

# BOARD OF ADJUSTMENT AGENDA

**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, March 21, 2019  
9:00 AM**

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

The following agenda will be considered by the BOARD OF ADJUSTMENT at its PUBLIC HEARING to be held at 9:00 AM on March 21, 2019 in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

## CALL TO ORDER

### I. ATTENDANCE

#### Members

James DiRienzo, Chairman	Raymond Everett
Paddie Braden	Stephen Silvernale
Johnnie Forquer	Tony Teeters
Larry Meads	

### II. MINUTES

Approve the minutes of the December 20, 2018 and January 17, 2019 meetings.

### III. PUBLIC HEARING ITEM

- CUP19-001**, 3911 E. State Route 69. APNs: 103-20-574C, 103-20-001K, 103-20-001R. LDC Sections 4.8, and 9.3. Zoning is Business General (BG). Request is for a Conditional Use Permit for relocation of a fuel facility with 12 new fuel dispensers on a 102,088 square foot site adjacent to and south of the existing fuel facility site. Owner/Applicant: Costco Wholesale Corp.

### IV. ADJOURNMENT

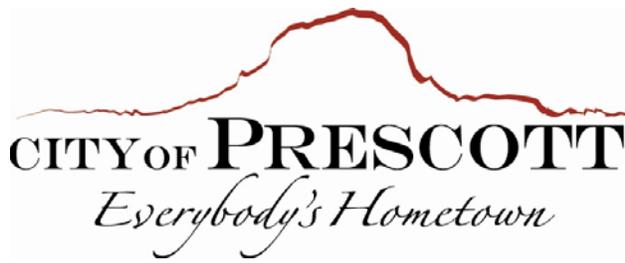
#### CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on March 3/15/19 at 4:00 p.m. in accordance with the statement filed with the City Clerk's Office.

Maureen Scott

Maureen Scott, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at [www.azrelay.org](http://www.azrelay.org).



# BOARD OF ADJUSTMENT MINUTES

**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, DECEMBER 20, 2018  
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 at 9:00 AM on December 20, 2018, in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

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

**II. ATTENDANCE**

<b>MEMBERS</b>	<b>STAFF PRESENT</b>
James Di Rienzo, Chairman	Matt Podracky, Assistant City Attorney
Johnnie Forquer	George Worley, Planning Manager
Paddie Braden	Kaylee Collison, Recording Secretary
Ray Everett	Bryn Stotler, Director of Community Development
Stephen Silvernale	<b>COUNCIL PRESENT</b>
Tony Teeters	James Lamerson, Councilman
Larry Meads	<b>P and Z PRESENT</b>
	George Sheats, Planning and Zoning Commission

**II. PUBLIC HEARING ITEM**

- CUP18-001**, Conditional Use Permit for Ocean Blue Car Wash at 3163/3165 Willow Creek Road; Applicant is Forever Partners, LLC; Owner is Lakeview Plaza, LLC. Zoning is Business General (BG); APN 106-20-497 and 498.

Presentation by George Worley on what a CUP (Conditional Use Permit) is and how the various conditions in the approval process can be evaluated; Light impact, noise impacts, and hours of operation.

- Presented zoning maps of site and nearby parcels.
- Staff report proposed reduced lighting when business is closed (25%) and using LED lighting closer to the lowest scale (3000 or lower Kelvin) which is similar to street lights.
- Hours of operation - 8am to 6 - No recommended change.

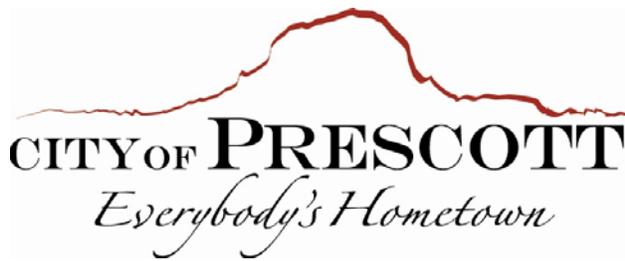
Applicant's architect John Reddell presented and stated he could respond to any questions regarding express car wash.

Board Member Silvernale: Are all sounds internal?

Applicant: Yes, except the vacuum.

Board Member Silvernale: Are there any dangerous decibels?

Applicant: No.



## BOARD OF ADJUSTMENT MINUTES

Board Member Silvernale: Are there any OSHA requirements for hearing protection?

Applicant: No

Board Member Meads: The car wash recycles water in auto tunnel?

Applicant gave an explanation on how water is recycled.

Board Member Meads: How much water does the system use?

Applicant: We try and recycle all the water. We do not know the exact amount. During a normal day, how much fresh water would you use?

Applicant: (Alex Lazar – Owner – 22037 N 78<sup>th</sup> Street, Scottsdale AZ): Each wash typically uses 12-15 gallons and we recapture 5 gallons. We are part of the water savers club. I can follow up with more detailed information. We use roughly about 10 gallons per wash. We know that if someone were washing their car at home it would take 150 gallons.

Board Member Silvernale: Is there discharge into the Sewer?

Applicant: yes.

Board Member Silvernale: Do we get re-capture credit for this?

Staff: Not currently but during (plan) review we look at water allocation.

Board Member Meads: This is a sloped site. What is the elevation and how does that compare to apartment complex next door?

Applicant: Compares to commercial to the east. The final floor will be lower than the apartment complex. It will probably be 10-15 feet below the residential.

Board Member Meads: Are all light fixtures shining downward?

Applicant: Yes, all security lighting and the arches are shielded.

Board Member Meads: I would like to see 2700 Kelvin LED lights. Would summer hours stay open until 7pm?

Applicant will return back with any new information on changes to hours.

Board Member Meads: Any submittals pending for the adjacent lots to the east? Staff: Not aware of anything immediately.

David Hendricks, 915 Northwood Loop, Prescott : CUP has an impact on if this can be built on this site. As a car wash owner down the road, I'm asking (BOA) to deny the



## **BOARD OF ADJUSTMENT MINUTES**

CUP. Mr. Hendricks read a statement against the project. Mr. Hendricks expressed that he believes this is not a “best use” purpose for this site and expressed concern about creating too many of the same business uses in the project area. He stated that the City of Prescott should not allow a developer to put a competing business adjacent to existing business. BOA should not be convinced to “bend the rules” for this site. There are other sites that are a good fit for another car wash that doesn’t need a CUP.

Mr. Hendricks requested BOA forward to P and Z and City Council a request to review existing business practices to support local small businesses.

Chairman Di Rienzo: Some concerns are very good. However, developer looking at City code how this area is zoned, it allows for a car wash in this area – with CUP. The BOA can only look at planning and zoning regulations and the codes. I understand your concerns as a business competitor, but you need to understand that the developer has a right to apply against this code as it’s already written. The BOA only looks at that. We can’t suggest to the City that we need to have competitive issues talked about. We only look at the code, what’s available to build in this zone and decide yes or no.

Mr. Hendricks: I’m asking you to deny the permit so the car wash cannot be built. There are seven car washes already in Prescott and have already felt the pressure from previous Ocean Blue Development. I don’t mind competition, but I find it difficult to understand that a board would make an exception and give an outside competitor an unfair advantage. I’m asking you to look at the impact. The code says “negative impact” to be considered.

Chairman Di Rienzo: We understand your concerns and all businesses’ concerns in the Prescott area. But what right does a developer have to say it’s in the code, I want to make the application and build what is already approved? There are two sides the BOA needs to consider that make sure it is fair to all parties. Not just those who are already here. We are driven by the code.

Mr. Hendricks: Appearance of conflict of interest with applicant and their position as co-chair on Planning and Zoning commission. I’m sure this is unintentional. Asking the planning and zoning to get with the builder and find a different use.

Tom Vanhuizen: 2351 N. Medora Dr., Prescott AZ – The noise issues are a concern. Has decibel testing been done? Vacuuming system is noisy. Nothing has been said about blower guns, they are 110 decibels.

Chairman Di Rienzo: BOA is always concerned about neighbors and how noise, light and times of operation affect the neighbors. If I were a neighbor, I would have the same concern. We have not asked the architect or developer about decibel testing. That may be something we want to look at. Also maximum operation level and what are the noise levels.

