

**PLANNING & ZONING COMMISSION
REGULAR MEETING / PUBLIC HEARING
SEPTEMBER 25, 2008
PRESCOTT, ARIZONA**

Minutes of the **PLANNING & ZONING COMMISSION** held on **September 25, 2008** in the **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET**, Prescott, Arizona.

I. CALL TO ORDER

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

II. ATTENDANCE

Members Present Joe Gardner, Chairman Tom Menser, Vice Chairman Don Michelman Seymour Petrovsky Len Scamardo George Wiant	Others Present Tom Guice, Community Development Director George Worley, Asst Community Development Director Craig McConnell Deputy City Manager Ryan Smith, Community Planner Kelly Sammeli, Recording Secretary
Members Absent Richard Rosa	Council Members Present Jim Lamerson, Council Liaison

III. REGULAR ACTION ITEMS

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

- 1. Approve the minutes** of September 11, 2008 meeting.

Mr. Petrovsky, **MOTION: to approve the minutes** of the September 11, 2008 meeting.
Mr. Wiant, 2nd. **Vote: 5-0-1. (Abstention due to absence: Michelman)**

IV. PUBLIC HEARING ITEMS

(May be voted on November 4, 2008 unless otherwise noted.)

- 2. GP08-004, located west of Prescott Love Field Airport and north of the existing boundary of the City of Prescott** and totaling ± 2.600 acres. The request is for a major General Plan Land Use Map Amendment that will depict realistic land uses for infrastructure analysis in preparation for possible future annexations. Co-owners are: Deep Well Ranches, Inc., and Arizona State Land Department. Applicant agent is City of Prescott. Community Planner is Ryan Smith (928) 777-1209.

Mr. Smith reviewed the staff report and indicated that the presentation was a detailed proposal to change the Prescott General Plan that would include several public hearings in the future. Continuing, Mr. Smith indicated that the location of the area in review is west of Prescott Love Field and north of the existing city boundary. Mr. Smith further indicated that the current General Plan reflects this area land use as Agriculture, Ranching, and Commercial. Mr. Smith proceeded to explain to the

Commission that if the area is ever annexed into the Prescott City Limits, it would not come in under the current land uses; stating that typically properties requesting annexation need services from the city. Mr. Smith informed the Commission that based on past annexation information and the size of the area in review, the City contracted with Coe & Van Loo Company in cooperation with the Arizona State Trust Land Department and Deep Well Ranches to provide a proposed land use study. Mr. Smith also informed the Commission that currently the Airport Master Plan and the Airport Specific Area Plan are being clarified and it is anticipated that they will be amended for consistency with the General Plan. Mr. Smith then provided an overview of the area in detailed maps, the current land uses, and the proposed General Plan amendment on an overhead projector for all to view.

Continuing, with the report Mr. Smith indicated that the reason this request is being pursued is to establish future land uses and to allow for planning of roads and infrastructure analysis for future development of this land area. Mr. Smith further indicated that there has been no application for development in the area and this is just a General Plan Amendment to the land use map.

Mr. Smith informed the Commission that the current Yavapai County zoning is RCU-2A (Rural Residential 2 Acre) and other Single Family type zoning uses indicating that the area currently can be developed in the county. Referring to the maps projected on the overhead Mr. Smith pointed out the overall area indicating that the area consists of portions of State Land with the majority of the land being private, owned by Deep Well Ranches, and an area by the airport owned by Ty Myers. Mr. Smith then pointed out the surrounding developed areas of Pinon Oaks, Antelope Village/Hills. Golf Links, Longview Estates and Williamson Valley Estates on the overhead map; indicating that the proposed map also included proposed roadways, connector, and circulators that currently do not exist.

Mr. Smith continued his report to the Commission and indicated that the City had also contracted with The Louise Berger Group to update the Airport Master Plan to delineate recommendations of the Airport Impact Zones utilizing the Federal Aviation Administration guidelines, and this is being done concurrently with the General Plan Amendment. Mr. Smith further indicated that staff will be proposing to amend the Airport Specific Area Plan to match the impact zones to limit the land use areas to limited residential use or no residential uses at all.

Commissioner Wiant asked staff to clarify ownership of the property to the northwest side of Pinon Oaks.

Mr. Smith indicated that the area to the north was State Land and the area to the west was owned by Deep Well Ranches.

Mr. Smith continued by informing the Commission that with the City Council adoption of Resolution 3678, specific timelines for public hearings and area meetings related to the General Plan Amendment have to be publicly posted, advertized, and mailed to area residents. Mr. Smith further informed the Commission that the City Council is required to approved a General Plan Amendment by 2/3 vote per state statute.

