



# PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION  
PUBLIC HEARING  
THURSDAY, June 11, 2009  
9:00 AM**

**COUNCIL CHAMBERS  
CITY HALL  
201 S. CORTEZ STREET  
PRESCOTT, ARIZONA  
(928) 777-1207**

The following Agenda will be considered by the **PLANNING & ZONING COMMISSION** at its **REGULAR MEETING / PUBLIC HEARING** to be held on **THURSDAY, June 11, 2009, at 9:00 AM** in **COUNCIL CHAMBERS, CITY HALL**, located at **201 S. CORTEZ STREET**. Notice of this meeting is given pursuant to *Arizona Revised Statutes*, Section 38-431.02.

## I. CALL TO ORDER

## II. ATTENDANCE

### MEMBERS

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

## 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 2011 through 2015 Capital Improvement Program.**  
Finance Director, City of Prescott, Marl Woodfill.
- 2. Approve the minutes** of the May 28, 2009 meeting.
- 3. PP09-002 (formerly SP06-003)** The Homestead Preliminary Plat – request a 36-lot Preliminary Plat on ±19.56 acres located east of Senator Highway and west of Summer Field. Owners are Jeannie Brown and Harold O. Tenney. Applicant/Agent is Carl Tenney. Community Planner, Mike Bacon. (*Associated with Item # 4 below*).

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

#### **IV. PUBLIC HEARING ITEMS**

(May be voted on today unless otherwise specified)

4. **RZ09-004, 677 & 714 Tenney Lane.** APNS: 110-06-005Z, 110-06-005R, 110-06-005Q, 110-06-006A and totaling ± 18.81 acres. Zoning is Single-Family 35 (SF-35). Request zoning change from Single-Family 35 (SF-35) to Single-Family 18 (SF-18). Owners are Jeanine T. Brown and Harold O. Tenney. Applicant/Agent is Carl Tenney. Community Planner is Mike Bacon (928) 777-1360. (*Associated with Item # 3 above*).
5. **Land Development Code Amendment LDC09-001-A.** Amendments to Table 6.2.3, Article 6-Off-Street Parking, Section 11.2 and Section 11.1.3.D.3 all related to Parking for Workforce Housing. Community Planner, Mike Bacon. (Vote: June 11, 2009)
6. **Land Development Code Amendment LDC 09-001-B.** Update Section 2.3 and create a new Airport Business (AB) zoning district and update section 5.2 Airport Noise Overlay. Community Planner, Ryan Smith. (Vote: June 11, 2009)
7. **LUP09-002 Amendments to the Airport Specific Area Plan.** Community Planner, Ryan Smith. (Vote: June 11, 2009)

#### **V. CITY UPDATES**

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

#### **VII. ADJOURNMENT**

---

#### **CERTIFICATION OF POSTING OF NOTICE**

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on June 5, 2009 at: 10:00 A.M. in accordance with the statement filed with the City Clerk's Office.

\_\_\_\_\_  
Kelly Sammeli, Administrative Specialist  
Community Development Department

**PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
May 28, 2009  
PRESCOTT, ARIZONA**

Minutes of the **PLANNING & ZONING COMMISSION** held on **MAY 28, 2009** in the **COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET**, Prescott, Arizona.

**I. CALL TO ORDER**

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

**II. ATTENDANCE**

<b>Members Present</b> George Wiant, Chairman Joe Gardner Tom Menser Don Michelman Seymour Petrovsky Richard Rosa Len Scamardo	<b>Others Present</b> Tom Guice, Community Development Director George Worley, Asst. Community Development Director Ben Vardiman, Airport Manager Matthew Podracky, Senior Asst. City Attorney Mike Bacon, Community Planner Ryan Smith, Community Planner Kelly Sammeli, Recording Secretary  <b>Council Present</b> Councilman Lamerson, Council Liaison
---	--

**III. REGULAR ACTION ITEMS**

1. **Approve the minutes** of the May 14, 2009 meeting.

Mr. Rosa. **MOTION: to approve** the minutes of the May 14, 2009 meeting.