Tony Norkus: 1982 Promontory St, Prescott – Does Prescott need another car wash? Maybe? In that location, probably not. What is really needed and what don’t we have? Embry Riddle is ranked high and growing. There are no restaurants, bakeries, etc. We need businesses that can offer higher paying jobs and need to serve more people and



## **BOARD OF ADJUSTMENT MINUTES**

students in this area. Mr. Norkus gave an example of a volleyball complex with restaurant.

Chairman Di Rienzo: We take your concerns seriously. We cannot deny an application that is legal as far as the code goes.

Mr. Norkus: Nobody comes to Prescott to get their car washed.

Board Member Silvernale: Were you prepared to talk to the developer and offer a different idea? We cannot deny property rights to the property owner. Why would he deny the offer unless he has another offer from a different party.

Board Member Meads: Can the car wash operate below freezing?

Applicant: We are using heaters in the floor we can operate.

Mr. Reddell: We prep everything so we can operate below freezing but there is a point where operation is not practical.

Chairman Di Rienzo: Has a decibel study been done with maximum use, on the edge of property facing multi family or single family?

Mr. Reddell: We did one acoustical engineering 8 to 10 years ago and found the blowers register a decibel of 65 at the edge of the property with it (blower) outside the structure. This blower is inside the building.

Cynthia Marroquin: 1094 Pine Country Court, Prescott – I understand the developer wants to use his land but why are we giving another car wash an advantage? We don't want the car washes to go out of business. We don't want an eyesore. There would be a better set up in Williamson Valley or 89A. Willow Creek has a stellar reputation and hires local students. What benefit is it to the community to have a car wash so close? This is not the right choice for this area, for this town at this time.

Chairman Di Rienzo, BOA sits on the fence. We look at community concerns, city progress, developer concerns and rights. We need to look at both and we do look at your concerns.

Mackey VanHuizen: 2351 N. Medore Lane, Prescott : Co-owner of Richie's Car Wash on Sheldon. Within a 5 mile radius there are five car washes. Ocean Blue has had a negative effect on existing business. By allowing another one, there will be others put out of business. It is disappointing that there is not a use of the code to help businesses and find a better use for this site. The site is already chaotic. Pulling in cars will add to chaos. Car count needs to be looked at.

Board Member Silvernale: I frequent your car wash, however when we talk about placing a business, don't you want it in a high traffic area? From the commuter side and City side? If we had no other car wash on Willow Creek, would we all be here today?



## **BOARD OF ADJUSTMENT MINUTES**

Ms. VanHuizen: Already traffic is congested at the site. Yes I would still be there.

Ronnie DeBenedatta, 715 Ashwood Lane: What I am fearful of is I drive by this every day. Everybody would agree we need other stuff in that area. I wouldn't put a business next to a car wash. If a restaurant is going to go there, they won't be able to sit outside. I realize this needs a development. A car wash will prevent other businesses from moving in there.

Ms. Van Huizen: If you want to get noise impact information, go to Walmart and listen to their current site.

Mr. Van Huizen: I ask that you request more studies be done on noise and water and traffic.

Ken Mabarak, 122 N. Cortez: (Developer of this project). I understand the passion from competitors. Dutch Bros. went there because it is busy. You don't want a car wash on a side street. I am very familiar with this area. I understand not wanting competition and that maybe this is not the best use. This property is zoned for car wash, and there are other areas where it is not permitted even with a CUP. It's not tweaking zoning, not my volunteerism (planning commission), that this is about. This is one of the last signalized vacant areas in our community. I would like a restaurant here. We are all for it. We still have 450K square feet of land. Thirty-one years ago when apartments were built, the driveway was always meant to be used and entered via Center street. It won't be long until the driveway will need to change (near McDonalds and CVS). This was always planned to be a shopping center. We don't determine who is going to go here. We thought the market would respond differently. We were hoping for a restaurant. The mall has sold twice. Prescott is not on the radar of a lot of national retailers. We are proud that we have brought three national retailers to the community. Traffic will continue to be an issue and need to be addressed in the future. We like the car wash, understand the cautions and we have been working on this for almost a year. We have CC&Rs (covenants, conditions and restrictions) and our standards are high. There will be no (blow up) clowns with air. We rejected five different plans. We will be looking at sound very carefully and lighting. We have other uses looking at the parcel on the east side. We're very concerned with landscaping. There will be intense landscaping along Center St. and Willow Creek Road which helps shield from sight and sound. People know what the market can support.

Board Member Meads: What size is the water pipe entering?

Mr. Reddell: It is stubbed to the property. 6 or 8 inch piping.

Board Member Silvernale: So any other location would need a CUP?

Staff: Code allows car washes in industrial (zoned) areas. In any commercial area it would need a CUP. All other car washes in Prescott are in commercially zoned areas.

Board Member Silvernale: Are we tweaking the zoning code?



## BOARD OF ADJUSTMENT MINUTES

Staff: CUP are appropriate subject to conditions. We look at making it less injurious to neighboring properties. Are we giving unfair advantage?

Staff: That's a subjective interpretation.

Board Member Meads: We appreciate the remarks and some of them are beyond the purview of the BOA.

Board Member Meads moved to approve the Conditional Use Permit: **CUP18-001, Conditional Use Permit for Ocean Blue Car Wash at 3163/3165 Willow Creek Road**, with the following conditions.

1. Reduce sight lighting level after close of business to 25% of operational levels
2. Light color temperature be at or at below 3000 Kelvin, not less than 2700 Kelvin.

The motion was second by Board Member Silvernale and unanimously approved by the Board of Adjustment.

### III. ADJOURNMENT

Chairman Di Rienzo adjourned the meeting at 10:40 a.m.

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Michelle Chavez, Recorder

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James Di Rienzo, Chairman



# BOARD OF ADJUSTMENT MINUTES

**BOARD OF ADJUSTMENT  
PUBLIC HEARING  
THURSDAY, January 17, 2019  
9:00 AM**

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

The following agenda will be considered by the BOARD OF ADJUSTMENT at its PUBLIC HEARING to be held at 9:00 AM on January 17, 2019 in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

## CALL TO ORDER

### I. ATTENDANCE

Members	
James Di Rienzo, Chairman	Raymond Everett
Paddie Braden	Stephen Silvernale, Vice Chair
Johnnie Forquer	Tony Teeters
Larry Meads (Absent)	
Staff	
Bryn Stotler, Community Development Director	Katie Peterson, Community Planner
George Worley, Planning Manager	Michelle Chavez, Recording Secretary
Council	
James Lamerson	

### II. MINUTES

*Minutes from December 20, 2018 meeting will be on next month's agenda*

### III. PUBLIC HEARING ITEM

1. **CUP18-002, 440 S Montezuma Street.** APN: 109-03-071. LDC Sections 4.8, and 9.3. Zoning is Business Regional (BR). Request is for a Conditional Use Permit for a Tattoo business operating Wednesday through Sunday 12:00PM to 8:00PM and by appointment Monday and Tuesday. **Owner:** Cal-Dan-D, LLC. **Applicant:** Modern Craft Tattoo. Community Planner Katie Peterson (928) 777-1319.

Katie Peterson gave a brief overview of the request for the conditional use permit including hours, site location, access points, parking locations, site plan including back patio location. She also gave an overview of the conditional use permit criteria. Staff recommends the CUP conditions include operations no later than 8pm daily.

Applicant and BOA members had a discussion regarding the Modern Craft Tattoo application for CUP including the hours. Appointments do sometimes run late. Chairman DiRienzo expressed that CUPs can be revoked if the conditions are broken and it can take quite some time to get it re-approved.

Vice Chair Silvernale moved to approve CUP 18-001 and that motion was seconded by member Braden.

Member Everett expressed concern with the hours of operation stipulation.

The original motion by Vice Chair Silvernale was withdrawn.

A new motion by Member Everett was made to approve CUP 18-001 without any restrictions on hours of operation. The motion died for lack of a second.

