

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
June 12, 2008
PRESCOTT, ARIZONA**

Minutes of the **PLANNING & ZONING COMMISSION** held on **JUNE 12, 2008** in the **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET**, Prescott, Arizona.

I. CALL TO ORDER

Chairman Gardner called the public hearing to order at 9:00 AM.

II. ATTENDANCE

Members Present

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

Others Present

George Worley, Assistant Community Development Director
Matt Podracky, Senior Assistant City Attorney
Steve Gaber, Community Planner
Jodi Fisher, Budget Analyst
Mark Nietupski, Engineering Services Director
Jim Ciaffoni, Utilities Director
Kathy Dudek, Recording Secretary

Council Members Present

Bob Bell
Bob Luzius

III. REGULAR ACTION ITEMS

(May be voted on contingent upon any related public items below as being acted on unless otherwise noted).

- 1. City of Prescott 2010 through 2014 Capital Improvement Program.** Jodi Fisher, Budget Analyst, Finance Department.

Ms. Fisher presented the Capital Improvement Plan, 2010 through 2014. The plan will be presented to City Council on June 24, 2008.

Commissioners queried and commented on:

- allocated vs. committed funds;
- how acquiring open space is handled in the plan; and,
- whether the construction costs have anything built into the projection for increased costs [Ms. Fisher: increased costs are figured into the plan].

Mr. Nietupski noted that incremental adjustments are anticipated in the five year plan.

Commissioners further queried and remarked on:

- wastewater fund including both the \$300,000 and \$3,000,000 amounts budgeted; and,

- bonded funds, sales tax funds, impact fees, etc.

Mr. Ciaffoni stated that the \$300,000 was budgeted to include preliminary design to address an odor control problem. The City has an obligation through an agreement with the county in exchange for property located at Prescott Lakes Parkway and Hwy.89. After the preliminary design stage, the \$3,000,000 will be used to implement the odor control issue. Mr. Ciaffoni also indicated that the estimate is conservative [on the higher end of anticipated costs].

No action taken.

2. Approve the minutes of May 8, 2008 meeting.

Mr. Rosa, MOTION: to approve the minutes of the May 8, 2008 meeting. Mr. Michelman, 2nd. Vote: 7-0.

IV. PUBLIC HEARING ITEMS

(May be voted on June 26, 2008 unless otherwise noted.)

3. RZ08-004, 902 Jovian Dr., located north of Whipple Street on Jovian. APN: 116-20-057A, and totaling ± 6534 square feet. Request zoning change from Single-Family 9 (SF-9) to Residential Office (RO). Owner is Robert E. & Edna L. Smith Revocable Trust. Co-Applicant/Agent is Dennis Burks. Community Planner is Steve Gaber (928) 777-1206.

Mr. Gaber reviewed the staff report and noted:

- the request is to rezone a single lot that contains approximately 7,000 SF from Single Family 9 (SF-9) to Residential Office (RO);
- the proposal calls out seven parking spaces where only five are required under the *LDC*;
- an access will be via an expanded driveway to handle incoming and outgoing traffic;
- there is a telephone pole in the middle of the existing access, and relocating the pole, fiber optics, and old telephone wires would be cost prohibitive;
- there are two residences in close proximity that have been previously rezoned;
- the plan that is proposed today is consistent with both the Canterbury Plan and General Plan;
- properties along Whipple are considered to be appropriate for commercial use;
- the required notification process included mailing, posting and newspaper publication;
- there was no opposition to the proposal; and,
- staff is recommending approval.

Commissioners queried and remarked on:

- the two properties to the west would have to use a side street for access;
- whether the trash collection would remain residential [Mr. Gaber: yes];
- if Commission could condition a “no left turn” [Mr. Gaber: it is a site plan issue and could be made a condition of zoning];
- could a “right turn only” condition be enforced on private property [Mr. Gaber: if an accident occurred, the Police Department would issue a citation if someone turned illegally];
- incremental zoning is acceptable in the area; and,
- an interpretation needs to be made to encourage assemblage of properties to be rezoned so as to eliminate traffic problems.

Councilman Bob Luzius, 237 S. Arizona Avenue, indicated that he has a major problem with the cut on Whipple Avenue being too close to the intersection. He is looking at the long-range plan to see what is viable. He indicated he will voice his concerns at the Council meeting when this item is agendized for Council.

Mr. Scamardo asked Councilman Luzius if he is in favor of assemblage [Councilman Luzius: yes].

Chairman Gardner asked if the applicant wished to speak, and the applicant had no comments.

This item is scheduled to be voted on at the June 26, 2008 public hearing.

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Gardner adjourned the meeting at 10:36 AM.

Joe Gardner, Chairman