Mr. Michelman, 2<sup>nd</sup>. **VOTE: 7-0.**

**IV. PUBLIC HEARING ITEMS**

2. **Land Development Code Amendment LDC09-001-A.** Amendments to Table 6.2.3, Article 6-Off-Street Parking, Section 11.2 and Section 11.1.3.D.3 all related to Parking for Workforce Housing. Community Planner, Mike Bacon.

Mike Bacon, Community Planner reported that the three *Land Development Code* amendments that were being presented were previously discussed and unanimously approved by the Unified Development Code Committee earlier in the month. Mr. Bacon continued to report that the proposal included an amendment to Table 6.2.3, Article 6 Off-Street Parking, to add requirements for Workforce Housing; Section 11.2 to add a new definition regarding Workforce Housing; and, Section 11.1.3.D.3 to add the definition of Workforce Housing. Mr. Bacon noted that Mr. Bill Spreitzer of WESCAP

Investments requested the reduction in the *LDC* parking requirement for apartments, specifically as they relate to workforce housing, which will be part of a project that is currently being built in Prescott known as "The Bradshaws". Mr. Bacon reported that WESTCAP has many years experience in the building and managing of affordable and senior living projects nationwide, and currently have 11 of these projects located in Arizona. Mr. Bacon noted that their experience has found that affordable and senior housing does not generate the parking demands and that the current parking requirement in the *Land Development Code* is excessive for this type of project. Mr. Bacon further noted that the request is to reduce the parking requirement for a three bedroom unit down to two parking spaces, instead of the one parking space per bedroom as currently required. Mr. Bacon placed the proposed amendments on the overhead for all to view and reported that the requested change would not affect the guest parking requirements. Mr. Bacon further reported that definition of "Workforce Housing" would be defined as Multi-Family housing developed and financed under the Low Income Housing Tax Credit (LIHTC) program and as defined under Section 42 of the Internal Revenue Code (IRC) which is administered by the Arizona Department of Housing (ADH). In closing, Mr. Bacon noted that student use would be restricted in accordance with IRC and ADH guidelines and that Mr. Spreitzer was present to further explain his proposal.

Chairman Wiant called for questions or comments from the Commissioners.

Mr. Michelman agreed with the parking spaces required for the units however, inquired about the 20 spaces maximum for the guest parking.

Mr. Bacon reported that the parking is determined under the Multi-Family housing requirement in the *Land Development Code* and is up to 20 guest spaces, maximum, and would be the same for all types of Multi-Family housing projects.

Mr. Menser indicated that the term "Workforce Housing" on the definition is confusing him on the parking, as he understands why senior housing would not need so much parking however, workforce could mean working families.

Mr. Bacon noted that there is a parking requirement for assisted living in the code and that he would defer the question to Mr. Spreitzer to explain.

Mr. Menser inquired if senior parking is less than what is being proposed for workforce housing.

Mr. Bacon reported that the parking requirement for assisted living is .05.

Chairman Wiant indicated that he thought the term for affordable housing was changed to workforce housing.

Mr. Scamardo noted that when the Uniform Code Committee heard the proposal the project was presented with the federal program for assisted or subsidized living.

Mr. Menser and Mr. Rosa concurred with Mr. Scamardo.

Mr. Menser indicated that the proposal was specifically defined as Multi-Family housing developed under the Low Income Tax Credit Program (LIHTC).

Mr. Scamardo noted that the Commission was looking at a proposal to amend the *LDC* under 6.2.3 and limits it to "Workforce Housing."

Chairman Wiant indicated that when the Commission was looking at the Fann annexation, he recalled one section of the annexation that was called workforce housing and it is the term that is causing concern.

Mr. Worley, Assistant Community Development Director reported that currently, the only definition the City has for workforce housing is associated with water allocations and is for a completely different reason. Mr. Worley further reported that the proposal that was heard by the UDC and what the Commission was hearing was to provide and include a definition within the *Land Development Code* that would be functional for the purpose of parking calculations for these types of projects. Mr. Worley added that the proposal today was to review the parking for tax credit financing and subsidized construction, and Mr. Spreitzer has statistical information that indicates that less parking is required in that type of development due to the economic levels of the people who live there. Mr. Worley further added that the occupants are often single parents with small children.