**Member Silvernale moved to approve CUP 18-001, 440 S Montezuma Street. APN: 109-03-071 for a Conditional Use Permit for a Tattoo business, LDC Sections 4.8, and 9.3, with an amended condition:**

**Business operating hours from 8am to 8pm for all days.**

Motion was seconded by Member Braden and voted yes by DiRienzo, Braden, Forquer, Teeters, and Silvernale. Motion was voted no by Everett. **Motion carried, item approved.**

2. **V18-010, 669 E Sheldon Street.** APN: 114-05-001 and 114-05-002 totaling ±0.38 acre. LDC Sections 4.8 and 9.13. Zoning is Business Regional (BR). Request is for a six foot porch encroachment into the 10 front and corner setback. **Owner/Applicant:** Joseph and Lisa Lucidi. Planning Manager is George Worley (928) 777-1287.

George Worley gave an overview of the application for variance including porch information, zoning, encroachment, surrounding business uses, site plan, existing non-conformance, setbacks, right of way, and posting of notices for variance.

A conversation between the members of BOA occurred regarding the patio. The applicant spoke to the site being the location of the former Cattleman's Steakhouse. It will be remodeled and they plan to open a quick serve BBQ restaurant. The applicant explained the needs for a porch overhang, landscaping, impacts to surrounding area, lighting, etc.

**Member Everett moved to approve V18-010, 669 E Sheldon Street. APN: 114-05-001 and 114-05-002 totaling ±0.38 acre. LDC Sections 4.8 and 9.13 for a six foot porch encroachment into the 10 front and corner setback. This motion was seconded by Braden and approved unanimously.**

#### **IV. ADJOURNMENT**

Meeting adjourned at 9:37am.



**BOARD OF ADJUSTMENT**

**MEETING DATE: 3/21/19**

**DEPARTMENT: Community Development**

**AGENDA ITEM:** CUP19-001, 3911 East State Route 69, APNs: 103-20-574C, 103-20-001K, 103-20-001R. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business General (BG). Request for a Conditional Use Permit for a fuel dispensing facility. Owner: Costco Wholesale Corp. Applicant: Costco Wholesale Corp. Community Planner, Katie Peterson (928) 777-1319.

**Approved By:**

**Date:**

<b>Director:</b>	Bryn Stotler	<i>BS</i>	3/14/19
<b>Planning Manager:</b>	George Worley	<i>GW</i>	3/14/19
<b>Community Planner:</b>	Katie Peterson	<i>KP</i>	3/13/19

**REQUEST:**

This request seeks a Conditional Use Permit (CUP) for a relocated fuel dispensing facility. Per Land Development Code (LDC) Section 2.3/Land Use Table, Service Stations (Gas) are allowed in the Business General (BG) zoning district by CUP.

In compliance with LDC Section 9.1.2/Common Procedure - Pre-Application Conference, and Section 9.3.3/Conditional Use Permits - Conditional Use Application Process, the applicant completed a meeting with staff prior to submitting the CUP application for the proposed use at this site and has met all other requirements of Section 9.1/Common Procedure.

**SITE INFORMATION:**

The proposed refueling facility and parking areas are located on a site adjacent to and south of an existing refueling facility approved by CU-9805, "Costco Gasoline Facility", located at 3911 East State Route 69. The proposal includes relocating the existing refueling pumps (on the southwestern portion of APN 103-20-574C), to the vacant, adjacent site south of the existing facility, on APN 103-20-001K, with parking proposed for the current location, as well as additional parking on the lot south of the proposed facility, on APN 103-20-001R.

Twelve new gas pumps are proposed, under a 9,631-square foot canopy, with three 40,000-gallon underground gasoline storage tanks (USTs), one 20,000-gallon diesel UST, one

**AGENDA ITEM:** CUP19-001, 3911 East State Route 69, APNs: 103-20-574C, 103-20-001K, 103-20-001R. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business General (BG). Request for a Conditional Use Permit for a fuel dispensing facility. Owner: Costco Wholesale Corp. Applicant: Costco Wholesale Corp. Community Planner, Katie Peterson (928) 777-1319.

3,500-square foot split fuel additive UST, and a new controller enclosure, with associated grading. A conceptual landscape plan was included with the application submittal, showing landscaping along the peripheries of the parking and refueling areas.

The proposed total number of parking spaces for the whole Costco Wholesale commercial site, including the refueling station, is 751, which includes 94 new, additional parking spaces on the Costco site, including the proposed refueling station. Access to the new site is proposed from Walker Road, south of East State Route 69.

**PROPOSED USE:**

The applicant proposes a refueling facility under a new canopy with gas dispensary pumps, and additional parking spaces.

**CONDITIONAL USE REVIEW CRITERIA:**

Conditional Uses require special consideration regarding the effect on surrounding properties and the use in relation to the objectives of the ordinance. A Conditional Use Permit may be granted only when the Board of Adjustment finds the proposal meets the general criteria, as detailed in LDC Section 9.3.5/Conditional Use Review Criteria.

**Section 9.3.5.A. Effect on Environment**

“The location, size, design and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.”

The proposed refueling station is a relocation of an existing fueling station on the adjacent parcel to the north. The proposed use, therefore, as the same conditionally approved use, will have similar effects as the existing use on the adjacent parcel. Landscape buffer areas and a location at a raised elevation from the existing site further mitigate visual impact from the public rights-of-way. The application indicates that the design submitted will be consistent with the adjacent Costco Wholesale building design and colors.

**Section 9.3.5.B. Compatible with Surrounding Area**

“The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to landscaping, scale, lot coverage, and the like.”

The proposed gas station is similar to the existing gas station on the adjacent site and under the same company ownership as adjacent parcels, which ensures a similar

**AGENDA ITEM:** CUP19-001, 3911 East State Route 69, APNs: 103-20-574C, 103-20-001K, 103-20-001R. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business General (BG). Request for a Conditional Use Permit for a fuel dispensing facility. Owner: Costco Wholesale Corp. Applicant: Costco Wholesale Corp. Community Planner, Katie Peterson (928) 777-1319.

aesthetic to the existing uses. Other adjacent commercial uses are located further south and to the east of the subject site, and similar scale and types of uses are located along East State Route 69. The proposed site is elevated from the street level and will be landscaped around the periphery, providing a visual buffer for the adjacent residential neighborhood and surrounding commercial sites.

At the time of building and engineering permit application submittals, the landscaping, site layout, circulation, and structure dimensions and setbacks will be reviewed in detail by staff for compliance with all codes and standards.

#### **Section 9.3.5.C. External Impacts Minimized**

“The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation response to these impacts.”

Impacts are expected to be similar to the existing refueling facility, with access from the same public right-of-way, Walker Road.

#### **Section 9.3.5.D. Infrastructure Impacts Minimized**

“The proposed use shall not have negative impacts on existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.”

Site access will be from Walker Road primarily, which is the same road access provided by the current facility. Other impacts will be similar to the existing facility, with an increase in the number of pumps, which is expected to further minimize customer wait times in the queue at the pumps. Engineering and Building permit review by all City staff will ensure compliance with all regulations and standards.

#### **Section 9.3.5.E. Consistent with General Plan and Code**

“The proposed use will be consistent with the purposes of this Code, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located. If the use is permitted outright in another zone, there must be substantial reason

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for locating the use in an area where it is only conditionally allowed.”

The proposed use, with Conditional Use Permit, is in conformance with the purposes of the LDC and General Plan, and all relevant policies and plans. Service Stations (Gas) are allowed by Conditional Use Permit in the Business General (BG), Business Regional (BR), and by-right in all three of the industrial zoning districts. The proposed gas station, on a parcel zoned BG, is located adjacent to the existing station under the same company, provides a service that customers are familiar with finding near the company’s wholesale use on the adjacent parcel.

**Section 9.3.5.F. Parcel Size**

“The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the affected zoning district.”

This proposed use will not have impacts requiring additional land area.

**Section 9.3.5.G. Site Plan**

“The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review.”

The proposal complied with the requirement of a Pre-Application Conference, and more detailed reviews and approvals by staff will take place at the time of the building and engineering permit application submittals.

**Section 9.3.6. Additional Conditions**

“The Board of Adjustment may impose additional reasonable conditions to carry out the spirit and intent of this Code and to mitigate adverse effects of the proposed use.”

