

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on MAY 10, 2018 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman George Sheats called the meeting to order at 9:00 a.m. He thanked Council Lamerson, Wilcox and Goode for attending. He also recognized former Councilman Charlie Arnold and former Mayor Marlin Kuykendall.

II. ATTENDANCE

| BOARD MEMBERS | STAFF MEMBERS |
|----------------------------|-----------------------------------|
| George Sheats | Tom Guice, Director |
| Ken Mabarak, Vice Chairman | George Worley, Planning Manager |
| Terry Marshall | Darla Eastman, Recorder |
| Jared Nanke | Katie Peterson, Community Planner |
| Ted Gambogi | COUNCIL |
| Mel Roop | Councilman Lamerson |
| George Lee | Councilman Goode |

I. REGULAR AGENDA ITEM

1. Approval of the April 26, 2018, Meeting Minutes.

Mr. Roop provided edits to the minutes. In the public comment from Mary Haas, she said left turn when it should be a right turn and an edit in the second to the last paragraph, correct twicks to tweeks.

Mr. Gambogi, MOTION to approve the Meeting Minutes April 26, 2018, as amended. 2nd, Mr. Marshall. Motion passes 7-0.

2. RVP18-00010, Revision of Plat of Foothill Meadows, subdividing one existing parcel into two parcels; Zoning is Single-family 35 (SF-35). Owner: Colleen McElmell; APN 106-07-026. Location: 3095 Jenny Drive.

Katie Peterson presented the project and said that the proposed revision of plat will result in two parcels where currently one exists. The existing lot, at the corner of Jenny Drive and Jack Drive, is 2.59 acres with a width of approximately 250 feet on Jenny Drive. She said that the lot, zoned Single-family 35, features two existing structures on the northern portion of the site which are in conformance with the required building setbacks.

The Commissioners discussed the agenda item in more detail. They asked if the purpose to revise the lots was because the applicant wanted to sell the lower lot and Ms. Peterson confirmed that that was the case. They also inquired about the drainage situation on the property.

Mike Haywood, Nexus Southwest, 212 S Marina Street, stated that the property was on a Federal Emergency Management Agency (FEMA) floodplain, however the structures are above the floodplain. Mr. Haywood said that the applicant plans to sell the lower portion and build a single-family home which will require elevation certification and engineering for a floodplain. The driveway will have access to both properties.

Mr. Gambogi, MOTION to approve RVP18-00010, Revision of Plat of Foothill Meadows, subdividing one existing parcel into two parcels. 2nd, Mr. Nanke. Motion passes 7-0.

IV. PUBLIC HEARING ITEMS

- 1. SUP18-00002, Special Use Permit for the installation of a Cell Tower at 2797 Willow Creek Road (APN: 106-23-058A) by Verizon Wireless; approval of new 80' monopole wireless communication facility. Property owner: Free Methodist Church of Prescott, Inc. Applicant is Pinnacle Consulting, Inc. Zoning is Single-family 18 (SF-18). Location: 2797 Willow Creek Road.**

George Worley presented the project and stated that the Special Use Permit project public hearing was carried over from our last meeting. He said that the applicant will be presenting additional information requested by the Planning and Zoning Commission which includes a rendering of an 85' stealth tower.

Neal Talaske, Pinnacle Consulting, Inc., 1426 N Marvin Street, Suite 101, Gilbert, AZ, stated that the cell tower on Willow Creek Road will include co-location for three other cell carriers. Mr. Talaske provided overhead views of the 85' stealth cell tower and a visual analysis of cell coverage including historical demand and spectrum growth and other factors such as complaints of dropped calls for the area. He explained how the site was selected based off of that information. Mr. Talaske said that other sites were considered for the cell tower site, but not selected.

The Commissioners agreed that the cell tower is not as conspicuous as the monopole cell tower. However, not all of the Commissioners agreed that it was not researched as the best available placement in the area. They were also asked if the neighbors showed any concern with the new cell tower. Mr. Worley stated that no public comment was received.

Mr. Lee, MOTION to approve SUP18-00002, Special Use Permit for the installation of a Cell Tower of a new 85' stealth wireless communication facility including a 85' setback and block, stucco compartment. 2nd, Mr. Nanke. Motion passes 5-2. Mr. Roop and Mr. Mabarak opposed due to height and location.

- 2. ANX17-00003, Whispering Rock Annexation is to annex 70.25 acres and is generally located at the east of Willow Creek Road, slightly north of the intersection of Willow Creek Road and Haas Boulevard. Parcel Numbers: 106-02-009G and 106-02-003G; owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust.**
- 3. GNP18-00002, Whispering Rock General Plan Map amendment is to reflect proposed change in land uses with a Medical Plaza, Physical Rehabilitation Center, Hotel, Food Court, Sports Bar, Commercial/Retail Space, 130 Assisted Living Units, and Open Space [Zoning: Business General (BG)]. Parcel Numbers: 106-02-009G and 106-02-**

003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust.

