

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, April 7, 2026

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, April 7, 2026 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 planning@SedonaAZ.gov in advance of the 4:30 Call to Order.
- Fill out a "Comment Card" and deliver it to the Recording Secretary.
- When recognized, use the podium/microphone.
- State your Name and City of Residence
- Limit comments to 3 MINUTES.
- Submit written comments to the Recording Secretary.

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL
2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF
3. APPROVAL OF THE FOLLOWING MINUTES:
 - a. February 3, 2026 (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 Basecamp – Sedona Beer Company: Request for a Conditional Use Permit (CUP) to use an existing area for outdoor music, community events, and outdoor movie nights. The property is currently zoned CO (Commercial) and is located at 70 Dry Creek Road. APN: 408-02-067Y.

Case Number: PZ26-00001 (CUP)

Applicant: Kali Gajewski / Mac Crawford (Sedona Beer Company)

Property Owner: Mac Crawford (Sedona Beer Company)
6. Presentation/discussion regarding the initial data results for the Balanced Housing Strategy.
7. Discussion/possible direction regarding potential changes to the Land Development Code.
8. Discussion/possible action regarding amendments to the Planning and Zoning Commission Rules and Procedures.
9. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, May 5, 2026
10. 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:
 - a. To consult with legal counsel for advice on matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
 - b. Return to open session. Discussion/possible action on executive session items.
11. ADJOURNMENT

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, April 7, 2026

Physical Posting: April 2, 2026 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.

NOTICE TO PARENTS AND LEGAL GUARDIANS: Parents and legal guardians have the right to consent before the City of Sedona makes a video or voice recording of a minor child, pursuant to A.R.S. § 1-602(A)(9). The Sedona Planning and Zoning Commission meetings are recorded and may be viewed on the City of Sedona website. If you permit your child to attend/participate in a televised Planning and Zoning Commission meeting, a recording will be made. You may exercise your right not to consent by not allowing your child to attend/participate in the meeting.

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, February 3, 2026 - 4:30 p.m.**

1. CALL TO ORDER, PLEDGE OF ALLEGIANCE, ROLL CALL

Chair Wiehl called the meeting to order at 4:30 p.m., led the Pledge of Allegiance and requested roll call.

Planning & Zoning Commission Participants: Chair Sarah Wiehl, Vice Chair Jo Martin and Commissioners Kali Gajewski, Will Hirst, Rob Smith and Harmony Walker. There is one vacancy.

Staff Member(s) Present: Tony Allender, Kurt Christianson, Steve Mertes, Cari Meyer, Donna Puckett, Hanako Ueda and Megan Yates.

2. ANNOUNCEMENTS & SUMMARY OF CURRENT EVENTS BY COMMISSIONERS & STAFF

Commissioner Walker announced that the high school has their casino night fundraiser on Saturday at 1:00 p.m.

Chair Wiehl announced that there was an interview for the Planning & Zoning Commission vacancy on January 13th, and Council decided to pass at this time, so we are hoping to do more marketing outreach to get more applicants.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. January 6, 2026 (R)

Chair Wiehl referenced the minutes for January 6, 2026, and hearing no corrections, stated that the minutes will stand as approved.

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.)

The Chair opened the public forum at 4:33 p.m. and, having no requests to speak, closed the public forum at 4:34 p.m.

5. CONSIDERATION OF THE FOLLOWING ITEM(S) THROUGH PUBLIC HEARING PROCEDURES:

- a. Public hearing/discussion/possible action regarding Cloth & Flame: Request for renewal of a Conditional Use Permit (CUP) to use as an outdoor area for weddings, private, corporate, and community events. The property is currently zoned CF (Community Facilities) and is located at 995 Airport Road (135 Shrine Road). APN: 408-27-001A. Case Number: PZ25-00012 (CUP) Applicant: Cloth & Flame (Olivia Laux and Matt Cooley) Property Owner: Yavapai County (Sedona Airport)**

Chair Wiehl introduced the agenda item.

Presentation by Megan Yates

Commission's questions.

Comments by Applicant Olivia Laux

Chair Wiehl opened the public hearing at 4:56 p.m. and the following people spoke: Tim Perry, Sedona, AZ spoke in favor and Glen Baker, Sedona, AZ spoke in opposition.

The Chair closed public hearing at 5:03 p.m. having no additional requests to speak.

Commission's comments.

MOTION: Vice Chair Martin moved for approval of case number PZ25-00012 (CUP), Cloth & Flame – Venue on the Mesa Renewal, based on compliance with all ordinance requirements of LDC Sections 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. Commissioner Gajewski seconded the motion.

Commissioner Hirst indicated he would prefer that the CUP was attached to Cloth & Flame rather than the property, but he didn't feel that there would be a majority to approve that.

VOTE: Motion carried six (6) for and zero (0) opposed. (Gajewski, Hirst, Martin, Smith, Walker and Wiehl for and zero opposed.) There is one vacancy.

6. DISCUSSION REGARDING POTENTIAL CHANGES TO THE LAND DEVELOPMENT CODE

Chair Wiehl introduced the agenda item.

Explanation provided by Cari Meyer.

Commission's discussion with staff.

No action was taken.

7. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, March 3, 2026

Cari Meyer stated that we currently don't have anything for that agenda, but she will know by the end of the week. Tony Allender explained that by next month staff will not be ready to start engaging the public yet; we will be formulating how we want to do it, and if you have additional ideas, we can handle most of that by emailing staff. Kurt Christianson explained that Commissioners can send emails individually to Cari and Tony but ideally you wouldn't send it to any other Commissioners. If you have ideas that you want the Commission to consider, send them directly to Tony and Cari and they can incorporate them for the next public meeting for discussion.

8. 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:

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

No Executive Session was held.

9. ADJOURNMENT

Chair Wiehl adjourned the meeting at 5:58 p.m., without objection.

I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on February 3, 2026

Donna A. S. Puckett, *Administrative Assistant*

Date

Agenda Item 5a:

Public hearing/discussion/possible action regarding
Basecamp – Sedona Beer Company: Request for a
Conditional Use Permit (CUP) to use an existing area for
outdoor music, community events, and outdoor movie
nights. The property is currently zoned CO (Commercial) and
is located at 70 Dry Creek Road.

APN: 408-02-067Y.

Project/Case Number: Basecamp / PZ26-00001 (CUP)

Applicant: Kali Gajewski / Mac Crawford (Sedona Beer
Company)

Property Owner: Mac Crawford (Sedona Beer Company)

Staff Report
PZ26-00001 (CUP)
Basecamp – Sedona Beer Company
Summary Sheet



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

Meeting Date: April 7, 2026
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: 70 Dry Creek Road
Parcel Number: 408-02-067Y
Applicant: Kali Gajewski / Mac Crawford (Sedona Beer Company)
Site Size: ± 0.86 acres
SCP Designation: Mixed Use
Zoning: CO (Commercial)
Land Use: Microbrewery
Surrounding Properties:

	<u>Area Zoning</u>	<u>Area Land Uses</u>
North:	RS-35	Canyon Trails Cowboy Church
South:	CO	Parking Lot and Commercial Uses
East:	M2	Commercial Uses
West:	M2, CF	Medical Clinic and Community Library Sedona

Report Prepared By: Alex Ortega, Assistant Planner

Project Summary:
The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for outdoor music, community events, and outdoor movie nights.

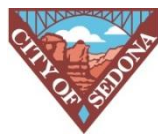
Attachments:	Page
1. Aerial View & Vicinity Map	17
2. Application Materials	
a. Application Packet, Citizen Participation Report	21
b. Site Plan	30
3. Public Comments	31

Staff Report

PZ26-00001 (CUP)

Basecamp – Sedona Beer Company

Summary Sheet



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

PROJECT DESCRIPTION

The applicant is requesting approval of a Conditional Use Permit (CUP) to allow for outdoor music, community events, and outdoor movie nights. The CUP procedure allows the City to evaluate land uses that are generally characterized by infrequency of use and a high degree of traffic ([LDC Section 8.4.B](#)). In addition to the land uses outlined in [LDC Section 3.2.E Table 3.1](#), approval of a CUP is also required for modifications or expansions of existing conditional uses.

Use of this site is permitted in accordance with the Land Development Code (LDC) requirements, specifically [Article 3 \(Use Regulations\)](#). The proposed events are considered “special events.” Broadly speaking, each special event requires a Temporary Use Permit. A parcel is limited to 10 separate events per calendar year, and each event is limited to a maximum of three consecutive days ([LDC Section 3.5.E\(4\)](#)). With a Conditional Use Permit, the maximum number of events is not applicable. At the time of submittal, the applicant has not disclosed the number of events proposed to be held in a calendar year.

BACKGROUND

Site Characteristics

- The property is located at 70 Dry Creek Road (See [Attachment 1](#)).
 - The property is approximately 0.86 acres.
- There is a 500-year floodplain located on the northeast corner of the property.
- The property is accessed via Dry Creek Road on the west and White Bear Road to the north. Dry Creek Road intersects W State Route 89A and the property is approximately 250 feet north of W State Route 89A. The proposed CUP will not alter existing access.
- The property is not part of a recorded subdivision.

2012 Zone Change Application & Previous Uses

In 2012, a zone change from Office Professional (OP) to General Commercial (C-1) was approved by City Council to allow an art gallery to operate in the existing building. During the 2018 Land Development Code update, the General Commercial (C-1) zone became the current zone; Commercial (CO). Neither Planning and Zoning Commission nor City Council applied any conditions of approval during the zone change and no changes to the site or existing building were requested.

Prior to and during the zone change process, the owner/tenant completed ADA parking improvements to the site and an interior remodel to the building. After completing the zone change process, uses on the site included, but were not limited to, the art gallery and general offices. The current business (Basecamp) was issued a Certificate of Occupancy in February 2024.

Zoning and Community Plan Designations

The property is zoned CO (Commercial) and designated as MU (Mixed Use) in the Community Plan. The property is also within the West Sedona Community Focus Area (CFA). While there is no CFA Plan for this area, there is the potential for one in the future. The stated opportunities for CFAs include increasing safety, beautification, and incentives for redevelopment.

The purpose of the CO zone is stated as:

to accommodate general retail and other commercial and service uses, and incidental or accessory uses, where access requires good vehicular circulation. Land uses are characterized by frequent visits of customers and clients. The CO district is intended to provide attractive commercial development with adequate access to arterial streets and with efficient internal circulation and parking and that is compatible with surrounding residential areas. ([LDC Section 2.14.A](#)).

Requirement for a Conditional Use Permit

As outlined in [LDC Section 3.5.E\(4\)](#), each parcel is limited to a maximum of 10 special events per calendar year and each event is limited to a maximum of three consecutive days. Additionally, at least 10 days must elapse between events. Each special event is subject to a separate Temporary Use Permit (TUP) application and corresponding review process from the Community Development Department and other review agencies, including, but not limited to, the Police Department and the Forest Service ([LDC Section 8.4.D](#)). When a property owner wishes to exceed the number or frequency of special events permitted under the TUP provisions, they may apply for a CUP, which requires review by additional agencies, a public notification, and a public hearing.

Temporary Use Permits

The site has operated as a microbrewery for approximately two years and has received three TUPs. Previously permitted special events include “Get Loud! After Party” and a “SMBF Event” during the mountain bike fest weekend. Previous special events were held in December 2024, March 2025, and November 2025. Based on the application forms, the events ranged from 100 to 400 total attendees. Each event appears to have concluded between 7:00PM and 9:00PM. As indicated in the property owner/applicants Letter of Intent, emphasis will be given to daytime events with all outdoor events associated with the proposed CUP concluding no later than 10:00PM.

Without a CUP, as indicated above, the property will be limited in the number of events it may hold each year and will have to apply for each event individually. With the proposed CUP, the applicant would be authorized to hold events as outlined in the Letter of Intent and would not need to submit a separate application for each event.

PUBLIC INPUT

- The applicant completed a Citizen Participation Plan. A copy of the Citizen Participation Report is included in the application ([Attachment 2.a](#)).
 - Based on the report, one email of support was submitted and an attendee expressed support for the project.
- Project documents submitted by the applicant were placed on the [Projects and Proposals](#) page of the Community Development Department website.
- Property owners within 600 feet of the subject property were notified of the Public Hearing.
- The property was posted with a Notice of Public Hearing, and a notice was published in the Red Rock News on March 20, 2026.
- 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. The Sedona Fire District had general comments regarding operation of the site, and they were forwarded to the property

owner/applicant. Compliance with Fire District requirements is included as a recommended condition of approval.

DEVELOPMENT PROPOSAL

The property owner/applicant is requesting a CUP to allow for outdoor music, community events, and outdoor movie nights at an existing microbrewery. As indicated in the Letter of Intent, emphasis will be given to daytime events with all outdoor events concluding no later than 10:00PM.

A detailed description of the proposal, including a typical site plan for the proposed events were submitted by the property owner/applicant and are included in [Attachment 2.b](#). The typical locations of events are located on the east of the property and directed inward toward the center of the property (towards the existing building).

Access, Traffic, and Parking

- Access to the site is provided via Dry Creek Road on the west and White Bear Road to the north. The proposed CUP will not alter existing access.
- The property owner/applicant indicated that traffic impacts are not anticipated for the proposed use with event attendance likely reflecting peak business hours. If additional parking is required, shared parking agreements have been discussed and may be prepared, as needed.
- The City's Public Works Department did not request any additional traffic data in review of the proposal.

Sound Management

- City Noise Regulations are in City Code, Chapter 8.25. The use will be required to comply with established noise regulations, which measure noise levels on the property hearing the noise, not the noise level at the source of the noise.
- Aside from the adjacent residential zoning district that is currently operating as a religious institution, all adjacent properties operate as commercial businesses.
- Music and movie audio have been angled and controlled to minimize noise beyond the property and minimize impacts to residential areas.

Building and Site Design

- The property owner/applicant is not proposing any changes to the building or site.
- If any changes are proposed in the future, all applicable permits shall be submitted for review and approval by all applicable review agencies.

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)

[LDC Section 3.2.E Table 3.1](#) indicates that special events are a permitted temporary use in the CO zone, which require a TUP. However, as previously noted, the number of events are limited and each event is subject to the review and approval process outlined in [LDC Section 8.4.D](#). The CUP would allow for additional events on the property, and each event would not require a TUP.

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 applicable review agencies have evaluated the submitted application materials. Therefore, staff believes this criterion is met.*

B. Prior Approvals

The proposed development shall be consistent with the terms and conditions of any prior land use approval, plan, or plat approval that is in effect and not proposed to be changed. This includes an approved phasing plan for development and installation of public improvements and amenities.

Staff Evaluation: *This property has operated as a microbrewery for approximately two years and there have been no code enforcement cases to date. The property has complied with all applicable Land Development Code requirements generated as a result of ZC2012-1. As no construction or site improvements are proposed, no phasing plan is required or provided. There are no other land use approvals or plats applicable to this property. Therefore, staff believes this criterion is met.*

C. Consistency with Sedona Community Plan and Other Applicable Plans

Except for proposed subdivisions, the proposed development shall be consistent with and conform to the Sedona Community Plan, Community Focus Area plans, 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 proposal does not contradict any of the policies within the Sedona Community Plan, Transportation Master Plan, or the Climate Action Plan. The proposed CUP addresses goals and policies outlined in the Sedona Community Plan such as Community Goal Policy 3.3 which emphasizes the need to create places for people to interact and gather, and Economy and Tourism Goal Policy 8.7 that seeks to strengthen the connections between residents and local businesses. As outlined in the Climate Action Plan, Sedona is a community that encourages healthy lifestyles and supports the economy with priority given to the protection of the environment. Although the proposal does not include development, it seeks to generate an inclusive community gathering space. Therefore, staff believes this criterion is met.*

While the property is within the West Sedona CFA, no CFA plan for this area has been adopted, so no additional goals, policies, or strategies from a CFA plan need to be considered for this project.

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 CUP procedure is intended to ensure compatibility of uses with surrounding areas ([LDC Section 8.4.B\(1\)](#)). No additional development is proposed under this application, so an exhaustive review for compliance with applicable requirements is not required. However, based on the history of previous TUPs and relation to the existing microbrewery use, the special events appear to be compatible with surrounding uses. No waivers or variances are being requested. Future development or use changes may require additional permitting, at which time, a comprehensive review for compliance with Land Development Code requirements will be completed. Therefore, staff believes this criterion is met.

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 Report, which is provided as [Attachment 2.a](#) and as indicated, feedback was primarily supportive.

Staff completed the required noticing and have received comments both in support and in opposition to the application. Comments received by Staff are included as [Attachment 3](#). The comments in support of the project support the business and the creation of an outdoor community gathering space. The comments in opposition to the use stated concerns about noise that may be generated along with potential traffic congestion. Comments in opposition also cited illegal parking around the business and previous noise complaints. Concerns regarding the frequency and time of events were also indicated.

While the City has not received a code enforcement complaint about any of the events held under TUPs, only three TUPs have been issued. Therefore, Staff is recommending that the CUP be valid for three (3) years. If the permit is approved and the applicant applies for renewal, a review will be conducted regarding the applicant's compliance with the conditions during the three-year period. In addition, if the use generates any complaints while the permit is active, there are established code enforcement protocols to address these complaints. If the applicant does not work with City Staff to address the complaints, Staff may initiate proceedings to revoke the CUP.

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

Therefore, as conditioned, staff believes this criterion is met.

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, storm water management, wildlife habitat, soils, and native vegetation.

Staff Evaluation: *No negative environmental impacts are anticipated as the proposed use will take place in a previously disturbed area and will use existing parking areas. The proposed CUP does not include any new development or site improvements that would adversely affect the environment. Therefore, staff believes this criterion is met.*

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 as a result of the proposed CUP. Therefore, staff believes this criterion is met.*

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 and Staff did not receive any major corrections to be addressed. Comments from the Sedona Fire District outlined standards pertaining to items such as outdoor fires, fire extinguishers, accessibility, and the mobile food truck on site. As a general note, the mobile food truck is subject to [LDC Section 3.3.C\(9\)](#). One mobile food vending unit is allowed on the lot and the proposed CUP does not include a request or review of more than one mobile food truck on the property. Therefore, staff believes this criterion is met.*

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 Public Works Department, Police Department, and Sedona Fire District have not expressed concerns regarding traffic impacts or access to the site. Therefore, staff believes this criterion is met.*

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 and no comments were received. Staff believes that adequate public service and facility*

capacity exists to accommodate the proposed conditional use on this site. Therefore, staff believes this criterion is met.

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. This criterion does not apply to this request.*

It is Staff's opinion that this request for a CUP meets the required findings listed above. While the applicant has obtained three TUPs in the past and has not generated any code enforcement complaints, the "norm" of such events has not been established and the applicant has not indicated the number of annual events proposed, nor were details of each event provided. However, the events that have been held have not generated code enforcement complaints. The use is consistent with the purpose of the Commercial (CO) zoning district and no nuisances because of this proposed use are anticipated. The majority of public comments received have been in support of the use and the comments received in opposition express concerns about noise and traffic impacts, in addition to the frequency and timing of events. The use will be required to comply with the City's established sound ordinance and, if complaints are received, the City will work with the applicants and property owners to resolve any issues.

The applicant has not requested a time frame for the CUP. Staff is recommending that this application be approved for three years, with an expiration date of April 22, 2029 (CUPs go into effect 15 days after approval). If an issue arises during this three-year period, staff will first work to address it through the established code enforcement process. If a resolution cannot be reached, staff may initiate proceedings to suspend and/or revoke the CUP.



STAFF RECOMMENDATION

Based on compliance with all ordinance requirements and satisfaction of the Conditional Use Permit findings of the Land Development Code, staff recommends approval of case number PZ26-00001 (CUP), Basecamp – Sedona Beer Company 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 PZ26-00001 (CUP), Basecamp – Sedona Beer Company, 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 PZ26-00001 (CUP), Basecamp – Sedona Beer Company, based on the following findings (*specify findings*).

Conditions of Approval

PZ26-00001 (CUP)

Basecamp – Sedona Beer Company



City of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

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 (CUP) shall expire on April 22, 2029. Prior to the expiration date, the applicant or property owner may file a renewal application of the CUP, in compliance with the requirements of LDC Section 8.4.B (Conditional Use Permit). If complaints and/or concerns arise during the duration of the CUP, the City will work with the applicant or property owner to resolve any issues.
3. To best address any future concerns or issues that may arise, similar to the Temporary Use standards outlined in Land Development Code Section 8.4.D and Section 3.5, the applicant and/or property owner shall regularly track the number of events held, number of attendees, and whether any traffic, parking, or noise-related concerns arise during any event(s).
4. The use and all associated events shall comply with all applicable City Code requirements, including, but not limited to, the noise regulations outlined in Chapter 8.25.
5. The applicant shall ensure that the use is operating in compliance with the Land Development Code requirements and applicable conditions of approval. In the event that any unforeseen problems or nuisances arise due to the operation of this use, the City may require additional measures to be taken by the permit holder to correct the violation, problem, or nuisance. If a satisfactory solution is not found, City Staff may initiate proceedings to revoke the CUP.
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.

Attachment 1:

Aerial View & Vicinity Map



Aerial View

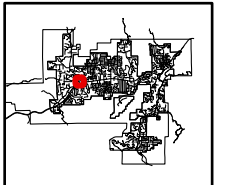
Parcel
408-02-067Y
Basecamp
Sedona Beer
Company

-  Parcel Boundary
-  Street Centerline
-  408-02-067Y Parcel



0 25 50 Feet

City Index

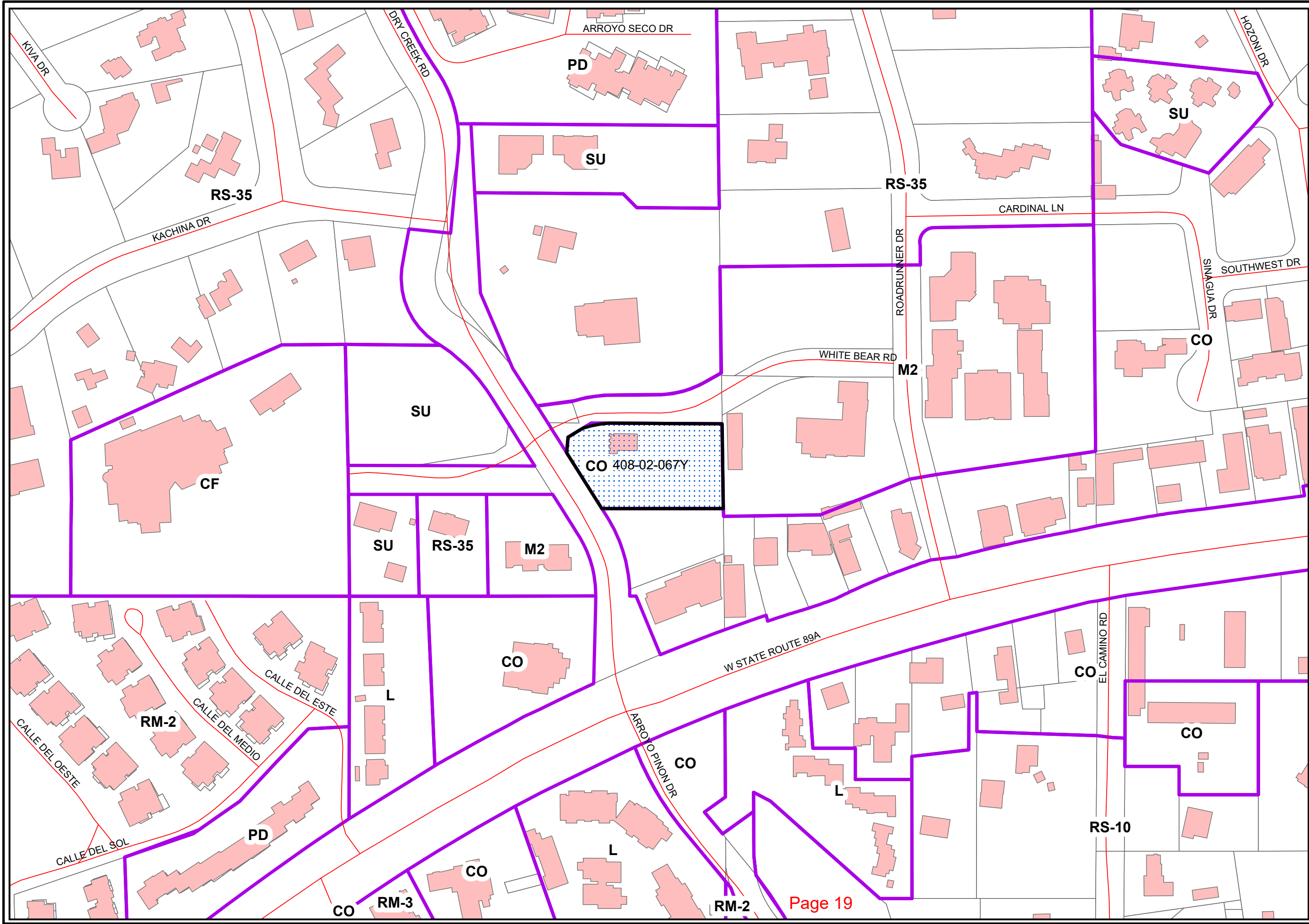


GIS - City of Sedona
12/30/2025
G:/dept/CD/DaeMarieFoti/
BasecampSedonaBeerCompany
/408-02-067Y_aerial.aprx

This map is designed to provide information about Sedona, and has been prepared for general planning and informational purposes only. It is not necessarily accurate to engineering or surveying standards. Every effort has been made to make this map as complete and as accurate as possible; however, no warranty of fitness is implied.

