



# PLANNING & ZONING COMMISSION A G E N D A

**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, May 29, 2014  
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** to be held on **THURSDAY, MAY 29, 2014, 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**

<b>MEMBERS</b>	
Tom Menser, Chairman	George Sheets
Ken Mabarak, Vice-Chairman	Terry Marshall
Joe Gardner	David Stringer
Len Scamardo	

**III. REGULAR ACTION ITEMS**

1. Approval of the April 10, 2014 meeting minutes.
2. ANX14-001, Senator Heights, APNs: 110-08-014C, 110-08-014D, 110-08-014E, 110-08-014F, and 110-08-014G, totaling approximately 37.35 acres, including portions of Senator Hwy and Haisley Rd. The subject property is located south of the intersection of Nathan Lane and Senator Hwy in portions of Section 10 Township 13 North, Range 2 West of the Gila and Salt River Base and Meridian, Yavapai County, Arizona. County Zoning is R1L-35. Owners/Applicants: Stone Creek Investments, LLC and Candoli Trust. Project Manager: George Worley, Planning Manager (777-1287)

**IV. PUBLIC HEARING ITEMS**

**V. CITY UPDATES**

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

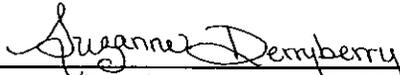
## VII. ADJOURNMENT

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.

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### 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 May 23, 2014 at 4:00 p.m. in accordance with the statement filed with the City Clerk's Office.



Suzanne Derryberry, Administrative Specialist  
Community Development Department



**PLANNING & ZONING COMMISSION  
REGULAR MEETING / PUBLIC HEARING  
APRIL 10, 2014  
PRESCOTT, ARIZONA**

**MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION held on APRIL 10, 2014 at 9:00 AM at the PRESCOTT COMMUNITY CENTER, 1280 ROSSER STREET, PRESCOTT, ARIZONA.**

**I. CALL TO ORDER**

Chairman Menser called the meeting to order at 9:00 a.m.

**II. ATTENDANCE**

<b>BOARD MEMBERS</b>	<b>STAFF MEMBERS</b>
Tom Menser, Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Suzanne Derryberry, Administrative Specialist
Terry Marshall	Ryan Smith, Community Planner
George Sheats	Matt Podracky, Assistant City Attorney
Len Scamardo	
Joe Gardner	
<b>MEMBERS ABSENT</b>	<b>COUNCIL PRESENT</b>
David Stringer	Jim Lamerson

**III. REGULAR ACTION ITEMS**

1. Approval of the March 27, 2014 meeting minutes.

Mr. Marshall, MOTION to approve the March 27, 2014 meeting minutes. Mr. Sheats, 2<sup>nd</sup>. VOTE 6-0; passed.

2. Review of Final Plat as a condition of the Preliminary Plat for Granite Dells Estates Phase 1A.

Mr. Mabarak recused himself from discussions and voting regarding the Granite Dells Final Plat.

Mr. Smith reviewed the staff report and indicated that the planned area development included 208 residential lots and two commercial tracts within 39.17 acres. He displayed photos and site plans on the overhead projector and stated that the Final Plat was in conformance with the Preliminary Plat, therefore, staff was suggesting a positive recommendation for approval to council.

Jason Gisi, 3200 Lakeside Village Dr, discussed property grading and noted that the property had previously been graded in 2010. He further discussed items related to the rezoning and drainage plan.

Scott Tkach, City Engineer, stated that the civil plans which included grading, drainage, sewer and water had been reviewed by his department and he was satisfied with the grading.

Other discussions took place regarding retaining walls, drainage, setbacks, and parking.

Mr. Menser, MOTION to recommend approval to the City Council of Final Plat, FP14-001. Scamardo, 2<sup>nd</sup>. VOTE 5-0-1 (Mabarak recused from voting)

3. Request to install commercial sign in City road right-of-way.

Mr. Worley reviewed the staff report and indicated that the request was for placement of a commercial sign in the public right-of-way. He continued by displaying photos on the overhead projector and discussed signage size and placement location.

Other various topics discussed were related to the sign design, proposed location, and alternative locations.