In closing Mr. Smith indicated that the first area meeting on the General Plan Amendment was held at the Prescott Council Chambers last evening, 9-24-08, and that twenty five people attended including staff. Mr. Smith further indicated that the questions asked ranged from Open Space to how this would impact the roadways. Mr. Smith informed the Commission that there were over 1200 notices mailed to area residents, 8 postings around the area with two large public hearing notices posted along Willow Creek Road and Highway 89. Mr. Smith informed the Commission that he has received between 50 and 60 phone calls regarding this matter with the majority of the

calls related to how this will affect the person calling, the proposed roadways, the increased density and what the proposal really means. Mr. Smith closed his report by reminding the Commission that this is just a proposed plan, the best type land uses; and any public input, written or verbal will be provided to the Planning and Zoning Commission and the City Council, along with summaries of the comments in future staff reports.

Mr. Petrovsky inquired if the east-west traffic route came about from engineering data.

Mr. Smith indicated that Deputy City Manager, Craig McConnell would be providing additional information as well as the traffic information.

Deputy City Manager, Craig McConnell informed the Commission that the General Plan Amendment was prepared as a team effort furthering the City's mission of smart growth and coordinating large scale annexations. Mr. McConnell indicated that team was headed by Coe & Van Loo Consultants, Inc., and included DMJM Harris, Engineering, City of Prescott staff, Love Field Airport, Arizona State Land Department, Deep Well Ranches, and Ty Myers, who worked together to provide the recommendations for the highest and best acceptable uses of these properties. Continuing, Mr. McConnell indicated that the transportation studies were done in coordination with the Airport Master Plan and included the Airport Specialist group. Mr. McConnell informed the Commission that the overall transportation system is influenced by the density of the land use; and to keep in mind that the City is currently working with the Prescott School District on a possible new high school location as well as the Regional Transportation needs for sub-area circulation, backbone streets and future highways.

Mr. McConnell stressed two points to the Commission 1) that Willow Creek Road that runs adjacent to Pinon Oaks subdivision will be realigned to connect north of the Airport to help alleviate constraints that the state has with the widening of 89A; and, 2) that the City will bring forth a plan in October that will describe the plans of the Airport Area Transportation Plan that will include Hwy 89A, Williamson Valley Road, Pioneer Parkway, Road 5 in Chino Valley as a subset of the Regional Transportation Plan. In closing the report Mr. McConnell indicated that if the General Plan Amendment is approved it will help the City look ahead with the infrastructure, water and sewer facilities, and cost estimates for the future.

Commissioners queried:

Mr. Wiant inquired if this area would consume all of the City's water allocations.

Mr. McConnell indicated that the area consists of about 2600 acres and that it could not be developed without outside water from a different source or the Big Chino project going through.

Mr. Petrovsky inquired if any of the costs associated with the General Plan studies such as the infrastructure, water and sewer, and roadways were passed onto the developer.

Mr. McConnell indicated that the City is responsibly for and looks at these items as a part of a master plan which includes the utilities and main infrastructure however, when the smaller developments are parcel specific and approved through the process then the costs are generally passed on to the developer.

Mr. Menser inquired if the Ruger Roundabout was included in the ADOT project.

Mr. McConnell indicated that the round about at Ruger Road was part of a development agreement and it will be local responsibility and integrated into the ADOT plan.

Mr. Menser inquired if Deep Well Ranch had professional consultants involved.

Mr. McConnell indicated that the team included professional staff as well as all the property owners and as the major land owners and Deep Well Ranch was very active in the decision of the team.

No Action was taken.

Mr. Smith reminded the Commission that the next meeting would be a Public Hearing and that it would be conducted at the Elks Theater on October 2, 2008 at 5:30 in the evening.

Chairman Gardner informed the Commissioners that they needed to be present for both meetings and they would not be voting on the General Plan Amendment until the meeting held on October 9, 2008.

V. CITY UPDATES

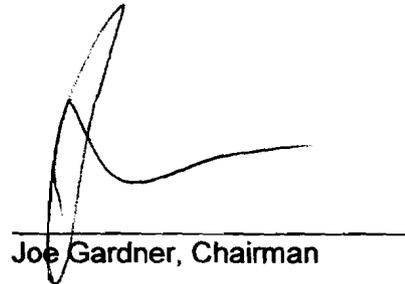
Chairman Gardner informed the Commissioners that there will be an audio conference on October 8, 2008 at 4:00 P.M.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None

VII. ADJOURNMENT

Chairman Gardner adjourned the meeting at 9:25 AM.



Joe Gardner, Chairman