

**Action Minutes
City of Sedona
Planning & Zoning Commission Meeting
City Council Chambers, 102 Roadrunner Drive, Sedona, AZ
Tuesday, May 20, 2025 - 4:30 p.m.**

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

Acting 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: Acting Chair Sarah Wiehl, Vice Chair Charlotte Hosseini via Teams, and Commissioners Kali Gajewski, Will Hirst, Jo Martin and Rob Smith. Chair Kathy Levin was excused.

Staff Member(s) Present: Jeanne Blum, Kurt Christianson, Gary Leikness, Steve Mertes, Cari Meyer, Donna Puckett, Anette Spickard, Hanako Ueda and Megan Yates.

City Councilor(s) Present: Vice Mayor Ploog and Councilor Kathy Kinsella

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

Cari announced that we have a new Commissioner, Rob Smith. Commissioner Smith then provided a brief summary of his architectural background.

3. APPROVAL OF THE FOLLOWING MINUTES:

a. April 15, 2025 (R)

Acting Chair Wiehl referenced the minutes for the April 15, 2025, regular meeting and, hearing no corrections, stated that the minutes stand 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.)

Acting Chair Wiehl 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 a request for a Time Extension/Amendment to a previously approved Development Review application. The Amendment would add a phasing plan to the project and provide additional time for the construction of a 5,000 square foot Meadery/coffee house, 3,000 square foot warehouse, and 15 multifamily housing units (Alkemista). The property is zoned Commercial (CO), is ±0.87 acres, and is located northeast of the intersection of W State Route 89A and Goodrow Lane. APN 408-24-070L & M Case Number: PZ25-00002 (TE/Amendment) Owner: Blueflagiris, LLC & Redrockiris, LLC (Sergio Goma) Applicant: Tierra Verde Builders (Pam Miller)**

Introduction by Acting Chair Wiehl

Presentation by Gary Leikness

Commission's questions of staff and owner Sergio Goma

Acting Chair Wiehl opened the public hearing at 4:48 p.m. and, having no requests to speak, closed the public hearing at 4:49 p.m.

MOTION: Commissioner Gajewski moved to approve case number PZ25-00002 (TE/Amendment), Alkemista, consistent with the approval criteria in LDC Sections 8.3.E(5) and 8.3.H(3)d, and subject to the conditions of approval listed at the end of this staff report and the conditions as amended in the presentation. Commissioner Hirst seconded the motion.

VOTE: Motion carried six (6) for and zero (0) opposed. (Gajewski, Hirst, Hosseini, Martin, Smith and Wiehl in favor and Levin was excused.)

- b. **Public Hearing/discussion/possible action regarding a request for a Preliminary Plat approval to create 11-unit subdivision at 463 Brewer Road on ± 5.72 acres. (Canyon Vista). The subject property is zoned Single-Family Residential (RS-10) and is located on the west side of Brewer Road, between Prochnow Road and Juniper Lane. APN: 401-20-027G. Case Number: PZ23-00005 (SUB) Applicant/Property Owner: CV Development Sedona Inc (William Heyer)**

Introduction by Acting Chair Wiehl

Presentation by Megan Yates

Commission's questions of staff, owner William Heyer, and Luke Sefton with Sefton Engineering.

Acting Chair Wiehl opened the public hearing at 5:38 p.m. and, having no requests to speak, closed the public forum at 5:39 p.m.

Commission's comments

MOTION: Commissioner Martin moved to recommend to the Sedona City Council denial of the proposed Preliminary Plat as set forth in case number PZ23-00005 (SUB), Canyon Vista Subdivision, based on lack of compliance with ordinance requirements of LDC Section 8.3 and 8.5 and inconsistency with the Land Development Code and the requirements for approval of a preliminary plat, and failure to satisfy the Subdivision findings and applicable Land Development Code requirements as outlined in the staff report and accompanying exhibits, which staff report and exhibits are hereby adopted as the findings of the Planning and Zoning Commission. Commissioner Gajewski seconded the motion.

VOTE: Motion carried six (6) for and zero (0) opposed. (Gajewski, Hirst, Hosseini, Martin, Smith and Wiehl in favor and Levin was excused.)

Acting Chair Wiehl recessed the meeting at 5:47 p.m. and reconvened the meeting at 6:02 p.m.

6. **Discussion/Possible Direction regarding the Western Gateway Master Plan. Case Number: PZ25-00004 (MP) Applicant: City of Sedona**

Introduction by Acting Chair Wiehl

Presentation introduction by Cari Meyer

Presentation by Dig Studio Representative Jay Hicks

Commission's comments and questions of staff and Dig Studio representative Jay Hicks

The Acting Chair opened the public hearing at 7:20 p.m. and the following people spoke: William Spring, Sedona, AZ; Mary Byrd, Village of Oak Creek, AZ; Jessica Sierra, Sedona, AZ; Bill Noonan, Sedona, AZ; Suzanne Strauss, Sedona, AZ; Sandra Bocchicchio, Sedona, AZ; Robert Koster, Sedona, AZ; Kathy Howe, Sedona, AZ and Greg Kirkham, Sedona, AZ. Scott Ross, Sedona, AZ and Peggy Likens, Sedona, AZ were not present when called.

Closed the public hearing at 7:47 p.m.

Commission's additional comments

7. FUTURE MEETING DATES AND AGENDA ITEMS

- a. **Tuesday, June 3, 2025**
- b. **Tuesday, June 17, 2025**

Cari stated that we don't have anything for June right now but will keep the Commission updated.

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

Acting Chair Wiehl adjourned the meeting at 8:08 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 May 20, 2025.

Donna A. S. Puckett, *Administrative Assistant*

Date