Ed Boks, Executive Director of Yavapai Humane Society, stated that the property was not under lease but it was operated by contract through the city.

Mr. Worley continued by discussing conditions of the variance.

Mr. Scamardo: The Planning and Zoning Commission finds that an extreme hardship exists for the Yavapai Humane Society and recommends for GRANTING a variance per City Code Section 8-6-3. Mr. Sheats, 2<sup>nd</sup>. VOTE 5-1; passed (Mabarak opposed)

#### IV. PUBLIC HEARING ITEMS

1. Second Public Hearing of the General Plan Update.

Mr. Smith provided an overview of the purpose of the General Plan and the General Plan Timeline.

Tim Welf, 5801 Honeysuckle Rd, discussed traffic and future development.

Russ Willis, 309 E Willis, discussed the numerous edits made to the General Plan.

Elisabeth Ruffner, 214 Park Avenue, discussed various aspects related to the General Plan, as well as the previous General Plans.

Lindsey Bell, 368 Dogwood Ln, commented on numerous sections of the current General Plan Draft in comparison to the previous plan.

Various topics took place regarding the addition of the issues related to community residents being added to the General Plan. It was proposed to submit comments in writing to staff members so it could be included with the information sent to council.

Chairman Menser called for a 10 minute break.

Ms. Bell continued her discussions of the General Plan Draft. Topics discussed included water allocation, open space, environmental amenities, lighting codes, and workforce housing.

Daniel Mattson stated that all of the topics which were discussed by Ms. Bell had already been extensively reviewed by the General Plan Committee and pointed out that there were reasons for which items were chosen to be excluded from the plan. He also pointed out issues of redundancy and excessive length from the previous plan. Other topics Mr. Mattson addressed were related to workforce housing, affordable transportation and the General Plan timeline.

Miriam Haubrich, General Plan Co-Chair, discussed the possibility of the proposed edits having changed the original intent of the information.

Comments were made to suggest discussing proposed edits with staff as well as the General Plan Committee.

Mr. Menser closed the public hearing.

**V. CITY UPDATES**

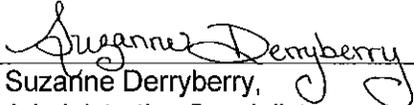
Mr. Worley discussed the upcoming required boards and commissions training course.

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

None

**VII. ADJOURNMENT**

Chairman Menser adjourned the meeting at 11:54

  
Suzanne Derryberry,  
Administrative Specialist

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Tom Menser, Chairman

ANX14-001

# Annexation Senator Heights

COMMUNITY DEVELOPMENT – PLANNING AND ZONING DIVISION

PLANNING AND ZONING COMMISSION for May 29, 2014

## STAFF REPORT

**TO:** City of Prescott Planning and Zoning Commission

**FROM:** Tom Guice, Community Development Director  
George Worley, Planning Manager 

**DATE:** May 19, 2014

**REQUEST:** ANX14-001

**COUNTY ZONING:** R1L-35 (Residential, Single-Family Limited, 35,000 square foot lot size)

**APNs:** 110-08-014C, 110-08-014D, 110-08-014E, 110-08-014F, 110-08-014G

**AREA:** 37.35 acres

<b>OWNERS:</b>	Stone Creek Investments, LLC	Candoli Trust
	700 S. Montezuma Street	650 Haisley Road
	Prescott, AZ 86303	Prescott, AZ 86303

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**SUMMARY:** The request is for an annexation of 37.35 acres of residential property in Yavapai County. The property abuts the City Limits along its north and west property lines (see Attachment 1). There is one existing residence on one of the subject parcels, occupied by one of the two property owner/applicants. Access to the parcels is from either Senator Highway or Haisley Road.

The purpose of the annexation is to allow connection to the City of Prescott water system and to permit construction of Single-family residences on the remaining four vacant lots within the subdivision.

**BACKGROUND:** The subject parcels were to be included in a subdivision proposed to be annexed into the City; however, in 2003 the annexation was rejected.

