeyer@sedonaaz.gov>

Cari - like I said, I had been ready to hit send on this email just before you called. I think most of it is still relevant

But gimme a few minutes to think about what we just discussed over the phone, and maybe I will shoot you another email in a few minutes too . ..

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Hello Cari, As you are surely aware, many residents struggle with the expansion of commercial activities here and would prefer to reduce its effect wherever possible. Considering the fact that all developer requests are supposed to be assessed in light of the Community Plan it seems curious that the City would not consider a limit on some types of duplicate business activities, like restaurant offerings. In the process of analyzing any developer request, we wonder at what point the likely future negative effects of allowing today's over-tourism would be weighed against that request. It seems to us that this process should have already begun.

This is a statement taken from the Sedona Tourism & Visitor Management Policy 8.8 (page 99):
~Ensure resident's quality of life by taking a comprehensive, coordinated approach to visitor management to control the adverse impacts of tourism on our community.
~The way to boost community and quality of life is to carefully and strategically manage tourism.
~To succeed at serving the community, residents need to see that the City is supporting residents by managing tourists.

The key point here is that there must be a concerted effort right now to make a shift to "managing" tourist activity, NOT inviting more tourist activity by creating larger and more extensive venues. And we hope that Staff and P&Z Commissioners will keep in mind the call of the residents to limit multiple commercial duplicate offerings to tourists as they review this Cloth & Flame CUP Application.

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In addition, it is still our strong belief that no CUP request should be considered for this location until the City of Sedona has made a determination as to which entity - Yavapai County or the City itself - will have the direct oversight of activities on the airport land. This big picture approach seems much more reasonable than piecemeal administration of individual developer requests as they are submitted.

If Cloth & Flame obtains this CUP now, it activates the terms of a 10-year Lease & Development Agreement that locks in this Sedona airport property as available for outdoor commercial activities of their choice for all that time, and probably longer. The Lease has renewal paragraphs (it is a triple net lease). This Lease may be immune to any effects of any potential direct city oversight of the Sedona Airport land during the entire term of the Lease ("may be immune" - I am not a lawyer but it would be extremely important to confirm whether or not this is a consideration).

It seems that considering approval of a CUP for expansion of Cloth & Flame activities right now, prior to a more full understanding of the impact of the broader picture of commercial expansion of the Hwy 89A corridor and the ultimate oversight of the airport activities by the City of Sedona, is very premature.

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I do have a response to your comment that "City/neighbors will be given an opportunity to reevaluate the use and amend the approval if it is not operating as anticipated." I found it is very possible that now, in advance of approval of this CUP request, is the only time at all where Residents might be able to weigh in on this development.

The above statement is supported by the fact that written into the current Sedona LDC are these two interesting concepts:

1.
This CUP runs with the land, so once Outdoor Commercial Activities are allowed on this parcel up at the Sedona airport, it is allowed forever. Cloth & Flame can establish, grow, then sell this business. But if this CUP is approved now, then these outdoor commercial activities can always continue on the land above the homes of the airport mesa neighborhoods, regardless of who owns, or is renting that parcel.
SOURCE: Sedona Land Development Code.
8.4. Development Permits
B. Conditional Use Permit.
(3) g. 2. Conditional Use Permit – Validity and Revisions

2.
There is a Permit Process in the Sedona Land Development Code that might streamline any promised CUP renewals. The effect could be that even tho a CUP has a distinct time and expiration date attached to it, at any point the Community Development Director can convert this CUP to a mini-CUP, then periodically extend this mini-CUP without any further review or Citizen Participation. Although Cloth & Flame owners said that residents will always be able to weigh in about his outdoor commercial activities at time of the renewal of any CUP, that is not exactly accurate. By virtue of conversion to a "mini-CUP", residents may not be alerted to in order to approve or object to future extensions or other possible changes.
SOURCE: Sedona Land Development Code.
8.4. Development Permits
B. Conditional Use Permit.
(4) Minor Conditional Use Permits

If my interpretation of these two sections of the code are not correct, please help me better understand them and their potential effect for the residents.

