



PLANNING & ZONING COMMISSION MINUTES

**PLANNING & ZONING COMMISSION
SPECIAL PUBLIC HEARING
THURSDAY, OCTOBER 2, 2008
5:30 PM**

**ELKS THEATER
117 E. GURLEY STREET
PRESCOTT, ARIZONA
(928) 777-1207**

The following Agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **SPECIAL PUBLIC HEARING** to be held on **THURSDAY, October 2, 2008, at the Elks Theater, 117 E. Gurley Street, Prescott, AZ at 5:30 PM.** Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS PRESENT

Joe Gardner, Chairman
Tom Menser, Vice Chairman
Don Michelman
Dick Rosa
Seymour Petrovsky
Georae Wiant

OTHERS PRESENT

Tom Guice, Community Development Director
Craig McConnell, Deputy City Manager
Ryan Smith, Community Planner
Kathy Dudek, Recording Secretary

COUNCIL PRESENT

III. REGULAR ACTION ITEMS

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

(No items)

IV. PUBLIC HEARING ITEMS

(May be voted on October 9, 2008 unless otherwise noted.)

1. **GP08-004, located west of Prescott Love Field Airport and north of the existing boundary of the City of Prescott** and totaling \pm 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 via a PowerPoint™ presentation and indicated:
- the Major General Plan amendment request has been initiated by the City;
 - the amendment calls for an analysis of needed infrastructure in preparation for possible future annexation;
 - no current annexation or future development requests have been submitted as of this date;
 - a land-based study has been conducted by Coe & Van Loo Company (CVL) in cooperation with the two land owners;
 - Deep Well Ranches and the Arizona State Land Department are owners of the land in this request;
 - the land would be annexed into the City at the current County rural zoning designations of: 1) RCU-2A (Rural Residential 2 Acre; 2) R1L-70 (Single-family – 70,000 square feet); and, 3) R1L-18 (Single-family – 18,000 square feet);
 - this request does not address open space and water issues—those issues would be presented at time of request for annexation and at future development;
 - the City needs to establish the appropriate land uses and feels that ranching would not be the requested use for the land should the properties come forth with a request to be annexed into the City;
 - by amending the General Plan, staff is able to perform planning and analysis of transportation and infrastructure, i.e., roads, utilities, sewer, etc., that will be needed;
 - the area in question is a municipal-influence area;
 - Arizona Revised Statutes states that if the County fails to show a planning authority in a municipal area, the City can perform that function;
 - the County has expressed a concern with the alignment and configuration of the roads;
 - the County will encourage annexation into the City in the hopes that the City can extend the infrastructure to the County;
 - the plan is also tied into the Airport Specific Area Plan (ASAP) and the Airport Master Plan;
 - seven general plan use categories were reviewed: Recreation/Open Space, Agricultural/Ranching, Mixed-Use, Commercial, Commercial/Employment, Low-Medium Density Residential (1-7 DU/AC), and Medium-High Density (8-32 DU/AC);
 - the timeline, including City Council Resolution #3678, for the GPA was reviewed;
 - the meeting schedule was reviewed with the probability that Planning & Zoning Commission will most likely vote on this item at the October 9, 2008 public hearing at 9:00 AM in Council Chambers, and the item is scheduled to go to City Council at its Study Session/Public Hearing on November 4, 2008 as well as anticipated voting on November 25, 2008;
 - approximately 50 to 60 calls seeking additional information were received;
 - legal noticing occurred via: The Courier [September 8 & 15, 2008], two large 4' x 8' roadway signs, several 8 ½" x 14" postings, and 1,236 individual mailings to property owners of record; and,
 - any additional comments received by staff will be passed on to the Commissioners on, or before, the next public hearing.

Commissioners queried and commented on:

- the Willow Creek Road proposed alignment;
- the fact that rezoning is not being requested at this time, only the GPA is requested;
- the fact that even if the GPA is adopted, the request for annexation may not ever be submitted;
- a need to see the existing County General Plan;

- open space, trails, etc., will occur at time of submission of a proposed development plan;
- the airport zoning schematic in regard to requirements for residential; and,
- the plan is many months, even years, away from fruition.

Chairman Gardner opened the hearing to the public, and the following persons spoke (encapsulated comments follow):

- Ms. Joyce Mackin, 1235 W. Merrill Drive, noted that her property is developed at 2 acres. A powerline and a pipeline exist in the proposed open space which she believes is not buildable. She would like to see lower density that backs up to the adjoining 2-acre existing parcels as the area is rural and also an equestrian area. The plan does not show 2-acre zoning.
- Mr. David Maurer, CEO, Prescott Chamber of Commerce, 117 W. Goodwin Street, supports the project as it is, or may be, the "last frontier" of growth for Prescott. He feels it is appropriate for the City to begin the process and noted that zoning is not the issue being addressed.
- Mr. Ken Waters, 935 Pinon Oaks Road, would like to see how the new proposal would affect the Pinon Oaks subdivision. Unless there is an annexation, it will not affect it [Pinon Oaks subdivision] at all. Mr. Waters is concerned about the direction of plane take-offs and would like the take-off pattern to be changed.
- Mr. Dennis Luebion, 10 Cienega, at Antelope Hills Golf Community, stated that this planning is essential for the area. It needs to be done in order to identify some of the on-going issues. Mr. Luebion supports the proposal.

Chairman Gardner noted that the second public hearing will occur on Thursday, October 9, 2008 at 9:00 AM in City Council Chambers, 201 S. Cortez Street, Prescott. At that time, additional public comments will be taken.

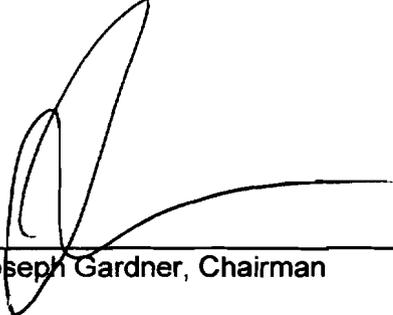
V. CITY UPDATES

Renewable Local Energy Audio Conference, October 8, 2008 at 1:00 PM.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

The public hearing was adjourned at 6:07 PM.



Joseph Gardner, Chairman