In 2004 City water service was requested for five (5) parcels located outside the City limits, and contracts were executed for each lot under authorization of City Code Section 2-11-4 (Provision of Water to Areas Outside of the City Limits) which was in effect at that time. In September 2007 the expiration date for each of the contracts was extended from October 2007 to September 2010. As of April 2013, one dwelling unit has been completed and is presently serviced by City water. The four other contracts expired in 2010, and the allocated 1.4 acre-feet year (4 X 0.35 acre-feet/year) was returned to the Alternative Water Portfolio.

In March 2005 Yavapai County approved the five lot Senator Heights Subdivision plat.

On October 25, 2005, City Ordinance No. 4503 was approved which requires that, "...as a condition to obtaining water service ... any such property must also connect onto the City's sanitary sewer main at the property owner's cost". This ordinance, modifying and superseding prior City Code Section 2-11-4, was codified as City Code Section 2-1-8.

Since the subject water service contracts have expired, Bud Beshers, Crystal Creek Homes is requesting City consideration to annex the Senator Heights subdivision. Mr. Beshers has advised that although connection to City sewer to the west is technically possible, he has not yet been able to obtain approval to cut into a private street from the adjacent property owners association to extend sewer service to the subject property. Subsequently, he is requesting City Council consideration to annex for purpose of obtaining water for the four vacant lots with the proviso that sewer extension will occur if and when approval can be obtained from adjacent property owners association to the west.

**SERVICE AND INFRASTRUCTURE IMPACTS:** There are limited impacts to City services, as listed below:

**Water.** The subject property already adjoins the City's water service area and existing water lines. There is an existing 8" water line in Haisley Road, sufficient to supply 4 of the lots. The owner/applicant will be required to extend a main to serve the parcel lying on the east side of Senator Highway.

**Sewer.** Unless Council approves otherwise, extension of sewer infrastructure will be necessary to serve all five parcels. The owners/applicants would be required to connect through an easement in a private street to the west to make a connection feasible.

**Trash and Recycling.** Residential service is required for all properties in the City. The City currently serves nearby properties. Trash and recycling services are funded by user fees.

**Police.** Police service will be required to be extended to this property. There are potential costs, although anticipated to be minimal, associated with this service.

**Fire.** There will be no additional impact to the City's Fire Department. There are potential associated costs with this service, however mutual aid agreements already commit the City to provide service to the area.

**Senator Hwy & Haisley Rd.** In the 1980's, the City entered into an IGA with Yavapai. For the maintenance of that portion of Haisley Rd subject to annexation. That portion of Senator Hwy included within the proposed annexation is a County dedicated and maintained road. At the time of annexation, the City would become responsible for maintenance, at an estimated cost of approx. \$1,700 the first year, and approx. 2-3% annual increase thereafter.

**ZONING:** The Yavapai County zoning designation is R1L-35, which permits single family uses on minimum lot sizes of 35,000 square feet. Arizona State Statute 9-471.L requires that the City adopt a zoning classification that permits densities no greater than those permitted by the County. Thus, the appropriate City zoning designation is SF-35, which permits single family uses on minimum lot sizes of 35,000 square feet.

**GENERAL PLAN:** The General Plan is the guide for land use related decisions in the City. The General Plan Land Use Map designates this area as appropriate for low to medium density residential uses. The recommended SF-35 zoning classification is in conformance with the General Plan Land Use Map.

**ANNEXATION POLICY:** The City of Prescott's adopted Annexation Policy (Resolution 2739) describes factors to be considered, including impacts to services, ability to provide services, revenue generated by the City, costs incurred by the City, and potential uses of the property. Stated annexation priorities are property with potential commercial or industrial uses and property located in relationship to long-term goals of the City. While annexation of residential neighborhoods is not the highest priority, annexations of vacant residential property have been approved by Council where no significant impact to City services or costs is incurred.

**STAFF RECOMMENDATION:** The Planning and Zoning Commission has the responsibility of recommending the appropriate zoning classification to be adopted by the City at the time of annexation. Staff suggests that SF-35 is appropriate given the current County zoning of the annexation area.

**SUGGESTED MOTION:** Move to recommend adoption of the Single Family 35 (SF-35) zoning classification at the time of annexation for ANX14-001.