- 4. PLN17-00003, Whispering Rock Rezoning is to rezone 70.25 acres and is generally located at the east of Willow Creek Road, slightly north of the intersection of Willow Creek Road and Haas Boulevard. The request is to rezone from City equivalent of current County zoning to Business General (BG) District. Parcel Numbers: 106-02-009G and 106-02-003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust.**
- 5. PLN18-00005, Whispering Rock Preliminary Plat is to create 9 lots with a Medical Plaza, Physical Rehabilitation Center, Hotel, Food Court, Sports Bar, Commercial/Retail Space, 130 Assisted Living Units, and Open Space [Zoning: Business General (BG)]. Parcel Numbers: 106-02-009G and 106-02-003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust.**

George Worley continued the presentation from the last meeting and stated that the Annexation includes a large piece of property and to rezone the property as well to commercial zoning to match the uses in the request. The rezoning affects the General Plan map which will need to be amended. He said a subdivision plat was also submitted. The applicant has made a few changes to the subdivision plat, mostly minor location of the streets, but a reduction of the number of lots and the change in the size those lots.

Mike Haywood of Nexus Southwest continued the public hearing from the last meeting. Mr. Haywood presented the Whispering Rock project and provided new details from the last public hearing meeting. He stated that there was a small change in the plans as Mr. Worley described due to interests from the public by providing letters of intent to purchase. Mr. Haywood stated that what you see is the final proposal.

The Commissioners asked about public comment on the project. Mr. Worley stated that nothing was submitted for this project. The Commissioners discussed the roadway on new plat and how there will be a 90 degree 4-way intersection. On the original plans, a roadway would have to be created with an agreement with Embry Riddle for the roadway to come out of Haas Road. Mr. Haywood also described the agreement with the nearby Church and how they are going to exchange properties for Whispering Rock to get property for the roadway and the Church will get a new parking lot. He said that all the details have not yet been finalized on that.

The Commissioners then discussed the open space and how much changed from the previous plat. Mr. Haywood stated that the volume of open space has not changed. He said initially we had 25.2%; the new version has 25.1%. The Commissioners also discussed how the uses tie in with the site plan in the future.

Jon Paladini, City Attorney, stated that the Development Agreement that has been submitted to the Applicant ties in the particulars proposed uses of the project in regards to water. He said that there are performance criteria in the current draft of the types of uses (i.e., hotels, and primarily medical facilities) and the timing of which those uses get developed. The two benefits to the community are the additional medical facilities and assisted living, and the sales tax generation from the commercial uses. In the Business General zoning district, the community benefit would be reduced if the development was

single-family homes. The best benefit would be commercial buildings. The Development Agreement includes language on how to bring water services into the project. The City may defer and re-allocate some or all of the water provided if the Applicant is unable to meet the performance criteria and timelines in the Development Agreement.

Mr. Mabarak, MOTION to approve ANX17-00003, Whispering Rock Annexation is to annex 70.25 acres and is generally located at the east of Willow Creek Road, slightly north of the intersection of Willow Creek Road and Haas Boulevard. Parcel Numbers: 106-02-009G and 106-02-003G; owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust. 2nd, Mr. Marshall. Motion passes 7-0.

Mr. Marshall, MOTION to approve GNP18-00002, Whispering Rock General Plan Map amendment is to reflect proposed change in land uses with a Medical Plaza, Physical Rehabilitation Center, Hotel, Food Court, Sports Bar, Commercial/Retail Space, 130 Assisted Living Units, and Open Space [Zoning: Business General (BG)]. Parcel Numbers: 106-02-009G and 106-02-003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust. 2nd, Mr. Nanke. Motion passes 7-0.

Mr. Roop, MOTION to approve PLN17-00003, Whispering Rock Rezoning is to rezone 70.25 acres and is generally located at the east of Willow Creek Road, slightly north of the intersection of Willow Creek Road and Haas Boulevard. The request is to rezone from City equivalent of current County zoning to Business General (BG) District. Parcel Numbers: 106-02-009G and 106-02-003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust. 2nd, Mr. Mabarak. Motion passes 7-0.

Mr. Marshall, MOTION to approve PLN18-00005, Whispering Rock Preliminary Plat is to create 9 lots with a Medical Plaza, Physical Rehabilitation Center, Hotel, Food Court, Sports Bar, Commercial/Retail Space, 130 Assisted Living Units, and Open Space [Zoning: Business General (BG)]. Parcel Numbers: 106-02-009G and 106-02-003G. Property Owner is Hojat Askari. Parcel Number: 106-02-003M; owner is Chadwick Wire and Thread Trust. 2nd, Mr. Nanke. Motion passes 7-0.

