

**BOARD OF ADJUSTMENT
PUBLIC HEARING
THURSDAY, FEBRUARY 16, 2017
9:00 AM**

**COUNCIL CHAMBERS
201 S. CORTEZ STREET
PRESCOTT, ARIZONA
(928) 777-1207**

MINUTES OF THE PUBLIC HEARING OF THE BOARD OF ADJUSTMENT held on February 16, 2017 in Council Chambers, City Hall, located at 201 S. Cortez Street, Prescott, Arizona 86303.

I. CALL TO ORDER - Chairman DiRienzo called the meeting to order at 9:00 a.m.

II. ATTENDANCE

MEMBERS	STAFF PRESENT
James Di Rienzo, Chairman	George Worley, Planning Manager
Johnnie Forquer	Darla Eastman, Administrative Specialist
George Wiant	Matt Podracky, Assistant City Attorney
Ray Everett	Frank Hall, Community Planner
Stephen Silvernale	Tom Guice, Community Development Director
Tony Teeters	COUNCIL PRESENT
	Greg Lazzell, Councilman

III. REGULAR AGENDA

1. Approval of the August 18, 2016 meeting minutes.

**Mr. Silvernale, MOTION to approve the August 18, 2016 minutes. Ms. Forquer, 2nd.
VOTE 6-0; passed.**

VI. PUBLIC HEARING ITEMS

1. CUP17-001, Conditional Use Permit for a seventy-one (71) unit Recreational Vehicle (RV) Park with the primary access located east of the Rosser Street intersection at 1815 and 1853 N. State Route 89 south of Prescott Lakes Parkway [Zoning: Industrial Light; Acres: 8.56; Property Owner: Diamond B. Properties, LLC; APN: 105-04-011B, 105-04-011C].

Frank Hall presented the staff report and displayed images on the overhead projector of the site plan and aerial photos of the property. He stated that project site consists of two parcels located east of the northbound side of State Route 89 at 1815 and 1853, north of State Route 89 and south of Prescott Lakes Parkway. He said that the applicant is requesting a Conditional Use Permit for a seventy-one unit Recreational Vehicle (RV) Park in the Industrial Light (IL) zoning with the primary access located east of the Rosser Street intersection. He said all the adjacent parcels are owned by the City of Prescott and zoned Natural Open Space including the Watson Woods Riparian Preserve and a segment of the Peavine Trail. He said that all exterior lighting must comply with the "Dark Sky" requirements and the applicant is planning to keep the mature trees and plant a large number of trees along the perimeter of the property, especially near the highway. Mr. Hall then talked about the accessory buildings and stated that there are

seven existing buildings on the site. The applicant is proposing to utilize four of the buildings for offices, storage, and a multi-use community building, also common shower and restroom facilities. Mr. Hall also commented on how traffic will impact the area. He said that our Traffic Engineer has recommended minor traffic signal modifications at the Rosser Street and State Route 89 intersection.

The Board discussed the project in more detail and made some comments mainly about the traffic on Highway 89 and how the trailers will enter the resort.

Ian Mattingly, City Traffic Engineer, said that he reviewed the site plan from a traffic perspective and that the site did not meet the requirements for a Traffic Impact Analysis. He said that there was plenty of space for traffic to move through the area, even during high peak hours from 7:00am to 9:00am. He viewed the site during the peak hours and 18 cars entered the area per hour, 50/50 going north and south and there is a southbound turn pocket. He said there will be a slight modification to the turn signals, and a cross walk will be added for pedestrian traffic to Rosser Street to the Adult Center. He said any improvements for traffic purposes will be charged to the developer.

The Board approved the Conditional Use review criteria with the conditions identified in the motion below.

Mr. Everett, MOTION to approve the CUP17-001 with the following conditions:

Under A. Effect on Environment, the Board included Condition 1: Connection to City of Prescott Sewer and Water utilities and the elimination of the septic system and wells, and Condition 2: Limited and directed access to the Watson Woods Riparian Habitat as coordinated with the Prescott Parks and Recreation Department.

Under B. Compatible with Surrounding Area, the Board included Condition 3: Onsite management is present at all times and/or contact information is displayed on-site at all times.

Under C. External Impacts Minimized, the Board included Condition 4: Full compliance with the "Dark Sky" code of Article 6, Section 6.11 of the Land Development Code (LDC), and Condition 5: On-site events are for the RV Resort users only and no outdoor events that generate noise that could negatively impact nearby communities is permitted.

Under D. Infrastructure Impacts Minimized, the Board included Condition 6: Complete Civil Plan improvements as required by the Department of Public Works.

Under E. Consistent with General Plan and Code, the Board included Condition 7: The Conditional Use Permit is limited to a RV park for short term (less than 30 day stays).

Under F. Parcel Size, the Board included Condition 8: The two parcels encompassing the project must be joined administratively with a Re-Plat application.

Ms. Forquer, 2nd. VOTE 6-0; passed.

V. ADJOURNMENT

Chairman Di Rienzo adjourned the meeting at 10:00a.m



Darla Eastman, Administrative Specialist



James Di Rienzo, Chairman