**Section 9.3.7.C. Expiration/Revocation of Approval**

“The Board of Adjustment may revoke a Conditional Use Permit in the event of a subsequent failure by the property owner or person in possession to comply with an ongoing condition of approval. Such revocation shall not occur without written notice to the property owner, at least 20 calendar days prior, advising of the revocation consideration and an opportunity to appear before the Board. Revocation procedures shall be subject to the Public Notice requirements set forth in Sec 9.1.8.A.”

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The proposal complied with the requirement of a Pre-Application Conference, and more detailed reviews and approvals by staff will take place at the time of the building and engineering permit application submittals.

**Section 9.3.6. Additional Conditions**

“The Board of Adjustment may impose additional reasonable conditions to carry out the spirit and intent of this Code and to mitigate adverse effects of the proposed use.”

**Section 9.3.7.C. Expiration/Revocation of Approval**

“The Board of Adjustment may revoke a Conditional Use Permit in the event of a subsequent failure by the property owner or person in possession to comply with an ongoing condition of approval. Such revocation shall not occur without written notice to the property owner, at least 20 calendar days prior, advising of the revocation consideration and an opportunity to appear before the Board. Revocation procedures shall be subject to the Public Notice requirements set forth in Sec 9.1.8.A.”

**AGENDA ITEM:** CUP19-001, 3911 East State Route 69, APNs: 103-20-574C, 103-20-001K, 103-20-001R. Land Development Code (LDC) Sections 4.8 and 9.3. Zoning is Business General (BG). Request for a Conditional Use Permit for a fuel dispensing facility. Owner: Costco Wholesale Corp. Applicant: Costco Wholesale Corp. Community Planner, Katie Peterson (928) 777-1319.

**Section 9.3.8. Appeal**

“An appeal from any final decision regarding a Conditional Use Permit shall be in accordance with Sec. 9.18, Appeal of Council or Board of Adjustment Decisions.”

**HISTORIC PRESERVATION:**

The site is not located within a Prescott Preservation or National Register district.

**STAFF RECOMMENDATION:**

Staff recommends approval of the Conditional Use Permit for a Service Station (Gas) at the proposed location, with the details proposed and summarized in this report.

**NEIGHBORHOOD COMMENTS:**

Staff has not received any public comments regarding this variance request.

**Attachments:**

1. Aerial/Location Map
2. Aerial Close-up
3. Application

**SUGGESTED MOTION:**

Move to Approve, Approve with Conditions, or Deny <b>CUP19-001</b> .
--







## CONDITIONAL USE PERMIT APPLICATION

CUP# \_\_\_\_\_

Property Address: 3911 E. State Route 69

Assessor's Parcel Number (s)(APN): 103-20-574C, 103-20-001K, 103-20-001R

Township 14N Section 31 Range 01W Zoning: BG

Subdivision Name: \_\_\_\_\_

		<i>For Staff Use Only</i>
<b>Owner Name &amp; Address:</b> <u>Costco Wholesale Corporation c/o Kim Katz</u> <u>999 Lake Drive</u> <u>Issaquah, WA 98027</u>  <b>Phone:</b> <u>(425) 427-7540</u> <b>Fax:</b> _____ <b>Email:</b> <u>kkatz@costco.com</u>		Date Received: _____  Taken In By: _____  Assigned To: _____  Date Application Complete: _____
<p align="center"><small>Consultant</small></p> <b>Applicant/Agent Name &amp; Address</b> (If different than property owner, Agent letter must accompany submittal): <u>Kim Katz c/o Julie Anderson</u> <u>18215 72nd. Ave. S.</u> <u>Kent, WA 98032</u>  <b>Phone:</b> <u>(425) 251-6222</u> <b>Fax:</b> _____ <b>Email:</b> <u>janderson@barghausen.com</u>		Fees & Charges: _____  Receipt #/Date: _____  PAC Date: _____  BOA Date: _____

Description of Request: Please refer to Project Narrative.

Total Acres: 15.51 acres Total Lots: 3 lots

Existing Zoning: Business General (BG)

Julie Anderson, Barghausen  
Name Consulting Engineers, Inc.

Signature

1/11/19  
Date



May 3, 2017

RE: Agent Authorization for Barghausen Consulting Engineers, Inc.  
Costco Gasoline

To Whom It May Concern:

Costco Wholesale Corporation hereby authorizes Barghausen Consulting Engineers, Inc. and their designated personnel under their employment to act on our behalf for the purposes of processing all land use entitlement and development permit related documents where Costco Wholesale Corporation is the legal property owner of record in any district within the United States

Please call me at (425) 313-8100 should you have any questions on this matter.

Respectfully,

Tim Hurlocker  
Director of Fuel Quality and  
Compliance

**NOTARY**

On this 3<sup>rd</sup> day of May 2017, before me, the undersigned, a Notary Public in and for the State of Washington, duly commissioned and sworn personally appeared Tim Hurlocker known to me to be the duly authorized representative of Costco Wholesale, the corporation that executed the foregoing instrument, and acknowledged said instrument to be the free and voluntary act and deed of said corporation, for the purposes therein mentioned, and on oath stated that he was authorized to execute said instrument. WITNESS my hand and official seal hereto affixed the day and year in the certificate above written.

(Signature)

Samantha R Loudenback

(Printed Name)



NOTARY PUBLIC in and for the State of Washington residing at King County

My commission expires: 1-14-21

# Fueling Facility Off-Site Relocation Project Narrative

**Costco Wholesale  
3911 East State Route 69  
Prescott, Arizona 86301  
APN No. 103-20-574C, 103-20-001K, and 103-20-001R**

**Costco No. 466 / Our Job No. 10830  
January 2019**

## **Project Location:**

The project site for the relocation of the Costco Fuel Facility will include the southern adjacent property and the existing fuel facility site. The overall project disturbance area is approximately 102,088 square feet. The adjacent property is zoned General Business (BG) in which the fuel facility is an allowed use subject to a Conditional Use Permit. The existing fuel facility was previously approved under a Conditional Use Permit in 1998.

## **Project Description:**

### Overview

Costco is seeking a Conditional Use Permit to allow for the re-location of the existing fuel facility to the adjacent parcel currently occupied by a vacant restaurant building. The project includes a new 9,631-square-foot canopy, the installation of twelve (12) new multi-product dispensers (MPDs), three (3) 40,000-gallon underground gasoline storage tanks (USTs), one (1) 20,000-gallon diesel UST, one (1) 3,500-gallon split-fuel additive UST, a new controller enclosure, four (4) remote fill ports, a VST Green Machine, and associated site improvements. In addition, the existing fuel facility will be razed and removed from the site. The existing underground storage tanks and piping will be decommissioned and removed by state certified contractors. Following demolition, the existing fuel facility will be improved with additional parking for the Costco Warehouse. The intent of the re-location is to install a new state of the art facility to provide a more efficient fuel purchasing experience for Costco members.

### Grading

Site grading is required for the installation of the USTs, canopy footings, product piping, and stormwater improvements and will include approximately 6,500 cubic yards of cut, 2,500 cubic yards of fill, and 4,000 cubic yards of export material.

### Parking and Circulation

The project will add 94 parking stalls for an overall total of 751 stalls for the Costco development. City parking standards require a minimum of one (1) parking stall for every 200 square feet of gross floor area for retail uses. The existing warehouse measures 145,877 square feet in size and, therefore, a minimum of 730 parking stalls is required for the Costco development. Off-street parking for the Costco site will continue to comply with City parking standards after the fuel facility is re-located.

The fuel facility will continue to provide single-direction circulation with a full-length bypass lane between each dispenser island. To facilitate circulation into and out of the center fueling position, the design has incorporated an additional seven (7) feet of maneuvering space between the center and front dispensers.

### Transportation

The primary purpose of the fuel station re-location is to install a new state of the art facility to improve upon the current operations and queueing that the existing facility experiences. The market area of the Prescott Costco is already defined through existing membership and operations. Since the membership of Costco does not change with the re-location of an existing fuel facility, demand for gas at the Prescott Costco will not change.