These items notwithstanding, there are still other issues to discuss:

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Starting with the basics, here are some of our specific questions about the Cloth & Flame CUP Application, in reference to the Staff adherence to the procedures you sent me:

1. You mentioned in your email response to me concerning the Cloth & Flame CUP Application that "the zoning of the property allows for this request to be made". But we don't know how you came to that conclusion, as a close reading of several sections of the LDC seems to show just the opposite.

Can you give the specific reason as to how the zoning of this property allows for this request to be made?
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2. The Tenant Certificate of Occupancy has been issued for an Event Venue. However there is no definition for
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Event Venue in the LDC. Has the Director at any time formally determined that "Event Venue" is a valid Use Type within these Zoning Use Table descriptions, and granted any related approvals to Cloth & Flame or Open Venues to adopt an Unlisted Use according to the terms of the LDC? If so, please forward me that documentation, and the definition of Event Venue (or send a link for us to research this ourselves).

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3. If the Certificate of Occupancy has been issued as an Event Venue, which is basically an oversight function and not specific to actually carrying out the vendor services to the client - which are 80% Food and Beverage Services - how can it be valid for events which have a major Food Service component both inside and outside on this property?

Did the Community Development Director give special permission for Cloth & Flame to establish and operate Dining / Restaurant activities at this location within a Community Facilities zoning designation? The Community Facilities zoning designation does not provide any permit authority for this Food and Beverage Services (except for mobile food vending, which this obviously is not). How, specifically, is this activity possible within the regulations for the allowable zoning on this parcel? Please provide this documentation, or send me a link so that we can research this ourselves.

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4. The zoning designation of Community Facilities pertains to the entire property. Cloth & Flame has previously declared a permitted Use for public meeting space (Public, Institutional, Civic Use), claiming the label: Conference/Meeting Facility.

Now with this July 2024 CUP Application Cloth & Flame seems to want to declare a conditional Use for outdoor recreation (Commercial Uses), and label itself an Outdoor Recreations Facility.

Is it possible that one company can declare itself multiple different labels, and hold multiple permits for different uses of the same parcel in order to expand their profit opportunity, even tho the proposed commercial activity is essentially the same? If so, can you please point us to the relevant authorizations within the LDC?

Neither one of the above Conference/Meeting Facility nor the Outdoor Recreations Facility "labels" carries with it the definition of "Food and Beverage Services" as an allowable use of this parcel. Which, again, is 80% of Cloth & Flame's actual activity on this site.

Will Cloth & Flame need to acquire the proper zoning authorization for Food and Beverage Services?
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5. What is Staff's determination of the max capacity for attendees at the physical space referenced in this CUP Application (both indoor and outdoor) at 135 Shrine Rd? What is the real capacity number that includes all vendors, service people, security and additional Cloth & Flame staff on-site at any particular event?

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6. How much revenue does the City receive from the Sedona Airport? Does this revenue come in the form of one-time initial license and operating fees, or is there an on-going source of funds forwarded to the City from continued operations of the individual commercial businesses that use facilities at the Sedona Airport

locations?

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7. How much support does the City of Sedona provide to each of the commercial businesses at the Sedona Airport, and what is the dollar amount this support translates into in terms of the use of protective or monitoring services there? What will the increase in events and people and services represented by this CUP request cost the City in terms of additional oversight and physical monitoring of the property?

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8. Is the city considering any new roads up to the airport, or around or across it?
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Thanks very much Cari for being willing to take this time with us.

We read over a whole lot of pages of the Sedona Land Development Code in an effort to try to understand just what the residents are entitled to expect from the zoning regulations. And needless to say, it was pretty confusing to us - we really look forward to getting some specific answers to these questions.

Regards, Maria & Rob West 314-520-9378
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