



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*Regular Meeting/Public Hearing*  
*Thursday, February 23, 2006 - 9:00 AM*  
*City Council Chambers*

**I. CALL TO ORDER**

Chairman Michelman called the meeting to order at 9:00 AM.

**II. ATTENDANCE**

**MEMBERS PRESENT:**

Don Michelman, Chairman  
Joe Gardner, Vice-Chairman  
Tom Menser  
Seymour Petrovsky  
Dick Rosa  
Len Scamardo  
George Wiant

**OTHERS PRESENT:**

George Worley, Assistant Community  
Development Director  
Thomas Lloyd, Chief Assistant Senior Attorney  
Kathy Dudek, Recording Secretary  
Jim Lamerson, Liaison Councilman

**III. REGULAR/ACTION ITEMS**

(May be voted on contingent upon any related public hearing item below also being acted on unless otherwise noted).

**IV. PUBLIC HEARING ITEMS**

(May be voted on March 9, 2006 unless otherwise noted).

- 1. Land Development Code Amendments.** Proposed amendments to the *Land Development Code*. George Worley, Assistant Community Development Director.

**LDC06-001, Miscellaneous Amendments to the City of Prescott Land Development Code (LDC)**, more specifically amendments to: Preface (p. ii, How to Use This Code); Article 2 (Use Regulations); Article 3 (Residential Districts); Article 4 (Non Residential Districts); Article 5 (Overlay Districts); Article 6, (General Development Standards); Article 7, (Subdivision and Land Split Standards); Article 8, (Development Review Committee); and, Article 9 (Public Notices). The amendments include typographical errors, grammatical errors, inaccurate references, miscellaneous errors and omissions, and language corrections affecting the following:

**Exhibit I – Land Development Code proposed changes**  
**Exhibit II – Land Development Code rationale for changes**

Assistant Community Development Director, George Worley, reviewed the various types of grammar, syntax, inaccurate section references, typographical errors, et cetera, that have been located in the *Land Development Code*. The Commissioners have been given a notebook delineating the corrections, additions and revisions that need to occur. Commissioners are asked to review the changes prior to the next meeting. Voting on the proposed amendments is scheduled to take place at the March 9, 2006 meeting. This is the first of a two-round process; however, many more substantive changes will be presented to Commission during the second round.

Commissioners queried and remarked about:

- Changes and the rationale behind the covered parking policy;
- Section 2.4.5, Swimming Pools;
- The need for spelling out, in very clear terms, changes to be made;
- The Density and Dimension Table;
- Codes that are regressive and should be modified; and
- The *UBC* and *IBC* code references vs. the City's more stringent, or different requirements; consequently, the confusion that is generated when an architect, tradesperson, etc., refers only to the *UBC* and *IBC* without consulting the *LDC*.

Mr. Jim Lamerson, Councilman, indicated he has a number of questions and referenced the following in regard to amending the *LDC*:

- Sustaining the goal of the City Council to dedicate 20% of the alternative water allocation for affordable housing and the need for this type of housing;
- Codes that are regressive and need to be modified; and
- The need for flexibility in a policy that addresses annexations. I.e., when land is annexed, the requirements for setbacks, building height, open space, et cetera, could be relaxed, or be not as universally stringent, under the new zoning; and,
- The need for flexibility in certain areas of the code, i.e., not all properties may need a garage.

Mr. Worley encouraged Commissioners to write down or call with questions, concerns or changes they feel are necessary. The amendments will be voted on by the Planning & Zoning Commission on March 9, 2006. A second round of changes will occur in a few weeks that will be more substantive in nature.

City Attorney, Thomas Lloyd, stressed that when a complaint is made to the Legal Department, he: 1) checks to see which section of the *LDC* applies; and, 2) checks to see which code is violated. A reference needs to be made to include the "current" *UBC* or *IBC* code which is in effect.

Chairman Michelman noted that a copy of the proposed *LDC* amendments is available for the public to review at the Planning & Zoning Division at City Hall.

**V. CITY UPDATES**

None.

**VI. SUMMARY OF CURRENT OR RECENT EVENTS**

**VII. ADJOURNMENT**

Chairman Michelman adjourned the meeting at 9:41 AM.

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Donald Michelman, Chairman