



**PLANNING & ZONING COMMISSION
PUBLIC HEARING MEETING
JANUARY 26, 2017
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on JANUARY 26, 2017 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. Mr. Menser then thanked Mayor Pro Tem Lamerson for attending.

II. ATTENDANCE

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

III. REGULAR ACTION ITEMS

1. Approval of the December 29, 2016 Meeting Minutes

Mr. Sheats, MOTION to approve the December 29, 2016 meeting minutes. Mr. Mabarak, 2nd. VOTE 5-0; passed.

2. RP16-008, Revision of Plat of both the Idylwild and Knapp Tracts to: 1) expand the boundary of the Knapp Tract to include two (2) Idylwild Tract lots; 2) combine three (3) lots and a portion of a fourth lot into one lot totaling 2.98 acres; and, 3) enlarge an existing lot to 0.72 acres with a new 30 foot wide utility and access easement. [Zoning: Single-Family 9 (Knapp Tract), SF-35 (Idylwild Tract); APN: 111-03-001 (1.0 Acre), 111-02-063A (1.0 Acre), 111-04-004 (0.50 Acres) P/O 111-01-026 (0.65 Acres); Property Owners: Sandra Ray & James G. McKnight]

Frank Hall presented the staff report and stated that the purpose of the Revision of Plat is to expand the northern boundary of the Knapp Tract and to include two lots in the Idylwild Tract. He said the two Idylwild Tract lots will be combined with a third contiguous lot and a portion of a fourth lot to form a new lot for a total of 2.98 acres. Mr. Hall also noted that the existing Knapp Tract lot will be enlarged to 0.72 acres which exceeds the minimum lot size requirements for the SF-9 zoning district. He said Lot 3A will be expanded and will include a new 30 foot wide access and utility easement. Access to the reconfigured lots from Thumb Butte Road will be provided via two existing access easements aligned with the new 30 foot wide easement on Lot 3A.

The Commissioners discussed the project and agreed that the owner is making these changes to make the lot more marketable.

Mr. Sheats, MOTION to approve RP16-008, Revision of Plat of both the Idylwild and Knapp Tracts. Mr. Mabarak, 2nd. VOTE 5-0; motion passed.

IV. UPDATES

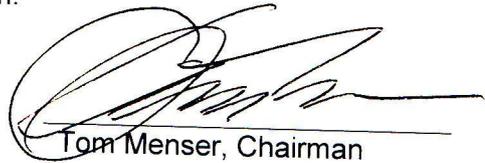
Frank Hall noted that RZ16-005, Rezoning, and the GP16-001, General Plan Amendment of 519 Miller Valley Road, Creekview Village Apartments was approved by City Council.

V. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:35 a.m.



Darla Eastman,
Administrative Specialist



Tom Menser, Chairman