A minimal increase in trips is expected with the re-location and expansion from 12 to 24 fueling positions, and other Costco locations where gas stations have been re-located/expanded show this small increase in trips is greatly outweighed by the benefits of providing more pumps to expedite the processing of vehicles during peak times. Similar to opening more cashiers/check-out lanes at a supermarket, the additional "servers" available do not determine how many people wait in line but serve to process those waiting in line more efficiently and quickly. Reduced queues and wait times have been consistently observed at re-located Costco fuel stations constructed with a higher number of fueling positions. The average time it takes for a vehicle to fuel does not significantly change by the addition of more fueling positions but because there are more fueling positions available to process vehicles, all expansions were found to have overall more efficient processing of vehicles, shorter wait times, shorter queues, and less idling after the expansion.

### Architectural Design

The re-located canopy is designed to match the main Costco warehouse and includes a tan, metal wrapped canopy fascia with galvanized steel canopy columns. The City Code requires architectural designs be harmonious with the character of the surrounding area. The canopy will continue to meet City design requirements after the fuel facility is re-located.

### Lighting and Signage

The under-canopy lighting will be updated to flat lens LED lighting fixtures for the new canopy and parking lot lighting will be flat lens LED lighting fixtures. Sign lighting will also be LED. All lighting will be confined to the subject property and no glare or direct light will be cast on adjacent properties or right-of-ways. LED lighting is more efficient and results in less light spillage than the existing Metal Halide lighting. The existing canopy signs are approximately 26 square feet in size and will be replaced with new 20-square-foot "Costco Wholesale" signs located on the western and eastern façade of the canopy.

### Landscaping

The project will add approximately 56,000 square feet of landscape area for the Costco development and includes a 45-foot landscape setback along Walker Road and a 52-foot landscape setback along Karicio Lane. City landscape standards require an equivalent amount of landscape area be installed as the canopy's square footage. The fuel canopy is approximately 9,631 square feet; therefore, 9,631 square feet of landscape area is required. The Costco development will continue to exceed City landscape standards after the fuel facility is re-located.

### Construction

Construction of the re-located fuel facility will be completed in a single phase and commence after approval of the applicable permits. Depending on construction sequencing, the existing fuel facility may remain open during construction.

### **Purpose of Request:**

#### Conditional Use Permit

Pursuant to Prescott Municipal Code Section 9.3.5, a Conditional Use Permit shall be approved if the following findings are met:

A. *Effect on Environment*

*The location, size, design, and operation characteristics of the proposed use shall not be detrimental to the health, welfare, and safety of the surrounding neighborhood or its occupants, nor be substantially or permanently injurious to neighboring property.*

**Response:** The project will not change the existing use of the Costco site as a fuel facility and will comply with all local, state, and federal permitting requirements required to protect the public health, safety, and general welfare. The project is compatible with the established commercial character of the surrounding neighborhood and existing land uses in the vicinity. The re-location will improve the property, result in shorter queue wait times, and provide a more efficient fuel purchasing experience for Costco members.

B. *Compatible with Surrounding Area*

*The proposed site plan, circulation plan, and schematic architectural designs shall be harmonious with the character of the surrounding area with respect to landscaping, scale, lot coverage, and the like.*

**Response:** The fuel facility will continue to be harmonious with the character of the Costco development and surrounding area with respect to landscaping, scale, lot coverage, and similar site design aspects. The fuel facility does not change the current use of the site. The project site is zoned General Business (BG) in which fuel facilities are a permitted use subject to a Conditional Use Permit. The fuel facility will continue to comply with all applicable development standards of the BG zone, as indicated in the table below:

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Maximum Building Height	50 feet	The maximum height of the canopy is approximately 17 feet from finished grade with a 14-foot 6-inch clearance.
Front Building Setback	10 feet minimum	The project will not encroach into the setback area.
Side Building Setback	7 feet minimum	The project will not encroach into the setback area.
Side Street Building Setback	7 feet minimum	The project will not encroach into the setback area.
Rear Building Setback	10 feet minimum	The project will not encroach into the setback area.
Off-Street Parking	1 stall/ 200 sq. ft. gross floor area (145,877/200=730 stalls)	The project will add 94 stalls for an overall total of 751 stalls for the Costco development.
Queue Space	2 spaces/1 dispenser (12 dispensers = 24 required spaces)	The project will provide approximately 30 vehicle spaces within the queue area.
Landscaping	Equivalent amount of landscape area as new structure area. (Canopy = 9,631 square feet)	The project will add approximately 56,000 square feet of landscape area for the Costco development.

<u>Development Standard</u>	<u>Requirement</u>	<u>Response</u>
Signs	<p>One (1) wall sign per street frontage.</p> <p>Maximum aggregate sign area of 1.5 square feet/1 linear foot of building street frontage (104 sq. ft. of street frontage = 156 sq. ft. maximum sign area)</p>	<p>The project will include one (1) 20-square-foot "Costco Wholesale" sign on the west and east façades of the canopy.</p>
Exterior Lighting	<p>All exterior lighting shall be directed downward to minimize offsite glare.</p> <p>Average light range 0.7 to 3.0 footcandles for off-street parking</p>	<p>Under-canopy lighting and parking lot lighting will be installed with flat lens LED lighting fixtures and lighting will be directed downward to prevent offsite glare.</p> <p>The northern off-street parking area provides an average light range of 2.7 footcandles and the southern parking area provides an average light range of 2.8 footcandles.</p>
Design Criteria	<p>Architectural designs shall be harmonious with the character of the surrounding area.</p>	<p>The canopy design is consistent with the design of the main Costco warehouse and will include a metal-wrapped canopy fascia with galvanized steel canopy columns.</p>

*C. External Impacts Minimized*

*The proposed use shall not have negative impacts on existing uses in the area and in the City through the creation of noise, glare, fumes, dust, smoke, vibration, fire hazard, or other injurious or noxious impact. The applicant shall provide adequate mitigation responses to these impacts.*

**Response:** The project will not add a new use to the area and will be designed and operated to mitigate any negative impacts on existing uses in the area. The fuel facility will comply with all local, state, and federal permitting and environmental requirements as detailed in the enclosed Costco Wholesale Fueling Facility Program General Information Sheet. The project will also include best management practices (BMPs) during construction.

*D. Infrastructure Impacts Minimized*

*The proposed use shall not have negative impacts on existing uses in the area and in the City through impacts on public infrastructure such as roads, parking facilities and water and sewer systems, and on public services such as police and fire protection and solid waste collection, and the ability of existing infrastructure and services to provide services adequately.*

**Response:** The project will not add a new use to the area and will be designed and operated to mitigate any negative impacts on existing uses throughout the surrounding area and City. The project site will continue to have direct access to Karicio Lane and Walker Road provided by the existing driveways serving the site. The re-located fuel facility is not anticipated to generate a significant number of new trips to the site and no additional improvements will be required to the surrounding street network or parking facilities. The fuel facility will continue to be adequately serviced with existing utility facilities and functions. There is existing infrastructure and services available to provide adequate services to the site as needed.

E. *Consistent with General Plan and Code*

*The proposed use will be consistent with the purposes of this Code, the General Plan, Area Plans, and any other statutes, ordinances or policies that may be applicable, and will support rather than interfere with the uses permitted outright in the zone in which it is located. If the use is permitted outright in another zone, there must be substantial reason for locating the use in an area where it is only conditionally allowed.*

**Response:** The project does not change the current use of the site. The project site is zoned General Business (BG) and is designated as Commercial in the General Plan. The fuel facility is a permitted use subject to a Conditional Use Permit within the BG zone and is consistent with the requirements of the Commercial General Plan designation. The fuel facility will comply with all applicable development standards as detailed in the response table provided under Criteria B above. The fuel facility is an accessory use to the main Costco Warehouse and, therefore, must be located on or adjacent to the warehouse site. The warehouse site is located within a zone, in which the fuel facility is a conditionally allowed use.

F. *Parcel Size*

*The proposed use may be required to have additional land area, in excess of the minimum lot area otherwise required by the underlying zoning district, as necessary to ensure adequate mitigation of impacts on surrounding land uses and the affected zoning district.*

**Response:** The Prescott Municipal Code does not require additional land area for mitigation purposes for service station uses within the General Business (BG) zone. The site is approximately 88,000 square feet in area and the Prescott Municipal Code does not contain a minimum lot area requirement for non-residential uses within the General Business zone. The site will exceed the City's minimum bulk design requirements (e.g. landscaping and setbacks) for the re-located fuel facility.