Mr. Scamardo noted that the proposal is to provide a modification to the parking requirement for this type of project.

Mr. Worley noted that was correct and that the request was on the current requirement in the *LDC* that requires one parking space per bedroom and, reducing the requirement of third parking space if there is a third bedroom.

Mr. Gardner indicated that is was a good idea and in general there is a lot of paving that is really not needed with these types of housing projects. Mr. Gardner further added that there is also extra land to add parking spaces if need be.

Chairman Wiant indicated that the Commission did not want to open it too wide.

Mr. Worley noted that in addition, staff is asking that additional ground be set aside in case additional parking is ever needed if the site ever changes from tax credit housing to a market rate.

Mr. Michelman inquired if there was a possibility that there would be workforce housing not financed by the government.

Mr. Worley reported that this case is related to financing a type of affordable housing other than senior housing.

Mr. Michelman indicated that there are other organizations that could build low income multi-family units without using government money and inquired if they would be under a different standard for the parking requirements.

Mr. Worley indicated yes, based on the language that was provided, tax credit financed housing would be different, and other projects without government money would fall under the same as if they were building market rate housing.

Mr. Scamardo inquired if condo projects required more parking.

Mr. Worley noted that the parking requirements for condos are under multi-family.

Mr. Scamardo indicated that he recalled an instance where apartments were being converted to condo units and they had to reconfigure the parking.

Mr. Worley reported that usually happens when older apartments do not meet the current parking requirements in the code.

Chairman Wiant noted that if he was hearing the Commissioners correctly they were not objecting to this project however, there was concern about defining the types of workforce housing.

Mr. Worley reported that staff did not want to have the term "Workforce" without defining what it meant because that would cause staff, the Planning and Zoning Commission and Council to have to determine if each project was considered workforce housing or not. Also the current proposal has specific criteria that is nationally recognized, and would not be flexible enough to allow projects to be built without tax credit financing.

Mr. Scamardo noted that the way he understood the proposal was to amend table 6.2.3, to add workforce housing dwelling units, and in Section 11.2 the definition would explain how workforce housing is tied to the Low Income Housing Tax Credit (LIHTC) program as defined under Section 42 and as long as all the criteria was met, it would fall into the Workforce Housing category and allow for the reduced parking requirements.

Mr. Worley noted that was correct and added that it was very specific, it was only for parking and only if the project met the requirements, including the potential of adding parking spaces in the future if it is needed.

Mr. Gardner indicated that the parking could be added not only for a change but also if the project did not work.

Mr. Rosa indicated that he was comfortable with the proposal as long as the criteria listed were met.

Mr. Bill Spreitzer, WESTCAP Investments, 4745 N. 7<sup>th</sup> Street, Phoenix, noted that the request for the change in parking, related only to 3-bedroom apartment units in Workforce Housing. Mr. Spreitzer noted that WESTCAP Investments currently owns and operates 25 family projects nationally. Mr. Spreitzer explained that family projects that are developed using tax credits, have federal building guidelines built in that, 40% to 50% of the units must be 3 bedroom units. Mr. Spreitzer further explained that in preparation of the meeting, his staff conducted a survey of the 340, 3 bedroom units that his company owns in Northern Arizona, and that there was a total of 508 vehicles established with the three bedroom units, which averaged out to 1.5 vehicles per 3 bedroom unit. Mr. Spreitzer indicated that several years ago, they had a similar presentation to the City of Flagstaff, which changed their parking requirement ordinance to 1.5 vehicle parking spaces for a 3 bedroom unit. Mr. Spreitzer added that the current request was to reduce the parking requirement from 3 parking spaces per 3 bedroom unit, to 2 parking spaces for a 3 bedroom unit, which they believe would be an adequate supply of parking, based on the averages that they have reported. Mr. Spreitzer further added that the request had no relevance on the guest parking which would remain the .5 per unit, up to the 20 spaces. Mr. Spreitzer indicated that out of all the units they own nationally, not one family in a 3 bedroom unit owns 3 vehicles, and on average there are only 1.5 vehicles per unit. In addition, Mr. Spreitzer reported that tax credit housing is restricted to income, and it is hard for students to qualify. Mr. Spreitzer noted In order for