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





Vicinity Map

Parcel
408-02-067Y
Basecamp
Sedona Beer
Company

- Zoning Boundary
- Building Footprint
- Parcel Boundary
- Trail
- Street Centerline
- 408-02-067Y Parcel

0 55 110 Feet

City Index

GIS - City of Sedona
12/30/2025
G:/dept/CD/DaeMarieFoti/
BasecampSedonaBeerCompany
/408-02-067Y_vicinity.aprx

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Page 19

Attachment 2:

Submittal Materials

Click on each attachment to be taken to document

The project page may be reviewed at the following link:

<https://www.sedonaaz.gov/your-government/departments-and-programs/community-development/projects-and-proposals/basecamp-sedona-beer-company>

2a. Application Packet, Citizen Participation Report

2b. Site Plan

Project Application

fillable PDF available online at:
www.sedonaaz.gov/projects



City Of Sedona

Community Development Department

102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaaz.gov/cd

Application for (check all that apply):

☐ Conceptual Review

☐ Comprehensive Review

☐ Appeal

☐ Time Extension

☐ Community Plan Amendment

☐ Development Review

☐ Subdivision

☐ Minor Modification

☐ Zone Change

☒ Conditional Use Permit

☐ Variance

Project Information	Project Name	Basecamp - Sedona Beer Company CUP		
	Project Address	70 Dry Creek Road, Sedona AZ 86336	Parcel No. (APN)	408-02-067Y
	Primary Contact	Kali Gajewski	Primary Phone	9282021073
	Email	kali@sedonabeerco.com	Alt. Phone	
	Address	70 Dry Creek Road	City/State/ZIP	Sedona AZ 86336
Office Use Only	Application No		Date Received	
	Received by		Fee Paid	

Project Description	The purpose of this Conditional Use Permit is to allow for outdoor music, community events, and outdoor movie nights beyond what is currently permitted. These activities are intended to further Basecamp's mission of creating inclusive community gathering spaces for Sedona residents while supporting and fundraising for local nonprofit organizations.
---------------------	--

Additional Contact Information: Please complete the following for all companies/people authorized to discuss the project with the City. Please attach additional sheets if necessary.

Contact #1	Company	Sedona Beer Company	Contact Name	Mac Crawford
	Project Role	Owner	Primary Phone	503-860-7003
	Email	mac@sedonabeerco.com	Alt. Phone	
	Address	70 Dry Creek Road	City/State/ZIP	Sedona, AZ 86336
Contact #2	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	
Contact #3	Company		Contact Name	
	Project Role		Primary Phone	
	Email		Alt. Phone	
	Address		City/State/ZIP	

Letter of Intent
Conditional Use Permit Application
City of Sedona – LDC Section 8.4.B

To Whom It May Concern,

This Letter of Intent is submitted in support of a Conditional Use Permit application for Basecamp – Sedona Beer Company, a taproom with an outdoor beer garden located within a commercially zoned area of the City of Sedona.

The purpose of this Conditional Use Permit is to allow for outdoor music, community events, and outdoor movie nights beyond what is currently permitted. These activities are intended to further Basecamp’s mission of creating inclusive community gathering spaces for Sedona residents while supporting and fundraising for local nonprofit organizations.

Basecamp – Sedona Beer Company has an established history of community involvement and nonprofit partnerships. During the previous summer season, we partnered with the Sedona International Film Festival to host outdoor movie nights, donating 10% of all sales from those events back to SIFF. Additionally, for the past two years we have partnered with the Community Library Sedona to host its annual “Get Loud” event, providing space to support their fundraising and community outreach efforts. We also host monthly fundraisers that benefit a different local nonprofit organization each month. Approval of this permit would allow us to expand these efforts, partner with additional nonprofits, and bring the community together on our outdoor patio more frequently.

Current hours of operation for Basecamp – Sedona Beer Company are Tuesday through Sunday from 11:00 a.m. to 7:00 p.m. All outdoor events associated with this permit would conclude no later than 10:00 p.m., with a strong emphasis on daytime and early evening programming when possible.

The business employs between eight (8) and ten (10) employees, with no more than six (6) employees working onsite at any given time.

We do not anticipate any significant traffic impacts associated with the proposed use. Event attendance is expected to be comparable to existing peak business hours, and the site provides more parking than is currently required. In the event that additional parking is needed, we have already discussed shared parking options with neighboring commercial businesses and are prepared to coordinate as necessary.

The direct surrounding area is entirely of commercial zoning and commercial uses, and therefore no significant impacts to residential areas are anticipated. We are also mindful of potential noise concerns and have experience managing outdoor sound. Music and movie audio are carefully angled and controlled to minimize noise beyond the property boundaries towards residential areas.

In summary, the requested Conditional Use Permit will allow Basecamp – Sedona Beer Company to continue serving as a positive community hub, support local nonprofit organizations, and activate outdoor space in a responsible manner that is compatible with surrounding commercial uses. We respectfully request approval of this application and appreciate your consideration.

Sincerely,

Kali Gajewski

Owner
Basecamp – Sedona Beer Company
kali@sedonabeerco.com

Property Legal Description:

A portion of the Southeast Quarter of Section 10, Township 17 North, Range 5 East, Gila and A portion of the Salt River Base and Meridian, Yavapai County, Arizona, described as follows:

COMMENCING at a point on the East line of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 10, distant along said East line North 01 degrees, 18 minutes, 00 seconds West, a distance of 155.20 feet (record) from the Southeast corner of said Southwest Quarter of the Southeast Quarter of the Southeast Quarter to a found iron pipe, said pipe also being on the West line of Roadrunner Rancho, according to the plat of record in the office of the County Recorder in Book 13 of Maps, Page 24 and being the POINT OF BEGINNING of the following description;

Thence North 89 degrees, 59 minutes, 00 seconds West. a s West, a distance of 249.38 feet, (record) North 89 degrees, 54 minutes, 55 seconds West, a distance of 249.38 feet (measured), passing over a found iron pipe to a set nail, being the center of Dry Creek Road;

Thence North 32 degrees, 36 minutes, 00 seconds West (record centerline bearing), North 32 degrees, 35 minutes, 10 seconds West along said centerline of Dry Creek Road, a distance of

178.14 feet (measured) to a "PK" nail on said centerline;

Thence South 89 degrees, 54 minutes, 55 seconds East, a distance of 341.90 feet to the East line of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 10, to a set 1/2 inch rebar;

Thence South 01 degrees, 18 minutes, 00 seconds East (record and measured), along the East line of the Southwest Quarter of the Southeast Quarter of the Southeast Quarter of said Section 10, a distance of 150.00 feet (measured) to the POINT OF BEGINNING.

EXCEPTING THEREFROM the following described portion:

A parcel of land situated in the Southeast Quarter of Section 10, Township 17 North, Range 5 East, Gila and Salt River Base and Meridian, Yavapai County, Arizona, said parcel being a portion of the "Joan Wenk" tract described in Book 3367 of Official Records, Page(s) 586-588 (R1) of the Yavapai County Recorder's Office and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 10 as marked by a B.L.M. brass capped pipe and from which the South Quarter corner of said Section 10, as marked by a stone monument (B.L.M. brass capped pipe alongside the stone), lies North 89 degrees, 41 minutes, 47 seconds West (basis of bearings for this description), a distance of 2,634.28 feet;

Thence from said Southeast corner of Section 10, North 89 degrees, 41 minutes, 47 seconds West, a distance of 658.57 feet to the Southeast corner of the Southwest Quarter of the Southeast Quarter of Section 1 Quarter of the Southeast Quarter of Section 10:

Thence North 00 degrees, 50 minutes, 54 seconds West (North 01 degrees, 18 minutes West R1) a distance of 305.20 (RI same) feet along the East line of said Southwest Quarter of the Southeast Quarter of the Southeast Quarter of Section 10 to the Northeast corner of said "Joan Wenk" tract;

Thence North 89 degrees, 41 minutes, 47 seconds West (North 89 degrees, 54 minutes, 55 seconds West R1), a distance of 233.42 feet along the North line of said "Joan Wenk" tract to the POINT OF BEGINNING; OF

Thence South 58 degrees, 28 minutes, 45 seconds West, a distance of 46.74 feet;

Thence South 06 degrees, 23 minutes, 23 seconds West, a distance of 25.52 feet to the East line of Dry Creek Road, according to the plat thereof recorded in Book 8 of Maps, Page 91 (R2) of

the Yavapai County Recorder's Office;

Thence North 32 degrees, 12 minutes, 57 seconds West (North (North 32 degrees, 13 minutes West R2), a distance of 59.43 feet a 59.43 feet along the East line of Dry Creek Road to the North line of said "Joan

Wenk" tract;

Thence South 89 degrees, 41 minutes, 47 seconds East (South 89 degrees, 54 minutes, 55 seconds East R1), a distance of 74.31 1 feet feet along the Norht line of said "Joan Wenk" tract to the OINT OF BEGINNING.

FURTHER EXCEPTING therefrom the following described portion:

A parcel of land situated in the Southeast Quarter of Section 10, Township 17 North, Range 5 East, Gila and Salt river Base and Meridian, Yavapai County, Arizona, said parcel being a poriton of the "Joan Wenk" tract described in Book 3367, Pages 586-588 (R1) of the Yavapai County Recorder's Office and being more particularly described as follows:

COMMENCING at the Southeast corner of said Section 10 as marked by a B.L.M. brass capped pipe and from which the South Quarter corner of said Section tion 10, as marked by a stone monument (B.L.M. brass capped pipe alongside the stone), lies North 89 degrees, 41 minutes. 47 seconds West (basis of bearings for this description), a distance of 2.634.28 feet:

Thence from said Southeast corner of Section 10, North 89 degrees, 41 minutes, 47 seconds West, a distance of 658.57 feet to the Southeast corner of the Southwest Quarter of the S tcorn Southeast Quarter of the Southeast Quarter of said Section 10;

Thence North 89 degrees, 41 minutes, 47 seconds West (North 89 degrees, 54 minutes, 55 seconds West R1), a distance 192.47 feet along the North line of said "Joan Wenk" tract to a point of curvature and the POINT OF BEGINNING:

Thence Westerly along a tangent curve to the left and concave to the South having a radius of 175.00 feet and a central angle of 18 degrees, 26 minutes, 17 seconds, an ard distance of 56.32 feet to a point of tangency;

Thence North 58 degrees, 20 minutes, 45 seconds East, a distance of 16.97 feet to the North line of said "Joan Wenk" tract;

Thence South 89 degrees, 41 minutes, 47 seconds East (South 89 degrees, 54 minutes, 55 seconds East RI), a distance of 40.95 feet along the North line of said "Joan Wenk" tract to the POINT OF BEGINNING.

AND FURTHER EXCEPTING therefrom any portion lying within Dry Creek Road, as depicted on map recorded in Book 8 of Maps, Page 91, records of Yavapai County, Arizona.

Citizen Participation Plan

Conditional Use Permit Application
Basecamp – Sedona Beer Company
City of Sedona – LDC Section 8.3.D

Project Description

Basecamp – Sedona Beer Company is applying for a Conditional Use Permit to allow outdoor music, community events, and outdoor movie nights in the existing beer garden area. The purpose of the proposed use is to expand community-focused programming, provide space for local nonprofit fundraising, and create inclusive gathering opportunities for Sedona residents. All events will conclude by 10:00 p.m., with a primary focus on daytime and early evening activities.

1. Notification Area and Property Owner Outreach

The applicant will notify all property owners within a 600-foot radius of the project site, as well as any applicable Homeowner Associations, in accordance with LDC Section 8.3.D requirements. Should City staff recommend additional notification based on the size or scope of the project, the applicant will comply with those recommendations.

2. Notification Letter to Property Owners

A written notification letter will be mailed to all identified property owners and HOAs. The letter will:

- Introduce Basecamp – Sedona Beer Company and the project proposal
- Describe the nature and purpose of the Conditional Use Permit request
- Explain the types of outdoor activities proposed and anticipated hours
- Provide direct contact information for the applicant to address questions or concerns
- Include details of a public open house, if scheduled, including date, time, and location

A copy of the notification letter will be included in the Citizen Participation Report submitted to City staff.

3. Public Open House

Basecamp – Sedona Beer Company intends to conduct a public open house to provide an opportunity for nearby property owners and interested community members to learn more about the project and provide feedback.

The date, time, and location of the open house will be clearly communicated in the notification letter.

4. Documentation of Public Contact

The applicant will maintain a detailed log of all public contact related to the project, including:

- Name of the individual or organization

- Date of contact
- Nature of the question, comment, or concern
- Response provided by the applicant

This log will include communications received via email, phone calls, in-person discussions, and the public open house.

5. Citizen Participation Report

A Citizen Participation Report will be submitted to City staff prior to scheduling the public hearing. The report will include:

- A summary of outreach efforts
- A copy of the notification letter
- A list of property owners and HOAs contacted
- Documentation of the public open house, including attendance and discussion notes
- A log of all public comments received and responses provided

The applicant is committed to a transparent, responsive, and collaborative public engagement process and welcomes community input throughout the review of this Conditional Use Permit application.

Citizen Participation Letter (Sample)

Date: [Insert Date]

Dear Property Owner or Community Member,

Basecamp – Sedona Beer Company is writing to inform you of a Conditional Use Permit application being submitted to the City of Sedona for our existing taproom and beer garden location.

The proposed permit would allow for outdoor music, community events, and outdoor movie nights, with all events concluding by 10:00 p.m. and a primary focus on daytime activities. These events are intended to support local nonprofits, provide community gathering opportunities, and continue our long-standing partnerships with organizations such as the Sedona International Film Festival and the Library.

We value being a good neighbor and invite you to share any questions, comments, or concerns you may have. You may contact us directly at:

Name: [Insert Name]
Phone: [Insert Phone Number]
Email: [Insert Email Address]

We also plan to host a public open house to discuss the proposal and answer questions:

Date: [Insert Date]
Time: [Insert Time]
Location: Basecamp – Sedona Beer Company

Thank you for your time and consideration. We look forward to continuing to work collaboratively with our community.

Sincerely,

Kali Gajewski

Owner

Basecamp – Sedona Beer Company



2/10/2026

Dear Property Owner or Community Member,

Hello, my name is Kali Gajewski, and I am the owner of Basecamp, the beer garden on Dry Creek road. I am writing to inform you of a Conditional Use Permit application being submitted to the City of Sedona for our existing taproom and beer garden location.

The proposed permit would allow for outdoor music, community events, and outdoor movie nights, with all events concluding by 10:00 p.m. and a primary focus on daytime activities. These events are intended to support local nonprofits, provide community gathering opportunities, and continue our long-standing partnerships with organizations such as the Sedona International Film Festival and Community Library.

We value being a good neighbor and invite you to share any questions, comments, or concerns you may have. You may contact us directly at:

Name: Kali Gajewski

Email: kali@sedonabeerco.com

We also plan to host a public open house to discuss the proposal and answer questions:

Date: 2/23/2026

Time: 10am

Location: Basecamp – Sedona Beer Company - 70 Dry Creek Road

Thank you for your time and consideration. We look forward to continuing to work collaboratively with our community.

Sincerely,

Kali Gajewski

Owner

Basecamp – Sedona Beer Company



Community Meeting Report:

One attendee - Judy Poe (Community Library Sedona)

Discussed potential partnerships and parking. Judy showed support for the project. No other members of the public attended and I received one email of support below

received your letter about permit app

External



Inbox x

CUP x



Lori Zeltwanger <lorizelt@gmail.com>

Sun, Feb 15, 7:54 AM



to me ▾

I wanted to let you know I am in full support of your efforts to expand your permit!! I live at the corner of Roadrunner Dr and Cardinal Ln and also run my own business from there and we LOVE your addition to our neighborhood and will support your expansion in any way we can. (including if we need to provide an alternative voice to any whining neighbors 🤔)

We would love additional food trucks at your location too if possible!!!

All the best to you and we are grateful for your presence in our community!!

Lori & Nick

--

Lori Zeltwanger PT

Advanced Release Therapy

160 Roadrunner Dr

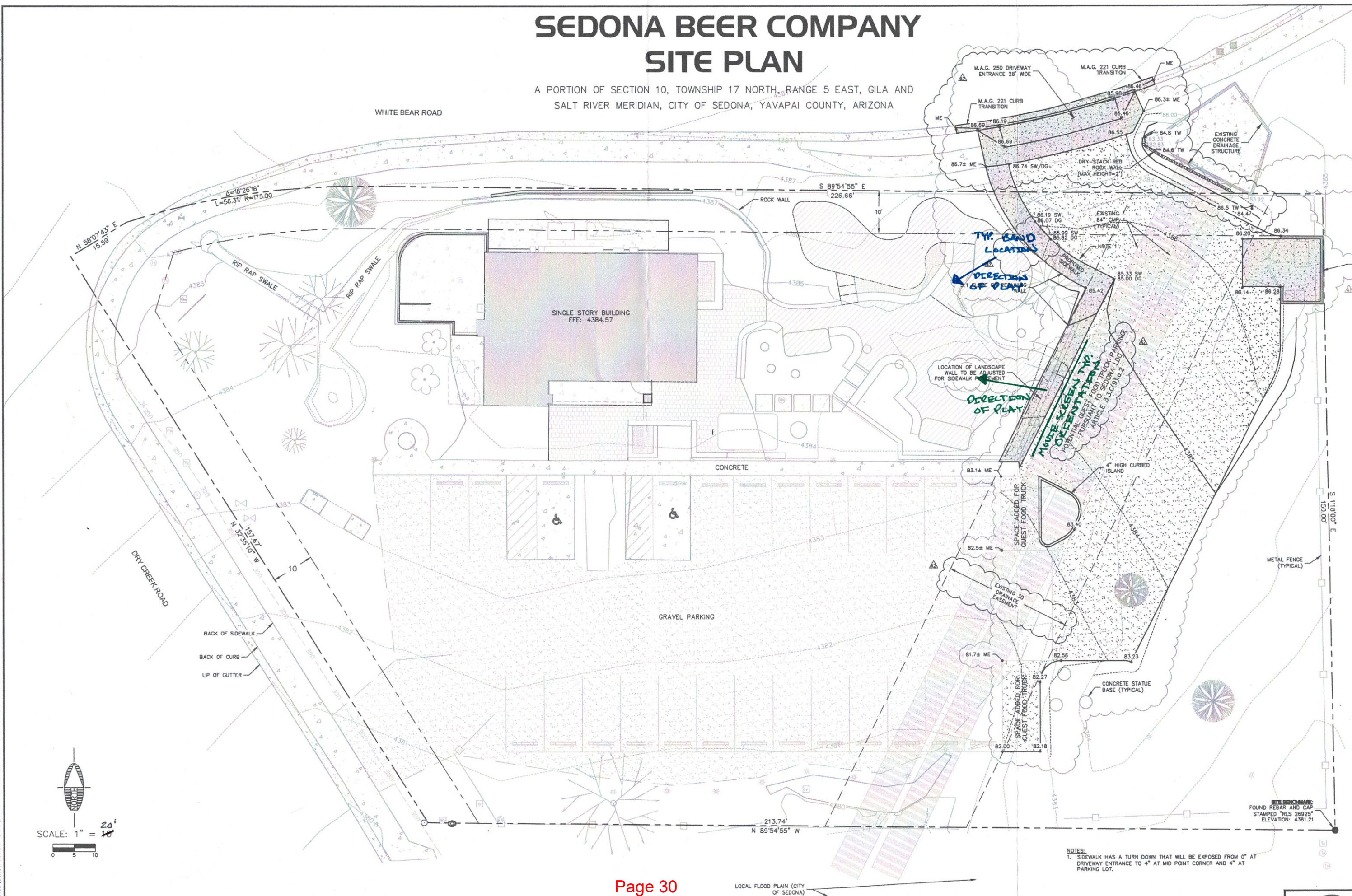
Sedona, AZ 86336

Ph # 928-821-3749

AdvancedReleaseTherapy.com

MyofascialAcademy.com

A PORTION OF SECTION 10, TOWNSHIP 17 NORTH, RANGE 5 EAST, GILA AND
SALT RIVER MERIDIAN, CITY OF SEDONA, YAVAPAI COUNTY, ARIZONA



Attachment 3: Public Comments

Comment on Development Proposal

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

Date Fri 3/6/2026 10:49 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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: 03/06/2026 10:49 a.m.
Response #: 787
Submitter ID: 8180
IP address: 47.215.226.104
Time to complete: 7 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**
BaseCamp Events

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

Having lived in Sedona for over 10 years and raising a family, we have found that our community lacks consistent fun local events to attend. We love the addition of BaseCamp in general as it provides a great space in West Sedona for friends, kids and family to gather while also being a great spot to recommend to any visitors. Music, movies and events at BaseCamp would be a wonderful addition for both locals and tourists. What a great idea and an amazing way to support a local family owned business while adding fun and joy to 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: Leslie Van Dam
Address (or Street Name): Essex Ave
City of Residence Sedona
E-mail: leslie.dwellwell@gmail.com

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.

Basecamp Beer Co Conditional use permit

From Greg Daniels <gdanielsdds@gmail.com>

Date Wed 3/25/2026 9:18 AM

To Planning <Planning@sedonaaz.gov>

 1 attachment (9 KB)

Basecamp CUP.docx;

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.

Dear all,

I am a nearby neighbor of Basecamp. I have owned this property since 2012. Sedona has changed in character since that time. See the attached statement for your consideration. I am not able to attend the April 7 planning meeting yet desire to have my voice heard.

Best regards,

Gregory Daniels

--

Gregory Daniels

20121 N 76th St

#1052

Scottsdale, Arizona 85255

145 Arroyo Seco

Sedona, Arizona 86336

(630) 865-8815

gdanielsdds@gmail.com

Concerning the Basecamp Beer Company CUP

Dear Members of the Review Board,

I am a nearby neighbor of Basecamp. When the property was first being developed, I had concerns about the introduction of a commercial operation into what has long been a relatively quiet residential area.

Our community has already experienced the adverse effects of increased and often excessive traffic associated with the largely unregulated OHV rental industry. Against that backdrop, I want to acknowledge that Basecamp has, to date, been a good neighbor. I have not been significantly impacted by noise or traffic, and the ambient music currently provided has remained at a level that is present but not intrusive. As a resident immediately north of the brewery, however, I would be among the first to feel the impact of any changes.

That said, the current proposal raises serious concerns.

