I. CALL TO ORDER

Chairman George Sheats called the meeting to order at 9:00 a.m.

II. ATTENDANCE

<table>
<thead>
<tr>
<th>BOARD MEMBERS</th>
<th>STAFF MEMBERS</th>
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<tbody>
<tr>
<td>George Sheats Chairman</td>
<td>George Worley, Planning Manager</td>
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<tr>
<td>Ken Mabarak, Vice Chairman</td>
<td>Michelle Chavez, Recorder</td>
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<tr>
<td>Terry Marshall</td>
<td>Bryn Stotler, Comm. Development Director</td>
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<td>Jared Nanke</td>
<td>Jon Paladin, City Attorney</td>
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<tr>
<td>Ted Gambogi</td>
<td>Joe Baynes, Recreation Services Director</td>
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<td>Mel Roop</td>
<td>COUNCIL</td>
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<tr>
<td>George Lee</td>
<td>Councilman Phil Goode</td>
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III. REGULAR AGENDA ITEM

1. Approval of the November 8, 2018 Meeting Minutes.

   A motion was made by Commissioner Gambogi to approve the November 8, 2018 minutes. The motion was second by Commissioner Marshall and approved unanimously.

2. Introduction of PLN19-003: A proposed rezoning of property at 300 N Montezuma Street and portions of Granite Creek Park to the north. Rezoning of Business Regional (BR) zoned City properties to Downtown Business (DTB).

   Rezoning of Natural Open Space (NOS) zoned City properties to Recreation Space (RS).


   George Worley gave an overview of the project. All of the parcels are owned by the City of Prescott.

   The proposal is to rezone parcels from BR to DTB to support a hotel project and from NOS to RS to support enhancement of Granite Creek Park.
An aerial overview of the project site was shared and neighboring businesses and park land was described. A zoning map of the current and proposed zoning was shared.

The Commissioners, staff, and applicant discussed the proposed hotel site in detail, including but not limited to: The renovation and accessibility of the railroad trestle, amount of parking spaces, vehicle and emergency access to the site, total acreage of the site, building height, setbacks, public uses, meeting spaces, traffic impacts, and potential uses for the park.

Commissioners and staff discussed the proposed re-zoning and how that may affect the local neighborhood. Staff assured the Commission that any impactful related projects would have to go through City Council and have public notification.

Commissioner Roop shared photos that he took of the site and approach on Montezuma St., stating that this is one of the most important gateways to the city. He asked if the view from Montezuma could be visually softened. He also requested additional information on the number of parking spaces required for the various uses proposed for the site.

Staff pointed out that much of the building will be screened by existing vegetation.

Shane Shumway, the developer of the hotel, discussed the site design and setback, floodway impacts to the project, changes that have been made to the original design, and historic elements incorporated in the design.

He shared 3D renderings of the proposed building and grounds. They will be adding balconies on the building side facing Montezuma. The total footprint is between 16,000 and 17,000 square feet. The hotel will include a conference space, restaurant, bar, and a large lobby. There will be a dedicated space for a farmers market or other events on the adjacent grounds within the park property.

Commissioner Mabarak asked if the public will have access to the trestle bridge and the developer indicated that yes it will always be open unless the City wants to have a private event on the bridge.

Regarding the Sam Hill Warehouse; the developer should know more in February if that parcel will be incorporated into the site. They are in discussions with Prescott College.

The restaurant will be full service breakfast, semi lunch, and full dinner.

Joe Baynes, City of Prescott Recreation Services Director, spoke to the Commission regarding public private partnerships to help implement park improvements. Right now there are talks of bringing the Prescott Farmers Market downtown. All designs are conceptual at this time. The park upgrades will be passive use upgrades. There will be no ball field. The City of Prescott Recreation Services Department will continue to have jurisdiction over the park land.

Citizen Howard Mechanic expressed concerns about lack of parking spots for the public to attend various events at the park and the hotel site.

Chair Sheats expressed the difference between zoning uses for recreational and natural open space. There is an opportunity to expand parking.
Citizen Russ Pilcher asked that the developer include some gargoyles.

Citizen Larry Meads stated that he liked the project and how it looks is important to the gateway to the City. He stated that he was concerned about the rezoning from NOS to RS but is glad to know that the park will still be City property. He noted there is a lot of potential with the greenway trail.

Councilman Goode expressed concerns about contract language and water use and the ability to assess usage and future needs at the hotel. He also expressed concern about the setback on Montezuma and Sheldon, wondering if there is a way the project could be visually softened.

Commissioner Lee asked about the Cottonwoods and if they buffer the approach to the hotel.

Chair Sheats expressed that tree buffering does depend on what time of year it is.

City Attorney Jon Paladini spoke to the water use in the park and splash pad, how the City allocates water uses, and that the developer will have low water use landscaping. He stated the City is not technically subject to its own zoning for government uses, including parks. However, the City still goes through the process.

Commissioner Mabarak expressed concern that it could appear to the public that the City is not abiding by the same rules that other citizens have to abide by. He stated that he is happy the City is going through the whole public process and abiding the same rules all private developers have to follow.

Commissioner Mabarak stated he feels the building is too high and being right on the street is a concern. He likes the zoning and the use, but the setback is a concern. He would like to see a better presence on Montezuma to the public.

Commissioner Roop expressed support for hotel use on the property and mentioned different approaches such as stair stepping the building away from Montezuma.

Commissioner Roop asked that staff please bring a site plan that shows where the Cottonwoods are in relation to the site.

Mr. Meads expressed that staff and several jurisdictions are working on the update to the 2018 Building Codes.

The next meeting of Planning and Zoning Commission will be a public hearing on February 14th with the possibility of voting on the re-zoning of the park land and hotel site.

Commissioner Roop asked when site plan review comes into play with re-zoning, wondering if there is enough time to receive follow ups to the Commission’s questions from the developer.

Staff indicated there are certain requirements that require a formal site plan review based on the size of the project and related water service agreements, noting this review is not on the design of the project, but whether the site works or not.
IV.  STAFF UPDATES:

Director Stotler introduced new Community Development staff person, Michelle Chavez.

Mr. Paladini provided the Commission an overview of an update to the City of Prescott’s handling of temporary signs in City right of way and the creation of "sign free" zones. The City Council did a study session and by resolution adopted two sign free zones. He shared a map of the areas. State law governs how many and where sign free zones can be placed and only affects signs in the public right of way. It does not impact private property signs, which are governed by the City’s Land Development Code. State law dictates that the zone has to be located in commercial and tourism areas and can be no more than three square miles. This change gives the City the ability to remove signs in the public right of way in the "sign free zone." There are two areas delineated, one downtown and one along Hwy 89 heading toward the Prescott Regional Airport. ADOT is completing improvements on Highway 89 and is going to cede the right of way to the City of Prescott. The state had previously exempted state routes. The establishment of these sign free zones was adopted by Resolution 2019-1624 by the Council on January 22, 2019 and became effective that day.

V.  SUMMARY OF CURRENT OR RECENT EVENTS

VI.  ADJOURNMENT
Chairman Sheats adjourned the meeting at 10:24am

Michelle Chavez, Recorder

George Sheats, Chairman