



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

**I. CALL TO ORDER**

**II. ATTENDANCE**

**MEMBERS PRESENT**

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

**OTHERS PRESENT**

Tom Guice, Community Development Director  
Gary Kidd, City Attorney  
Dick Mastin, Development Services Manager  
Ryan Smith, Community Planner  
Steve Gaber, Community Planner  
Mike Bacon, Community Planner  
Jim Lamerson, Councilman  
Kathy Dudek, Recording Secretary

**III. REGULAR/ACTION ITEMS**

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

**1. Approve the minutes** of the 10-26-06 meeting.

Mr. Rosa, **MOTION: to approve the minutes** of the October 26, 2006 meeting. Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 7-0.**

**2. SP06-009, Prescott Executive Airpark.** Located on the north side of Prescott Municipal Airport and within the Airport Noise Overlay District. APNs: 102-02-002, 102-02-003, and 102-02-001E and totaling ± 68.83 acres. Request preliminary plat approval for a Commercial/Industrial center having an aeronautical focus. Owner is Prescott Airpark Development. Applicant/agent is CVID Investment, LLC. Community Planner is Ryan Smith. **(Associated with Item #6, RZ06-008).** *(May be voted on November 9, 2006; however, staff recommends continuing this item to November 30, 2006 at 9 a.m.).*

Mr. Smith reviewed the staff report and indicated that the item is being requested to continue to the November 30, 2006 meeting at 9 AM due to the incomplete Traffic Impact Analysis and Fire Department issues.

Chairman Michelman asked if anyone from the public wished to speak. No one came forward.

The City of Prescott endeavors to make all public meetings accessible to persons with disabilities. With 48 hours advance notice, special assistance can also be provided for sight and/or hearing impaired persons at public meetings. Please call 777-1100 (voice) or (TDD) to request an accommodation to participate in this meeting.

Mr. Rosa, **MOTION: to continue SP06-009** to the November 30, 2006 meeting at 9:00 a.m. Mr. Scamardo, 2<sup>nd</sup>. **Vote: 7-0.**

3. **SP06-006, Tuscan Village.** Located at the southeast corner of 1<sup>st</sup> Street and Navajo. APNs: 113-03-015A, -015B, -016, -024B, -041A and totaling ± 1.41 acres. Zoning is Multi-Family Medium (MF-M). Request preliminary plat for 12 lots. Owner is Area Homes, LLC. Applicant/agent is Ralph Burleson. Community Planner is Steve Gaber. *(May be voted on November 9, 2006).*

Mr. Gaber reviewed the request and indicated that issues exist with road width and grade. Mr. Gaber asked that the item be postponed until the issues are resolved.

Mr. Rosa, **MOTION: to postpone SP06-006** [no date certain]. Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 7-0.**

4. **SP06-007, Bienvenue Property.** Located south of Prescott Highlands and northeast of Tamarack Lane. APN: 105-03-002D and totaling ± 11.68 acres. Zoning is Single Family 35 (SF-35). Request preliminary plat approval for 19 lots. Owner is Mary E. Bienvenue. Applicant/agent is Lyon Engineering. Community Planner is Steve Gaber. **(Associated with Item #7, RZ06-007).** *(May be voted on November 30, 2006).*

Mr. Gaber reviewed the staff report for both the preliminary plat and rezoning request simultaneously. Mr. Gaber indicated:

- there is sloping to the north;
- the request is to rezone the 11.68 acres from Single-Family 35 (SF-35) to Single-Family 18 (SF-18);
- the request is consistent with development in the vicinity with similar density;
- the preliminary plat calls out 19 lots with lots 1 through 9 occurring on the property with 20-30% slopes;
- the plan is consistent with the Hillside Development Standards and the lots exceed ½ acre in size;
- when the property to the south is developed, either a 50' or 60' right of way will exist;
- there are no traffic issues; and,
- staff is recommending that the public hearing be continued to the November 30, 2006 meeting at 9:00 AM.

