AGENDA 4:30 P.M.

CITY COUNCIL MEETING WEDNESDAY, MAY 13, 2026

NOTES:

- Meeting room is wheelchair accessible. American Disabilities Act (ADA) accommodations and translation services are available upon request. Please phone 928-282-3113 at least two (2) business days in advance.
- City Council Meeting Agenda Packets are available on the City's website at:

www.SedonaAZ.gov

THE MEETING CAN BE VIEWED LIVE ON THE CITY'S WEBSITE AT WWW.SEDONAAZ.GOV OR ON CABLE CHANNEL 4.

GUIDELINES FOR PUBLIC COMMENT

PURPOSE:

- To allow the public to provide input to the City Council on a particular subject scheduled on the agenda.
- This is not a question/answer session.
- No disruptive behavior or profane language will be allowed.

PROCEDURES:

- Fill out a "Comment Card" and deliver it to the City Clerk.
- When recognized, use the podium/microphone.
- State your:
  1. Name and
  2. City of Residence
- Limit comments to **3 MINUTES.**
- Submit written comments to the City Clerk.

1. CALL TO ORDER/PLEDGE OF ALLEGIANCE/MOMENT OF SILENCE
2. ROLL CALL
3. SPECIAL BUSINESS LINK TO DOCUMENT =
   a. AB 3334 **Presentation/discussion/possible direction** related to final data results for Phase I of the Balanced Housing Strategy.
   b. **Discussion/possible action** regarding ideas for future meetings/agenda items.
4. EXECUTIVE SESSION

   Upon a public majority vote of the members constituting a quorum, the Council may hold an Executive Session that is not open to the public for the following purposes:
   a. To consult with legal counsel for advice regarding matters listed on this agenda per A.R.S. § 38-431.03(A)(3).
   b. Return to open session. Discussion/possible action regarding executive session items.
5. ADJOURNMENT

Posted: 05/06/2026

By: DJ

JoAnne Cook, CMC, City Clerk

Note: Pursuant to A.R.S. § 38-431.02(B) notice is hereby given to the members of the City Council and to the general public that the Council will hold the above open meeting. Members of the City Council will attend either in person or by telephone, video, or internet communications. The Council may vote to go into executive session on any agenda item, pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney. Because various other commissions, committees and/or boards may speak at Council meetings, notice is also given that a quorum of members of these other City commissions, boards, or committees may be in attendance.

A copy of the packet with material relating to the agenda items is typically available for review by the public in the Clerk's office after 1:00 p.m. the Thursday prior to the Council meeting and on the City's website at www.SedonaAZ.gov. The Council Chambers is accessible to people with disabilities, in compliance with the Federal 504 and ADA laws. Those with needs for special typeface print, may request these at the Clerk's Office. All requests should be made **forty-eight hours** prior to the meeting.

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 City Council meetings are recorded and may be viewed on the City of Sedona website. If you permit your child to attend/participate in a televised City Council 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.

CITY COUNCIL CHAMBERS
102 ROADRUNNER DRIVE, SEDONA, AZ

The mission of the City of Sedona government is to provide exemplary municipal services that are consistent with our values, history, culture and unique beauty.

CITY COUNCIL AGENDA BILL

AB 3334
May 13, 2026
Special Business

Agenda Item: 3a
Proposed Action & Subject: Presentation/discussion/possible direction related to final data results for Phase I of the Balanced Housing Strategy.

Department	Community Development/Tony Allender, Director
Time to Present	30 min
Total Time for Item	60 min
Other Council Meetings	March 25, 2026
Exhibits	Powerpoint to be provided in advance of meeting

Finance Approval	Reviewed 4/27/26 BGW
City Attorney Approval	Reviewed 5/4/26 KWC
City Manager's Recommendation	Provide feedback to staff ABS 5/4/26

Expenditure Required
$ N/A
Amount Budgeted
$ N/A
Account No. (Description)

SUMMARY STATEMENT

Background: Initial results of Phase I of the Balanced Housing Strategy were presented at a joint meeting of City Council and the Sedona-Oak Creek Unified School District Board of Directors at the March 25 Special Meeting. Staff has now completed the Phase I document and is prepared to present the results to City Council.

The presentation provides results of the full data analysis conducted as part of the Balanced Housing Strategy including a summary of critical data derived from the analysis, final findings, a summary of recommended targets to pursue, and a refined and recommended housing goal and mix of units.

Phase I, the Understanding and Analysis phase of the Balanced Housing Strategy, was completed at the end of April 2026. The Solution and Strategies phase is now underway and is proposed for completion in August/September 2026. The initial phase was completed internally by city staff with limited support from consulting firm, Logan Simpson. The second phase will be the reverse – with the consulting team taking the lead in development of solutions with support from city staff.

The Balanced Housing Strategy is a necessary complement to prior studies. The 2024 Community Plan recognized the need to address housing (in greater detail than the previous version of the Community Plan) including a series of policies aimed at affordability and diversity

of the housing stock as well as a series of six actions that focused on amendments to codes, incentives and programs. A 2020 Housing Needs Assessment and the follow-up 2025 Housing Needs Assessment Update established the substantial need for affordable housing, particularly for those individuals that are cost burdened.

Climate Action Plan/Sustainability Consistent: ☒**Yes -** ☐**No - Not Applicable**

Employee commutes have been identified as a source of greenhouse gas emissions to be addressed in the city's Climate Action Plan. Understanding housing needs of employees in Sedona is an important part of developing strategies to reduce GHG emissions.

Board/Commission Recommendation: ☐**Applicable -** ☒**Not Applicable**

Alternative(s): N/A

MOTION

I move to: For presentation, discussion and possible direction by City Council.