Live music—particularly when amplified and accompanied by drums and bass—carries far beyond recorded background music. In practice, live performers often control their own sound levels, and volume tends to increase as events progress. Music is also only part of the equation: applause, crowd noise, and raised voices inevitably follow, compounding the overall impact on surrounding homes.

There is no clear limitation in the CUP regarding the frequency of these “special events.” Without defined boundaries, what begins as occasional programming could easily evolve into regular late-evening activity. How long before a 7:00 p.m. closing time informally becomes 10:00 p.m. on weekends?

We have already seen, through events held at the library, how sound can travel well beyond its source—often louder and farther than expected. The fact that those events were infrequent made them tolerable. Regular repetition would be a very different matter.

Additionally, the proposal to project outdoor movies raises further questions. Would movie nights extend operating hours to 11:00 p.m. or later, given seasonal sunset times? Sedona is a designated dark sky community—how does this type of activity align with that commitment?

Finally, once these permissions are granted, what mechanisms will be in place to manage their impact? Who will ensure compliance? And who will respond when nearby residents find that the character of their neighborhood—and their ability to enjoy their homes—has been compromised?

I appreciate Basecamp’s efforts thus far to operate responsibly and respectfully. My concerns are not with their current operations, but with the potential for gradual expansion beyond what is reasonable for this location. Clear limits, enforceable standards, and meaningful oversight are essential before any changes are approved.

Respectfully,
[Your Name]

Comment on Development Proposal

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

Date Sat 3/21/2026 8:25 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>; Christian Santa <CSanta@sedonaaz.gov>

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: 03/21/2026 8:25 a.m.
Response #: 798
Submitter ID: 8222
IP address: 184.98.0.227
Time to complete: 10 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:**

PZ26-00001 (CUP) - Basecamp Sedona Beer

2.

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

I am concerned about the proposed expansion of events with amplified music and associated neighborhood congestion and parking issues. There have been at least two instances where the police were called and directed that the volume of the music be turned down. There are residences directly across Dry Creek Rd. from the venue and the sound from past events has projected to numerous homes. There have also been instances of illegal parking around the venue. There is no mention in the application of the existing noise ordinance and how the decibel limit will be complied with.

Regular events under these circumstances that will be going on until 10 PM should not be permitted for the reasons noted. The end time should be earlier.

Thanks for your consideration of these comments.,

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: Alan Glickstein
Address (or Street Name): Arroyo Seco Dr
City of Residence Sedona
E-mail: glickzilla@sbcglobal.net

4.

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

(o) 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

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

Date Thu 3/19/2026 2:18 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>; Christian Santa <CSanta@sedonaaz.gov>

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: 03/19/2026 2:18 p.m.

Response #: 797

Submitter ID: 8221

IP address: 47.215.226.10

Time to complete: 3 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:**

Basecamp - Sedona Beer Company

2.

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

Letting Basecamp have events on their patio can only help bring some of the community together. The only events that include music or movies seem to be at the Posse Grounds Pavilion at infrequent times of the year. Having a space to do them more often is going to be wonderful for locals and for tourists.

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: Katharine Thompson

Address (or Street Name): 180 Quartz Dr

City of Residence Sedona

E-mail: katharinefurlong@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

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

Date Fri 3/13/2026 2:40 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>; Christian Santa <CSanta@sedonaaz.gov>

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

Form Name: Comments on Development Proposals

Date & Time: 03/13/2026 2:40 p.m.

Response #: 796

Submitter ID: 8206

IP address: 24.121.31.5

Time to complete: 15 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:**

Basecamp - Sedona Beer Company

2.

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

Steph and Jeff here. We are local uptown residents. Steph was born in Sedona, and has a busy shop in Tlaquepaque. I am originally from Tahoe City, CA. We attended a movie night at Basecamp last season, and it was wonderful. We enjoyed the nice mix of locals and visitors, families with kids playing about, and well behaved dogs lying under the tables. I remember thinking this was exactly what Sedona needs more of, a casual, relaxing, shared event that builds community and creates new friendships. We used to have outdoor movie nights every Sunday on Commons Beach in Tahoe City during the warm season, and it created similar camaraderie (unfortunately, dogs weren't allowed on that beach). We can't wait for more outdoor events at Basecamp this season!

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: Steph & Jeff
Address (or Street Name): Uptown
City of Residence Sedona
E-mail: Not answered

4.

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

☐ No

Thank you,
City of Sedona

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Comment on Development Proposal

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

Date Tue 3/10/2026 5:35 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>; Christian Santa <CSanta@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/10/2026 5:35 p.m.
Response #: 795
Submitter ID: 8198
IP address: 2600:1011:b096:3d21:d027:27f5:4c0c:bea8
Time to complete: 4 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**

Basecamp - Sedona Beer Company

2.

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

I have been a frequent patron of Sedona Beer company since shortly after they opened their original location, and I want to voice my support for the planned activities and community events they want to host at their Basecamp location. As a local business, they have been very proactive and generous in giving back to the community with all their non-profit fundraising partnerships. The staff are always welcoming, conduct themselves professionally, and treat guests and neighbors with consideration and respect. I have every confidence that the expanded outdoor events at Basecamp would benefit the community without any negative impact.

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: Kathleen Buchanan
Address (or Street Name): Navahopi Rd
City of Residence Not answered
E-mail: kmelladybuchanan@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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Comment on Development Proposal

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

Date Fri 3/6/2026 3:00 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/06/2026 3:00 p.m.
Response #: 791
Submitter ID: 8184
IP address: 2600:1702:b60:1550:6cb1:12a0:65b:c175
Time to complete: 4 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**

Outdoor Events Basecamp SBC

2.

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

What a great idea by Kali G. and crew to provide outdoor opportunities for those coming to Sedona Beer Company, specifically the Basecamp location. The sheer beauty of Sedona and the Red Rocks makes the patio atmosphere ideal. From the friendly and hard working staff, to the excellent beer selections, and delicious food options, this added value only enhances what SBC is doing and how it is supporting 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: Merry K Quinn
Address (or Street Name): 15 LaCuerda
City of Residence Sedona
E-mail: merryquinn3@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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Comment on Development Proposal

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

Date Sun 3/8/2026 1:31 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/08/2026 1:31 p.m.
Response #: 794
Submitter ID: 8191
IP address: 47.215.236.192
Time to complete: 18 min. , 59 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:**

Basecamp - Sedona Beer Company

2.

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

It is my understanding that the owner of the Sedona Beer Company and BaseCamp, Kali Gajewski, has submitted a request to Planning and Zoning to do music, movies, and community events on the patio at BaseCamp.

It has been my observation as a Sedona resident that Kali and her team have done an amazing job of not just maintaining the standards of the Sedona Food Service and Beverage industry, but raising the bar for it. Cleaning up what was once the Takashi Japanese Restaurant Building and starting a relatively new venture at BaseCamp, providing services for the mountain bikers and hikers on the west side of town, they have certainly found their niche. They provide excellent food and beverages!

Everything that they have done has been with the thought of "looking to the future," upgrading their image, while continuing to be a good neighbor in Sedona. Since they close open later than many restaurants and close earlier, they are not a business that is prone to noise or Police issues, Requesting the ability to do music, movies and Community Events on their patio at BaseCamp is just a continuation of upgrading their image and providing better service to their customers.

Not that I have a vote, but I vote yes. Should you wish to contact me:

Paul Rhodes
325 Navajo Trail
Sedona, AZ
602-686-0617

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: Paul Rhodes
Address (or Street Name): 325 Navajo Trail
City of Residence SEDONA
E-mail: ptrhodes57@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

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

Date Fri 3/6/2026 12:48 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/06/2026 12:48 p.m.
Response #: 790
Submitter ID: 8183
IP address: 47.215.243.252
Time to complete: 4 min. , 59 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:**

Basecamp Sedona Beer Company

2.

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

This project sounds amazing and would enhance the experience of Basecamp Sedona Beer Company. All the events previously held have gone very well and to increase the options / events / activities would be a great addition to the community. 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: Anita Capps
Address (or Street Name): 868 Dusty Rose Dr
City of Residence Sedona
E-mail: msacapps@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

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

Date Fri 3/6/2026 9:38 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/06/2026 9:38 a.m.
Response #: 785
Submitter ID: 8178
IP address: 2605:59c0:4024:d10:8093:c0a1:46b1:7a09
Time to complete: 7 min. , 4 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:**

Basecamp - Sedona Beer Company

2.

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

I would like to express my support for allowing Basecamp Sedona Beer Company to host regular outdoor music and community events such as live music and outdoor movie nights.

Sedona is known for its incredible natural beauty, yet opportunities for local residents and visitors to gather for live music and casual community events are surprisingly limited. Allowing Basecamp Sedona Beer Company to host these types of events would create a welcoming space where people can come together, enjoy local musicians, and build stronger community connections.

Importantly, this particular location is well-suited for such activities. It is surrounded primarily by commercial properties, which significantly reduces the potential for disturbance to nearby residential neighborhoods. With reasonable guidelines for sound levels and event hours, these gatherings could be managed responsibly while still providing much-needed cultural and social opportunities for the community.

Events like outdoor movie nights and live music would not only support local artists and small businesses, but also help foster the vibrant, community-oriented atmosphere that so many residents value in 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: Ryan Hartman
Address (or Street Name): 45 Sedona View Drive
City of Residence Sedona
E-mail: rhartman89@gmail.com

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

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

Date Sat 3/7/2026 10:43 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/07/2026 10:42 a.m.
Response #: 792
Submitter ID: 8186
IP address: 2a04:4e41:f23:bc9d::8023:bc9d
Time to complete: 1 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:**
PZ26-00001 (CUP)
2. **What are your comments, concerns, ideas, and suggestions about this project?**

I fully support this project. As a neighbor and patron of this business I'm excited for more community projects and involvement
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:	Kai
Address (or Street Name):	25 walapai dr
City of Residence	Sedona
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

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

Date Fri 3/6/2026 11:48 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/06/2026 11:48 a.m.
Response #: 788
Submitter ID: 8181
IP address: 216.125.36.34
Time to complete: 6 min. , 1 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:**

Basecamp - Sedona Beer Company

2.

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

Sedona Beer Company and Basecamp are constantly giving back to the community. I feel that adding more music, movies, and community events on the patio at BaseCamp would benefit everyone in Sedona (all ages)! I have definitely attended several events and the smiles on everyone's faces are proof that this establishment brings all walks of life together! Please consider!

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: Jenny Dinelli
Address (or Street Name): not applicable
City of Residence not applicable
E-mail: jend08@hotmail.com

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

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

Date Fri 3/6/2026 9:23 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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

Form Name: Comments on Development Proposals
Date & Time: 03/06/2026 9:23 a.m.
Response #: 784
Submitter ID: 8177
IP address: 146.75.203.10
Time to complete: 1 min. , 59 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:**

Basecamp - Sedona Beer Company

2.

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

This is one of the only family friendly venues in town and their idea to have more events would be welcomed to buy many local locals. It is so special to have this kind of venue in such a small town. We know the owners are local residence and would be very respectful of the surrounding area. Please approve this project for them.

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: Kristina Remy
Address (or Street Name): 30 Northern Shadows Lane
City of Residence Sedona
E-mail: krisremy1@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

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

Date Fri 3/6/2026 9:47 AM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AOrtega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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: 03/06/2026 9:47 a.m.
Response #: 786
Submitter ID: 8179
IP address: 2a09:bac3:5fe9:27e1::3f9:22
Time to complete: 9 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**

Request for Conditional Use Permit for BASECAMP

2.

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

I have experienced Basecamp as a community gathering space that brings people together (which we need more of in this world). Sedona Beer Co has established a strong connectivity to the outdoors and sustainability concepts, which you can feel while sitting on their patio. Because of this foundation in their values, I am confident that being conscious of noise, light, waste diversion, etc. will be a part of the events that would fall under this permit. I look forward to seeing this local business thrive!

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: NA
Address (or Street Name): NA
City of Residence Cornville, AZ
E-mail: NA

4.

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

(o) 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

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

Date Fri 3/6/2026 12:23 PM

To Cari Meyer <CMeyer@sedonaaz.gov>; Megan Yates <MYates@sedonaaz.gov>; Alex Ortega <AO Ortega@sedonaaz.gov>; Dae Marie Foti <DFoti@sedonaaz.gov>

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: 03/06/2026 12:23 p.m.
Response #: 789
Submitter ID: 8182
IP address: 24.156.93.216
Time to complete: 4 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, addresses, and email) will become part of the public record and will be available for public inspection.

1. **Project Name:**

Base Camp outdoor events

2.

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

Please grant approval for Base Camp to be able to do outdoor movies, music and events. To be good neighbors it could be limited to 10 pm to comply with noise abatement. Base Camp has become a cornerstone community location that blends nicely our local and tourist populations. Music and movies will only make the community experience even better.

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: anthony hauserman
Address (or Street Name): 133 Navajo Trail
City of Residence Sedona
E-mail: tony@egismail.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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Agenda Item 6:

Presentation/discussion regarding the initial data results for the Balanced Housing Strategy.

INTRODUCTION

What is a “Balanced Housing” Strategy?

Balanced Housing, ironically, doesn’t begin with housing – it begins with community. What type of community does Sedona want to be in 10 or 20 years? What mix of households needs to live here to foster that sense of community? Who is missing or disappearing that is critical to the long term sustainability of Sedona as a community? What types of housing are needed to have the holistic community that Sedona both remembers and appreciates? How many new housing units can be added while still retaining the community character that residents both appreciate and protect.

The Balanced Housing Strategy is intended to:

- Understand the composition of the community and changes that are happening over time.
- Discover the gaps that exist or are expected to emerge if the community continues on its current course.
- Recognize which gaps or changes impact desired community character and can be addressed.
- Establish a set of achievable targets that can reasonably address imbalances and help to meet needs.
- Design an implementation program to meet those targets over a period of time.

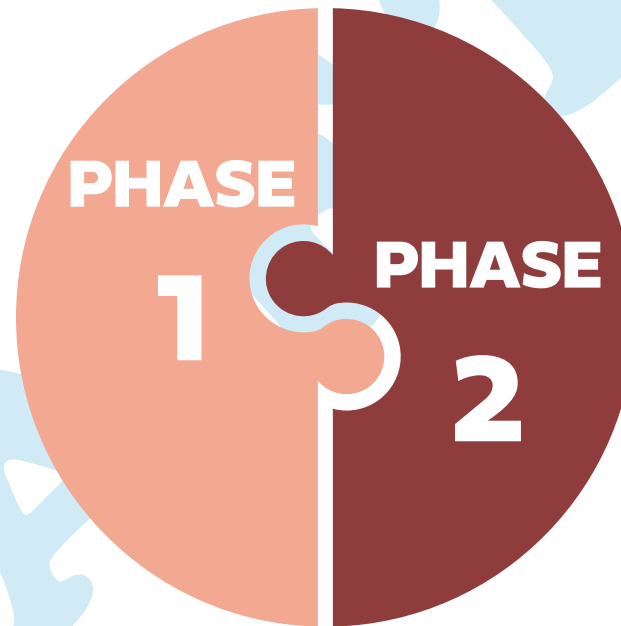
The Two Sections of the Balanced Housing Strategy

Understanding and Analysis

Provides the analysis that establishes the framework for housing solutions. Recognizes gaps and issues/barriers and results in realistic targets to meet community needs and measure success.

Strategies & Solutions

Establishes a seamless system of policies, programs, code amendments, projects and more aimed at addressing issues and meeting targets designated in Phase 1.



Analysis in Brief



WHAT THE DATA SAYS

KEY HIGHLIGHTS

- Sedona's population over the past 25 years has seen marginal growth and decline. However, while the population has not changed dramatically the composition of the community has seen a number of significant changes.
- Sedona is growing older at a rapid pace that is a reflection of both the age it takes to collect sufficient wealth to move to Sedona and the growing absence of children and working age individuals. The median age in Sedona today is 64.1 years, compared to 50.5 in 2000.
- Comparison with other Verde Valley communities show that families and households seeking affordability are being pushed increasingly to the perimeter of the Verde Valley.
- While population has barely changed the number of households has grown by over 6% while the number of persons per household has shrunk to 1.9.
- The continued decline in children in Sedona is reflected in student enrollment. Since 2001 the student population of Sedona-Oak Creek USD has decreased 49%.
- The percentage of households that earn more than \$200,000 in Sedona is substantially higher than the state but it comes at the cost of a gap in households earning between \$50,000 and \$200,000. Sedona enjoys a very high Wealth Index in comparison to other area communities.
- Many Sedona residents rely heavily on revenue streams outside of wages or a salary. In fact, only 50% of residents receive a salary as income.
- Daytime population compared to traditional population show Sedona to be a significant employment center with roughly 80 percent of employees coming from elsewhere.
- Daytime population is substantially higher in Sedona as workers commute in from other areas.
- Over three quarters of Sedona *residents* are employed in either Retail Trade or Services. More than half of *employees* in the city are involved in Retail Trade, Accommodation and Food Services.
- Growth in housing has far outpaced both population and households due in large part to the rise of short term rentals and construction of second homes as proven by the 23.8% of homes in Sedona classified as "vacant".
- For the first time, the percentage of homes used as short term rentals is greater than long term rentals.
- Housing in Sedona is unaffordable to most people, including a number of its residents. The median home value is substantially higher than nearly all communities in the Verde Valley and the city has a Housing Affordability Index of 40.
- Less than half of Sedona homeowners have a mortgage. Of those that do, the average household pays over 64% of their income toward housing.
- Sedona has particularly noticeable gaps in families with children and working age households with an income between \$50,000 and \$200,000. It also faces gaps in addressing the needs of hospitality and services workers as well as seniors that are considered "cost-burdened".

GENERAL POPULATION

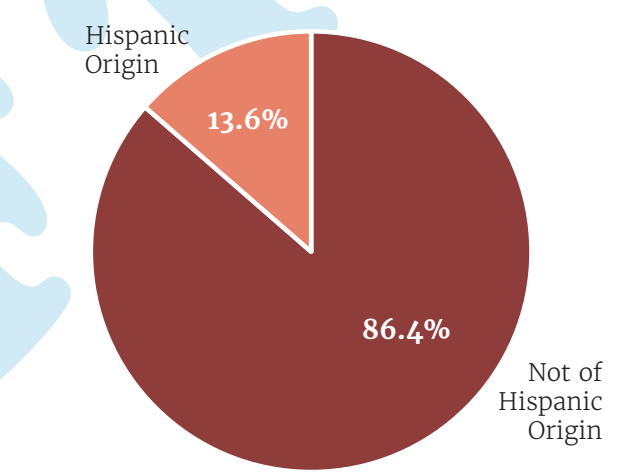
- After dipping slightly, the population of Sedona appears to have rebounded as a result of COVID market changes.
- Sedona is expected to see marginal population increases in the short term before commencing a gradual decline. The level of decrease could be impacted by development of limited remaining available space and as redevelopment occurs.
- Daytime population is substantially higher in Sedona as workers commute in from other areas.
- The community has the highest regional ratio of daytime population to total population. Communities with a ratio of 1.0 or higher are considered employment generators.
- Sedona is the only Verde Valley community where workers (10,131) exceed total regular population (10,048).
- Sedona is among the least dense communities in the Verde Valley. Subtracting recently annexed property including The Dells would place Sedona in the “middle of the pack”.
- Sedona is not a highly diverse city, but it does have a notable Hispanic population.

Sedona Over Time

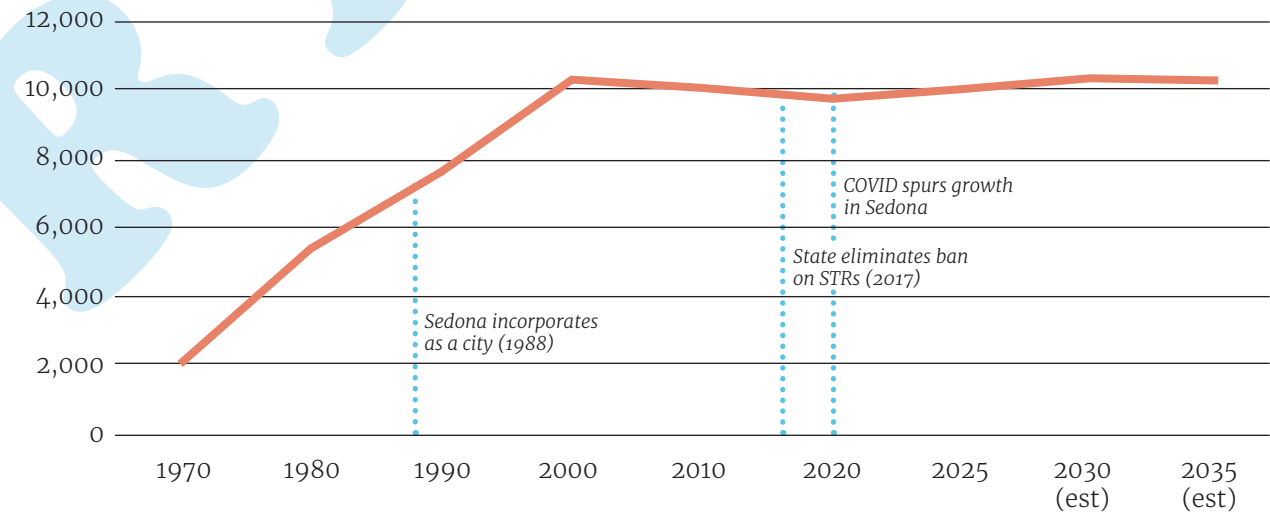
	Population	Percent Change
1970	2,022	
1980	5,368	165.5%
1990	7,645	42.4%
2000	10,192	33.3%
2010	10,036	-1.5%
2020	9,684	-3.5%
2025	10,048	3.8%
2030 (est)	10,210	1.6%
2035 (est)	10,089	-1.2%

Sources: U.S. Bureau of the Census, ESRI

Population by Hispanic Origin

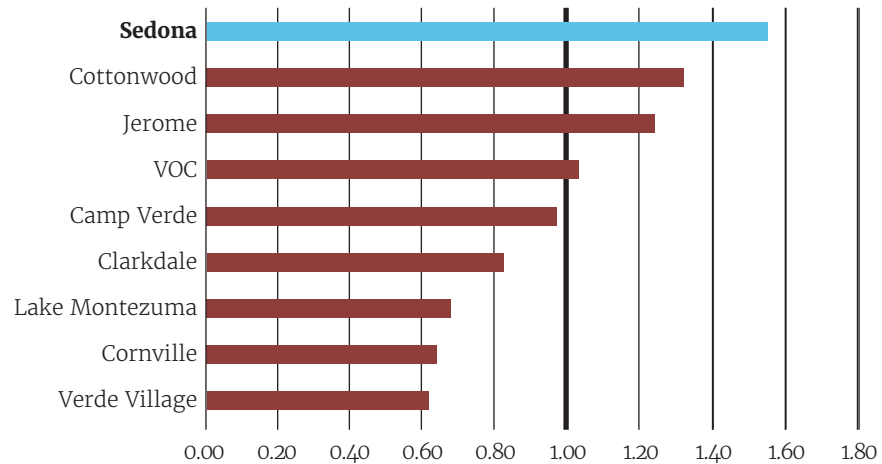


Sources: U.S. Bureau of the Census, ESRI



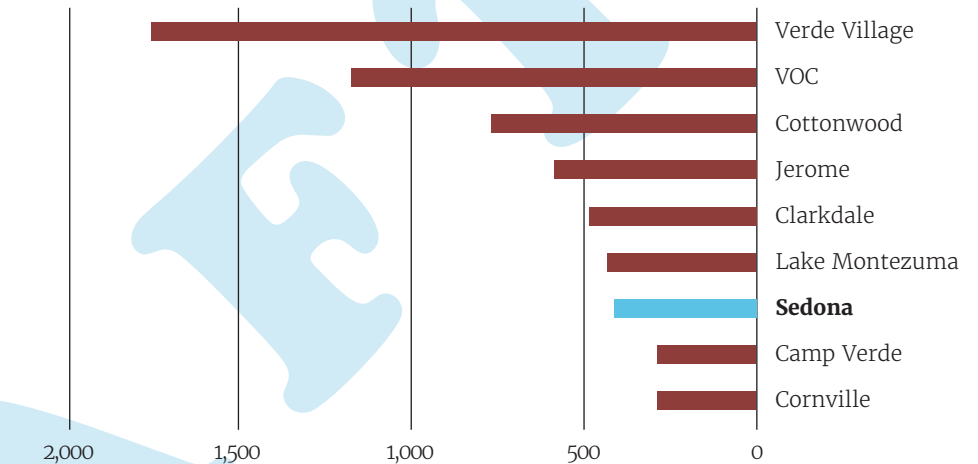
Sources: U.S. Bureau of the Census, ESRI