Commissioners queried and remarked on:

- the utility location within the 30' right of way;
- a 30' easement from the centerline of the road; and,
- the development along Tamarack Lane.

Mr. Mastin indicated that a representative of Lyon Engineering is present to answer the questions.

Mr. Joel Berman, Lyon Engineering, 1888 Ash Drive indicated that there was no design from Qwest; however, the project will be similar to the adjacent Prescott Highlands Estates which include a pedestal for cable, phone, etc.

Chairman Michelman asked if anyone from the public wished to speak. No one

came forward.

This item is anticipated to be voted on at the November 30, 2006 meeting.

5. **ANX06-003, Boyle/DeBusk Open Space Preserve.** Generally located south of Clubhouse Drive, east of Hill Place, and generally north of Limberlost Drive. APNs: 107-04-038, -039 and totaling ± 9.7 acres. Request recommendation from Planning & Zoning Commission to annex the property into the City of Prescott for Natural Open Space. Owner/applicant is City of Prescott. Community Planner is Mike Bacon.

Mr. Bacon reviewed the staff report for the annexation and indicated:

- the City-owned property contains 9.5 acres and is off White Spar Road;
- the property falls under the management of the Parks and Recreation Department;
- the property was donated in 2003 by Helen Boyle and her son, Leslie Debusk;
- the Central Arizona Land Trust will work with the Parks and Recreation Department to manage the property;
- a small cabin is located on site and will be used for group meetings such as the Prescott Bicycle Association;
- the garage has been converted for storage of park maintenance equipment and supplies; and,
- the rezoning recommendation is for recreational space to allow more activities to take place.

Commissioners queried and commented on:

- the three-year finalization process;
- the only access being off Limberlost; and,
- the triangle wedge between the property and street.

Mr. Bacon stated that Mountain Club already uses the property via foot access. The Parks and Recreation Department has already defined a couple of access points and there is marginal vehicle access because of the street narrowness.

Mr. Scamardo, **MOTION: to recommend approval of ANX06-003**, Natural Open Space (NOS) zoning except for the 0.2 acre parcel which is to be Recreational Space (RS) zoning district.

#### IV. PUBLIC HEARING ITEMS

*(May be voted on November 9, 2006 unless otherwise noted)*

6. **RZ06-008, Prescott Executive Airpark.** Located on the north side of Prescott Municipal Airport and within the Airport Noise Overlay District. APNs: 102-02-002, 102-02-003, and totaling ± 25.75 acres. Request zoning change from Rural Estate 2-acre (RE-2ac) zoning district to Industrial Light (IL) zoning district. Owner is Prescott Airpark Development. Applicant/agent is CVID Investment, LLC. Community Planner is Ryan Smith. **(Associated with Item #2, SP06-009).** *(May be voted on November 9, 2006; however, staff recommends continuing this item to November 30, 2006 at 9 a.m.).*

*Refer to Item # 2.*

- 7. RZ06-007, Bienvenue Property.** Located south of Prescott Highlands and northeast of Tamarack Lane. APN: 105-03-002D and totaling ± 11.68 acres. Request zoning change from Single-Family 35 (SF-35) zoning district to Single-Family 18 (SF-18) zoning district. Owner is Mary E. Bienvenue. Applicant/agent is Lyon Engineering. Community Planner is Steve Gaber. **(Associated with Item #4, SP06-007).** *(May be voted on November 30, 2006).*

*Refer to Item # 4.*

## **V. CITY UPDATES**

Mr. Gaber reviewed recent City Council approvals for both Estrella Hills and Tamarack Estates subdivisions.

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

City Attorney Kidd briefly talked about the passage of Proposition 207 and indicated that the City Attorney Association is involved in taking a look at the language of the proposition as well as how the legislation will affect cities. A challenge has been filed about the voting ballots to deem if it is constitutional.

## **VII. ADJOURNMENT**

Chairman Michelman adjourned the meeting at 9:35 a.m.

---

Don Michelman, Chairman