

**PLANNING & ZONING COMMISSION
MINUTES
November 8, 2018
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on November 8, 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.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
George Sheats Chairman	George Worley, Planning Manager
Ken Mabarak, Vice Chairman	Darla Eastman, Recorder
Terry Marshall	Katie Peterson, Community Planner
Jared Nanke	Bryn Stotler, Director
Ted Gambogi	Gwen Rowitsch, Public Works Engineering
Mel Roop	COUNCIL
George Lee (Absent)	Councilman Lamerson
	Councilman Goode

III. REGULAR AGENDA ITEM

1. Approval of the October 11th, 2018 Meeting Minutes.

A motion was made by Commissioner Marshall to approve the October 11, 2018 minutes. The motion was second by Commissioner Nanke and approved unanimously.

2. **PLN18-022**, Preliminary Plat of 3rd Gen site, subdividing one existing parcel into thirteen parcels; City of Prescott General Plan Designation: Recreation / Open Space and Industrial. Yavapai County Zoning: Residential; Rural (RCU-2A), Residential Rural Owner: 3rd Gen Enterprises, LLC; APN 103-01-028C. Location: street address to be assigned.

Katie Peterson presented an overview of the project and explained that there is a future annexation and rezone pending. She went over site location, background, site plan. She also noted the *correct APN is 103-01-028C*.

The proposal is to subdivide the site into thirteen parcels. The site maps and access points were displayed along with relevant land development code required standards for LDC 4.2 Industrial General: Maximum Height of 50 ft, minimum setbacks: 25ft front / rear and 15 feet sides.

The proposal is consistent with general plan land use and consistent with circulation requirements in the general plan. The development agreement will be addressed at City Council, including water services, lease-sale, etc.

Staff recommends approval of PLN18-022 pending approval of the City's annexation and rezoning to Industrial General.

Commissioners, applicant and staff discussed the project size, easements, public right of way at the Peavine Trail, Public Works roadway widths, lack of sidewalks, surrounding pavement conditions and planned road improvements.

Commissioner Nanke moved to approve PLN18-022 pending approval of the City's annexation and rezoning to Industrial General. This motion was second by Commissioner Mabarak and the motion carried unanimously.

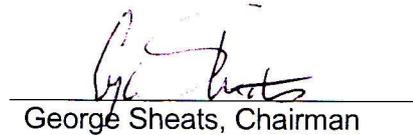
- IV. **STAFF UPDATES:** There will be a contractors outreach meeting on December 5th from 11am to 1pm, location TBA.

Unified Development Code (UDC) Committee – Council would like to bring Temporary Sign Code back to Planning and Zoning Committee and separate out commercial and residential. Staff is reviewing for a possible UDC meeting for further review.

V. **ADJOURNMENT**

Chairman Sheats adjourned the meeting at 9:24am

 1/29/19
Michelle Chavez
Recorder


George Sheats, Chairman