Daytime Population to Total Population



Sources: U.S. Bureau of the Census, ESRI

Population Density (Persons per Square Mile)



Sources: U.S. Bureau of the Census, ESRI

Population in Perspective

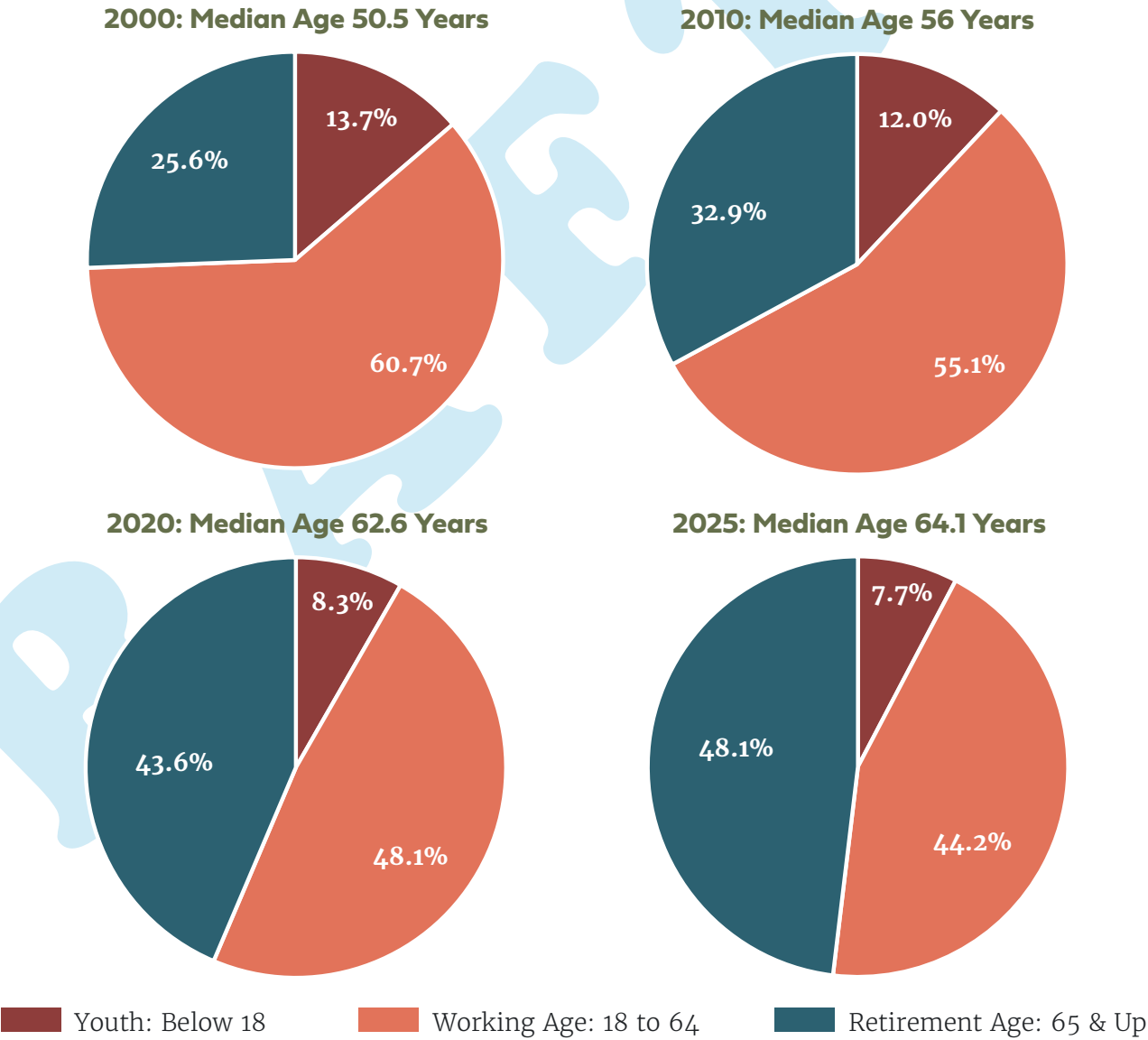
	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
2025 Total Population	10,048	12,491	4,990	3,811	12,861	528	5,199	12,124	6,213	252,178	7,598,046
Daytime Population	15,571	12,143	4,112	2,443	17,003	655	3,526	7,493	6,400	248,314	7,510,266
Workers	10,131	4,462	1,192	714	9,588	449	484	1,019	2,565	96,888	3,505,369
Residents	5,440	7,681	2,920	1,729	7,415	206	3,042	6,474	3,835	151,426	4,004,897
Ratio to Total Population	1.55	0.97	0.82	0.64	1.32	1.24	0.68	0.62	1.03	0.98	0.99
Land Area (sq mi)	24.3	43.1	10.3	13.2	16.7	0.9	12.0	6.9	5.3	8,122.9	113,655.4
Density (sq mi)	413.50	289.81	484.47	288.71	770.12	586.67	433.25	1,757.10	1,172.26	31.05	66.85

Sources: U.S. Bureau of the Census, ESRI

AGE AND AGING

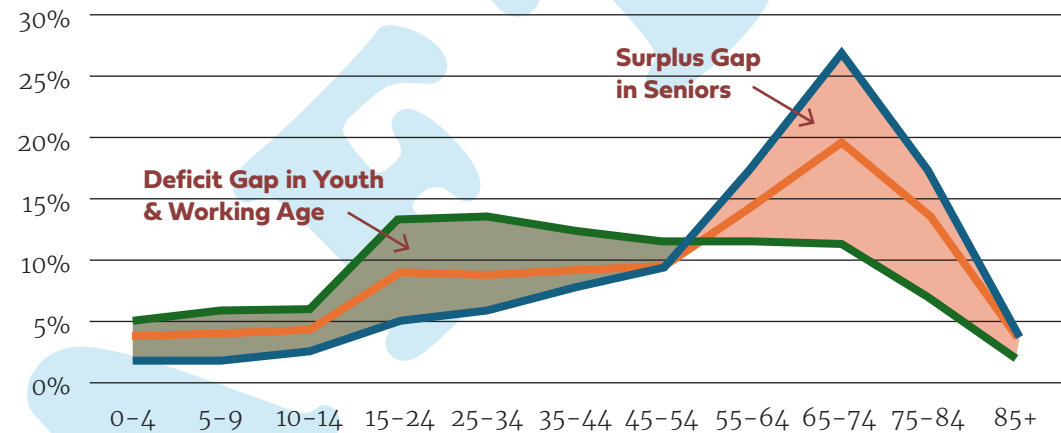
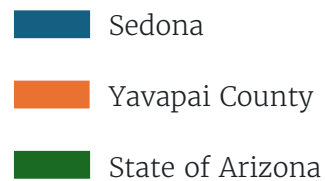
- Sedona is aging at a notable pace – substantially exceeding the State of Arizona and the other communities in the Verde Valley.
- With the exception of Camp Verde, all communities in the Verde Valley are aging at a rate that outpaces the state.
- The median age in Sedona is among the highest in the Verde Valley – second to the Village of Oak Creek (VOC) and followed closely by Jerome.
- As Sedona ages both Youth and Working Age populations are shrinking.
- In 2000, the Youth made up 13.7% of Sedona residents. In 2025, that number has fallen to 7.7%.
- In comparison to the State of Arizona and Yavapai County, Sedona has a visible deficit of younger residents, particularly younger working age residents. On the other hand, Sedona enjoys a notable surplus of population of early retirement age residents.
- Camp Verde, Cottonwood, Lake Montezuma, and Verde Village have the lowest median age and the highest percentages of Youth and Working Age populations. They were also the communities with the lowest change in median age between 2010 and 2025.

Sedona Age Over Time



Sources: U.S. Bureau of the Census, ESRI

Age Gaps



Sources: U.S. Bureau of the Census, ESRI

Age in Perspective

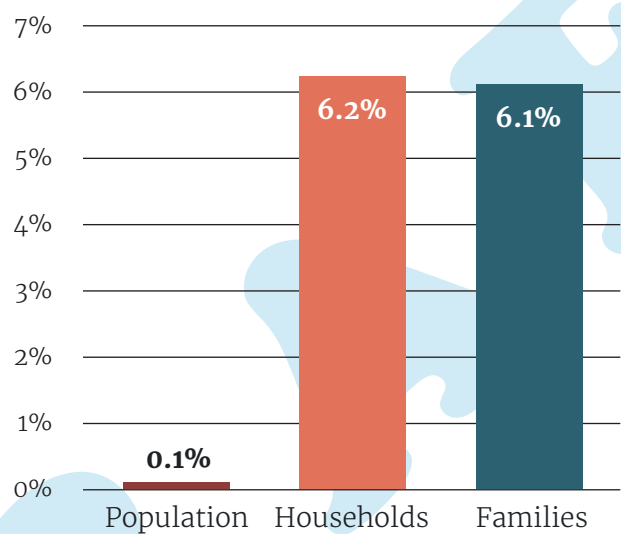
	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
Median Age											
2010	50.5	43.9	49.9	50.0	46.4	54.8	44.8	42.4	59.3	49.2	35.9
2020	62.6	47.5	55.5	56.3	52.3	58.6	49.2	45.8	65.7	55.5	38.9
2025	64.1	47.6	55.7	57.8	50.9	62.3	49.5	47.9	66.8	55.9	39.7
Change in Years	13.6	3.7	5.8	7.8	4.5	7.5	4.7	5.5	7.5	6.7	3.8
Age by Category											
Youth Below 18 Years	7.7%	19.2%	15.8%	13.4%	17.1%	11.2%	18.8%	19.2%	6.5%	14.9%	20.9%
Working Age 18 to 64 Years	44.2%	52.2%	46.6%	49.6%	50.2%	43.9%	52.3%	51.7%	39.0%	48.3%	58.6%
Retirement Age 65 Years & Up	48.1%	28.6%	37.6%	37.0%	32.7%	44.9%	28.9%	29.1%	54.5%	36.8%	20.5%

Sources: U.S. Bureau of the Census, ESRI

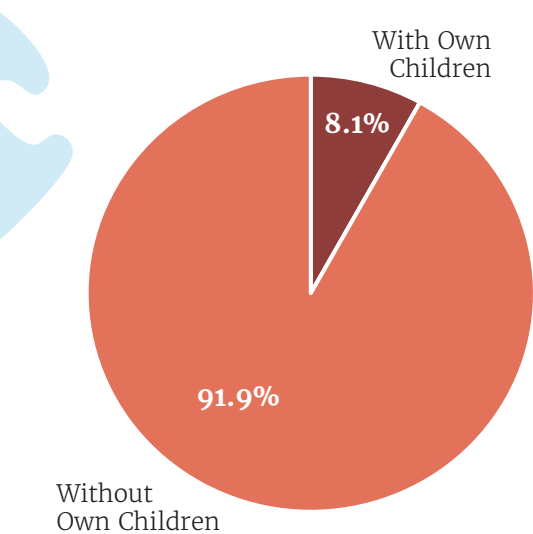
HOUSEHOLDS

- Sedona Households (and Families) are growing at a rate that is much faster than overall population. As a result, the average number of persons per household is falling.
- Sedona (1.9) is one of only three communities in the Verde Valley with an average household size below 2.0. In perspective, the average household size in Arizona is 2.54.
- Over one third of Sedona households consist of 1 person households. An additional 48.6% are two person households. Nearly all other communities in the Verde Valley have a higher percentage of households with three persons or more, particularly Camp Verde, Verde Village and Clarkdale.
- Only 8.1% of households in Sedona include a householder and their children. While many other Verde Valley communities were higher no community met the state average.
- Approximately 19.3% of Sedona households consist of a single person over 65 years living alone. While high, Cottonwood, Jerome and the Village of Oak Creek were higher.

Growth Rates, 2010 to 2025



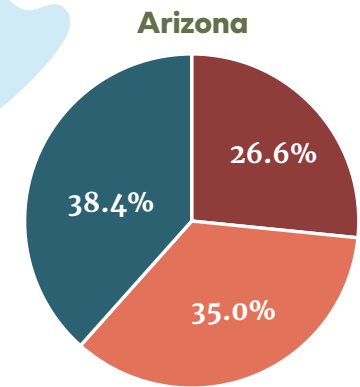
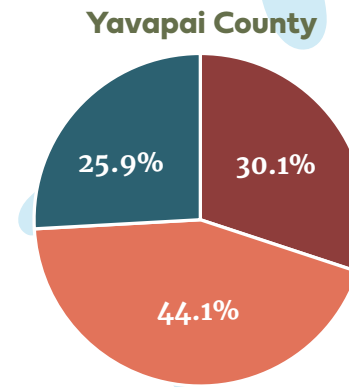
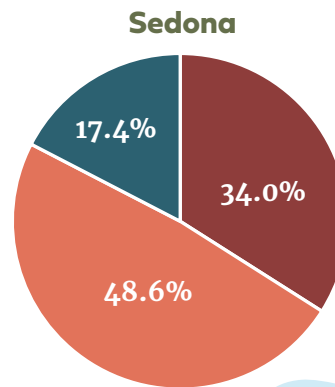
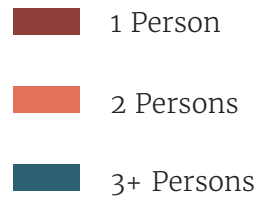
Households with Own Children



	Population		Household		Families	
	Number	Growth Rate	Number	Growth Rate	Number	Growth Rate
2010	10,036		4,976		2,727	
2020	9,684	-3.5%	4,997	0.4%		
2025	10,048	3.8%	5,286	5.8%	2,894	6.1%
Overall Growth Rate		0.1%		6.2%		6.1%

Sources: U.S. Bureau of the Census, ESRI

Household Size



Households in Perspective

	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
Total Households	4,997	4,683	1,979	1,509	5,722	255	2,157	4,709	3,253	104,425	2,705,878
Average Size	1.90	2.45	2.22	2.27	2.10	1.85	2.33	2.49	1.80	2.19	2.54
Household Makeup											
With Own Children Below 18	8.1%	20.0%	16.4%	12.9%	15.8%	9.0%	18.4%	21.6%	6.8%	15.4%	25.6%
Without Own Children Below 18	91.9%	80.0%	83.6%	87.1%	84.2%	91.0%	81.6%	78.4%	93.2%	84.6%	74.4%
Living Alone	34.1%	27.4%	28.7%	29.0%	40.5%	41.6%	30.8%	25.9%	35.6%	30.1%	26.6%
Living Alone, Over 65	19.3%	15.2%	16.3%	16.3%	24.8%	23.9%	10.4%	14.8%	22.5%	17.8%	11.4%
Household Size											
1 Person	34.0%	27.4%	28.7%	29.0%	40.5%	41.6%	30.8%	25.9%	35.6%	30.1%	26.6%
2 Persons	48.6%	38.3%	41.9%	44.1%	36.1%	36.5%	40.2%	40.6%	51.6%	44.1%	35.0%
3+ Persons	17.4%	34.3%	29.3%	27.0%	23.3%	21.9%	29.0%	33.4%	12.9%	25.9%	38.4%
5+ Persons	3.8%	11.6%	8.5%	7.0%	7.1%	7.4%	9.0%	10.0%	2.1%	7.1%	12.1%

Sources: U.S. Bureau of the Census, ESRI

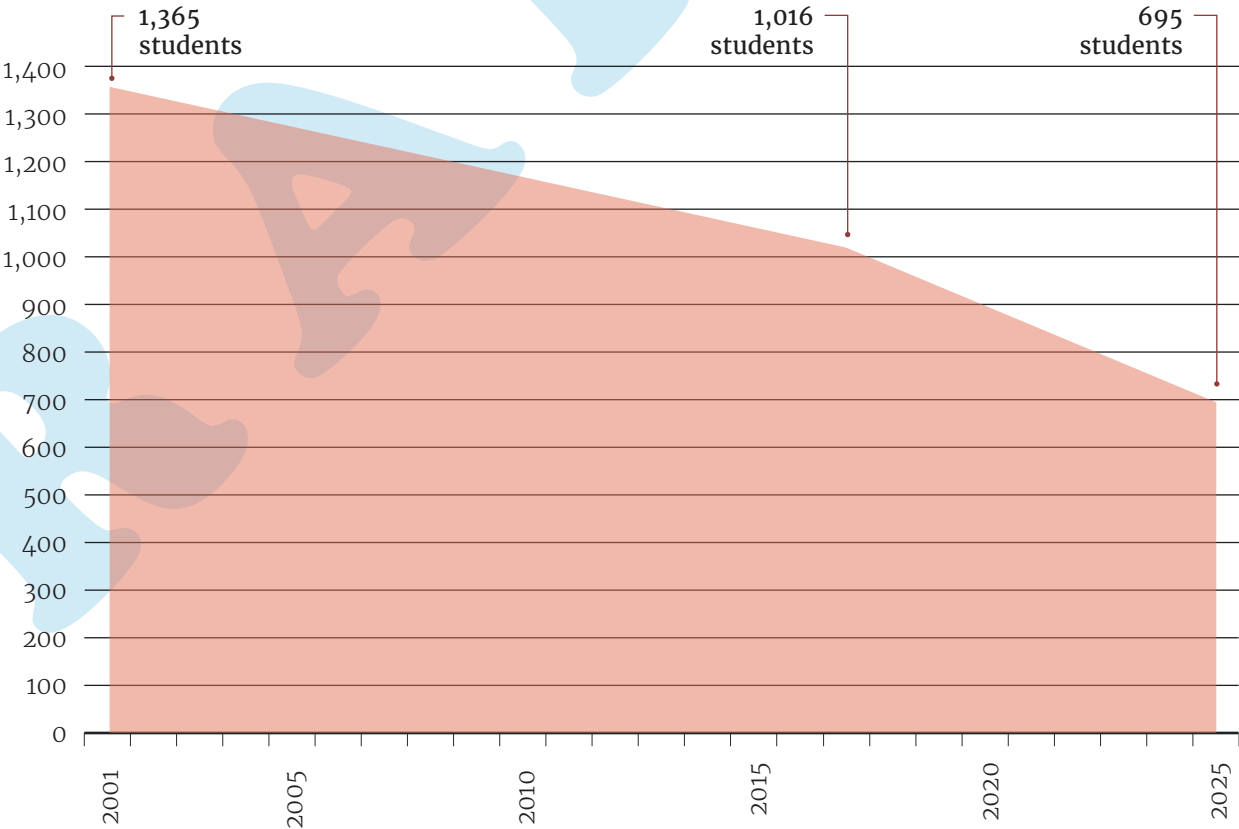
EDUCATION & ENROLLMENT

- Population and household changes have had a substantial impact on local school enrollment. Between 2001 and 2025 the Sedona–Oak Creek USD student population has declined by almost 50%.
- With limited numbers available, it appears that enrollment decline accelerated before or as a result of changes resulting from COVID.
- Almost 52% of Sedona residents aged 25 and older have a Bachelor’s degree or higher followed closely by residents of the Village of Oak Creek.
- Educational attainment in Sedona has historically been high but has increased as the population ages and becomes wealthier.

Rate of Loss of Sedona–Oak Creek USD Student Population

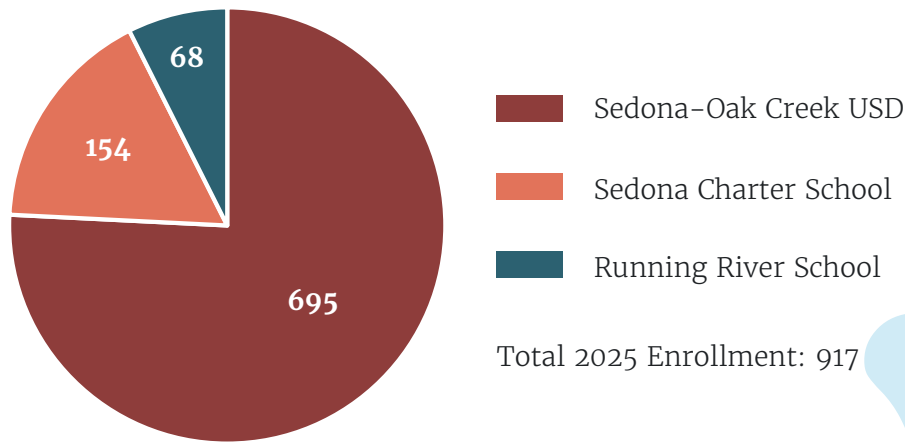


Sedona–Oak Creek USD Enrollment Based on Available Data Points

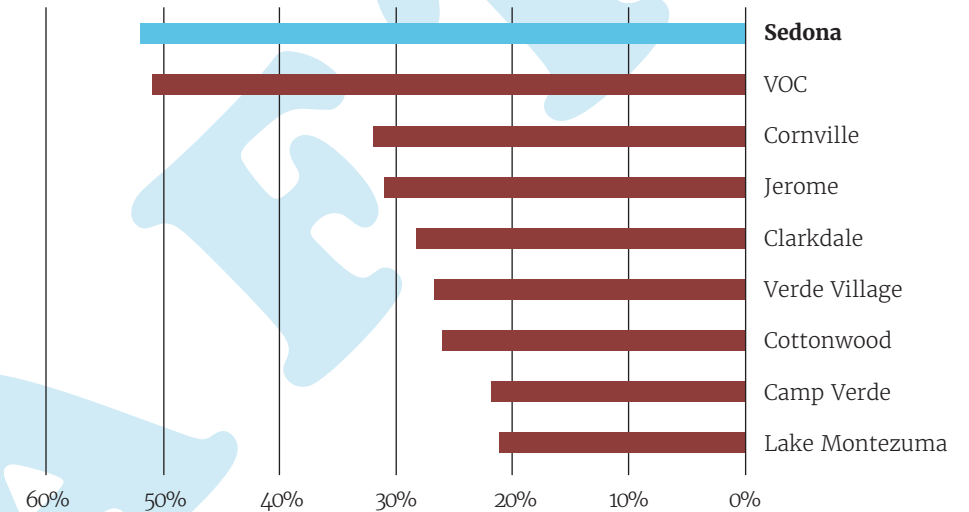


Sources: Sedona–Oak Creek USD, Arizona Auditor General

Total K-12 School Enrollment in Sedona



Residents with a Bachelor's or Graduate Degree



Sources: U.S. Bureau of the Census, ESRI

Educational Attainment in Perspective

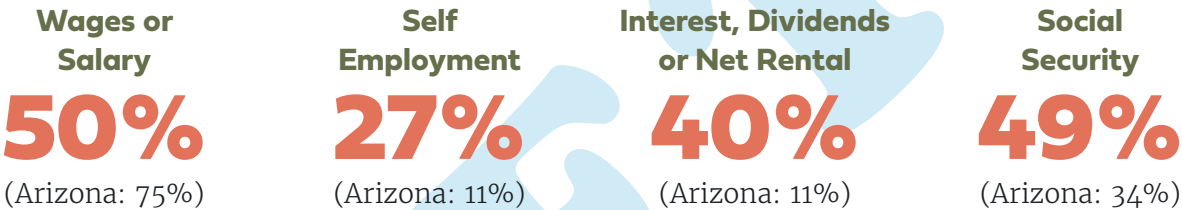
	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
Total Persons Age 25+	8,924	9,242	3,931	2,964	9,743	454	3,904	8,923	5,659	198,850	5,284,794
No Diploma	4.9%	13.5%	3.3%	5.9%	8.0%	0.7%	5.0%	6.9%	4.2%	6.7%	9.6%
High School Graduate or Equivalent	15.3%	28.5%	19.0%	32.1%	30.6%	19.0%	34.0%	27.9%	10.8%	25.3%	24.0%
Some Degree or an Associates Degree	28.1%	36.3%	49.5%	30.0%	35.3%	49.4%	39.8%	38.4%	34.0%	36.8%	32.0%
Bachelor's Degree	26.1%	10.8%	16.9%	17.5%	19.2%	16.7%	11.6%	13.9%	29.8%	18.2%	21.1%
Graduate or Professional Degree	25.7%	10.9%	11.2%	14.5%	6.9%	14.3%	9.6%	12.8%	21.2%	13.0%	13.3%