a student to qualify for tax credit affordable housing, they have to be a married student, and file a joint tax return. Mr. Spreitzer added that out of the 340 units that they own there are only 8 units in a student category and out of those 8 units each unit had only one vehicle. Mr. Spreitzer indicated that the proposal is very restrictive and related to only the tax credit program, the requirement for the visitor parking will remain the same as market rate projects and the relief that is being proposed is only for three bedroom units.

Chairman Wiant inquired what parking facilities would there be for boats, RV's etc.

Mr. Spreitzer indicated that in all the properties they operate there has never been that type of luxury, as the housing is for families that have limited income.

Mr. Petrovsky inquired if a student is single, could he or she still meet any of the four requirements noted.

Mr. Spreitzer indicated that a single mom who is a part time student and has children could be eligible however, the household must meet the requirements as a total income restriction.

Mr. Michelman indicated that he does not have any concerns with reducing the parking spaces and finds that it is justified however, he has concerns with the limited definition.

Mr. Scamardo indicated that according to the definition, if a developer does not use financing through Section 42 and a low income tax credit they would not qualify.

Mr. Michelman noted that the part that concerns him is that there are other entities that build workforce type housing and have the same type of qualifying families, except the family may own the unit and they will be required to have more parking.

Mr. Menser indicated that the proposal will affect 3 bedroom units only.

Mr. Rosa noted that if the other group could prove that they could qualify for the reduced parking the Commission could come back and amend the proposal.

Mr. Michelman again stressed that he still has concerns about the definition.

Chairman Wiant noted the Mr. Michaelman has a good point and they should not eliminate other organizations that may meet the criteria however, the proposal is very specific.

Chairman Wiant called for further questions or comments from the Commission. Hearing none, Chairman Wiant noted that the Commission will vote on the item at the next scheduled meeting on June 11, 2009.

**There was no action taken.**

Chairman Wiant called for the next item.

- \* **Ryan Smith, Community Planner reported that item # 3 and item # 4 would be discussed simultaneously as they were related.**

3. **Land Development Code Amendment LDC 09-001-B.** Update Section 2.3 and create a new Airport Business (AB) zoning district and update section 5.2 Airport Noise Overlay. Community Planner, Ryan Smith.

Ryan Smith, Community Planner reported that as explained in past presentations the City is currently working on the 2009 Airport Master Plan, and as a result of the study by using FAA guidelines, it has been determined that there are six airport influence zones. Mr. Smith noted that the FAA guidelines take into consideration the safety impacts and noise intonation as well as limiting specific uses within the operation of the airport itself. (Mr. Smith projected several layouts of the airport area on the overhead). Continuing, Mr. Smith noted the six zones on the overhead projector which included the impact zone, the runway protection zone at the end of the runway, a fan shaped area emanating from the runway, a zone further out, the zone along the sides of the runways, and a general area that is in and around the airport. Mr. Smith further reported that also out of this information the land use compatibility matrix was developed to address which uses would be appropriate within the six specific zones and staff would like to include it in the Airport Specific Area Plan. Staff is proposing that specific uses be determined in each of the zones according to the potential impacts of the airport. Staff is also proposing to limit construction to 45 DNL within the six airport influence zones instead of 60 DNL that is currently allowed in the Land Development Code. Mr. Smith also noted the proposal includes those habitable buildings near the airport within the 45 DNL lines, which are to be constructed so that the interior noise will be less than the 45 DNL.