G. *Site Plan*

*The proposed use shall comply with the procedures and requirements of Sec. 9.8, Site Plan Review.*

**Response:** The re-location of the fuel facility complies with the procedures and requirements of Prescott Municipal Code Section 9.8 Site Plan Review. Section 9.8 requires a pre-application meeting prior to a formal application submittal and requires a site plan be prepared for review by the Technical Review Committee. A Pre-Application meeting was held on October 11, 2018 for the re-located fuel facility and a site plan has been prepared in accordance with Section 9.8. The Site Plan is included in this submittal.

**Conclusion:**

The responses above and application materials demonstrate that the re-location of the fuel facility meets the approval criteria for a Conditional Use Permit. The City's approval of this application is respectfully requested.

**COSTCO WHOLESALE  
Fueling Facility Program  
General Information**

The fueling facility component to this existing warehouse development will include equipment of the latest technology with many safety features to prevent potential environmental impacts, designed in accordance with local, state, and federal requirements, and will be installed by State Certified Installation Contractors according to specific construction guidelines and requirements. Below are a few operational and design features that provide exceptional environmental safeguards.

**Operational Features:**

1. The fueling facility is designed to operate as an unattended self-serve facility. However, Costco Wholesale's policy is to provide a Costco Gasoline Program trained employee and supervisor at the site during all hours of operation. The Costco Gasoline training program includes an interactive test that all gasoline employees must pass before working at a Costco Gasoline facility.
2. In addition to the above-mentioned employee, the facility is supported by senior management in the warehouse during all gasoline station operation hours. The supervisor will be equipped with a roam telephone programmed to receive calls from the fueling facility and warehouse. Every gasoline facility is equipped with a "911" telephone that automatically contacts emergency dispatch in addition to a regular telephone line and roam phones.
3. Employees are trained to identify maintenance requirements and physically inspect the fuel islands regularly during operating hours. Their training includes the proper spill clean up and emergency response procedures. Trained employees check for leaking hoses, malfunctioning nozzles, fuel spills, and physical damage to the dispensers and controller enclosure. During non-operating hours, the power to the dispensers is turned off and each nozzle pad is locked. Should the system require attention beyond what the trained site person could handle, the local authorized and certified service contractor would be contacted and dispatched to repair the equipment.
4. Emergency shutoff switches are installed next to the controller enclosure and in locations near the dispensers, as dictated by the fire code.
5. Closed circuit television monitor cameras aimed to show all fueling positions, the tank slab, and equipment enclosure are mounted on canopy columns adjacent to the fuel islands. A split screen monitor located in the Costco Wholesale warehouse allows for full-time monitoring of the fueling operation. All images are recorded by the camera system.
6. The tank and piping monitoring system is programmed to activate visual/audible alarms in the event of an alarm condition. A visual/audible alarm is located on the outside of the controller enclosure. Further, the monitoring system is designed so that if power is lost to the monitoring console the facility is shut down and will not operate.
7. An independent security company monitors the Costco Wholesale warehouse alarm system. The alarm system acknowledges an alarm condition at the fueling facility and notifies Costco Wholesale management staff of an alarm condition should it occur after operating hours.

## Design Features:

8. Costco Wholesale's tank and piping system is certified to meet the Federal UST leak detection standards of 95 percent probability of detection and 5 percent probability of false alarm.
9. Costco Wholesale utilizes one of the most durable joint sealers available today to seal the concrete control joints. PTi sealer is a petroleum-resistant sealant developed by Prevention Technologies, Inc (PTi). The sealer is used to prevent petroleum products from entering the underlying soil at the concrete joints. This product is used for its superior elasticity and user-friendly application. The elasticity allows the product to maintain a tight seal even with concrete expansion. The easy application ensures a proper seal whether it is applied by a contractor or maintenance personnel. Costco Wholesale is one of the few, if not only companies, to have a nationwide standard to seal control joints and other areas to prevent product spills from reaching the soil.
10. The storm drainage system for the fueling facility area will be designed in accordance with City of Prescott General Engineering Standards, Post-Construction Stormwater Treatment, for water quality treatment standards. Stormwater from the fueling area will be isolated and will be directed to a catch basin and processed through an oil/water separator prior to discharge to the downstream system.
11. The underground tank and piping control units are housed inside the controller enclosure. The enclosure will contain the power console, the dispenser interface unit, the submersible pump variable speed controllers, and the monitoring system console. An air conditioner mounted on the side of the enclosure will have a preset thermostat to maintain a safe operating temperature.
12. The USTs and all containment sumps, including the dispenser sumps are all double-walled fiberglass. Fiberglass is used for its corrosion resistance and plasticity. The double-walled storage tank system includes a hydrostatic interstitial space sensor that monitors the primary and secondary tank walls. If a tank wall is compromised, the interstitial sensor will immediately shut down the product delivery system and activate a visual/audible alarm.
13. The tanks are secured in place with anchoring straps (tie-downs) connected to concrete hold down deadmen. The entire tank excavation hole is backfilled with pea gravel and capped with an 8-inch-thick reinforced concrete slab (overburden). The tie-downs, together with the overburden, overcome any possible buoyancy factors and resist buckling under hydrostatic pressures. Please see the attached exhibit illustrating the anchoring system.
14. All product, vapor and vent piping is non-corrosive and provides three levels of protection. First, all product piping is monitored with pressure line leak detection. Second, all piping is double wall to provide secondary containment. Third, all fiberglass piping is additionally monitored under vacuum such that if a breach is detected in the vacuum, the product delivery system will shut down and the system will sound an audible alarm.
15. All piping connections to the tanks and dispensers are flexible. Flexible connectors are used to prevent rupture from any form of ground movement.
16. All piping slopes to the sumps at the USTs. If a piping leak occurs, the gasoline will flow through the secondary pipe to the sump, where a sensor is triggered to immediately shut down the system and activate an audible/visual alarm.
17. All tanks and dispensers are equipped with latest Phase I Enhanced Vapor Recovery (EVR) vapor recovery air pollution control equipment technology per CARB regulations and associated Executive Orders. The Phase I EVR equipment controls the vapors in the return