Sources: U.S. Bureau of the Census, ESRI

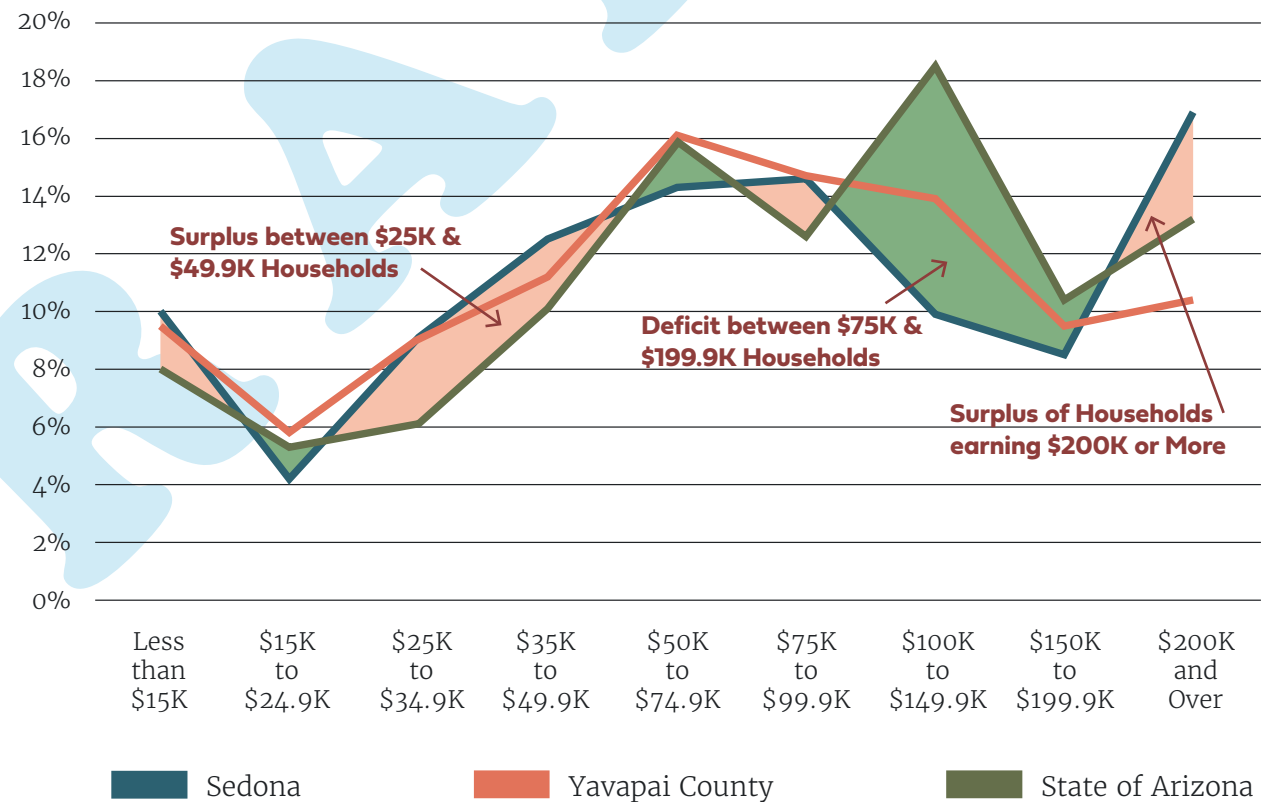
INCOME & WEALTH

- Sedona and the Village of Oak Creek stand apart as the communities with the highest income and the greatest amount of wealth in the Verde Valley. Wealth in Sedona is particularly high.
- Both Average Household Income and Median Household Income are impacted by the low average household size. Both are near (or below) the state average. However, Per Capita Income is substantially higher than the state or most other Verde Valley communities.
- In comparison to the State, Sedona has a deficit of households earning between \$75,000 and \$199,999 (work-force to upper middle income households). Some of those households are spread throughout the area.
- Sedona has a surplus of households earning between \$25,000 and \$49,999 in comparison to the state but not in comparison to other Verde Valley communities. This can be attributed to retirees as well as service workers. The city also has a surplus of households earning greater than \$200,000.
- Sedona residents rely on a variety of revenue streams for income. Only half of households receive wages or a salary. Many enjoy income from interest, dividends, net rental, social security, or retirement funds. Roughly one-quarter enjoy revenues from self-employment.

Sources of Household Income in Sedona, 2023



Household Income by Category



Sources: U.S. Bureau of the Census, ESRI

**Retirement
Income****33%**

(Arizona: 27%)

**Public Assistance or
Food Stamps****6%**

(Arizona: 13%)

Average vs Median Household Income

Average Household Income is the total income in an area divided by the number of households. It can sometimes skew high if a few households have extremely high incomes.

Median Household Income is the middle point where half of households earn more and half earn less. It best represents the “typical” household.

About the Wealth Index

The Esri Wealth Index is a composite measure showing an area’s financial well-being by combining various indicators like household income, net worth, and material possessions. A score of 100 is comparable to the national average. Scores above 100 mean above-average wealth and below 100 indicates lower-than-average wealth.

Household Income in Perspective

	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
Household Income Base	5,286	4,959	2,389	1,596	6,031	285	2,233	4,833	3,372	113,129	2,927,218
<\$15,000	10.0%	9.7%	15.4%	11.2%	17.6%	15.8%	10.3%	10.8%	9.5%	9.5%	8.0%
\$15,000 - \$24,999	4.2%	6.0%	11.6%	0.3%	7.3%	6.7%	8.9%	4.5%	3.4%	5.8%	5.3%
\$25,000 - \$34,999	9.1%	8.5%	14.3%	7.6%	14.3%	8.1%	6.9%	10.4%	9.4%	9.1%	6.1%
\$35,000 - \$49,999	12.5%	11.8%	8.7%	6.8%	11.4%	15.4%	12.0%	10.0%	9.2%	11.2%	10.1%
\$50,000 - \$74,999	14.3%	13.6%	9.4%	20.2%	16.3%	11.6%	16.7%	14.9%	15.6%	16.1%	15.9%
\$75,000 - \$99,999	14.6%	13.6%	9.1%	20.8%	10.8%	25.6%	17.7%	15.2%	11.9%	14.7%	12.6%
\$100,000 - \$149,999	9.9%	14.6%	16.9%	10.7%	11.4%	9.5%	11.6%	17.9%	12.3%	13.9%	18.5%
\$150,000 - \$199,999	8.5%	7.4%	7.3%	12.4%	4.7%	7.4%	3.2%	10.3%	11.4%	9.5%	10.4%
\$200,000+	16.9%	14.7%	7.3%	10.0%	6.3%	0.0%	12.8%	5.9%	17.3%	10.4%	13.2%
Average Household Income	\$120,123	\$109,136	\$79,640	\$100,190	\$70,310	\$70,129	\$94,155	\$89,136	\$122,196	\$100,146	\$115,326
Median Household Income	\$74,697	\$62,994	\$44,371	\$78,383	\$49,014	\$58,702	\$67,128	\$73,905	\$80,145	\$72,052	\$82,768
Per Capita Income	\$63,201	\$37,589	\$32,462	\$44,153	\$33,134	\$37,854	\$40,440	\$35,557	\$66,419	\$44,982	\$44,528
Wealth Index	155	102	70	120	63	47	103	88	176	105	115

Sources: U.S. Bureau of the Census, ESRI

INDUSTRY & OCCUPATION

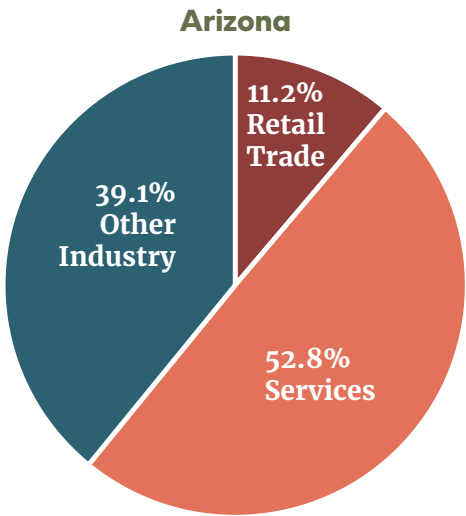
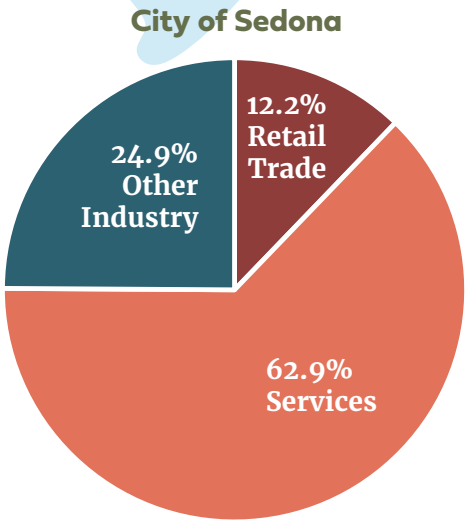
- Over three quarters of all employed residents of Sedona age 16 or older work in either the Services Industry or in the Retail Trade Industry. The percentage of persons employed in the Services Industry is substantially higher than the state average. A more limited percentage of people work in the Finance, Insurance & Real Estate (FIRE) and Construction Industries.
- While the employed residents of Sedona may be deeply involved in the Services and Retail Trade industries, they are not necessarily performing low skill, low wage jobs. Roughly 68% are employed in White Collar jobs (only Clarkdale and Jerome are comparable). In fact, more than half of all employed residents of Sedona involved in Professional or Management, Business & Financial occupations.
- The percentage of employed residents engaged in Service occupations is higher in all of the Verde Valley communities with the exception of Clarkdale and Cornville.
- The percentage of employed residents of Sedona engaged in Blue Collar occupations is substantially lower than both Yavapai County and the State of Arizona.

Employed Population Age 16 & Over by Industry

	Sedona
Total Households	4,660
Agriculture & Mining	0.3%
Construction	5.5%
Manufacturing	1.9%
Wholesale Trade	1.7%
Retail Trade	12.2%
Transportation & Utilities	3.6%
Information	0.9%
Finance, Insurance & Real Estate	6.8%
Services	62.9%
Public Administration	4.0%

Sources: U.S. Bureau of the Census, ESRI

Employed Population Age 16 & Over by Industry by Area



About Industry & Occupation

The term “Industry” refers to the type of business or enterprise in which a specific resident of Sedona works.

The term “Occupation” defines the type of job or work performed by a resident of Sedona.

Both are measures of employed residents of Sedona 16 years or older regardless of location of employment.

Employed Population Age 16 & Over by Occupation in Perspective

	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
Total Households	4,660	4,680	2,096	1,929	5,543	319	2,180	5,766	2,403	101,916	3,571,954
White Collar	68.0%	44.7%	65.4%	62.9%	50.2%	71.8%	45.4%	57.4%	55.2%	57.7%	63.2%
Management, Business & Financial	24.4%	13.0%	13.9%	25.4%	16.5%	22.9%	8.6%	15.5%	19.0%	15.0%	18.3%
Professional	27.4%	12.4%	28.9%	23.3%	15.0%	30.7%	23.5%	23.9%	18.4%	22.7%	24.6%
Sales	7.8%	9.1%	11.8%	3.6%	7.7%	16.9%	4.6%	9.4%	10.3%	9.5%	8.9%
Administrative Support	8.5%	10.3%	10.7%	10.7%	11.1%	1.3%	8.6%	8.6%	7.5%	10.5%	11.4%
Services	20.9%	33.8%	17.2%	16.1%	29.4%	23.8%	21.4%	21.9%	25.3%	20.5%	17.0%
Blue Collar	11.1%	21.5%	17.5%	20.9%	20.4%	4.4%	33.3%	20.6%	19.4%	21.8%	19.8%
Farming, Forestry & Fishing	0.0%	0.0%	0.0%	0.6%	0.1%	0.0%	0.5%	0.2%	1.1%	0.3%	0.4%
Construction/Extraction	5.0%	10.2%	3.0%	9.4%	5.4%	2.2%	15.7%	8.5%	9.1%	7.2%	5.1%
Installation, Maintenance & Repair	0.6%	0.9%	0.0%	0.7%	5.9%	0.0%	9.0%	2.9%	1.2%	3.5%	3.2%
Production	2.6%	3.5%	5.8%	5.4%	1.4%	2.2%	1.2%	3.4%	1.2%	3.8%	3.8%
Transportation & Material Moving	2.9%	6.9%	8.6%	4.9%	7.6%	0.0%	6.8%	5.6%	6.9%	6.9%	7.3%

Sources: U.S. Bureau of the Census, ESRI

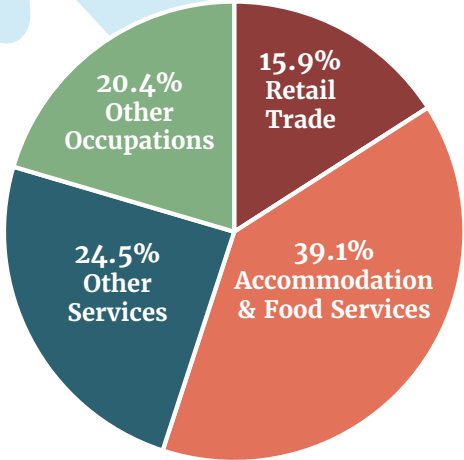
WORKERS & COMMUTING

- More than half of all Sedona employees are involved in the Accommodation & Food Services or Retail Trade industries that are commonly associated with tourism. Only slightly more than 20% of employees are involved in industries other than Services and Retail Trade.
- Over one third of all employees in Sedona have only a high school diploma or less.
- Roughly 8 out of 10 employees in Sedona commute in from other communities and areas.
- Nearly 40% of employees travel between 10 and 24 miles to reach their place of employment in Sedona.
- Nearly 20% of Sedona employees live in the community. An additional 40% lived in various other Verde Valley communities (with the possibility of others located outside of incorporated and unincorporated communities in the Verde Valley).
- In 2022, a substantial number of employees – perhaps as high as 24% – commuted in from as far as 50 miles away or greater.

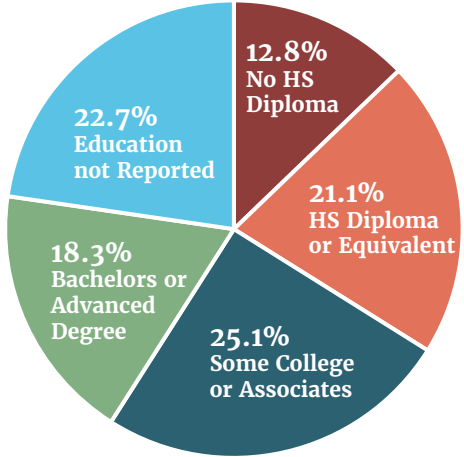
Employment in Sedona by Industry

	Percent
Total Employees, 2022	4,660
Agriculture & Mining	0.0%
Construction	3.6%
Manufacturing	1.7%
Wholesale Trade	1.2%
Retail Trade	15.9%
Transportation & Utilities	3.6%
Information	1.5%
Finance, Insurance & Real Estate	4.6%
Services	63.6%
Professional, Scientific, and Technical Services	3.5%
Management of Companies and Enterprises	0.4%
Administration & Support, Waste Management and Remediation	5.9%
Educational Services	3.0%
Health Care and Social Assistance	5.1%
Arts, Entertainment, and Recreation	2.2%
Accommodation and Food Services	39.1%
Other Services (excluding Public Administration)	4.4%
Public Administration	4.3%

Employment by Largest Industries

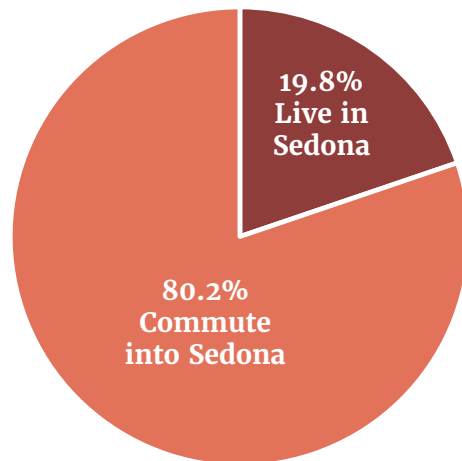


Employees by Educational Attainment



Sources: U.S. Bureau of the Census, On the Map

Employees by Commute, 2022

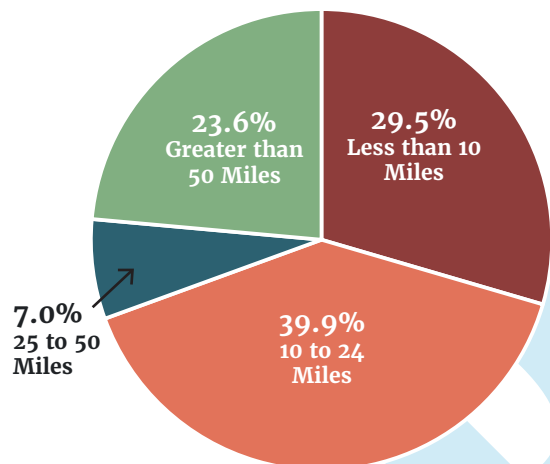


About Available Commute Data

Most data associated with this study is based on estimates for 2025. Unfortunately, the most recent available data on commuting available through the US Bureau of the Census was conducted in 2022. Commute patterns during that time were disrupted and altered by lingering impacts of COVID.

It is possible that data, such as the percentage of people traveling to Sedona from extensive distances such as Phoenix and beyond are somewhat different today as living patterns have stabilized.

Employee Commute by Distance



Commute by Location

Place of Residence	Share
Sedona	19.8%
Cottonwood	11.6%
Verde Village	9.8%
Village of Oak Creek	6.2%
Phoenix	5.7%
Flagstaff	4.8%
Camp Verde	4.5%
Cornville	3.3%
Clarkdale	2.6%
Lake Montezuma	2.5%
Mesa	1.5%
Glendale	1.5%
Prescott Valley	1.4%
Prescott	1.1%
All Other Locations	23.6%

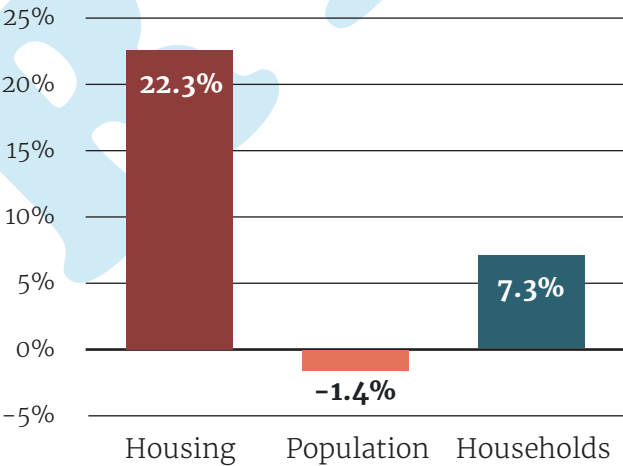
GENERAL HOUSING SUPPLY

- Housing, like population and households, grew dramatically between 1970 and 2000 spurred by retirees and families moving into the area or construction of a limited number of second homes.
- Between 2000 and 2025, housing growth substantially outpaced population and household growth – the first indication of growth in second homes and housing for short term rentals.
- While Sedona slid to fourth most populous city in the Verde Valley it continues to rank first in the number of housing units.
- Sedona ranks near the bottom among Verde Valley communities in housing growth rate. In most communities the housing growth rate closely mirrors population growth.
- The gap between housing and population or household growth is most significant in Sedona, followed by Village of Oak Creek, Clarkdale and Cornville.
- Today, nearly four in ten residential parcels in Sedona has a mailing address outside of the city – indicating a high level of housing in Sedona used as either a second home, an investment property for short term rental – or both.

Housing Growth Over Time in Sedona vs Population and Households

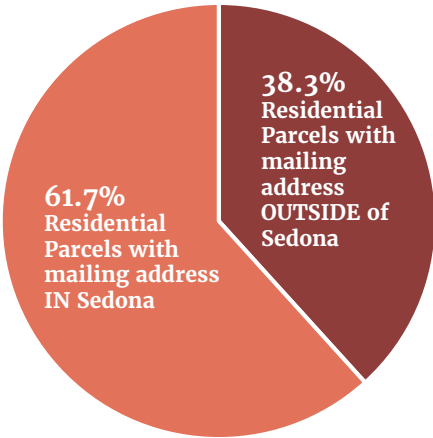
	Housing Units		Population		Households	
	Number	Growth Rate	Number	Growth Rate	Number	Growth Rate
1970	1,168		2,022		855	
1980	2,706	131.7%	5,368	165.5%	1,864	118.0%
1990	4,351	60.8%	7,645	42.4%	2,917	56.5%
2000	5,677	30.5%	10,192	33.3%	4,928	68.9%
2010	6,371	12.2%	10,036	-1.5%	4,976	1.0%
2020	6,671	4.7%	9,684	-3.5%	4,997	0.4%
2025	6,941	4.0%	10,048	3.8%	5,286	5.8%
Growth Rate: 1970 to 2000		386.0%	404.1%		476.4%	
Growth Rate: 2000 to 2025		22.3%	-1.4%		7.3%	

Growth Rates, 2000 to 2025



Sources: U.S. Bureau of the Census, ESRI

Residential Parcels by Ownership



Sources: City of Sedona

Ranking Sedona to Eight Other Verde Valley Communities by Housing and Housing Growth

**2025
Housing Units**

1ST

**2025
Population**

4TH

**2025
Households**

2ND

**2000 To 2025
Housing Growth
Rate**

8TH

**Largest Gap in
Housing &
Population Growth**

1ST

**Largest Gap in
Housing and
Household Growth**

1ST

Housing Growth in Comparison by Area

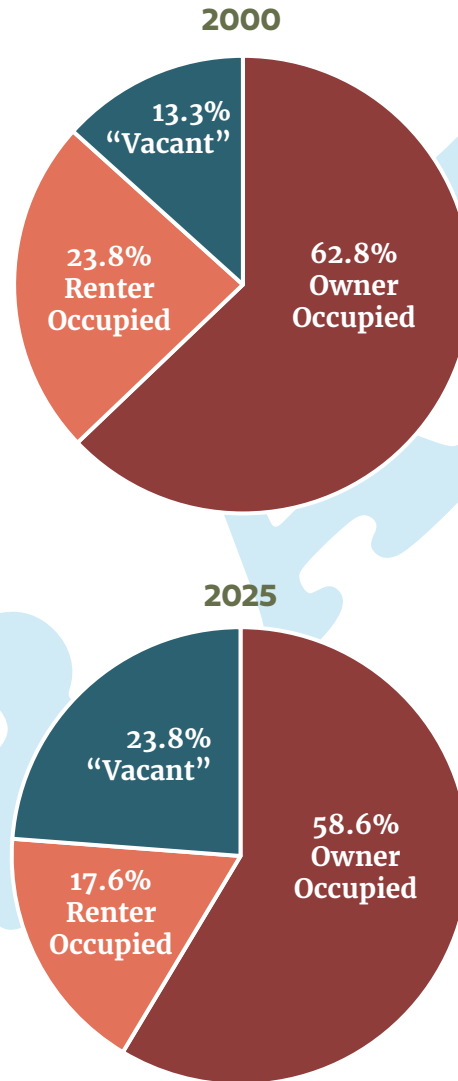
	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
2000 Housing Units	5,677	3,969	1,508	1,492	4,531	230	1,667	4,268	3,184	81,724	2,189,180
2025 Housing Units	6,941	5,337	2,453	1,838	6,508	335	2,475	5,094	4,453	129,939	3,306,578
2000 to 2025 Growth Rate	22.3%	34.5%	62.7%	23.2%	43.6%	45.7%	48.5%	19.4%	39.9%	59.0%	51.0%
Gap in Housing & Population Growth (by percentage point)	23.7%	2.3%	16.8%	14.6%	3.5%	-14.8%	-7.0%	5.1%	21.4%	8.5%	3.0%
Gap in Housing & Household Growth (by percentage point)	15.0%	-0.3%	5.9%	1.5%	-7.8%	-10.9%	-3.3%	0.6%	8.1%	-2.2%	-2.9%

Sources: U.S. Bureau of the Census, ESRI

HOUSING TENURE

- Between 2000 and 2025 the percent of housing units classified as “Vacant” in Sedona grew, largely at the cost of Renter Occupied Units.
- Today, almost 24% of the housing units in Sedona are classified as “Vacant”. It is extremely likely that the very large majority of those units are comprised of second homes and short term rentals (a minimum of 18% is comprised of short term rentals).
- Most Verde Valley communities have a higher percentage of housing stock dedicated to renters than Sedona. In 2000, Sedona ranked 4th. In 2025, the community slid to 6th.
- Only the Village of Oak Creek has a greater percentage of housing units classified as “Vacant” than Sedona. Remaining Verde Valley communities are substantially lower.
- Sedona is not the only community seeing a rise in the number of units classified as “Vacant”. The Village of Oak Creek, Cornville and Clarkdale also saw increases.