- 6. ANX18-00001, Liberator Annexation is to annex 90.5 acres. City of Prescott General Plan Designation: Recreation/Open Space and Commercial. Yavapai County Zoning: RCU-2A, Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-103-01-028A; Property Owner is the City of Prescott.**
- 7. PLN18-00009, Liberator Rezoning is to amend 90.5 acres to Industrial General (IG) to the zoning. City of Prescott General Plan Designation: Recreation/Open Space and Commercial. Yavapai County Zoning: RCU-2A, Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-103-01-028A; Property Owner is the City of Prescott.**
- 8. GNP18-00001, Prescott View General Plan amendment to amend 10.89 acres of residential single-family and townhouse development at Bradshaw Drive and Benjamin Drive; Zoning is Business General (BG); APN's 110-04-031C and 110-04-141J.**

George Worley presented the project and stated that 3rd Gen Enterprises has jointly applied with the City of Prescott to annex the proposed property into the City with the equivalent RE-2 Acre zoning, and to amend the zoning to Industrial General to permit the development of a contractor's storage yard. Mr. Worley said that the Yavapai County zoning for these lots is currently Residential Rural (RCU-2A). He also said that the western corner of the property will be developed, while the remainder of the lot will go undeveloped.

Jason Fann, Owner, stated that the lots will be particularly for commercial uses. He said that Fann Contracting will move their office to the new location and will use it for their yard space as well. He also said it is a great site acquisition for storage and stockpiling.

Mr. Gambogi, MOTION to approve ANX18-00001, Liberator Annexation is to annex 90.5 acres. City of Prescott General Plan Designation: Recreation/Open Space and Commercial. Yavapai County Zoning: RCU-2A, Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-103-01-028A; Property Owner is the City of Prescott. 2nd, Mr. Lee. Motion passes 7-0.

Mr. Marshall, MOTION to approve PLN18-00009, Liberator Rezoning is to amend 90.5 acres to Industrial General (IG) to the zoning. City of Prescott General Plan Designation: Recreation/Open Space and Commercial. Yavapai County Zoning: RCU-2A, Residential Rural. APN 103-01-028C, owned by 3rd Gen Enterprises, LLC; and APN 103-103-01-028A; Property Owner is the City of Prescott. 2nd, Mr. Nanke. Motion passes 7-0.

9. PLN18-00008, Prescott View Rezoning to rezone 10.89 acres to permit a residential single-family and townhouse development at Bradshaw Drive and Benjamin Drive; Zoning is Business General (BG); APN's 110-04-031C and 110-04-141J.

George Worley presented the project and stated that the proposed rezoning is to permit Phase one would create 40 single-family lots taking access from a looped street with both ends intersecting with Bradshaw Drive. Phase two would contain 11 units, townhouse lots in three groups. Mr. Worley said that back in the 1980s, the property was designed for a hotel and resort center, however lack of proper access to the site and limited water and sewer utilities prevented construction and the property was vacant for a long time.

He said that a Minor General Plan amendment was also requested that accompanies the rezoning to make the zoning compatible. The majority of the property is currently zoned Business General with restrictions that prohibit residential development. The rezoning request is for SF-6 over the entire site. These lots will permit attached single-family dwellings. Access to these lots is proposed via a frontage road from Bradshaw Drive with one-way access to the lots. He said the Bradshaw Drive at that location is steep, with changes in the terrain and has severe curves. A traffic safety analysis will be completed before consideration and action on a preliminary plat. Mr. Worley stated that considerable public comment was received including the difficult driving conditions due to the narrow road on Bradshaw Drive approaching and in the curved section. Also, proposed density and zoning were a common concern. Mr. Worley stated that this project is being presented to the Commission for consideration of the preliminary review of the project's layout and function.

The Commissioners discussed the project further and had questions regarding engineering. Mr. Worley stated that this project has gone through our Pre-application Conference process

that includes a preliminary discussion of engineering of the project. Also, an engineering review will take place on the Preliminary Plat, as well as, the Final Plat. A high level of engineering review, including water and sewer reports, traffic analysis, and others takes place before the Final Plat is approved. The Commissioners also commented on the lot sizes and that reducing the lots to 6,000 feet completely changes the complexion of the subdivision.

Davin Benner, Granite Basin Engineering, 1981 Commerce Center Circle, stated that in 1996 the area was zoned Busies General and an event center was supposed to be constructed. The surrounding land use and based on the topography, he said that they felt that a mass-graded subdivision was prudent and that is why the lots are so small which is permitted within the zoning. It was called DQ Hill. He said the project will be split in two phases. He also said that they are sensitive to the surrounding properties and their views. He plans to cut down the new properties so views will not be obstructed.