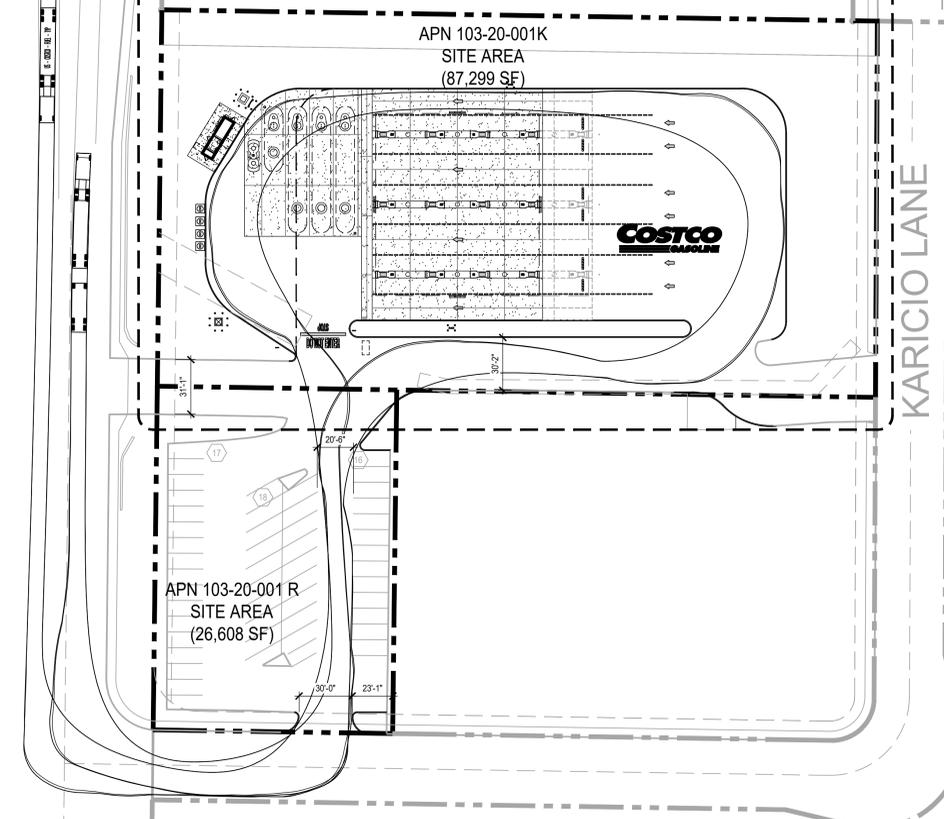
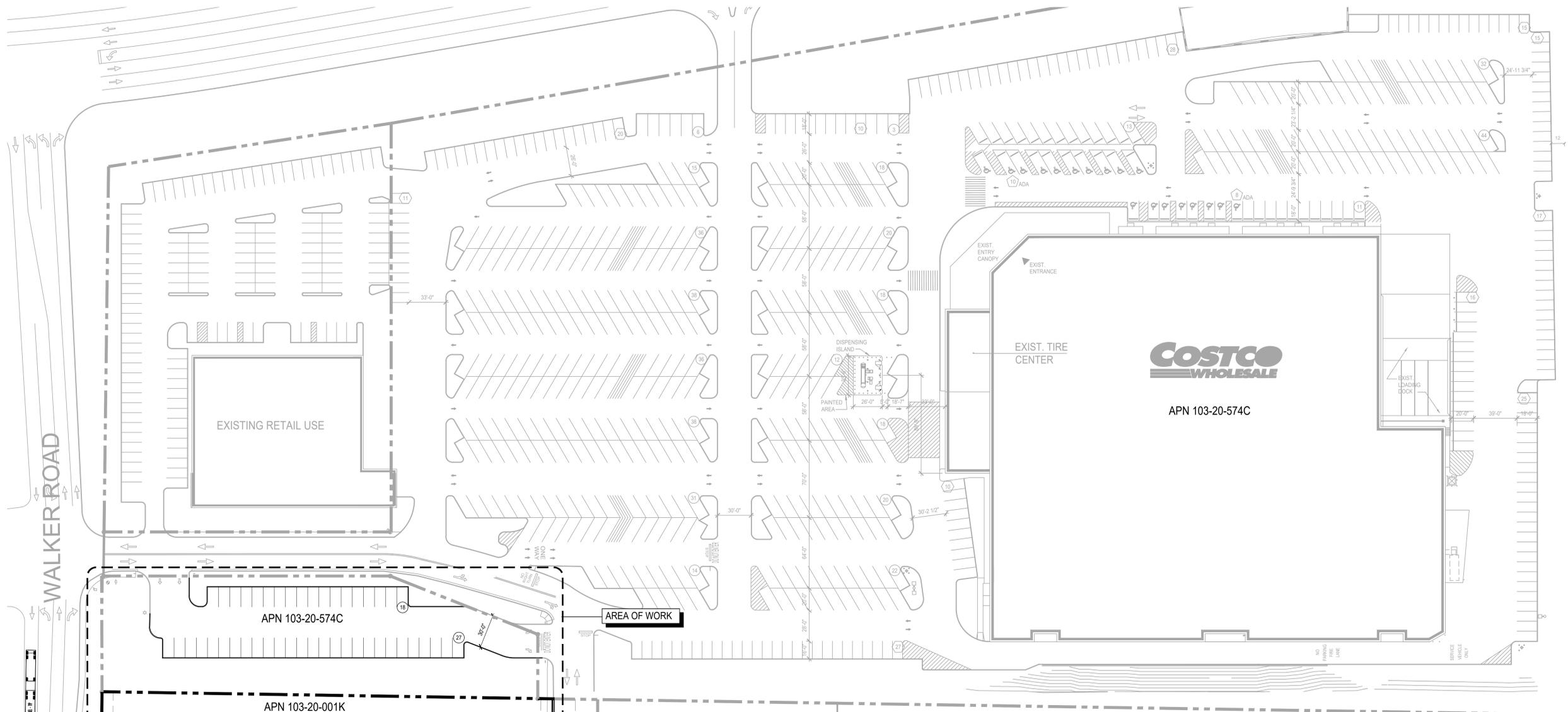
path from the tanks back to the tanker truck during offloading filling operations. The Stage I EVR systems are 98 percent effective in controlling fugitive emissions from escaping into the environment.

18. The UST monitoring system incorporates automatic shutoffs. If gasoline is detected in the sump at the fuel dispenser, the dispenser shuts down automatically and an alarm is sounded. If a problem is detected with a tank, the tank is automatically shut down and an alarm is sounded. If the product piping system detects a failure of the 0.1 gallons per hour (GPH) test, the line is automatically shut down and the alarm is sounded. Pursuant to federal requirements, monitoring equipment must be able to detect a minimum leak of 3 GPH (equivalent to the accuracy of a mechanical leak detector). By providing monitoring to a higher standard (0.1 vs. 3), Costco maintains a higher degree of safety than required by current federal requirements.
19. Each fuel dispenser includes several safety devices. Specifically, each dispenser sump is equipped with an automatic shutoff valve to protect against vehicle impact. In addition, each fuel hose includes a poppeted breakaway device that will stop the flow of fuel at both ends of the hose in the event of an accidental drive-off. Also, each dispenser is equipped with internal fire extinguishers. Lastly, all dispensers include leak detection sensors connected to the alarm console inside the controller enclosure.

**Regulatory Agencies, Regulations, and Permits:** The following is a list of regulations and agencies that govern gasoline facilities and, as noted, require specific permits or approvals. This list shows the magnitude of the regulatory environment that governs this industry. Costco Wholesale has met or exceeded all the standards and requirements outlined below for the Costco Gasoline facility.

As described above, the Costco Wholesale retail fueling facility provides a significant number of features to reduce and control the potential for environmental health hazards. All systems to be installed are of the latest technology and meet or exceed all local, state, and federal regulations.

1. International Fire Code, Chapters 23 and 57
2. Arizona Revised Statutes Title 49, Chapter 6 ("Underground Storage Tank Regulation")
3. Arizona Administrative Code, Title 18, Chapter 12 ("Department of Environmental Quality - Underground Storage Tanks")
4. Environmental Protection Agency (EPA) Underground Storage Tank Regulations (Subpart D, 40 Code of Federal Regulations (CFR) Part 280)
5. Underwriters Laboratories, Inc. (UL)
6. National Fire Protection Agency (NFPA) Articles 30 and 30A, regarding Flammable and Combustible Liquids Code
7. American Petroleum Institute (API) Recommended Practices for Installation of Underground Storage Systems
8. California Air Resources Board (CARB) Executive Orders and Procedures and Local Air Quality Management District Regulations



WITHIN THE SE QUARTER OF  
SECTION 31, T14N, R1W  
G.&S.R.M., YAVAPAI COUNTY  
ARIZONA

### PROJECT DATA

**OWNER:** COSTCO WHOLESALE  
999 LAKE DRIVE  
ISSAQUAH, WA. 98027  
(425) 313-8100

**PROJECT ADDRESS:** 3911 HWY 69  
PRESCOTT, AZ 86301

**A.P.N.:** 103-20-574C

**EXISTING AREA:** 15.51± ACRES (675,615± S.F.)

**NEW SITE AREA:** 2.61± ACRES (113,907± S.F.)

**ZONING DIST:** BG - BUSINESS GENERAL "A"

**GOVERNING BUILDING CODE:** U.B.C. (1997)

**OCCUPANCY GROUP(S):** M/S-3

**CONSTRUCTION TYPE:** VN

**BLDG. HEIGHT:** 30'-6"

**JURISDICTION:** CITY OF PRESCOTT

**BOUNDARIES INFORMATION:** THIS PLAN HAS BEEN PREPARED BY USING M.P.A. SITE PLAN DATED 1-96, AERIAL PHOTOGRAPH OF 12/15/98 PROVIDED BY KELLY-WISE ENGINEERING, AND ALTA SURVEY OF 11/15/95 BY YAVAPAI SURVEYING.

**NEW FUEL FACILITY PARCEL**

**APN:** 103-20-001K, 103-20-001R

**ZONING DIST:** BG - BUSINESS GENERAL "A"

**EXIST. BUILDING DATA:**

EXIST. BUILDING AREA	139,925 S.F.
EXIST. TIRE CENTER	5,952 S.F.
TOTAL EXIST. BUILDING	145,877 S.F.

