



MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on DECEMBER 8, 2016 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m. He thanked Mayor Pro Tem Lamerson for attending.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manger
Joe Gardner	Frank Hall, Community Planner
Terry Marshall	Darla Eastman, Administrative Specialist
Len Scamardo - Absent	
George Sheats	COUNCIL PRESENT
Phil Goode	Mayor Pro Tem Lamerson

III. REGULAR ACTION ITEMS

1. Approval of the November 10, 2016 Meeting Minutes

Mr. Marshall, MOTION to approve the October 27, 2016 meeting minutes. Mr. Goode, 2nd. VOTE 6-0; passed.

2. SI16-006, Site Plan for 20 unit multi-family apartment complex. [Zoning: Multi-Family Medium (MF-M); APN: 115-08-065B; Property Owner: Kevin Randle]; Property Location: 906 Rock Lane

Frank Hall presented the staff report and provided overhead maps on the projector. He stated that this is a site plan for Boulder Hill Apartments for a twenty unit multi-family apartment complex located west of Gail Gardner Way with access via Apple Blossom Lane and Rock Lane, out of the floodplain. The subject property is a 5.36 acre site zoned as Multi-Family Medium Density (MF-M). The apartment types will consist of fourteen - two bedrooms and six - three bedroom units. He also stated that there will be fifty-six parking spaces to accommodate both the bedroom count and guest parking requirements. Mr. Hall stated that the project will have 20 units instead of 120 units that were originally proposed due to the size the boulders on the property. The parking lot has a unique shape and feature for fire access and it is what he calls at "snailshell" shape which meets the parking requirements in the Land Development Code. The access was surveyed and engineered and meets the requirements.

Mr. Sheats, MOTION to approve S116-006, Site Plan for 20 unit multi-family apartment complex. Mr. Marshall, 2nd. VOTE 6-0; motion passed.

3. S116-007, Site Plan for a 72 unit workforce housing apartment complex. [Existing Zoning: Industrial Light (IL); APN: 113-07-070, 113-07-071B; Property Owner: WTBP, LLC]; Property Location: 519 Miller Valley Road

Frank Hall presented the staff report and provided overhead maps on the projector. He stated that this is a Site Plan for Creek View Village for a 70 unit workforce housing apartment complex. The subject property is a 4.97 acre undeveloped site on Miller Valley Road currently zoned as Industrial Light (IL). Since the IL zoning district does not permit residential development, he said that the applicant will be applying to rezone the property to Business Regional (BR) including a request to amend the 2015 General Plan to change the land use designation from "Industrial" to "Commercial".

The residential density allowance in the BR zoning district would permit up to 153 apartment units if the rezoning application is successful. 164 parking spaces will be provided to accommodate both the bedroom count and guest parking and is compliant with the Workforce Housing.

Mr. Hall noted that the Water Issues Committee recommended approval of the Water Service Agreement consisting of 5.5 acre- feet of alternative water allocation for twenty-two of the seventy multi-family units planned for the project. The applicant is aware that they will need to re-apply for the additional water allocation needed for the project in calendar year 2017.

He also stated that the Rezoning and General Plan Amendment for this project will be on the December 29, 2016, Planning and Zoning Commission agenda for the public hearing process.

The Commissioners discussed the parking requirements in more detail confirming the Land Development Code regulations for parking in workforce housing apartment complex which is one parking space per every three bedrooms, compared to a regular apartment complex which is two parking spaces per bedroom. The Commissioners also discussed the reasons why the property was designated to be zoned BR as opposed to a residential zoning. Most of the adjacent properties are zoned BR which allows for more flexibility and is consistent with the surrounding properties.

The Commission also discussed the Site Plan process. Initially for this project, a Site Plan was established to coordinate developments with water allocation. Due to the date of receipt of this project and concern with the Draft 2017 Alternative Water Allocation Policy, potentially new applications in 2017 will not be accepted unless it is a project for which a portion of the needed water supplies have been allocated in an earlier contract. A contract was expedited for a portion of water in 2016. The applicant could also purchase and pledge irrigation grandfathered rights to the City to support the project.