Housing Tenure in Sedona Over Time



Defining “Vacant” Anyone in Sedona can agree that 23.8% of the total housing stock is not actually vacant.

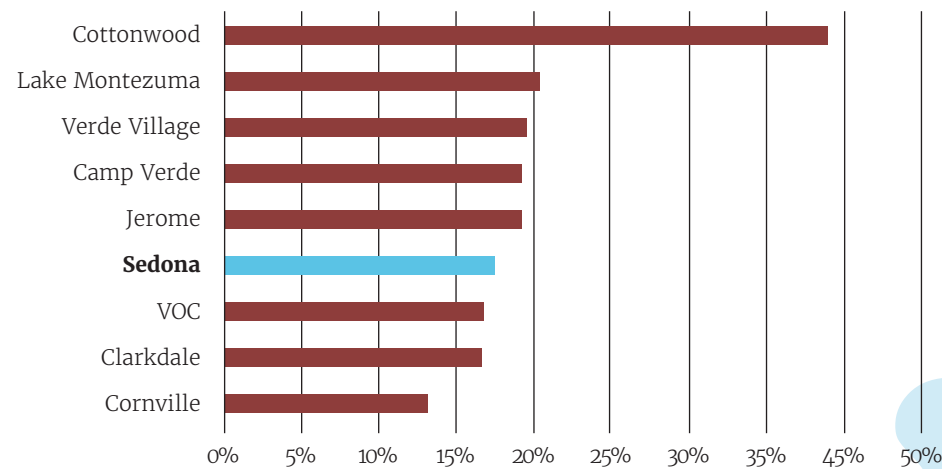
A home is defined by the Bureau of the Census as vacant “if no one is living in it at the time of the interview, unless its occupants are temporarily absent. In addition, a vacant unit may be one which is entirely occupied by persons who have a usual residence elsewhere.”

In the American Community Survey, vacant units are subdivided into categories of vacant units for rent; for sale only; rented or sold but not occupied; for seasonal, recreational or occasional use; for migrant workers, or other.

Most important to Sedona are vacant units “for seasonal, recreational, or occasional use”. Second homes and particularly short term rentals fall into this category.

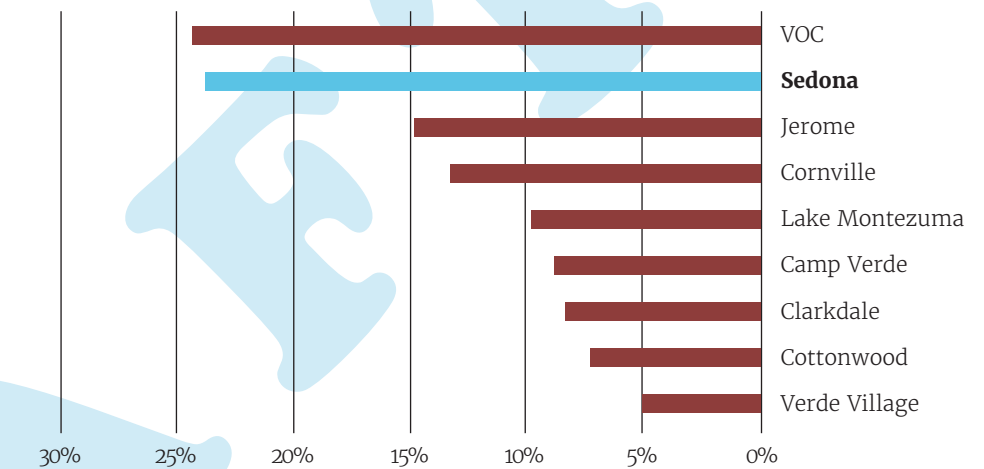
A breakdown of data beyond total vacant units was not included due to very high margins of error beyond the broader categories of Owner, Renter and Vacant.

Percent of Housing Classified as Renter Occupied



Sources: U.S. Bureau of the Census, ESRI

Percent of Housing Classified as "Vacant"



Sources: U.S. Bureau of the Census, ESRI

Housing Tenure in Perspective

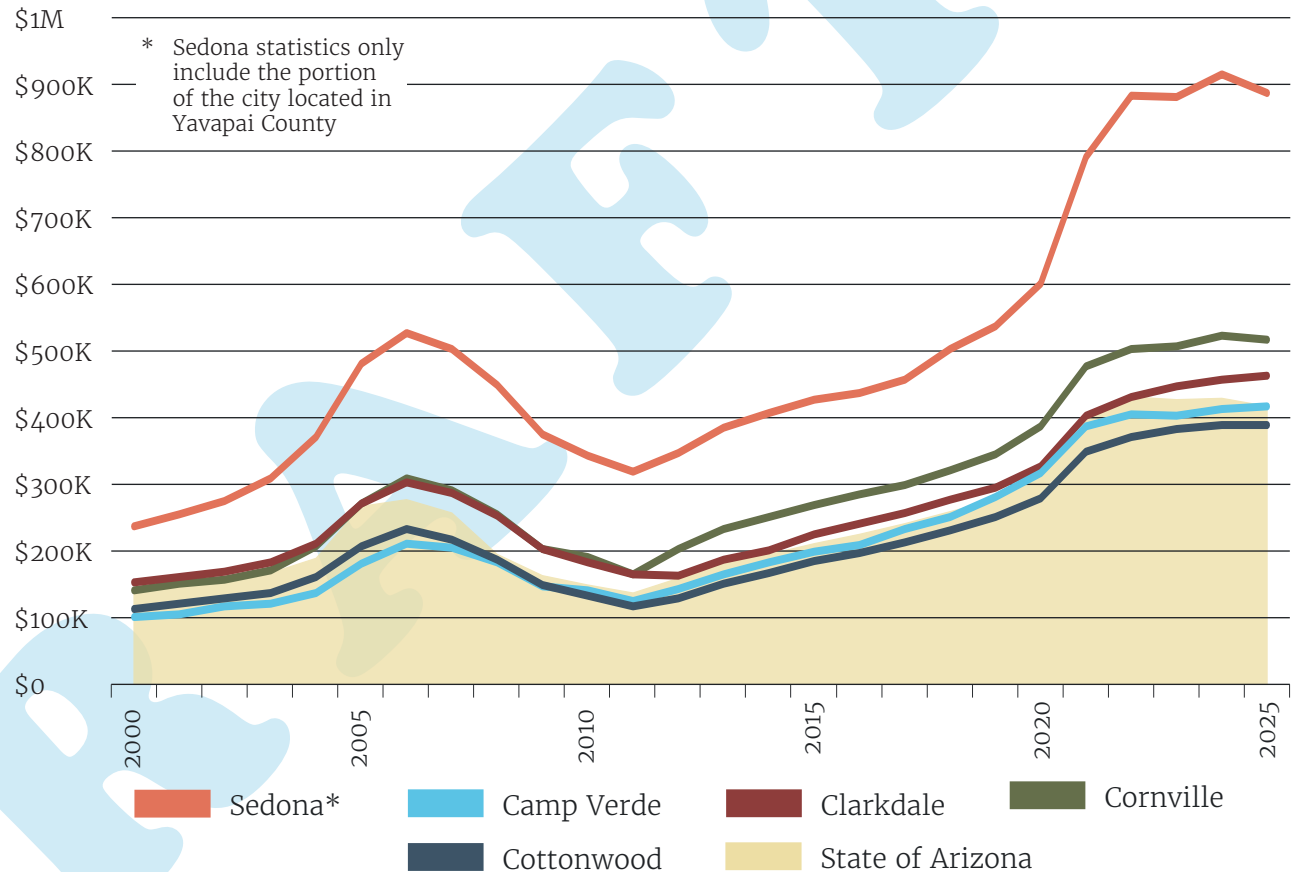
	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
2000 Housing Units	5,677	3,969	1,508	1,492	4,531	230	1,667	4,268	3,184	81,724	2,189,180
Owner Occupied	62.8%	72.5%	74.9%	68.6%	49.0%	49.1%	66.3%	77.5%	57.1%	63.0%	59.1%
Renter Occupied	23.8%	18.5%	17.6%	22.1%	41.0%	33.5%	22.0%	17.3%	24.8%	22.8%	27.8%
"Vacant"	13.3%	9.0%	7.4%	9.2%	10.0%	17.4%	11.7%	5.2%	18.1%	14.1%	13.1%
2025 Housing Units	6,941	5,337	2,453	1,838	6,508	335	2,475	5,094	4,453	129,939	3,306,578
Owner Occupied	58.6%	71.8%	74.8%	73.6%	53.7%	66.0%	69.7%	75.2%	58.8%	67.2%	60.7%
Renter Occupied	17.6%	19.4%	16.8%	13.3%	39.0%	19.1%	20.5%	19.7%	16.9%	19.8%	27.8%
"Vacant"	23.8%	8.8%	8.4%	13.2%	7.3%	14.9%	9.8%	5.1%	24.3%	12.9%	11.5%

Sources: U.S. Bureau of the Census, ESRI

VALUE & AFFORDABILITY

- Sedona has historically been more expensive than other Verde Valley communities and, over time, has become more so – particularly beginning with COVID.
- By Housing Affordability Index, Sedona is very unaffordable, particularly for persons making the median household income. However, none of the Verde Valley communities or the state as a whole are considered affordable for their population.
- The average Sedona household with a home and a mortgage pay 64.5% of their monthly income to the mortgage – more than double what is considered a reasonable amount.
- Over half of owners and 46% of renters in Sedona dedicate more than 30% of their income toward housing costs and are therefore considered “cost burdened”. Nearly one of every four Sedona homeowners pay more than 50% to housing costs.
- Less than half of Sedona owner households have a mortgage – a substantially lower number than usual and a reflection of local wealth and age.
- Average Gross Rent in Sedona is actually roughly on par with the State of Arizona.

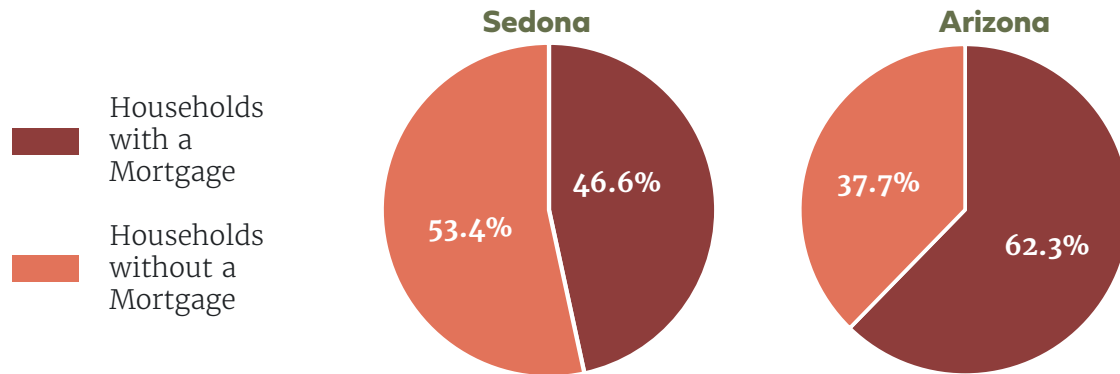
Average Sales Price for Certain Areas Over Time*



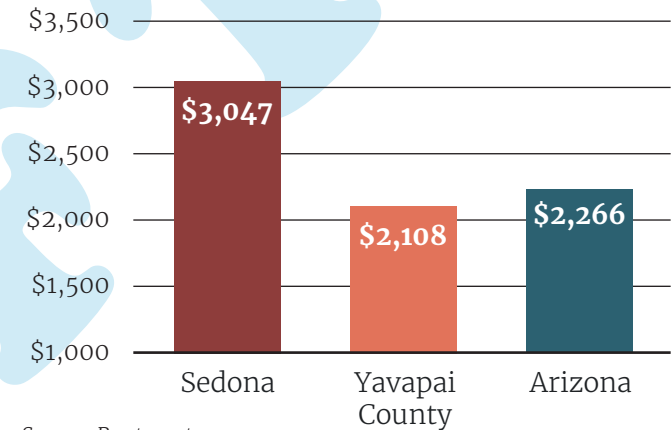
Sources: Yavapai County Assessor's Office

Housing Affordability Index (HAI). HAI measures the ability of a household earning the median income in an area to afford a median valued home. A score of 100 means the median value home is exactly affordable for a household earning the median household income. A score lower than 100 means less affordability (defined as sufficient income for a 30 year conventional mortgage with 20% down).

Owned Housing Units with a Mortgage



Average Gross Rent for a 2BR Home



Housing Value and Affordability in Perspective

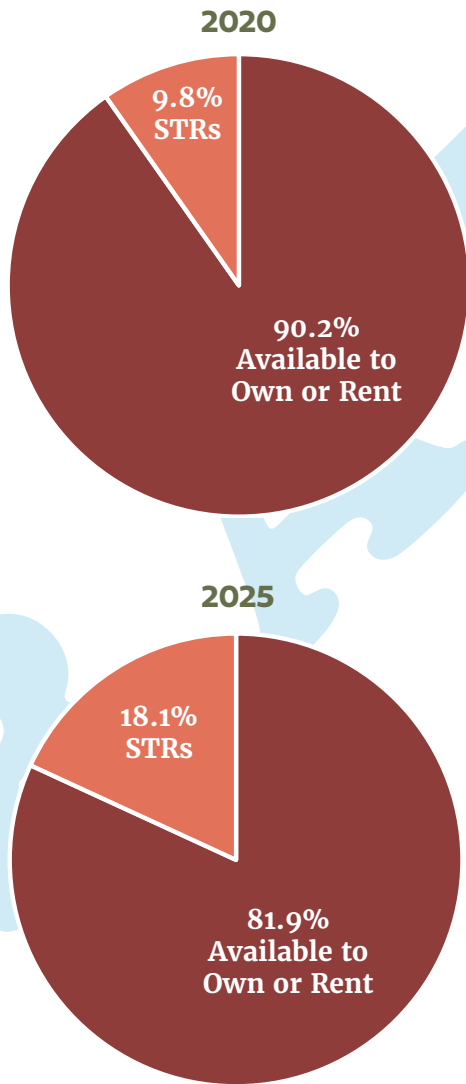
	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
Average Home Value	\$844,267	\$399,075	\$463,397	\$599,170	\$492,113	\$551,414	\$371,916	\$420,737	\$775,571	\$551,883	\$495,727
Median Home Value	\$769,824	\$355,951	\$429,394	\$520,423	\$395,671	\$573,148	\$356,226	\$374,721	\$707,195	\$477,949	\$429,848
Housing Affordability Index (HAI)	40	70	41	61	50	41	75	79	46	76	61
Percent of Income Dedicated to a Mortgage	64.5%	35.4%	60.6%	41.6%	50.5%	61.1%	33.2%	31.7%	55.2%	32.5%	41.5%
Cost Burden											
Owners with a Mortgage											
Over 30% of Income	51%	30%	48%	26%	28%	75%	31%	35%	42%	34%	25%
Over 50% of Income	25%	5%	37%	11%	12%	47%	30%	15%	29%	17%	10%
Renters											
Over 30% of Income	46%	40%	53%	33%	36%	57%	34%	33%	43%	39%	45%
Over 50% of Income	16%	22%	34%	23%	18%	33%	27%	19%	24%	20%	22%

Sources: U.S. Bureau of the Census, ESRI

SHORT TERM RENTALS

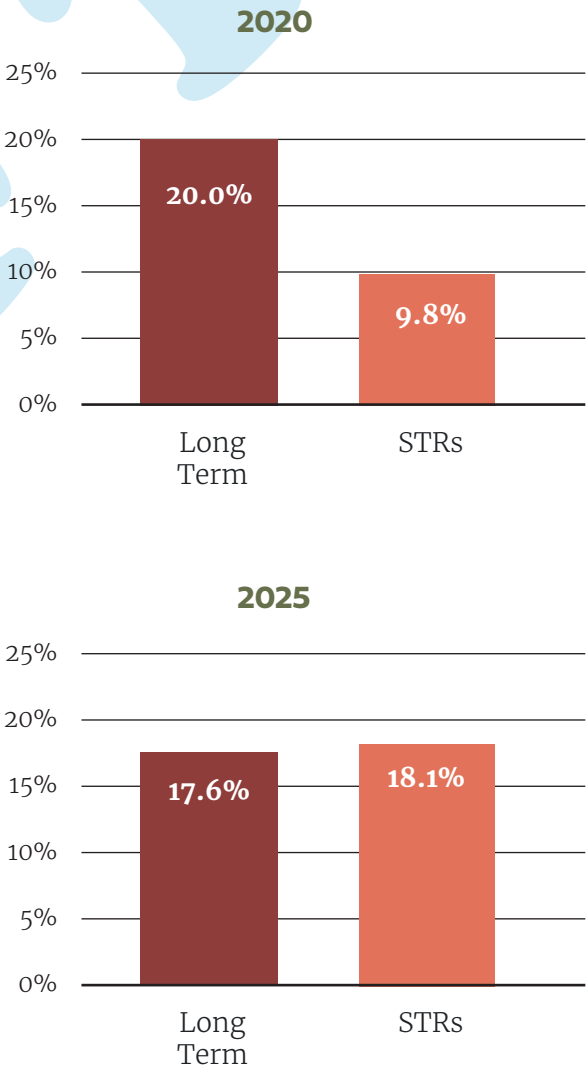
- The percentage of Sedona’s housing stock consumed by short term rentals (STRs) nearly doubled between 2020 and 2025.
- The spike in STR growth during and after COVID is in direct correlation to the significant increase in home value as homes came to be viewed as a tourism investment opportunity.
- Lack of options for housing growth means that the increase in STRs comes as the cost of available housing for residents, particularly renters. In 2025 the percentage of housing devoted to STRs is greater than the amount available to renters.
- The STR market is evolving. The number of apartments, private units in homes, condos, townhomes, and private rooms used for short term rental are declining. On the other hand, the number of guest houses and single family homes is increasing. The increase in single family homes used as STRs is increasing at a notable rate.

STRs as Percent of Housing Stock



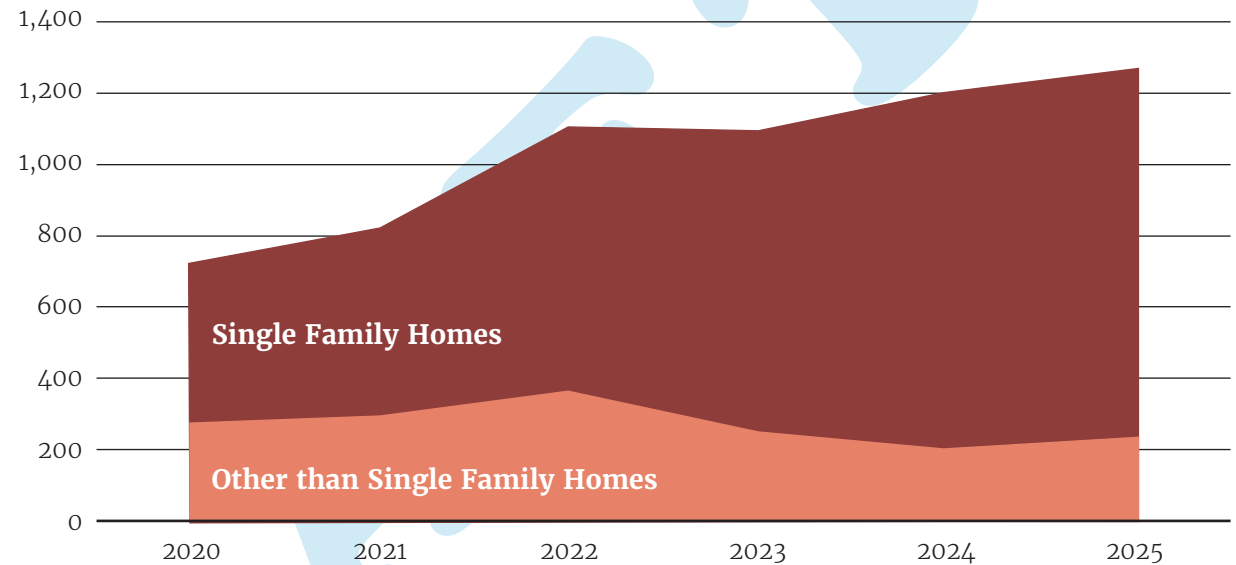
Sources: City of Sedona

Short Term vs Long Term Stock



Sources: U.S. Bureau of the Census, ESRI, City of Sedona

Short Term Rental Units Over Time



Changes in Short Term Rental Units in Sedona Over Time

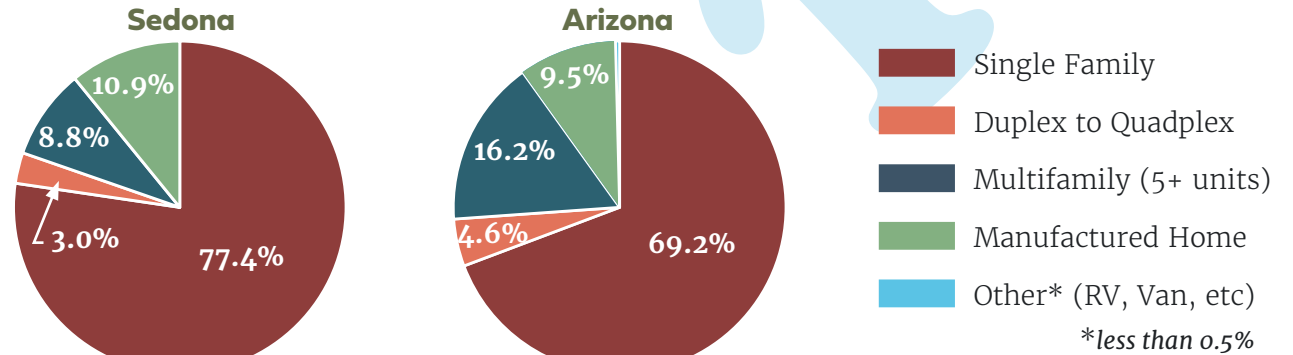
	Apartments/ Private Unit in Homes	Condos & Townhouses	Private Rooms	Guest Houses & Casitas	Single Family Homes	Total	Growth Rate
2020	86	58	72	57	454	727	
2021	91	57	82	65	527	822	13.1%
2022	98	64	119	80	742	1,103	34.2%
2023	74	39	65	71	850	1,099	-0.4%
2024	95	42	16	55	993	1,201	9.3%
2025	67	51	25	86	1,041	1,270	5.7%
Change in Type	-22.1%	-12.1%	-65.3%	50.9%	129.3%	74.7%	

