CITY OF PRESCOTT
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PLANNING & ZONING COMMISSION
PUBLIC HEARING MEETING
JANUARY 11, 2018
PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on JANUARY 11, 2018 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Vice Chairman Mabarak called the meeting to order at 9:00 a.m. Mr. Mabarak introduced Jared Nanke, the new Commissioner for the Planning and Zoning Commission. Mr. Nanke thanked the Commissioners for his welcome and said that he comes from a family of builders and architects, third generation of Nanke Signature Group, and studied Architecture at Columbia University. He said that he not married, but has a fiancé.

He thanked Councilman Lamerson for attending.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman - Absent	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manager
Joe Gardner - Abent	Darla Eastman, Administrative Specialist
Terry Marshall	Katie Peterson, Community Planner
George Sheats	
Jared Nanke	
Bill Sim	

III. REGULAR ACTION ITEMS

2. SI17-005, Lincoln-Home Site Plan, Site Plan for 6 unit Multi-family housing project. Zoning: Multi-family Medium (MF-M); APN: 113-08-109 and 113-08-110; 578 Lincoln Avenue; Property Owner: Vibrant Building Solutions, LLC.

Katie Peterson, Planning Coordinator, gave a presentation of the site plan and said that it is essentially six detached houses on two Multi-family Medium zoned lots. She said that the project is located east of Miller Valley Road and south of West Hillside Avenue. The project consists of two lots, to be combined, creating one 24,829 square foot lot. She said that the site is zoned Multi-Family Medium Density, and allows Manufactured Homes, which permits a density of up to 10 multi-family residential units. The approval of an Administrative Land Split/Combination application will be required prior to issuance of building permits.

The proposed site plan includes a total of six detached 2-bedroom units: one (1) existing 1,041 square foot single-family house with a 143 square foot porch and five (5) additional built and relocated, detached single unit structures. Those buildings with 965 square feet with 77 square foot porches, and one 1,027 square foot building with a 60 square foot porch.

Ms. Peterson said that a Water Service Agreement was approved by the Water Issues Committee and is active, but has not been approved by Council. Per the Water Management and Calendar Year 2017 Alternative Water Allocation Policy, as amended, the applicant has submitted Site Plan and Water Service Agreement applications. The existing residential structure, which will not be demolished, will continue to be recognized for current and committed (grandfathered) groundwater supplies. The adjacent parcel is also recognized for committed groundwater supplies, leaving 0.30 acre fee per year of 2017 alternative water required for project completion. Ms. Peterson then went over the Site Plan Review Criteria per the Land Development Code section 9.8.5.

The Commission discussed the project in further detail and asked if the houses that are being moved onto the property are local houses and how far does the contractor move them.

Vince Fornara, Contractor, Vibrant Buidling Solutions, stated he felt that the idea of moving houses was an exiting and interesting one. Mr. Fornara answered the Commissioners questions that most of the houses he moves are local, such as Cottonwood, Arizona, and one house he said he moved as far as 6 miles.

VI. SUMMARY OF CURRENT AND RECENT EVENTS

Update of the City Council Approval for the Deep Well Ranch Master Plan

Mr. Worley gave an update of the Deep Well Ranch Master Plan.

The Commission requested that Mr. Worley provide a brief summary to the Commissioner who were absent today at the next Commission meeting.

George Sims, MOTION to approved SI17-005, Lincoln-Home Site Plan, 6 unit Multi-family housing project. 2nd, Mr. Sheats. Motion passed 5-0.

V. ADJOURNMENT

Vice-Chairman adjourned the meeting at 9:30 a.m.

Darla Eastman,
Administrative Specialist

Vice-Chairman