Jean Wilcox, Manzanita Village resident, stated that she submitted a letter that summarizes her point of view. She asked if all the Commissioners visited the site. She said that the road has a hair-pinned curve, 15 MPH, no shoulders, and one little pull-out and said it is a very dangerous road. A school bus goes up the hill two times a day. She said that she is pleased that most of the Commissioners feel that the proposed zoning is too dense for this site. The access points on Bradshaw need to be looked at carefully for the site distance. The only appropriate access point is on the long stretch of Bradshaw. Two access points could be problematic, as well as, cuts and fills. She said that the site distance is non-existent on that road and you can't tell if someone is coming at you. The site is just not appropriate for this kind of density. Ms. Wilcox gave Tenney Homestead as an example of a good subdivision design where the roof-tops blend into the hillside.

Gary Palmer, new resident on Point of View, stated if any homes are built toward Thumb Butte, he loses his view to the mountain. He said that his concern is traffic and safety. He said the road that is being proposed is so narrow that the line inside the lane is 10 feet and the minimum average in Arizona is 12 feet, and no one drives the posted speed limit. Mr. Palmer discussed the access road and how residents can't turn left so there will be more traffic on Bradshaw. He provided a visual analysis of the access road. Mr. Palmer described the road and said that due to the knoll in the road before the turn, it is difficult to see oncoming cars and there is little time to make the turn.

Richard Claire, 268 Point of View, provided a photo of the curve in the road on Bradshaw Drive. He stated that his property line is approximately 20 feet from the proposed home and fence which will obstruct his view of Thumb Butte.

Davin Benner stated that east line of the subdivision will be cut down up to 10-15 feet and will not be at grade. He said that we (Granite Basin) are sensitive to the neighbor's concerns and that we are willing to setback the homes more to help with retaining their views as long as the products are able to be built. He said that they are also willing to put up some screening. He said the whole purpose of today's meeting is to solicit feedback and include those comments into the site plan. He said this is the beginning stages. Mr. Benner said that he disagrees that the home prices will go down if this subdivision goes in. He said that we are aware of the hair-pin turn and the narrow roadway. We could propose to widen the road to Gurley Street for everyone that uses it, however, it is not a wise use of private funds and does not want to be solely responsible for that. Mr. Benner stated that he is aware that there is a site distance issue on the road. He reminded everyone that it is a 90

degree turn and that he doesn't design roads for drunk drivers, and that is what gives neighborhoods character. Mr. Benner said that he hasn't seen the public comment letters and would like to read them and address their concerns.

Barney Blashhill, Point of View Resident, asked if there a requirement for square footage of each lot, is there a requirement for square footage of the buildings, what is the height restriction of the buildings, and what are the building setbacks?

Jeffrey Zucker, 292 Jacob Lane, stated that he is the founder of Manzanita Village. He said that they planned for 12 acres of cluster residences and eight acres of open space. He said he understands market demand changes things and the property owner has a right to develop. He said that there has to be a sensitive approach and a safer approach in the subdivision design. He offered to sit down with Mr. Benner and go over the plans.

Dave Phillips, 319 Buckingham Place, stated that his background is 30+ years in real estate in southern California. He described the road in rush-hour peak (5:00pm), and said that if there are too many cars back-up to turn on a specific corner, there will be many traffic accidents. He asked if they added the townhomes, would the City require an HOA to maintain the egress points?

John Olson, 302 Double D Drive, stated that he submitted a letter to the Commission. He said that he would like confirmation of a mass-grading for the high density development. In other Prescott areas, the dirt that is moved is for pads and driveways and the hillside remains natural. He said he would like to see that for this project as well.

Ron Bathgate, 431 Hillcrest Drive, he said that the Hillcrest road is deteriorating at a rapid rate and there has been an increase in traffic. We have 6-8 children in the area and cars tend to drive fast down the road. The traffic will increase to avoid the hair-pin turn on Bradshaw and avoid the Gurley Street light. He suggested removing one of the townhomes and cut into the bank to remove the hair-pin corner.

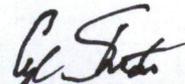
The Commissioners discussed providing the applicant with what they feel is an appropriate zoning (units per acre) and an idea of the type of construction on the site in order for the applicant to base their plans upon. They all felt that a rendering of the building plans would be more than the Commission needed to review and therefore, did not ask Granite Basin to provide that level of detail.

III. ADJOURNMENT

Chairman adjourned the meeting at 11:50 a.m.



Darla Eastman,
Recording Secretary



George Sheats, Chairman