Sources: City of Sedona

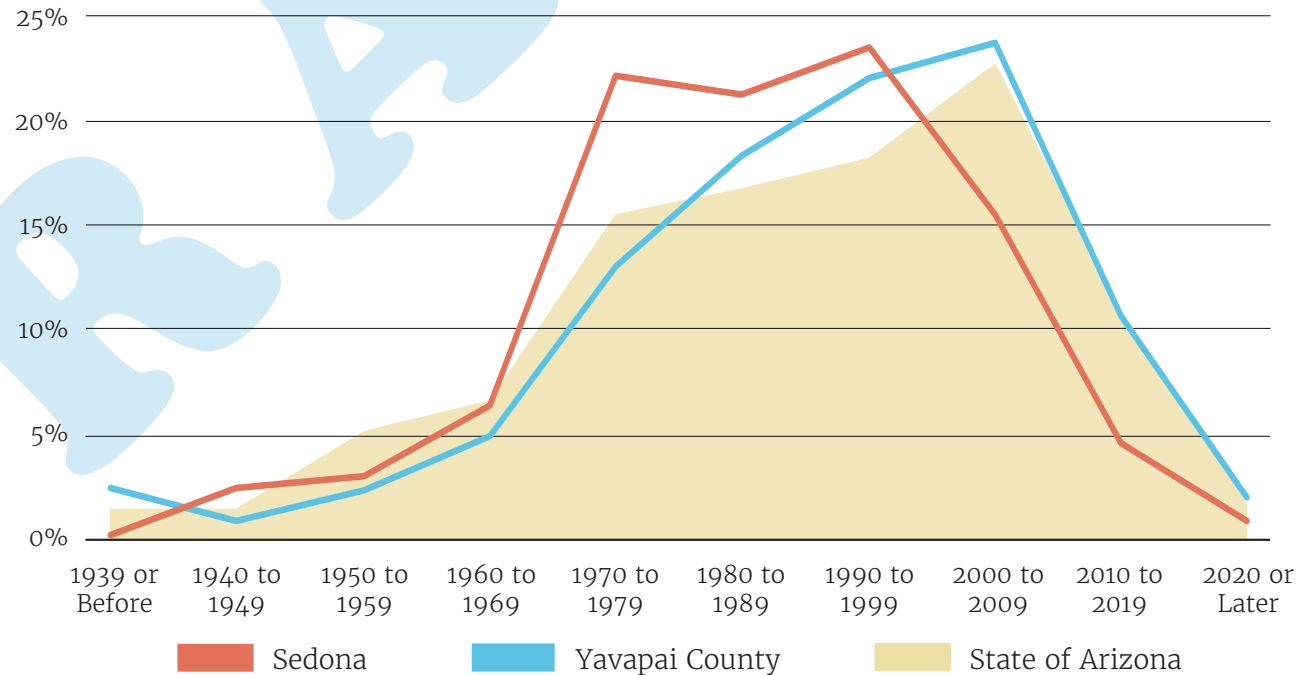
HOUSING TRAITS

- Sedona is very prominently comprised of single family homes (both attached and detached) – a higher percentage than any of the Verde Valley communities, Yavapai County, or the state.
- The community has a limited number of duplexes, triplexes and quadplexes, even in comparison to other Verde Valley communities. The percentage of multifamily units is third highest in the Verde Valley, but lags significantly behind the state as a whole.
- More than 1 in 10 homes in Sedona is a manufactured or mobile home (determined by the year built).
- Sedona has one of the oldest housing stocks in the Verde Valley – with the exception of Jerome. In alignment with the population boom, 2 of 3 homes in Sedona were constructed between 1970 and 1999. In fact, the majority of homes throughout the Verde Valley were constructed in the same period of time.
- Only 21% of Sedona homes have been constructed since 2000.

Housing Units by Major Categories of Units in Structure



Housing Units by Year Structure Built



Sources: U.S. Bureau of the Census, ESRI

Housing Units by Units in Structure in Perspective

	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
Total Structures	6,822	5,018	2,591	1,612	6,964	340	2,742	5,209	4,537	124,032	3,142,443
Single Family	77.4%	59.2%	75.5%	73.2%	45.6%	76.5%	65.4%	70.3%	74.0%	70.5%	69.2%
Single Family Detached	71.3%	57.3%	73.3%	70.2%	41.2%	69.4%	65.4%	69.6%	67.4%	67.1%	64.1%
Single Family Attached	6.1%	1.9%	2.2%	3.0%	4.4%	7.1%	0.0%	0.7%	6.6%	3.4%	5.1%
Duplex to Quadplex	3.0%	3.0%	1.7%	0.0%	16.6%	20.3%	4.9%	5.9%	5.8%	5.3%	4.6%
Duplex	1.3%	0.4%	0.3%	0.0%	5.7%	14.7%	1.4%	3.2%	5.6%	2.4%	1.3%
Triplex/Quadplex	1.7%	2.6%	1.4%	0.0%	10.9%	5.6%	3.5%	2.7%	0.2%	2.9%	3.3%
Multifamily (5+ Units)	8.8%	6.1%	8.5%	3.5%	21.5%	1.5%	0.2%	0.5%	17.3%	6.7%	16.2%
5 to 9 units	5.1%	2.4%	5.6%	3.1%	10.4%	1.5%	0.0%	0.5%	7.5%	2.6%	3.6%
10 to 19 units	2.7%	0.0%	1.3%	0.4%	0.0%	0.0%	0.2%	0.0%	2.8%	0.8%	3.9%
20 to 49 units	0.3%	1.5%	0.0%	0.0%	7.1%	0.0%	0.0%	0.0%	2.7%	1.4%	2.5%
50 or more units	0.7%	2.2%	1.6%	0.0%	4.0%	0.0%	0.0%	0.0%	4.3%	1.9%	6.2%
Manufactured Home	10.9%	31.1%	14.3%	19.1%	16.3%	1.8%	21.3%	22.6%	2.0%	16.5%	9.5%
Other (RV, Van, etc)	0.0%	0.5%	0.0%	4.3%	0.1%	0.0%	8.2%	0.7%	0.9%	1.0%	0.4%

Housing Units by Year Structure Built in Perspective

	Sedona	Camp Verde	Clarkdale	Cornville	Cottonwood	Jerome	Lake Montezuma	Verde Village	Village of Oak Creek	Yavapai County	State of Arizona
Built since 2010	5.4%	4.9%	8.3%	0.5%	11.1%	0.0%	3.7%	3.4%	5.8%	12.7%	12.5%
Built since 2000	20.9%	31.3%	21.5%	17.2%	29.7%	7.1%	26.3%	15.1%	26.7%	36.4%	35.2%
Built prior to 2000	78.8%	68.6%	78.5%	82.8%	70.4%	92.9%	73.7%	85.0%	73.3%	63.8%	64.9%
Built prior to 1980	34.1%	25.6%	22.4%	32.6%	31.0%	84.9%	32.5%	17.7%	17.1%	23.5%	30.0%
Median Year Structure Built	1987	1991	1988	1989	1991	1938	1991	1988	1992	1994	1992

Sources: U.S. Bureau of the Census, ESRI

WHAT DOES “ATTAINABLE” LOOK LIKE?

- For both renters and owners, the benchmark to attainability is to spend no more than 30 percent of gross income toward housing costs.
- A Yavapai County household of four would have to earn 2.4 times the median income to afford the median purchase price of a home in Sedona. The same household in Coconino County would have to earn 2.0 times the median income.
- The majority of people in critical occupations ranging from those important to the tourism economy to educators, health care professionals, police and firefighters cannot afford housing in Sedona.

2025 AMI Income Ranges by County

Amount of Annual Household Income Needed to Afford the Median Purchase Price of a Sedona Home in 2025

\$214,500

Area Median Income (AMI). Area Median Income is defined by HUD as the median household income for a specific area. It is adjusted to a specific area (in the case of Sedona it is provided for Yavapai County and Coconino County. It is also adjusted based on the number of persons in a household. AMI is used to set income limits for various housing programs.

Percent of AMI	1 Person Household	2 Person Household	3 Person Household	4 Person Household	5 Person Household	6 Person Household	Category
Yavapai County							
50	\$31,700	\$36,250	\$40,750	\$45,300	\$48,950	\$52,550	Low Income
80	\$50,720	\$58,000	\$65,200	\$72,480	\$78,320	\$84,080	Workforce
100	\$63,400	\$72,500	\$81,500	\$90,600	\$97,900	\$105,100	Workforce
120	\$76,080	\$87,000	\$97,800	\$108,720	\$117,480	\$126,120	Workforce
150	\$95,100	\$108,750	\$122,250	\$135,900	\$146,850	\$157,650	Workforce
200	\$126,800	\$145,000	\$163,000	\$181,200	\$195,800	\$210,200	Market Rate
Coconino County							
50	\$38,200	\$43,650	\$49,100	\$54,550	\$58,900	\$63,250	Low Income
80	\$61,120	\$69,840	\$78,560	\$87,280	\$94,240	\$101,200	Workforce
100	\$76,400	\$87,300	\$98,200	\$109,100	\$117,800	\$126,500	Workforce
120	\$91,680	\$104,760	\$117,840	\$130,920	\$141,360	\$151,800	Workforce
150	\$114,600	\$130,950	\$147,300	\$163,650	\$176,700	\$189,750	Workforce
200	\$152,800	\$174,600	\$196,400	\$218,200	\$235,600	\$253,000	Market Rate

Sources: U.S. Bureau of the Census, ESRI

Examples of Attainability by Occupation

	Childcare Worker	Hotel Line Cook	SOCUSD Teacher	Sedona PD Officer	Sedona FD Firefighter & Medic	Registered Nurse	Nurse Practitioner	Family Medicine Practitioner
Salary	\$34,000	\$47,300	\$53,000	\$80,000	\$85,000	\$101,000	\$126,000	\$188,000
To Purchase								
Gross Monthly Income	\$2,833	\$3,942	\$4,417	\$6,667	\$7,083	\$8,417	\$10,500	\$15,667
Maximum Monthly Housing Budget	\$850	\$1,183	\$1,325	\$2,000	\$2,125	\$2,525	\$3,150	\$4,700
Amount for Insurance + HOA (est)	\$300	\$400	\$400	\$500	\$500	\$550	\$600	\$650
Remainder available for mortgage payment	\$550	\$783	\$925	\$1,500	\$1,625	\$1,975	\$2,550	\$4,050
Loan Size 30yr @ 7% interest	\$82,707	\$117,669	\$139,098	\$225,564	\$244,361	\$296,992	\$383,459	\$609,023
Downpayment (20%)	\$20,677	\$29,417	\$34,774	\$56,391	\$61,090	\$74,248	\$95,865	\$152,256
Total Home Price	\$103,383	\$147,086	\$173,872	\$281,955	\$305,451	\$371,241	\$479,323	\$761,278
To Rent								
Maximum Monthly Housing Budget	\$850	\$1,183	\$1,325	\$2,000	\$2,125	\$2,525	\$3,150	\$4,700
Utilities (est)	\$348	\$348	\$348	\$348	\$348	\$348	\$348	\$348
Maximum Monthly Base Rent	\$502	\$834	\$975	\$1,649	\$1,773	\$2,172	\$2,796	\$4,347

Sources: City of Sedona, Greater Sedona Chamber of Commerce, Sedona-Oak Creek USD, Sedona Fire District, State of Arizona

RECOGNIZING THE GAPS

Sedona has long been a tourist and retirement destination; however, over time the community has quietly transformed to a place that is both unaffordable and unavailable for specific groups that have long played a role in building the character of the community. The absence of those groups plays a noticeable role in the social and economic resilience of the community. Without them, Sedona is increasingly and very nearly exclusively becoming a community for retirees and tourists.

Targeting specific households would address a number of gaps and restore a level of balance and sustainability to the community. While presented separately to note specific traits, some households could represent as many as three of the four target groups.

Working Age & Children

Working age families with children are the backbone of long-term community stability and statistics show that they have been steadily and quietly leaving Sedona for other Verde Valley communities or leaving the Verde Valley entirely. Statistically, the increased loss of both working age adults and children has contributed to the dramatic rise in median age in the community as well as the shrinking household size. The loss of families with children has been a blow to school enrollment as well as daily services businesses. Economically, the result is the leakage of lost revenue for the city to the benefit of surrounding communities. Equally important, however is the risk created as the community continues to age and “hollow out” with very limited local, generational growth. This is realized by institutional changes that are already taking place in Sedona as the school district is forced to reduce services and the hospital transfers services to other communities with a more well balanced demographic.

Working Age Households Earning \$50,000 to \$200,000

Sedona has an abundant number of stories of people that could add value to the community and the labor pool but they simply cannot afford to live in the community. In many cases these are potentially critical employees – teachers, nurses, even doctors. More, employees considered “first responders” in emergency situations such as police and firefighters live outside of Sedona. In fact only three members of the Sedona Police Department and the Sedona Fire District live in Sedona. It is typical, particularly in a tourist community, for a large part of the workforce to live outside of the city; however, in Sedona the figure is not only high, but it creates both economic and physical risk.

Statistics show that Sedona’s “missing middle” is expansive – from households earning \$50,000 to those earning up to \$200,000. A modest effort to increase opportunities for this group would allow for a return to opportunities for upward mobility within Sedona rather than dependence exclusively on people moving to Sedona after building wealth outside of the community.

Working Age Hospitality & Service Workers

The tourism and hospitality industries represent the engine that drives the Sedona economy and allows residents of this community to enjoy a life with very limited property tax. The combination of services and retail sectors include more than half of all Sedona employees and they are among the lowest wage earners. They are also the working age group most at risk of severe housing cost burden. Equally important, due to rising costs across the Verde Valley, they are also the most likely sector to commute long distances or seek alternative arrangements to affordably work in Sedona.

Establishing housing for all tourism and hospitality workers is a nearly impossible task and is not recommended. By increasing the availability of housing for a portion of employees the community reduces staff turnover, commuter traffic and economic leakage into other areas while substantially increasing quality of life, reliability and service improvement.

Cost Burdened Sedona Seniors

A number of seniors have enjoyed the opportunity to age in place in Sedona and would like to remain in the community but are either no longer able to maintain their home or are faced with income restrictions that make remaining in Sedona difficult. Today, the US Bureau of the Census estimates that 565 senior households (age 65 and older) in Sedona pay more than 35% of their income toward housing costs. Many, even if offered the opportunity, would not leave their home (or enjoy sufficient remaining wealth outside of income to be able to afford their home). However, for some, an attainable housing alternative would allow for residents to remain in their community of choice either through senior housing or assisted living. More, the transition to senior housing would allow a portion of the housing units that were occupied by seniors to return to the marketplace for circulation.

INITIAL 10 YEAR TARGETS

To return Sedona to a healthier, more dynamic and sustainable balance as a community, this report proposes a series of targets as well as alternative scenarios for reaching those targets. Each is designed to address the gaps identified by this report.

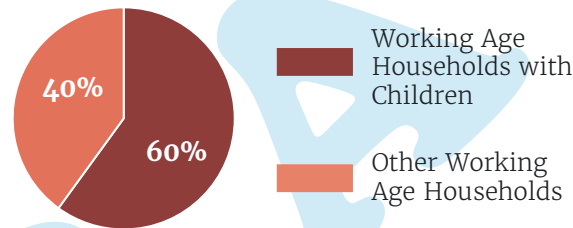
- Stabilize and increase total student enrollment in Sedona schools by **50%**
- Increase the percentage of population that is below age 65 to **60%**
- Increase the percentage of critical employees living in Sedona by **15%**
- Reduce the number of cost-burdened seniors by **35%**
- Redeploy **85 units** formerly occupied by income restricted seniors back into the marketplace
- Reduce the percentage of cost-burdened hospitality and service households by **25%**
- Reduce the number of employees that commute into Sedona for work from 80% to **70%**
- Roughly half of units for working age households to be **ownership**

SCENARIO ONE: 60/40 SPLIT

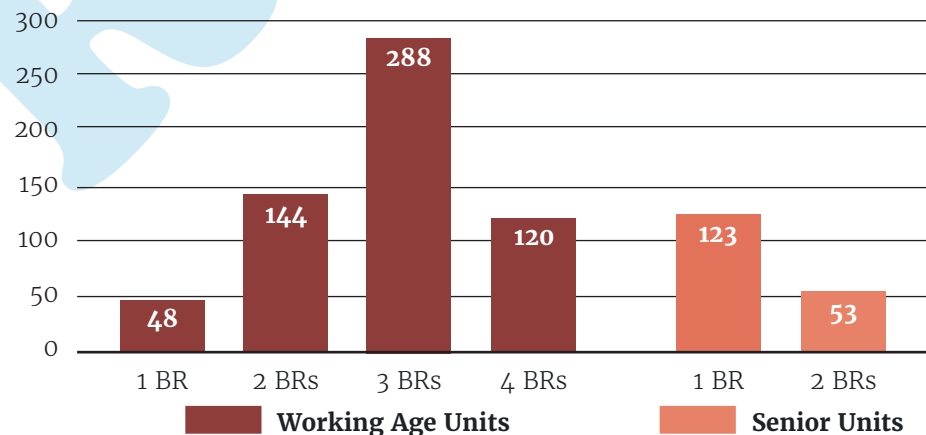
**600
Units**
Working Age
Households

**175
Units**
Income Restricted
Sedona Senior
Households

Focus of Working Age Households



Units by Number of Bedrooms



Scenario Results

470

Added Children

756

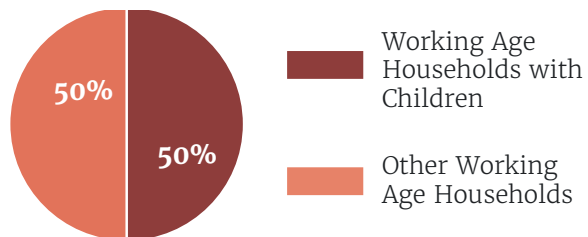
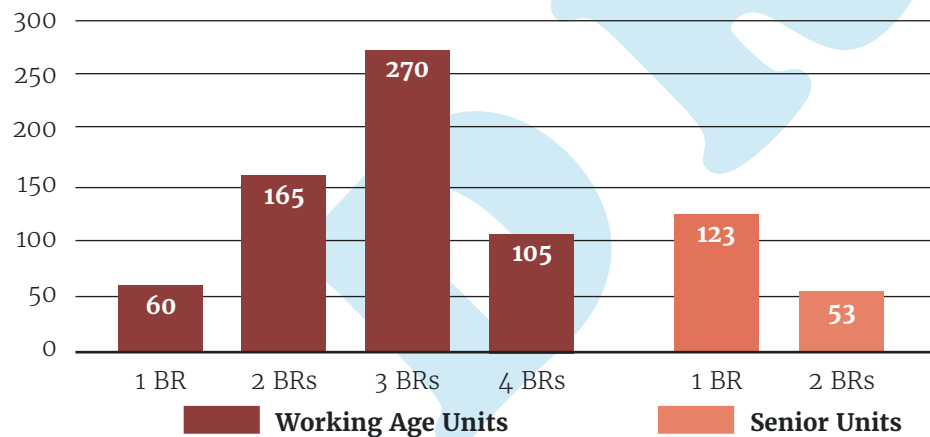
Added Working
Age Adults

88

Units Formerly
Occupied by
Seniors
Redeployed into
the Market

221

Existing Units
Approved for
Construction,
Many of Which
May Count
as Working Age
Household Units

SCENARIO TWO: 50/50 SPLIT**600
Units****Working Age
Households****175
Units****Income Restricted
Sedona Senior
Households****Focus of Working Age Households****Units by Number of Bedrooms****Scenario Results****440****Added Children****744****Added Working
Age Adults****88****Units Formerly
Occupied by
Seniors
Redeployed into
the Market****221****Existing Units
Approved for
Construction,
Many of Which
May Count
as Working Age
Household Units**

CURRENT PROJECTS

A series of six projects are currently in various stages of development that will positively impact housing efforts. “Market Rate” in these instances would not meet the current definition of workforce housing – even with the increase to 150% of the average median household income; however, they would be available to those households earning up to \$200,000.

- The focus of development in design or under construction has largely been a rental product largely consisting of 1 to 2 bedroom units
- More than half of units in design or under construction provide a market rate product
- Government has played some role in all of the projects focused on households earning 150% of average median household income ranging from support for use of low income house tax credits to changes in zoning or height
- The majority of units under development are located in West Sedona

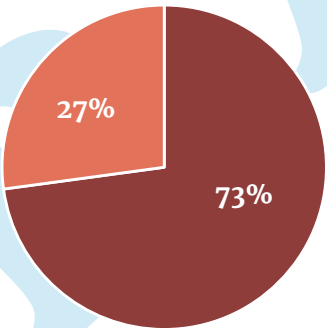
Housing Projects in Sedona Currently In Design or Construction

	Adress	No. of Units	Lot Size (Acres)	Density	Status (Q1 2026)
Alkemista	2144 W State Route 89A	15	0.87	17.2	Construction
Navajo Lofts	10 Navajo Drive	60	4.49	13.4	Construction
Village at Saddlerock Crossing	82 Saddlerock Circle	46	1.2*	38.3	In Design
Villas on Shelby	2250 Shelby Drive	30	1.03	29.1	Construction
Goodrow Housing	60 Goodrow Lane	51	2.88	17.7	In Design
Jordan Townhomes	Jordan Rd	19	2.06	9.2	Construction
Total		221	12.53	17.6	

* NOTE: Village of Saddlerock Crossing includes a total of 6.3 acres but only 1.2 acres is estimated necessary for housing.