Continuing Mr. Smith reported that currently within the *Land Development Code*, land use compatibilities and noise are addressed in Table 5.2.4 and staff is proposing to remove this table completely and modify the Land Use Table 2.3. Staff is proposing to also use this table to amend the ASAP regulations for noise and height. Mr. Smith placed the modified Table 2.3 of the Land Development Code on the overhead projector and indicated that the proposal includes creating a new zoning district called the Airport Business (AB) District, which is a commercial industrial district that will be applied during a rezoning or annexation of any area located by the Airport within the impact zones 1, 2, or 3. Mr. Smith added that specific language and the methodology that staff would like to use, (using footnotes) is included under the Table. Mr. Smith concluded his report by noting the changes that will occur within the *Land Development Code* including creating a new zoning district, Airport Business (AB) District; Modify Section 2.3 Use Table and Section 5.2 Airport Noise Overlay (ANO) to regulate land uses with the 55 DNL, and include the requirements and restrictions of the FAA, Part 77 guidelines regarding height and noise by adding the zone in Section 1.4.8., and limit the height regulations of structures within Airport area, as this is the best way to protect the Airport operations and make sure that it is safe.

Mr. Rosa inquired about the use of dormitories within the residential area near the airport.

Mr. Smith indicated that there were recent changes to the *Land Development Code* to re-define the dormitory use as an accessory use, to a primary use such as a flight school.

Mr. Gardner noted that he would recommend to staff to change the wording for the FAA regulations and delete Part 77 because the federal government will change the number in a few years and the code would have to be modified again.

Mr. Smith reported that the reason they used part 77 was because it has very specific guidelines on the height requirements.

Chairman Wiant inquired if the height regulations were defined as above the runway, because there are small hills in the area that can be built upon.

Mr. Smith reported that it is height above the runway.

Mr. Petrovsky indicated that under Section 11.1.3 there is reference to a footnote that indicates that residential uses are prohibited however, in the chart there is a section allowing Hotels and Motels and asked Mr. Smith to explain.

Mr. Smith reported that in the *Land Development Code* defines Hotels and Motels as a commercial use and not as a residential use. Mr. Smith further reported that during the development of the 2009 Airport Master Plan, there were discussions with adjacent property owners in the area and they wanted the flexibility to be able to build a Hotel near the Airport, which is a very common occurrence.

Mr. Petrovsky inquired if that meant that construction of a Hotel or Motel would have to meet the requirements.

Mr. Smith indicated that all structures would have to meet the height and sound requirements as the changes would limit the noise attenuation for the occupants for the building.

Mr. Menser inquired if the six impact zones and the noise impact requirements were two different things.

Mr. Smith noted that was correct, and indicated that the changes to the ASAP would involve reflecting the changes to the noise and height, and restricting batch plants which would further be regulated in the *Land Development Code*.

Mr. Smith reminded that Commission that the item would not be voted on today and the item will be back on June 11<sup>th</sup> and then on to the City Council.

Chairman Wiant inquired if the amendments would limit any future expansions of the Airport.

Mr. Smith indicated that the 2009 Master Plan for the Airport as well as the map of the impact zones takes expansion into consideration.

Mr. Michaelman inquired about the criteria on what use is to be permitted, conditional or not permitted within Table 2.3.

Mr. Smith reported that the criteria was taken directly from the land use compatibility matrix which is based on FAA guidelines but has been modified to allow for Hotels and Motels in the Airport area.

Mr. Petrovsky inquired if this would affect existing buildings located at the Airport.

Mr. Smith indicated that existing buildings would be grandfathered in however, they would not be able to expand.

Chairman Wiant called for further comments or questions from the Commission. Hearing none, reminded the Commissioners that the item would be voted on June 11, 2009.

**There was no action taken.**

4. **LUP09-002 Amendments to the Airport Specific Area Plan.** Community Planner, Ryan Smith.

\* See Item 3. There was no action taken.

## **V. CITY UPDATES**

Mr. Worley reported to the Commissioners that on Tuesday, May 26<sup>th</sup>, there was a workshop held prior to the City Council meeting, to discuss the trail crossings policy. Mr. Worley indicated that there was good attendance of the meeting and as the result of the Planning and Zoning Commissions recommendation, the City Council is moving forward to adopt a policy regarding trail crossings. Mr. Worley further noted that when more information about the policy comes in to place, it will be reported back to the Planning and Zoning Commission.