**EXIST. PARKING DATA:**

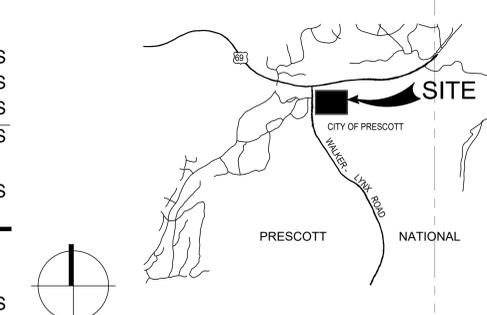
<b>PARKING PROVIDED:</b>	
Ⓢ 10' WIDE STALLS	445 STALLS
Ⓢ 9' WIDE STALLS	194 STALLS
Ⓢ <sub>ADA</sub> ACCESSIBLE STALLS	18 STALLS
<b>TOTAL EXIST. PARKING</b>	<b>657 STALLS</b>
<b>NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:</b>	<b>4.5 STALLS</b>

**PROPOSED PARKING DATA:**

<b>PARKING PROVIDED:</b>	
Ⓢ 10' WIDE STALLS	525 STALLS
Ⓢ 9' WIDE STALLS	208 STALLS
Ⓢ <sub>ADA</sub> ACCESSIBLE STALLS	18 STALLS
<b>TOTAL PROPOSED PARKING</b>	<b>751 STALLS</b>
<b>NO. OF STALLS PER 1000 S.F. OF BUILDING AREA:</b>	<b>5.16 STALLS</b>

**NOTES:**  
EXISTING CONDITIONS TO BE FIELD VERIFIED.

### VICINITY MAP



**COSTCO WHOLESALE**

PRESCOTT #466

3911 HIGHWAY 69  
PRESCOTT, AZ 86301

1101 Second Ave. Ste 100  
Seattle, WA 98101

206 962 6500  
MG2.com

**MG2**

# COSTCO WHOLESALE

PRESCOTT, ARIZONA

# CONCEPT SITE PLAN

DECEMBER 14, 2018

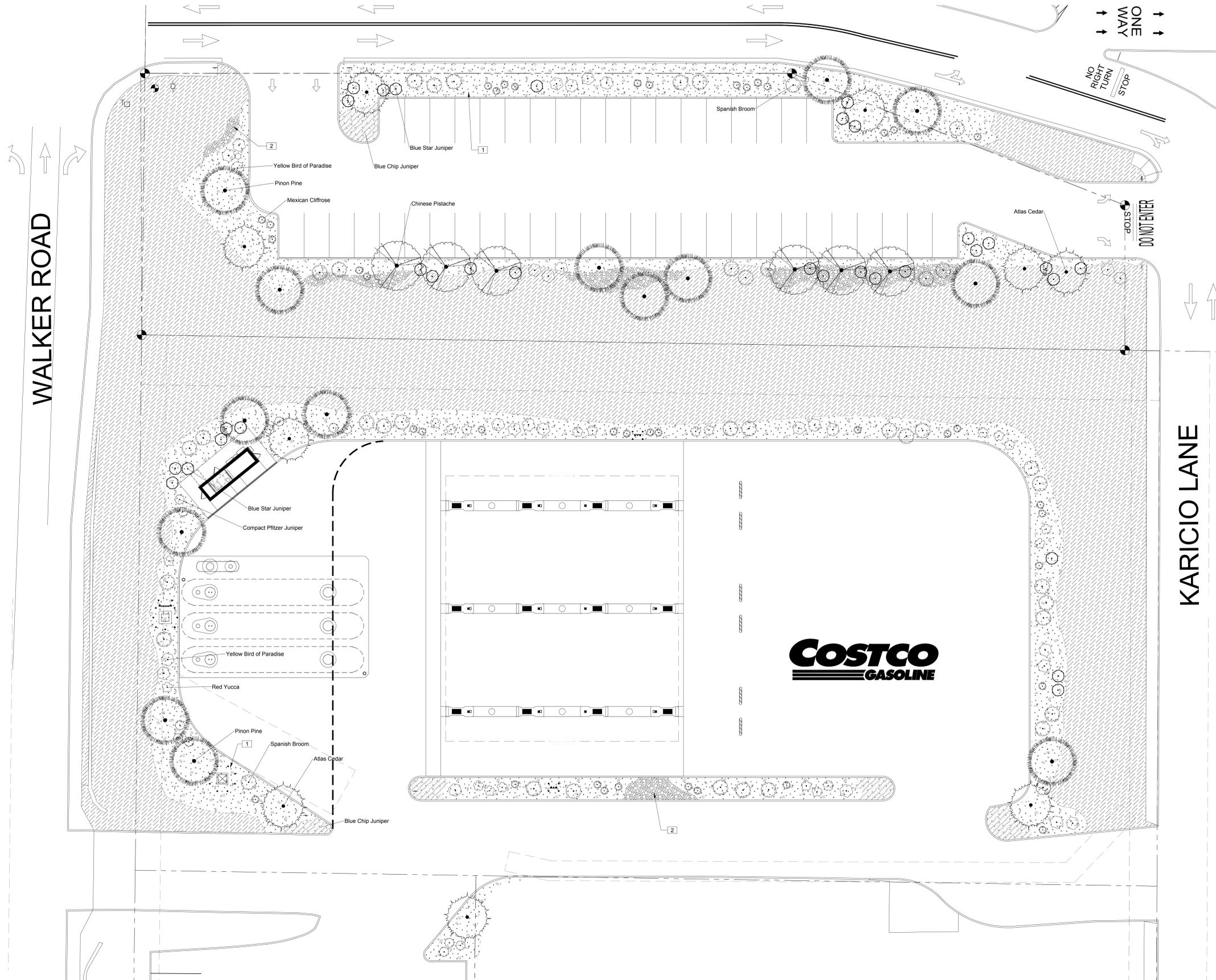
94-1320-24  
DECEMBER 14, 2018

CONCEPT  
SITE PLAN

DD11-09

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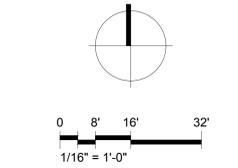


**PLANT SCHEDULE**

TREES	BOTANICAL NAME / COMMON NAME	CONT	QTY
	Cedrus atlantica / Atlas Cedar Water Use: 2	24" Box	9
	Pinus edulis / Pinon Pine Water Use: 2	24" Box	14
	Pistacia chinensis / Chinese Pistache Water Use: 2	24" Box	6
SHRUBS	BOTANICAL NAME / COMMON NAME	CONT	
	Caesalpinia gilliesii / Yellow Bird of Paradise Water Use: 1	5 gal	
	Hesperaloe parviflora 'Surprise Bouquet' / Red Yucca Water Use: 1	5 gal	
	Juniperus chinensis 'Pfitzeriana Compacta' / Compact Pfitzer Juniper Water Use: 2	5 gal	
	Juniperus squamata 'Blue Star' / Blue Star Juniper Water Use: 2	5 gal	
	Purshia mexicana / Mexican Cliffrose Water Use: 1	5 gal	
	Spartium junceum / Spanish Broom Water Use: 1	5 gal	
EXISTING AREAS	BOTANICAL NAME / COMMON NAME	CONT	
	Existing Landscape Area To remain		
GROUND COVERS	BOTANICAL NAME / COMMON NAME	CONT	
	Juniperus horizontalis 'Blue Chip' / Blue Chip Juniper Water Use: 2	1 Gal	

**REFERENCE NOTES SCHEDULE**

SYMBOL	DESCRIPTION
1	Screened Apach Brown Gravel 3/4"
2	Palomino Rip Rap



3911 HIGHWAY 69  
PRESCOTT, AZ 86301



18-10070  
NOVEMBER 5, 2018

LANDSCAPE  
CONCEPT PLAN

LD10-00

**COSTCO WHOLESALE**

PRESCOTT, ARIZONA

**LANDSCAPE CONCEPT PLAN**

NOVEMBER 5, 2018

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