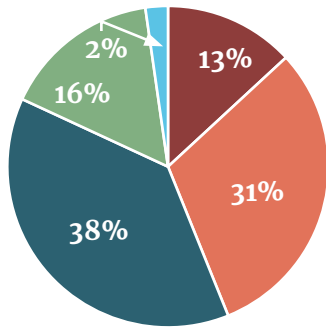
Source: City of Sedona

Units to Rent/Own



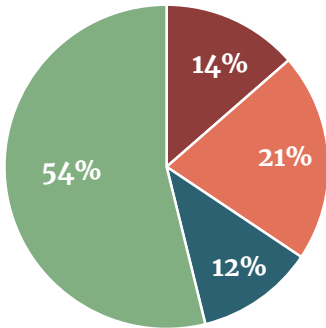
To Rent
To Own

Units by Bedrooms

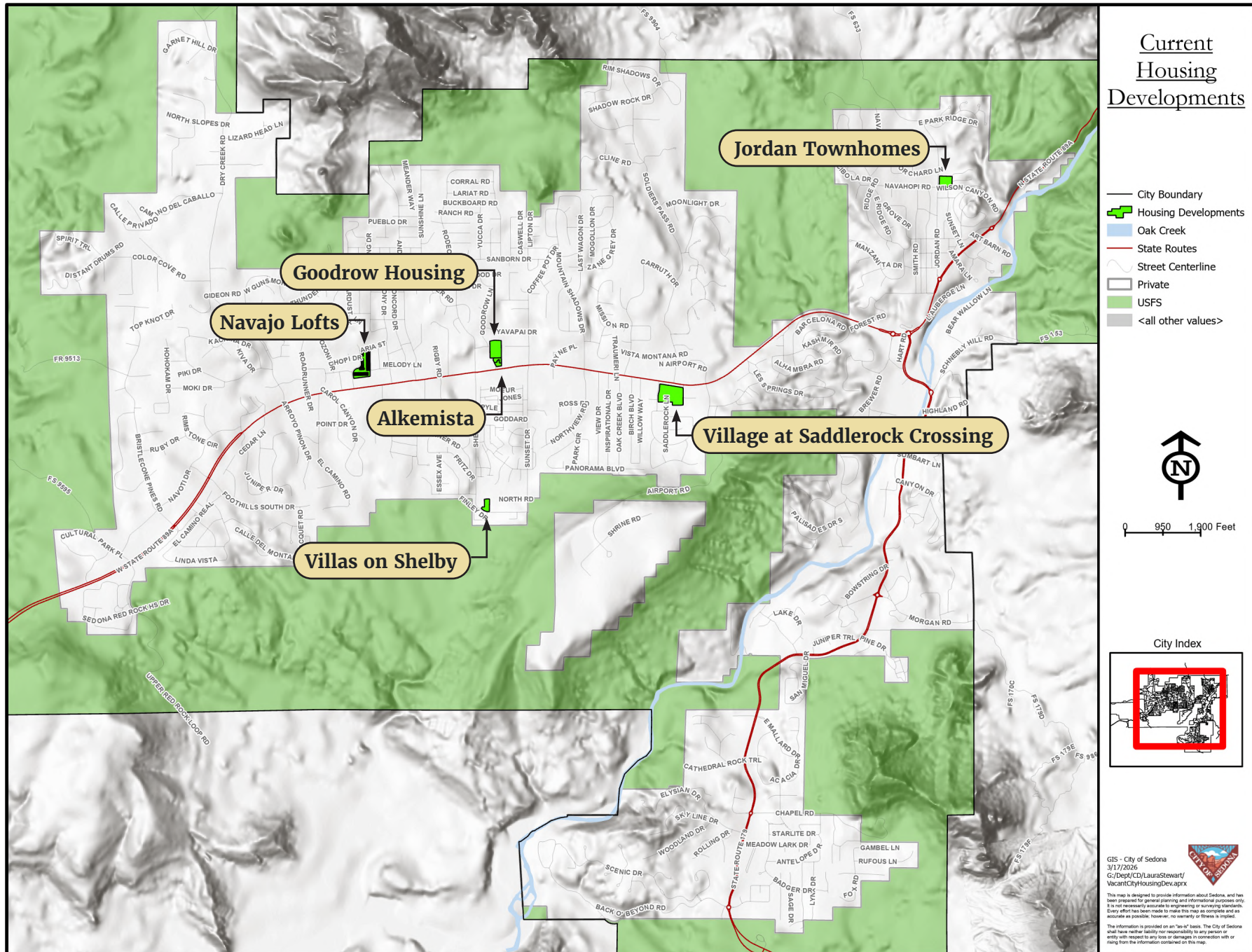


Studio
1 BR
2 BR
3 BR
4 BR

Units by Income Limit



60% AMI or less
120% AMI or less
150% AMI or less
“Market Rate”

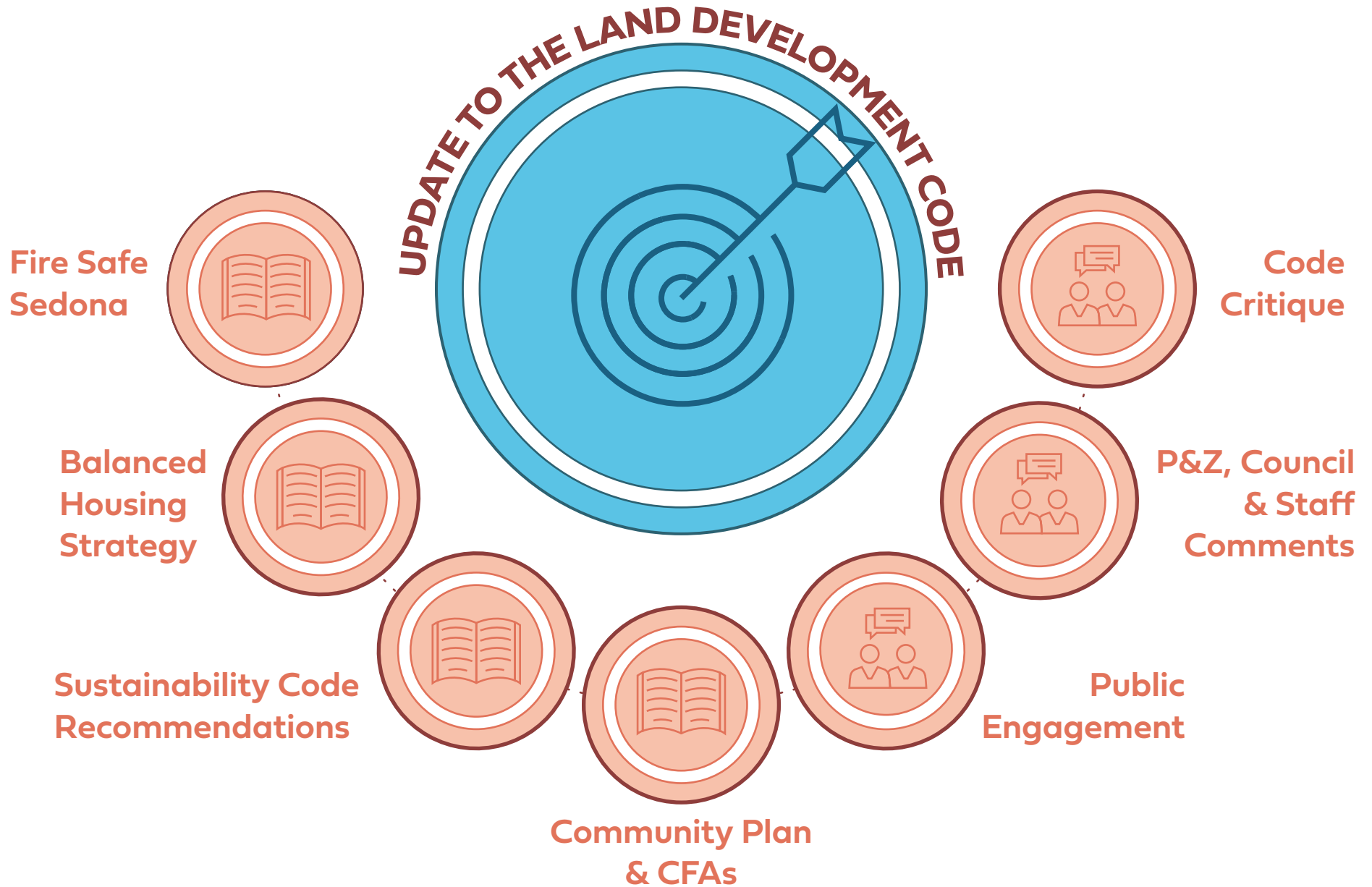


Agenda Item 7:

Discussion/possible direction regarding potential changes to the Land Development Code.

**2026-2027
City of Sedona
Land Development
Code Update**

INFLUENCES



CODE CRITIQUE

An open forum critique to offer experience-based input into how the current Land Development Code functions in practice before initiating a formal update. This allows the community to build a framework for change. More specifically the critique is intended to:

1. Identify real-world barriers and inefficiencies in the existing code.
2. Capture input from a range of audiences, including residents, contractors, builders, developers, design professionals, staff, Planning & Zoning Commission members, City Council and more.
3. Call out specific provisions, processes and standards that create unintended challenges or limit desired outcomes.
4. Focus on how the code performs (and where it gets in the way), rather than general opinions about growth or development.
5. Ensure that the update process is initiated with local knowledge and practical experiences.
6. Recognize misconceptions that can be addressed through education as well as items related to other codes such as the Building Code.

TIMELINE

2026

CODE CRITIQUE

Mid April to Mid June	Code Critique Open
July to July	Assemble and Report

CONSULTANT SELECTION

May to June	Prepare & Issue RFP
July to September	Review & Select Consultant Team

UPDATE UNDERWAY

October to December	Undertake Update Consultant to Provide Detailed Schedule
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2027

UPDATE UNDERWAY/COMPLETE

January to September	Update Continues, Draft Reviews & Delivery to P&Z to Begin Public Hearing Process
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Agenda Item 8:

Discussion/possible action regarding amendments to the Planning and Zoning Commission Rules and Procedures.

Staff Report
Planning and Zoning Commission
Operating Rules and Procedures



Community Development Department
102 Roadrunner Drive Sedona, AZ 86336
(928) 282-1154 • www.sedonaz.gov/cd

Meeting Date:	Public Hearing: April 7, 2026
Hearing Body:	Planning and Zoning Commission
Agenda Item:	Discussion/Possible Action regarding a recommendation to City Council of revisions to the Planning and Zoning Commission Operating Rules and Procedures
Report Prepared by:	Cari Meyer, Planning Manager
Attachments:	Current Planning and Zoning Commission Operating Rules and Procedures with potential changes

This agenda item provides for a public hearing and discussion/possible action regarding revisions to the Planning and Zoning Commission Operating Rules and Procedures.

BACKGROUND

The Planning and Zoning Commission's current Operating Rules and Procedures provide for an election of a Chair and Vice Chair to be held at the first meeting of each calendar year. If a resignation of the Chair occurs during the year, the Vice Chair automatically becomes the Chair and an election for a new Vice Chair is held. A resignation of the Vice Chair would also result in an election for a new Vice Chair.

During the election of the Chair and Vice Chair at the January 6, 2026, Planning and Zoning Commission meeting, the Commission asked whether the Rules and Procedures could be amended to implement a rotating Chair to provide all Commissioners with the opportunity to serve as chair. Potential changes to the Rules and Procedures were drafted by the City Attorney's Office and are attached for Commission review and comment.

RECOMMENDATION

Staff is not providing a recommendation regarding revised Planning and Zoning Commission Operating Rules and Procedures. Changes to the Rules and Procedures and reviewed by the Commission and a recommendation is provided to Council. City Council is the final approval authority regarding the Commission's Rules and Procedures.

MOTION FOR APPROVAL:

I move to recommend to City Council, approval of revised Planning and Zoning Commission Operating Rules and Procedures, regarding the following:

- (specify Section number and proposed amendment)

NOTE: If the Commission decides to not recommend these changes, a motion is not necessary, as this would a Commission-initiated change and would not go forward to Council without a recommendation of approval from the Commission.

RESOLUTION NO. 2026-

**A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF SEDONA,
ARIZONA, APPROVING THE PLANNING AND ZONING COMMISSION'S
OPERATING RULES AND PROCEDURES.**

WHEREAS, the Planning & Zoning Commission has reviewed and updated their Operating Rules and Procedures and the City Council must approve these revisions.

BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF SEDONA, ARIZONA that the Planning & Zoning Commission Operating Rules and Procedures attached hereto are approved by the City Council.

PASSED AND ADOPTED this _____th day of _____, 2026 by the Mayor and Council of the City of Sedona, Arizona.

Holli Ploog, Mayor

ATTEST:

JoAnne Cook, City Clerk

APPROVED AS TO FORM:

Kurt W. Christianson, City Attorney

RESOLUTION NO. 2020-
CITY OF SEDONA
PLANNING AND ZONING COMMISSION

OPERATING RULES AND PROCEDURES

Be it resolved that pursuant to City of Sedona Ordinance 88-6, the Planning and Zoning Commission of the City of Sedona (hereinafter called the Commission) adopts the following amended Operating Rules and Procedures as its by-laws to govern its conduct and function.

Article 1: Membership

- 1.1 Each member of the Commission (Member) shall be selected and shall serve as provided in City of Sedona Ordinance 88-6, Section 2.
- 1.2 Because the participation of all Members is necessary to carry out the duties of the Commission in the best interest of the citizens of Sedona, consistent attendance by the Members is of the utmost importance. For this reason, and pursuant to Section 2(D) of Ordinance 88-6, a member may be removed at any time by the City Council for:
 - 1.2.1 Failure to attend three meetings during a 12-month period or the number of meetings necessary to be efficient in their duties as determined by the City Council; or,
 - 1.2.2 A Member may also be removed by the City Council at any time for inefficiency, neglect of duty or malfeasance.
- 1.3 Removal by City Council may be without the necessity of a hearing or notice and such action shall be final.

Article 2: Officers

- 2.1 A Chair and Vice-Chair shall be elected annually from among the Commission's membership ~~at the first regular meeting in January~~ in the manner prescribed in Article 4 and at such other times as these offices may become vacant.
- 2.2 The Vice-Chair shall serve in the absence of the Chair. In the absence of both the Chair and Vice-Chair, the Commission shall elect an Acting Chair.

Article 3: Chair & Vice-Chair

- 3.1 The Chair shall preside at all public hearings and other meetings of the Commission and decide points of order or procedure.
- 3.2 The Chair is a voting member and shall have the right to make and second motions.
- 3.3 The Chair shall work with the Director to coordinate the work of the Commission and shall perform all other duties required by law, ordinance and these Operating Rules and Procedures.
- 3.4 The Vice-Chair shall perform all duties of the Chair in the absence of the Chair.

- 4.2 If the Chair vacates the office before completing his/her term, the Vice-Chair will assume the office and serve the remainder of the term. A new Vice-Chair will then be selected at the next regularly scheduled meeting per the rotation schedule and serve the remainder of the term.

Article 4: ~~Vice-Chair~~Rotating Chair & Vice-Chair Positions

- 4.1 Rotation Procedure. The officer positions of Chair and Vice-Chair shall rotate among the Commissioners every six (6) months on January 1 and July 1 of each calendar year. The rotation of the Chair and Vice-Chair positions shall follow a pre-determined order determined by the staff liaison based on Commissioner seniority. Any Commissioner may decline to serve as Chair or Vice-Chair during their scheduled rotation. Commissioners who have previously served as Chair shall not serve again as Vice-Chair or Chair until all other qualified Commissioners have had an opportunity to serve. The Commission may revise the rotation order by a two-thirds majority vote (5 votes) of the Commission at the first Commission meeting after January 1 or July 1. ~~The Vice-Chair shall perform all duties of the Chair in the absence of the Chair.~~
- ~~4.2 If the Chair vacates the office before completing his/her term, the Vice-Chair will assume the office and serve the remainder of the term. A new Vice-Chair will then be elected at the next regularly scheduled meeting.~~
- 4.3 Minimum Service Requirement. To be eligible for the position of Chair or Vice Chair, a Commissioner must have served on the Commission for at least one (1) complete year prior to nomination. In the event a Chair has not chaired at least three (3) Commission meetings in the preceding six (6) months, the rotation scheduled shall be postponed for one-time until the subsequent January or July.
- 4.3 Term Requirement. A Commissioner whose term on the Commission expires during the six-months of potential service as Chair or Vice Chair shall not be eligible.
- 4.4 Officer Removal. Either the Chair or Vice Chair may be removed from their office (but not from the Commission) by a two-thirds majority vote (5 votes) of the Commission with or without cause.

Article 5: Community Development Director

- 5.1 The Community Development Director (Director) or his/her designee shall attend all Commission meetings; shall attend to official correspondence of the Commission; shall cause written minutes to be kept of all meetings; shall maintain files of official records, findings and decisions of the Commission and its rules and regulations; shall supervise clerical work and technical preparations necessary to disposition of business before the Commission; and shall perform all other duties required by law, Ordinance and these Operating Rules and Procedures.
- 5.2 The Director shall approve all Commission expenses.

Article 6: Legal Counsel

- 6.1 The Commission shall be advised by the City Attorney or his/her designee who shall act as its Legal Counsel. Legal Counsel shall attend unless excused by the Director
- 6.2 The Commission shall act in accordance with opinions of its Legal Counsel regarding points of law.
- 6.3 Except in the case of Executive Sessions, advice of Counsel shall be recorded in the minutes of the meeting before disposition of any question of law or matter requiring legal interpretation or advice.

Article 7: Other Advisors

- 7.1 The Commission may request any department head, officer of the City, or any consultant retained by the City to attend any Commission meeting as appropriate.

Article 8: Creation of Committees

- 8.1 A Committee of not more than three Members may be created by the Chair , or by a majority vote of the Commission, to study a report on planning and zoning matters and make recommendations to the Commission.
- 8.2 Meetings of committees shall be properly noticed, agendized and appropriate minutes taken.
- 8.3 Any committee shall be formed for a specific time period after which it shall dissolve, unless extended by the Chair or by vote of the Commission.

Article 9: Meetings

- 9.1 All meetings shall be held in full compliance with the provisions of Arizona Open Meeting Law, the Commission's Handbook, the Commission's Operating Rules and Procedures and any other applicable regulation or provision.
- 9.2 Meetings of the Commission shall be scheduled on the first Tuesday of each month at 4:30 p.m. or at a time set in advance so as to ensure reasonable public notice and participation. Meetings may include both action and/or non-action items.
- 9.3 Such meetings shall be held in the City Council Chambers or at such place as the Commission may otherwise direct on its notices.
- 9.4 Special meetings may be called by the Chair, the Director or by three or more Members, subject to legal requirements. The reason(s) for calling any special meeting shall be stated at the time of notification.
- 9.5 At regular and special meetings of the Commission, Robert's Rules of Order (revised) shall, to the extent practical, be observed except where they may conflict with other provisions of the Commission's Operating Rules and Procedures, or with any City ordinance, provision or Arizona statute.

- 9.6 All meetings and hearings of the Commission shall be open to the public; except that the Commission may hold executive sessions for the purposes and under the conditions set forth in ARS §38-431.03 and Amendments thereto.
- 9.7 The Commission may approve, conditionally approve, deny or continue any item on its agenda. In the event an applicant is not present, the Commission may or may not decide to continue the item until the applicant is present.
- 9.8 A Commission meeting may be continued to a time and place certain by a vote of the Commission.
- 9.9 Any requests for continuance received after legal notice for public hearing has been given shall be acted on by the Commission at the noticed hearing. Any request for continuance received by staff less than five business days prior to the noticed hearing date shall not be approved by the Commission unless extenuating circumstances are found to exist.
- 9.10 The Director, in consultation with the Chair, may cancel the meeting due to a lack of substantive agenda items to be addressed, meeting location scheduling conflicts, emergency conditions, inclement weather, or other acts of nature beyond the City's control.
- 9.11 The Commission may table an agenda item until a later date to enable additional public comment to be heard, a site visit, or for other good cause by an affirmative vote of a majority of the Members present.

Article 10: Quorum and Voting

- 10.1 A majority of the current membership of the Commission shall constitute a quorum and a quorum shall be required to conduct business of the Commission. If a quorum cannot be obtained, the names of members present shall be recorded and the meeting shall be rescheduled.
- 10.2 Any vote may be taken by a voice vote and a show of hands. If the vote is not unanimous, a roll call vote shall be taken.
- 10.3 No Member present may abstain from voting unless a conflict of interest exists according to Arizona Revised Statutes §38-501 to 38-511.
- 10.4 Any motion for approval which fails to carry shall be considered a denial of the proposal. However, any action may be reconsidered if a motion to reconsider, made by a member who voted in the affirmative, is passed. Any motion for denial which fails to carry shall not be considered an approval of the proposal. When a motion for denial fails, a positive motion or a motion for approval must be made and considered for any official action. Official actions shall be accomplished only by an affirmative vote of a majority of members present unless otherwise specified.

Article 11: Agenda

- 11.1 All agendas shall be prepared by the Director for each meeting of the Commission.

- 11.2 If a Member wants to place an item on the agenda for discussion, it must be related to the powers and duties of the Commission. The Member shall contact the Director for consultation with the Director and the Chair. In consultation with the Chair, the Director will determine if the item is appropriate for Commission discussion.
- 11.3 During the course of any meeting, the Chair may change the order of agenda items to avoid inconvenience or delays to the public.
- 11.4 The agenda for each regular and special meeting, except for executive sessions and work sessions, shall consist of the following:

- Call to order, pledge of allegiance, roll call
- Approval of minutes of previous meeting(s)
- Announcements & Summary of Current Events by Commissioners & Staff
- Agenda items
- Future meeting dates
- Adjournment

Article 12: Public Comment

- 12.1 The public is encouraged to submit written statements for the record; such statements shall be kept with the minutes of the meeting at which time they are received.
- 12.2 Any person present at a Commission meeting, other than an executive session, may address the Commission on any matter before the Commission upon being recognized by the Chair.
- 12.3 Persons shall not address the Commission on any agenda item or present evidence without first having filled out an information card and presented same to the Director.
- 12.4 Time limits and other restrictions may be imposed by the Chairperson after review of the agenda and an estimate of the duration of the meeting.
- 12.5 The Chair may require that comments be pertinent and non-repetitive, and that decorum be maintained.

Article 13: Minutes and Records

- 13.1 The Director or his/her designee shall keep official written minutes of all meetings and maintain an audio recording of all meetings in accordance with State laws.
- 13.2 The minutes shall show the vote of each Member on every Commission action, or if a Member fails to vote shall so indicate and show the reason for such failure to vote.
- 13.3 Members shall advise the Director or his/her designee of any changes or corrections in the minutes, so they can be recorded before the meeting. Simple errors in spelling, punctuation, etc. may be corrected at any time as long as no change in meaning or substance is involved.
- 13.4 Other official records, including Commission findings, decisions and other official actions, shall also be maintained by the Director as required by state law.

Article 14: Conduct of Members

- 14.1 Commission Members shall follow the provisions of the Arizona Open Meeting Law, the general Commission handbook, and the Planning and Zoning Commission's handbook as well as the Commission's Operating Rules and Procedures and any other applicable regulation or provision.
- 14.2 Conflict of Interest: Commission Members shall abide by the provisions of Arizona Revised Statutes §38-501 to 38-511. When a Member determines that he has a conflict of interest, he shall declare such conflict, refrain from discussion or voting on the matter, and step down from the dais until completion of the item.
- 14.3 Conflict of Office: If a Member has been elected or appointed to another public office, and a conflict of office emerges in the Commission's deliberation of specific matters, the member shall declare such conflict for the record. The Member may then participate in discussions of the matter but shall abstain from voting on the matter.
- 14.4 Ex-parte contacts: (a) Whenever any party initiates contact with a Member regarding a filed application, the Member shall refer that party to the staff. (b) Whenever an external contact persists in offering information, the Member shall report the information, identity of the source, and date of the contact to the Commission for inclusion in its formal record. (c) Written information transmitted to a Member shall be forwarded directly to the staff for review and incorporation into its report. (d) Members may seek information from the Director, the Legal Counsel, or staff prior to a meeting, but no Member shall discuss any application with any other party prior to the hearing or express any bias, prejudice, or individual opinion on proper judgment of the application prior to its hearing and determination.
- 14.5 Appearance before Council: Members shall not appear to speak before the City Council on Commission matters unless explicitly invited by the Council, or directed by a majority vote of members, to do so.
- 14.6 Representation by Members: No Member shall represent an applicant or an appellant before the Commission or the Council on matters related to Commission business.

Article 15: Hearing of Applications

Public hearings shall be guided by the following format:

- a. Staff presentation and recommendation.
- b. Questions to staff by Commission.
- c. Applicant presentation.
- d. Questions to the Applicant by Commission.
- e. Open to comments from the public regarding that agenda item.
- f. Close public participation.
- g. Discussion and additional questions by Commission.
- h. Open for a motion.
- i. Discussion of motion by Commission.

- j. Vote on motion.

Article 16: Instruments of Commission Action

The instruments by which the Commission shall officially report its work include:

- 16.1 Official notice of meetings as provided by these Operating Rules and Procedures and required by Arizona Law.
- 16.2 Agenda of meetings as described in the Commission's Operating Rules and Procedures and required by Arizona Law.
- 16.3 Staff reports prepared by the Director.
- 16.4 Minutes of meetings as described in Arizona Law.
- 16.5 Resolutions or other official actions approving or denying an Agenda items.

Article 17: Amendments

The Commission or the Director may recommend to City Council amendments to these Operating Rules and Procedures at any regular or special meeting by a majority vote of its Members. If, following presentation discussion of proposed amendments to these Operating Rules and Procedures, the Commission declines to make an affirmative recommendation to City Council, the Director may nonetheless forward those amendments to City Council for consideration. Recommended amendments are subject to final approval by the City Council.

Article 18: Severability

These Operating Rules and Procedures are declared to be severable. If any article or portion thereof is for any reason held to be legally invalid, such holding shall not affect the validity of remaining portions.

Adopted: P&Z Commission – Sept. 6, 1988 – By CC – R1988-36, 1988
Revised: R1989-32, November 1, 1989
Revised: R1991-05, February 20, 1991
Revised: R2018-18, April 10, 2018
Revised R2020-22, November 10, 2020
Revised R2025-__, November 12, 2025