

Megan Yates

From: C Scott <dr.cie@icloud.com>
Sent: Wednesday, May 14, 2025 2:16 PM
To: Megan Yates
Subject: Re: Canyon Vista Subdivision (PZ23-00005)

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

Hello Megan,

I hope you will share the letter with the committee who may approve the Canyon Vista project. If necessary, my contribution to this project approval process may also be shared as needed at the meeting on May 20th, and before or after.

Concerns:

1. Building a road up to the top of the hill will move a lot of earth! The designer spoke at length with one of my tenants and said it will be MASSIVE! It will tear everything up. I fear, as close as it is to my huge red rock retaining wall, the wall will fall. Please DO investigate this!
2. The sidewalks would be great but honestly the hiking area that people pass through all the time would be scarred and wildlife lost.
3. A huge concern is for all the hikers that pass daily through there. Their trail would be GONE-covered by 5 houses.
4. William Heyer was not honest with me. He said those houses would be ranch homes and I learned a day ago that the owners could build any height up to 22', just like any home in Sedona. I was somehow lead to believe that Heyer would be the builder/developer and he assured me they would be short one-story homes which I have come to learn is nothing he is able to promise.
5. I will surely lose my long-term tenants due to noise, dust and issues with construction vehicles. I also have a mortgage and 2 short term rentals. I try to keep it QUIET and enforce this because the AZLTA and Airbnb rules all insist on quiet enjoyment. I can say there will be NO ENJOYMENT during this process which will take years. I have to assume personal losses and I have always paid for my permits and worked with the city to provide affordable housing to Sedona workers.
6. Most important to your process, I was not given reasonable notice. I didn't receive an email explaining any of this until MONDAY, MAY 12th, 8 days before the Sedona evening meeting. I already had airline tickets to work in L.A. and cannot attend! Notice MUST be part of the process! I will be driving up to Sedona tomorrow to find out if neighbors were properly informed. Mr. Heyer had my cell number for 20 years. He is a lawyer who is well-versed in proper notice. Why didn't he call me to check the address he had on record and inform me to look for a packet?
7. My State Farm Agent is also an engineer and says that the water that my property has taken on from the hill will increase drastically. This would be terrible.

On short notice, this what I offer but I am certain by tomorrow this list of objections I'll increase. I realize in America we have the motive to profit, and I would not deny him development but a road up to 5 houses off Brewer is CRAZY! We have set backs to assure that we cannot hear the next door neighbors TV's and conversations but the cars will drive my house CRAZY. If you do ever grant such a road, can you be sure to keep it FAR from my house? I expect the same amount of feet that the front setback from the road enjoys. THIS IS FAIR. I feel differently about driveways to one house or 3 houses. Perhaps he could scale down his plans to a few houses with driveways that come off Brewer Road. If it were me I would donate the land at the top of the hill or build a monument to Sedona, nature or something that means something to Mr. Heyer. He could make money several times over on his lot if he simply did this. I do expect the same setback I have to abide by wherever home lots touch my property. It would be like building townhouses next to million dollar houses; a sad consequence. Mr. Heyer does not live in Arizona and is not involved in any of the consequences that will affect the area.

I hope this helps sweet Sedona.

With gratitude for your consideration,
Cie Scott
425 Brewer Road

On May 14, 2025, at 10:51 AM, Megan Yates <MYates@sedonaaz.gov> wrote:

Hi Dr. Cie,
I apologize, I sent this yesterday, but I spelled icloud wrong by accident. Please see below.

Below is the link for the GIS map and the project page for the Canyon Vista Subdivision. As we talked about please feel free to give others my email if they would like to submit a comment, if they or you prefer to remain anonymous we have our comment form on our website that can also be used ([Comments on Development Proposals | Online Forms | City of Sedona](#)).
[GIS Maps and Interactive Viewer | City of Sedona](#)
[Canyon Vista \(2023\) | City of Sedona](#)

This link will take you to the Planning & Zoning page on our website ([Agendas and Documents | City of Sedona](#)) the packet and agenda will be posted for this meeting has been posted, just look for the meeting date (May 20, 2025). The packet will include our findings of the proposal and a Staff Report for the meeting.

Have a wonderful day and please do not hesitate to reach out if you have any questions regarding this proposal.

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Friday, May 16, 2025 10:54 AM
To: Cari Meyer; Megan Yates; Alex Ortega; Frances Almutawa
Subject: Comment on Development Proposal

Caution: This is an external email and should be considered suspicious. Please take care when clicking links or opening attachments. When in doubt, contact your IT Department.

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

Form Name: Comments on Development Proposals
Date & Time: 05/16/2025 10:53 a.m.
Response #: 677
Submitter ID: 7529
IP address: 2607:fb90:2da7:6ee:ceae:12f6:45e7:6ee
Time to complete: 4 min. , 31 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:

Canyon Vista

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

The developer for this project continues to ignore the fact that Sedona wishes to fully support 'walkability' in our city. There should be no exception to providing sidewalks along the road in this development. Looks like developer is just trying to save money or increase their profits. Please do not approve an exception to the sidewalk requirements.

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: James R White
Address (or Street Name): 6 Rue De Lynn Ln
City of Residence: Sedona
E-mail: jimwhite25@gmail.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: Friday, May 16, 2025 2:55 PM
To: Cari Meyer; Megan Yates; Alex Ortega; Frances Almutawa
Subject: Comment on Development Proposal

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

Form Name: Comments on Development Proposals
Date & Time: 05/16/2025 2:54 p.m.
Response #: 678
Submitter ID: 7530
IP address: 172.56.87.142
Time to complete: 12 min. , 19 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:

Canyou Vista Subdivision

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

I am writing on behalf of Keep Sedona Beautiful, where I serve as Vice President.

We strongly agree with staff's recommendation that this request be denied, for all of the reasons laid out in the 2025-05-20 P&Z Packet.

It appears that the applicant has a history of being unresponsive to the city's requests for information required to evaluate their proposal. For this reason alone, we feel that rejection is the appropriate response.

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: Craig Swanson
Address (or Street Name): 360 Brewer Road
City of Residence: Sedona

Megan Yates

From: donotreply@sedonaaz.gov
Sent: Saturday, May 17, 2025 12:54 PM
To: Cari Meyer; Megan Yates; Alex Ortega; Frances Almutawa
Subject: Comment on Development Proposal

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

Form Name: Comments on Development Proposals
Date & Time: 05/17/2025 12:53 p.m.
Response #: 679
Submitter ID: 7540
IP address: 24.121.25.220
Time to complete: 7 min. , 51 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:

Canyon Vista

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

The addition of a street and eleven homes adjacent to where I rent on Brewer Rd will completely destroy, not only quiet enjoyment, but the wildlife passageway to the upper and lower canyons. Wildlife includes packs of mule deer, javelinas, bob cats, coyotes and numerous native birds. Has an EIR been filled for this development? How do impacted neighbors access the EIR and the developers site plans and construction schedule. This is a very disruptive situation that has severe financial ramifications for adjacent residents! I would respectfully ask the City to reject this development and the building of this road and homes. Thank you for your 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: Lori Tierney
Address (or Street Name): 425 Brewer Rd
City of Residence: Sedona AZ
E-mail: loritierney108@gmail.com