

AGENDA

City of Sedona Planning and Zoning Commission Meeting

4:30 PM

Tuesday, September 1, 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, September 1, 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. August 4, 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. DISCUSSION REGARDING UPDATES TO THE LAND DEVELOPMENT CODE
6. FUTURE MEETING DATES AND AGENDA ITEMS
 - a. Tuesday, October 6, 2026
7. EXECUTIVE SESSION

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

 - 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.
8. ADJOURNMENT

Physical Posting: August 27, 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.

Agenda Item 3:

APPROVAL OF THE
FOLLOWING MINUTES:

a) August 4, 2026 (R)

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, August 4, 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, Harmony Walker and Dan Wiencek.

Staff Member(s) Present: Tony Allender, Monique Coady, Dae Marie Foti, Roxanne Holland, Eric Metz and Cari Meyer.

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

New Commissioner Dan Wiencek was introduced.

Kurt Christianson's final day as City Attorney will be August 13. Monique Coady will serve as Interim City Attorney until the position is filled.

Roxanne Holland was selected as the new Public Works Director/City Engineer, succeeding Kurt Harris upon his retirement.

Eric Metz, a Professional Engineer, has succeeded Hanako Ueda as Assistant Engineer in the Public Works Department.

Commissioners Martin and Gajewski's terms will expire in October. A press release announcing the vacancies will be issued next week. Interested applicants should contact Marcy in the City Clerk's Office to obtain an application.

Commissioner Smith reported that his email account had been hacked and advised recipients not to open any party invitation emails sent from his account.

Commissioner Smith also addressed an email sent to the City Council regarding his integrity and social media posts, stating that his only intent was to ask questions.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. May 5, 2026 (R)

Chair Wiehl referenced the minutes for May 5, 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.)

Chair Wiehl opened the public forum at 4:35 p.m. and, having no requests to speak, closed the public forum at 4:35 p.m.

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

a. Public Hearing/discussion/possible action regarding a request for a Time Extension to extend the expiration date for construction of the Village at Saddlerock Crossing (100-unit hotel and 46 housing units). The property is located at 1259 W State Route 89A. APN: 408-

26-004D. Case Number: PZ26-00004 (TE); Original Application: PZ19-00005 (ZC, DEV). Owner/Applicant: Baney Corporation (Curt Baney, Travis Hansen)

Chair Wiehl introduced the agenda item.

Cari Meyer introduced and explained the need for the Time Extension. Commission requested clarification regarding the purpose of the expiration date.

Presentation by Alex Hayes from Withey Morris Baugh, PLC

Commission presented questions for staff and applicants.

Additional information was provided by applicant Hayden Baney of the Baney Corporation, with assistance from Chair Wiehl.

Commission presented further questions for staff and applicants, including concerns over the inadequate upkeep of the property.

Chair Wiehl opened to the public at 5:02 p.m.

Michael Vitek of Sedona, AZ, spoke with question regarding whether the original items of concern identified by staff had been addressed to staff's satisfaction and he also expressed concerns about the inadequate upkeep of the property.

Tim Perry of Sedona, AZ, spoke regarding the process required for the project to move forward.

Chair Wiehl closed the public hearing at 5:05 p.m., with no additional requests to speak.

Commission provided comments.

MOTION: Vice Chair Martin recommends approval of case number PZ26-00004 (TE), Village at Saddlerock Crossing Time Extension, consistent with the approval criteria in LDC Section 8.3.H(3)d. and subject to the conditions of approval listed at the end of the staff report. Commissioner Smith seconded the motion.

VOTE: 7-0 Motion Passed with seven (7) in favor (Gajewski, Hirst, Martin, Smith, Walker, Wiehl and Wiencek) and zero (0) opposed.

Cari announced the project's Time Extension is scheduled for City Council consideration on September 8, 2026.

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

Chair Wiehl introduced the agenda item.

Overview provided by Tony Allender.

Commission discussed the item with staff and requested that supporting documentation be included in the packet in advance.

No action was taken.

7. FUTURE MEETING DATES AND AGENDA ITEMS

a. Tuesday, September 1, 2026

8. EXECUTIVE SESSION

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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 5:38 p.m., without objection.

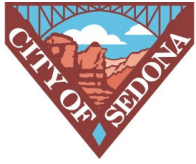
I certify that the above is a true and correct summary of the actions of the Planning & Zoning Commission in the meeting held on August 04, 2026.

Dae Marie Foti, *Development Services Assistant*

Date

Agenda Item 5:

DISCUSSION REGARDING
UPDATES TO THE LAND
DEVELOPMENT CODE



City Of Sedona Community Development Department

102 Roadrunner Drive Sedona, AZ 86336

(928) 282-1154 • www.sedonaaz.gov/cd

Memorandum

MEETING DATE: September 1, 2026
TO: Planning and Zoning Commission
FROM: Tony Allender, AICP, Community Development Director
SUBJECT: Land Development Code Update

At the September 1, 2026, Planning and Zoning Commission meeting, the Commission will have a discussion about the Land Development Code Update.

Land Development Code Update

The initial public engagement website for the LDC Update will be live on Friday, August 28, using the new engage.sedonaaz.gov portal (Commissioners will be sent out a separate link when the website is available). Commissioners are encouraged to review and familiarize themselves with the website prior to the meeting. During the meeting, Staff will give an overview of the features of the website, various ways in which people can comment, sign up for updates, and more. Public notification that the portal is expected for Thursday, September 3.

The anticipated schedule for the Code Critique and LDC Update is as follows:

- **September and October 2026:** Code Critique including opportunities to provide thoughts and feedback on the public engagement website or at the Open House to be hosted by P&Z, as well as targeted stakeholder discussions with individuals that regularly interact with the code and the city's administrative processes.
- **October to December 2026:** RFP Issued, reviewed, and consultant selected
- **January 2027:** Consultant begins work

Until a consultant is selected, timeframes beyond the above are unknown. However, consultant work will include additional community involvement and a series of discussions aimed at addressing critical issues and elements of the Land Development Code.

The process will culminate in public hearings with the Planning and Zoning Commission and City Council prior to adoption of revisions to the Land Development Code. It is anticipated that the entire process will last through at least the end of 2027.

Simultaneous with this process, staff will be on a process and document to replace the DIGAH and will be conducting an assessment of administrative processes in an effort to improve customer service and make processes more efficient.

Planning and Zoning Commission Open House

The Commission has expressed interest in hosting a community open house to hear feedback from the community on the Land Development Code. Part of the discussion at the September 1 meeting will be the date and potential format of that open house.

Open House Date

The next regularly scheduled P&Z meeting is October 6. However, the open house does not need to be at a regularly scheduled meeting and the Commission can schedule a special meeting specifically for this purpose. If the Commission decides on a special meeting, to provide enough time to plan and advertise the open house and not conflict with City Council meetings, it would likely need to be no earlier than September 24. The Commission should come to the September 1 meeting prepared to discuss which dates may work for them and their schedules.

Open House Format

The Commission should come with their ideas of what an open house could look like. This discussion will be led primarily by the Commission and their ideas for the open house.