Mr. Petrovsky noted that when the trail crossing came before the Planning and Zoning Commission the question was raised who would have to pay for the trail crossings and inquired if it had been determined as of yet.

Mr. Rosa indicated that the money to pay for the crossing is coming from the City and that the problem was that the Development Agreement was already made prior to the Planning and Zoning Commission reviewing the project and that it was already agreed upon.

Chairman Wiant reminded the Commissioners that was an area that was not in their purview.

Mr. Petrovsky inquired if there was a possibility of moving the trail.

Mr. Worley reported that the process has just begun on the policy and that it was an option that was discussed however, nothing has been determined yet. Mr. Worley further noted that the Cavan development has proposed to realign, or provide an alternate trail.

Mr. Scamardo noted that he recalled that the recommendation that was forwarded was to have the City establish guidelines and have a policy that could be followed when a separation of traffic and trail users is needed.

Chairman Wiant inquired about the regional aspect and if there was any input from Chino Valley, Prescott Valley or the County.

Mr. Rosa reported that there has not been any involvement however, it was brought up and that the Council is planning on meeting with the other jurisdictions on the issue. Mr. Rosa added that it was also brought up that the City has the ability to create a tourist attraction that would bring people in because of the open space and that it would benefit the City.

Chairman Wiant indicated that the Commission asked the Council to develop a policy and nothing about the financing.

Mr. Worley noted that was correct and the Council is taking the development of the policy very serious. Mr. Worley added that the potential affect on the other trails in the area is also being considered.

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

### **VII. ADJOURNMENT**

Chairman Wiant adjourned the meeting at 9:55 AM.

\_\_\_\_\_  
George Wiant, Chairman

DRAFT

# HURF, Streets & Open Space CIP

Project Description	FY2011	FY2012	FY2013	FY2014	FY2015
SR89A- Sideroad	1,715,464				
Pavement Preservation (Rubber Chip & ARACFC)	1,076,350	1,108,640	1,141,900	1,176,157	1,211,442
Open Space	3,000,000	3,000,000	4,000,000	4,000,000	4,000,000
Sundog Connector Storm Ranch DA	2,420,635				
Sundog Connector Yavapai County IGA	1,200,000				
Ruger Road Realignment@SR 89 DA	49,165	1,610,000			
	9,461,614	5,718,640	5,141,900	5,176,157	5,211,442

# Water Fund CIP

Project Description	FY2011	FY2012	FY2013	FY2014	FY2015
Big Chino Water Ranch	2,813,250	42,499,700	42,249,700	42,258,700	
Water Meter Change-Out Program	1,000,000	1,000,000			
A/P Recovery Wells	1,400,000	1,600,000	400,000	1,600,000	400,000
New Thumb Butte Reservoir	1,680,000				
Surface Water Recharge Pipeline	3,137,854				
Zone 101 New Tank Reservoir	1,597,500				
Intermediate Pump Stations and Reservoirs	16,000,000	15,000,000			
Rosser Street	565,000				
A/P New Zone 12 Pump Station - Near SR89/89A	600,000	2,687,000			
A/P Main Feed- New Intermediate Storage to Zone 12 PS	350,100	2,000,000			
Pinnacle Cir New Reservoir	520,000	250,000	2,640,000		
Haisley New Reservoir	513,000	1,419,000			
18" Line Smoke Tree Lane - 30" Main at Willow Creek to Birchm	200,000	1,465,000			
12" Line Meadowbrook, Forest Hills - Thumb Butte Rd to Thumb	160,000	1,100,000			
SR69 Corridor Phase 2	150,000	1,050,000			
12" Line Sierry Peaks - Iron Springs to Forest View	135,000	1,050,000	244,000		
12" Line SR 89 - Copper Basin Road to Prescott Pines Pump Station			175,000	1,100,000	
	30,821,704	71,120,700	45,708,700	44,958,700	400,000

