



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*Regular Meeting/Public Hearing*  
*Thursday, June 7, 2007 - 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:**

George Worley, Assistant Community  
Development Director  
Gary Kidd, City Attorney  
Jodi Fisher, Budget Analyst  
Dick Mastin, Development Services Manager  
Mike Bacon, Community Planner  
Steve Gaber, Community Planner  
Steve Blair, 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. City of Prescott 2009 through 2013 Capital Improvement Program.** Jodi Fisher, Budget Analyst, Finance Department.

Ms. Fisher reviewed the major components of the 2009 through 2013 Capital Improvement Program. The components included, but were not limited to, water, waste water and street projects.

*No action taken.*

- 2. Approve the minutes** of the 5-31-07 meeting.

Mr. Rosa, **MOTION:** to approve the minutes of the May 31, 2007 meeting. Mr. Wiant, 2<sup>nd</sup>.

**Vote: 6-0.** (Mr. Scamardo was not present at the time of the vote).

**IV. PUBLIC HEARING ITEMS**

(May be voted on June 7, 2007 unless otherwise noted)

- 3. SUP07-001, 6100 Wilkinson Drive.** APN: 102-03-007J and totaling ± 3.31 acres. Zoning is

Industrial Light (IL). Request special use permit for a 57' monopole, cell site, and equipment shelter/compound. Owner is Davidson Supply Company. Applicant/agent is Danielle Waechter, RLS Land Sources, and T-Mobile. Community Planner is Steve Gaber (928) 777-1206. *(May be voted on June 7, 2007)*

Mr. Gaber reviewed the staff report and summarized:

- the request was discussed at the study session on May 31, 2007;
- T-Mobile is requesting the 57' monopole cell site;
- the typical height limit is 50' per Code in the IL zoning district;
- the request will allow the collocation of providers;
- after a review by the FAA and the City's airport manager, a red-light is necessary on the top of the pole;
- no adverse comments were generated from the legal noticing; and,
- staff is requesting approval of the cell site.

Commissioners queried and remarked on:

- the ownership of the tower;
- the identity of the second partner (collocator) in the project; and,
- the process involved [Mr. Gaber: Planning & Zoning reviews the application and then the request is passed on to City Council].

**Mr. Menser, MOTION: to approve SUP07-001**, application for a wireless communication site at Davidson's Supply Company. Mr. Rosa, 2<sup>nd</sup>. **Vote: 6-0**. (Mr. Scamardo was not present at the time of the vote).

- 4. SUP07-002, 202 S. Montezuma Street.** APN: 109-02-046A and totaling ± 0.25 acre. Zoning is Downtown Business District (DTB). Request special use permit for a maximum building height of 55 feet at the highest point along the alley south of Goodwin Street. Owner is Helen R. Finnell Estate. Applicant/agent is Barclay Smith Architects. Community Planner is Mike Bacon (928) 777-1360. *(May be voted on June 7, 2007)*

Mr. Bacon reviewed the staff report and summarized:

- the request was discussed at the study session on May 31, 2007;
- the request is for a height of 55' including a 1' parapet;
- there is approximately a 4% grade change from the front [South Montezuma Street] to the back alley;
- the developer does not wish to stack 50' along South Montezuma;
- a three-story structure will occur at South Montezuma increasing to a four-story structure toward the back of the property; and;
- staff is recommending approval of the request.

Commissioners queried and commented on:

- the applicant's knowledge of the 50' maximum height at the time of application;
- keeping buildings at a 50' maximum height [Mr. Worley: a trade off occurs between bending to the City's requirements and getting a staff or administrative approval. With a better design, for whatever reason, the project may receive approval from Council. The increased height request is a risk that the developer takes]; and,
- concerns with setting a precedence, i.e., the McCormick Building, now this project, and perhaps the proposed Pierce Building architect's submitting a future request for a height adjustment.

Mr. Worley indicated that there were issues with the parking level and the rooftop equipment. A slope exists on the property. A precedent is not being set that would apply elsewhere; and, each case is viewed on the situation and conditions that exist.

Mr. Bacon that the proposed building height will actually appear shorter than the Pierce Building.

Commissioners further queried and commented on:

- the project is more aesthetically pleasing with the increased height being placed at the back of the building;
- not speculating what construction might take place down the street, rather focusing on the proposed project; and,
- the more viable the project, the better it is for the City.

Mr. Menser, **MOTION: to approve SUP07-002**, Special Use Permit for 202 S. Montezuma Street, to allow an increase in height to 55'. Mr. Wiant, 2<sup>nd</sup>. **Vote: 6-0**. (Mr. Scamardo was not present at the time of the vote).

## V. CITY UPDATES

Mr. Worley mentioned the audio conference on Inclusionary Housing that was held recently with Commissioner Petrovsky in attendance. Inclusionary housing is being looked at in terms of the City's water management policy.

Mr. Worley thanked Commissioners for moving today's meeting because of the Historic Preservation Conference being held in Prescott next week when the Planning & Zoning Commission usually meets.

The water management policy will come before Council for review in the next few months.

## VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

## VII. ADJOURNMENT

The meeting was adjourned at 9:35 AM.

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Don Michelman, Chairman