The Commission raised concerns with the risk of starting a project with only a partial water allocation and potentially having to stop the project leaving it incomplete. They discussed the need for workforce housing types of projects and felt this project is a great use for this property. The Commissioners agreed that they will try to do their best to keep projects from becoming "potential partial projects."

Leslie Graser, City Water Resources Manager, stated that she works closely with the Water Issues Committee on these types of projects. She reminded the Commission of the Prescott Lakes Villas project was a similar project to this case where a partial amount of water was available and then in 2017 the remaining portion will be captured. She said the City has limited water supplies that are available each year to be contracted. Ms. Graser gave a three-year analysis of the number of contracts and the amount of water allocated for each. Within the last three years, the contracts reflect that approximately one-thousand apartment units are being development with a water allocation and three-year performance criteria. She stated that the City's water portfolio is substantial and the City has purchased for the community a certain amount of water supply for development. She reiterated that developers are able to purchase their own water supplies through distinguished grand-fathered water supplies. The City's 2017 proposed water allocation policy is 70 acre feet for residential and 100 acre feet for commercial units.

The Commissioners continued to discuss the water issue and its potential complications for development. However, there was an understanding that water policies are there to keep from over-allocating the water that could cause loss of water once a project has been developed. However, partially-allocated projects do not necessarily get priority for the following year.

Mayor Pro Tem Lamerson stated that he would not consider the water issue a problem, but called it a circumstance. He said that the City has polices we need to follow to ensure a fair allocation of water. By policy, we do not allow any one applicant to consume all the allocated water. He reiterated that there are alternative water supplies. He said that it was discussed, at great length, a developer may want to take a chance to start a project this year with the possibility that they will get water the following year to complete the project. He discussed how the language in the policy was written for the word "shall" versus "may." He said the Council cannot determine what an owner does with their own property if they follow regulations. Normally, the Planning and Zoning Commission deals with the land use, but in this particular case, moving forward with the General Plan with the ideal of more residential units in the downtown area, we need to work together to get the job done.

Ian Mattingly, City Traffic Engineer, stated that at an engineering standpoint the 72 unit apartment complex is within the requirements for access, the project did not require a Traffic Impact Analysis. At peak traffic hours there are approximately forty-four cars per hour, there is optimal spacing between the McDonald's restaurant and the entrance. Mr. Mattingly said he felt the traffic looks good.

George Worley stated that the advantage for the developer to move forward with the City granting water allocation for one building on an entire development is that they have the opportunity to be next in line to get the next water allocation.

Mr. Hall noted that the next Planning and Zoning Commission meeting will have a proposed change of land use from Industrial Light (IL) to Business Regional (BR) including an amendment to the 2015 General Plan to permit the construction of a 72 unit workforce housing apartment complex.

Mark Shoemaker, Bethel Development, stated that he can't thank Staff enough for all their hard work getting us where we are today. Due to timeline constraints in the application process, he said Staff worked tirelessly to help him meet deadlines with the Department of Housing and Urban Development for financing. He described the project in more detail stating it is workforce housing so the units will be affordable. The units are not subsidized, but are financed through tax credits so

they will be rented at a reduced rate. There will be an income median requirement that will need to be met which is sixty percent below the State median income level.

Mr. Sheats, MOTION to approve SI16-007, Site Plan for a 72 unit workforce housing apartment complex contingent upon the site being rezoned to Business Regional including an amendment to the 2015 General Plan Land Use designation from "Industrial" to "Commercial." Mr. Marshall, 2nd. VOTE 6-0; motion passed.

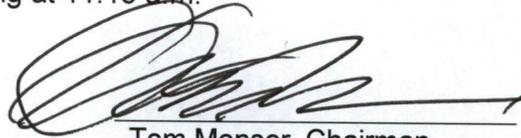
IV. UPDATES

V. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 11:15 a.m.



Darla Eastman,
Administrative Specialist



Tom Menser, Chairman