# Wastewater Fund CIP

Project Description	FY2011	FY2012	FY2013	FY2014	FY2015
Granite Dells	1,900,000				
Sewer Mainline Repl/Rehab	490,760	1,000,000	100,000	1,000,000	1,000,000
AP Plant Process Expansion	3,380,000				
Sundog Trunk Main	4,250,000	750,000	4,250,000	750,000	4,250,000
Sundog Odor Control	2,000,000				
Sundog Solids Handling Rehab	1,760,000				
Cliff Rose Lift Station Upgrade	1,141,361				
Granite St - Granite Creek to Leroux	350,000	450,000	1,400,000	1,400,000	1,400,000
Willow Lake Force Main Repl	585,000	2,000,000	2,000,000		
Effluent Pipe		1,500,000	5,000,000	5,000,000	
Hassayampa		650,000	2,376,000	2,000,000	
Pleasant Valley				600,000	4,996,000
	15,857,121	6,350,000	15,126,000	10,750,000	11,646,000

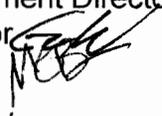
---

**RZ09-004      Rezoning from SF-35 to SF-18**  
**PP09-002      The Homestead Preliminary Plat**

---

Agenda # 3

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION  
PLANNING & ZONING COMMISSION  
**STAFF REPORT**  
6/11/09 (Public Hearing)

**TO:** Planning Commission Members  
**FROM:** Tom Guice, Community Development Director  
George Worley, Assistant Director  
Mike Bacon, Community Planner   
**DATE:** 6/1/09  
**Subject:** RZ09-004 (formerly RZ06-003)  
PP09-002 (formerly SP06-003)–The Homestead Preliminary Plat.  
**Parcels:** 110-06-005Z, 005R, 005Q, 006A (±18.81± acres)      **Zoning:** SF-35  
**Location:** East of Senator Highway and west of Summer Field

**Agent/ Applicant:** Carl Tenney, 2191 N. Val Vista Dr, Chino Valley AZ 86323.

**Owners:** Jeannie Brown and Harold O. Tenney, 677 Nathan Lane, Prescott, AZ 86303.

---

**UPDATE:** This request was continued from the May 11th meeting to accommodate the applicant's request to revise his plat to address neighborhood and City department comments. These 2 requests were first heard by the Commission on April 9 and later continued 3 times to dates on April 30, May 14, and June 11.

Because of the number of changes occurring to the plat, Staff has not received clearances from all City Departments. Mr. Carl Tenney, the applicant, has submitted a letter (attached) requesting another continuance to July 9, 2009.

Staff is not sure that this project will be ready by that date.

RECEIVED

JUN 01 2009

CITY OF PRESCOTT  
COMMUNITY DEVELOPMENT

June 1, 2009

Mike Bacon, City Planner  
City of Prescott  
201 S. Cortez Street  
Prescott, AZ 86303

Re: The Homestead Subdivision Preliminary Plat and Rezoning Request

Dear Mike,

We are still in the process of getting clearance from various city departments for our proposed Homestead Subdivision. We will not be ready to make a presentation at the June 11<sup>th</sup> meeting.

We request a continuance of this item to the July 9<sup>th</sup> Planning & Zoning Commission meeting.

Cordially,



Carl Tenney, Agent

---

**LDC AMENDMENTS**  
**Workforce Parking   Workforce Housing**

---

Agenda # 5

COMMUNITY DEVELOPMENT - PLANNING & ZONING DIVISION  
PLANNING & ZONING COMMISSION  
**STAFF REPORT**  
6/11/09 (Public Hearing)

**TO:** Planning Commission Members  
**FROM:** Tom Guice, Community Development Director  
George Worley, Assistant Director  
Mike Bacon, Community Planner   
**DATE:** 6/4/09  
**SUBJECT:** LDC Amendments for Workforce Housing

---

**UPDATE.** This request for 3 Land Development Code amendments was considered at the Study Session on May 28.

**STAFF RECOMMENDATION.** Staff is in the process of collecting additional information on available Federal affordability/low income housing programs. Additional time is needed to conduct this research.

**Recommended Action:**

1. Move to Continue the Public Hearing for the LDC Amendments for Workforce Housing until June 25, 2009.