CITY OF PRESCOTT
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PRESCOTT PRESERVATION COMMISSION
REGULAR MEETING / PUBLIC HEARING
OCTOBER 14, 2016
PRESCOTT, ARIZONA

MINUTES OF THE OF THE PRESCOTT PRESERVATION COMMISSION REGULAR MEETING / PUBLIC HEARING held on OCTOBER 14, 2016 at 8:00 A.M. in COUNCIL CHAMBERS located at 201 S. Cortez Street, Prescott, Arizona.

I. CALL TO ORDER

Chairman Buttke called the meeting to order at 8:00a.m.

II. ATTENDANCE

MEMBERS PRESENT	***STAFF PRESENT***
DJ Buttke – Chair	Cat Moody, Preservation Specialist
Gary Edelbrock – Vice Chair	George Worley, Planning Manager
Russ Buchanan	Darla Eastman, Administrative Specialist
Robert Burford - Absent	
Christy Hastings	***COUNCIL PRESENT***
Mike King - Absent	Councilman Shishka
Tony Teeters	

III. REGULAR AGENDA

1. **Approval of the minutes of the September 9, 2016 meeting.**

   Mr. Edelbrock, MOTION to approve the September 9, 2016 meeting minutes. Mr. Teeters, 2nd. VOTE 5-0; passed.

2. **HP16-010 141 S Alarcon St. Historic Preservation District #13, Southeast Prescott. APN: 109-01-051. Request approval for one and partial two story addition in rear.**

   Cat Moody presented overhead site maps on the projector of the project and various views of the home. She stated that the project was brought to the Commission at the August 12, 2016 meeting and it was deferred to enable a site visit to clarify the impact of this proposed project including the height of the ridge of the addition and the footprint of proposed addition. At the September meeting, the request was denied due to scale and massing. Ms. Moody then provided a description of the original proposal and presented the new proposal with a revised plan. She said that there are a few things from the original proposal that will be in the new proposal. There is a shed in the rear of the property that will be removed in order to execute this plan. She stated that the applicant proposes to construct a one story addition behind the original home that totals 2530 square feet. Also, a new garage is proposed at the rear of the one story addition, and that also has a second story 340 square foot bedroom proposed over only the garage for a total of 2920 square feet.

   Ms. Moody also presented a floor/area ratio analysis of other properties adjacent to the proposed project site that she created which takes in the footprint and the square

footage of the homes in relation to the lot size in order to help the group understand the massing by comparing other lots in the area. Ms. Moody also read a letter from Commissioner Robert Buford who was unable to attend the meeting. The letter stated that he reviewed and was in support of the new proposed changes to the plans.

The Commission discussed the new proposed project and they felt it was an excellent solution to the prior proposal. They also thanked Ms. Moody for the floor/area ratio analysis. One Commissioner said that the process for "rear-loading" by having the majority of the footprint located in the rear of the property works in the historical district.

Ken and Sandy Wangler, 141 South Alarcon Street, owners, stated that they are happy that the Commission is happy with the new proposal and felt it is a nice compromise. The shed will be removed but most of the wood will be preserved and utilized for a building Mr. Wangler is building in Gilbert, Arizona.

Mr. Edelbrock, MOTION to approve HP16-010 141 S Alarcon Street, request approval for one and partial two story addition in rear. Mr. Teeters, 2nd. VOTE 5-0; motion passed.

3. **Proposed amendment to Article 4, Sections 4.9.3.A, 4.9.3.B.5, and 4.9.3.F of the Land Development Code to amend the multi-family residential density and dimensional standards of the Downtown Business District (DTB)**

Frank Hall gave the presentation and provided overhead maps on the projector and stated that the Planning and Zoning Commission and the Planning Department wanted to bring this item to the Prescott Preservation Commission for review and recommendation to the City Council. The Planning Department has been working with an applicant for over a year on residential density changes in the DTB. Mr. Hall then provided an overview of the Pre-Application Conference and how the applicant initially proposed a new multi-family residential building that included six apartments on a 7,500 square foot lot in the DTB which has a maximum residential density of 58 units to the acre. The DTB is the only zoning district that has a way to increase density with provisions for amenities to increase the density. All other district has a straight residential density.

Mr. Hall went on to describe how the amendment evolved from public comments at recent planning meetings. The amendment proposes two things to increase multi-family residential density and adjust the minimum residential setbacks in the DTB. The Chamber of Commerce has given their support for this concept, and the Prescott Downtown Partnership is considering it as well and only favorable, verbal feedback has been received to date. He said that technically it is not dramatically increasing the density; it is just a few parcels in the DTB. There are a lot of people who would like to live downtown and having a mixed use keeps the historical downtown viable.

The Commission discussed the item and asked if a variance can be used in lieu of the proposed amendment. Mr. Hall replied that there was a variance for one particular property; however a variance cannot be done for an overall density calculation. The Commissioners expressed concerns that the historical buildings will be lost with this amendment, but thought that for the sake of progress and keeping downtown viable they felt it was a good proposal.

Mr. Hall said that the Planning and Zoning Commission would like to hear from the Prescott Preservation Commission on this issue for their next meeting on Thursday, October 27, 2016.

The Chairman proposed a favorable vote for the proposed amendment Code to amend the multi-family residential density and dimensional standards of the Downtown Business District. VOTE 4-1; Commissioner Hastings abstained.

Ms. Hastings stated that she didn't have enough information and understanding to make a favorable vote at this time; therefore, she abstained. She was concerned with zero setbacks and the financial drive to tear things down and replace with something that can make you a ton of money.

VI. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Ms. Hastings noted the celebration of the 100th Anniversary of the Yavapai County Courthouse. Mr. Buchanan noted that there is article regarding the Courthouse event in Prescott Women's Magazine with his picture in it, and also Ms. Hastings. Chairman Buttke commended Ms. Moody on the exceptional work she did on the traffic signal box on the corner of Goodwin and Cortez streets.

VII. ADJOURNMENT

Chairman Buttke adjourned the meeting at 9:35 a.m.

Gary Edelbrock

Darla Eastman,
Administrative Specialist