**Attachments:**

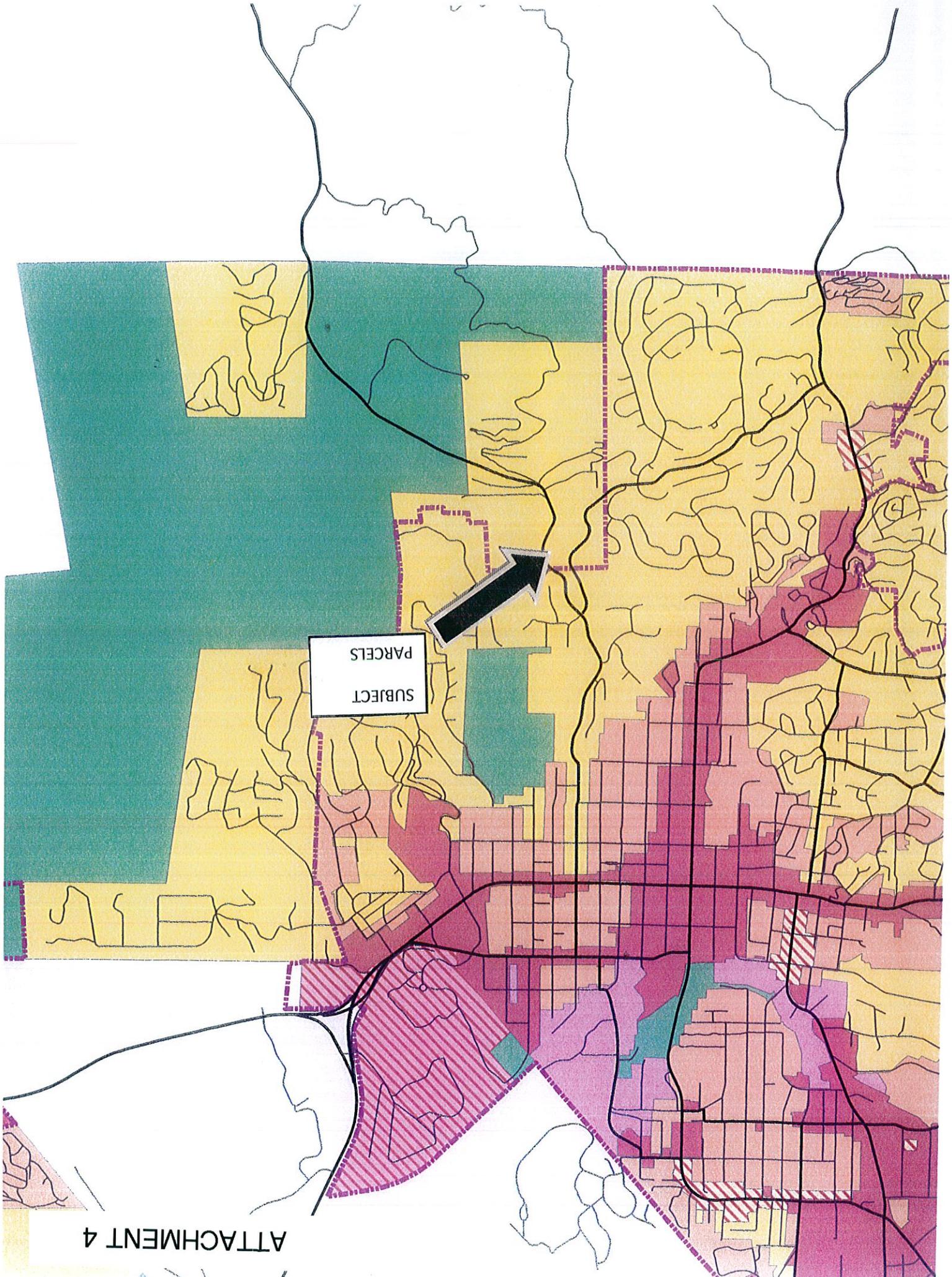
- 1) Annexation map
- 2) Aerial map
- 3) Zoning map
- 4) General Plan map



ATTACHMENT 2







SUBJECT  
PARCELS