



BOARD OF ADJUSTMENT MINUTES

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

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

CALL TO ORDER

I. ATTENDANCE

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

II. MINUTES

December minutes - Member Teeters made a motion to approve the December 20, 2018 minutes. The motion was seconded by Member Forquer and passed unanimously.

January minutes – Member Forquer made a motion to approve the January minutes. This motion was seconded by Member Teeters and approved unanimously.

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 additional fuel dispensers on a 102,088 square foot site adjacent to and south of the existing fuel facility site. Owner/Applicant: Costco Wholesale Corp.

Katie Peterson gave a brief overview of the request for the conditional use permit including site location, proposed location, and existing zoning (BG). Total project area proposed is 102,088 square feet. The project includes removal of existing pumps, 12 new gas pumps with 24 fueling positions. This overview also included circulation, landscaping and parking spaces. Ms. Peterson also shared a concept site plan, planned ingress and egress, stacking plan, overview of the LDC section 9.3.5, and elevation

change. Lighting must be compliant with night sky regulations. Primary site access is from Walker road. Project anticipates reduced traffic back-ups and additional parking for Costco.

CUPs can have an expiration date and be revocable via section 9.3.8 of the LDC. There is also a 30 day appeal period after BOA. Appeals of BOA decisions are made to the Superior Court.

Ms. Peterson gave an overview of public comments and concerns received thus far regarding the project and the City's notification process. Approximately 113 notifications were mailed.

Member Meads asked whether the night sky regulations fall under the purview of the BOA. Staff affirmed that and noted the BOA can add conditions.

Ms. Peterson also shared the landscape plan which is a conceptual plan. Once the applicant submits the building permit application they will need to submit a finalized landscape plan.

Applicant/Agent: Sean Anderson of Bar Anderson Engineering of Kent Washington. Mr. Anderson presented on the project and why Costco would like to expand. They wish to create a facility that operates more efficiently and reduces wait times for gas pumps. Additional benefits are parking to the north of the fuel facility and additional employee parking to the south of the new facility.

Mr. Anderson noted the new layout will allow three access points. Flatlands LED lights will be used. A photo metric plan was shared. He indicated that lights will meet all city requirements for limited spill. This includes parking lot lighting and limiting spill and glare to the neighbors.

Traffic flow and circulation were discussed with the applicant as well as signage for the site. There is not currently a sign plan for the site to direct traffic and members of Costco to the new installation or to the warehouse.

The Board, applicant and staff discussed landscaping, monitoring systems, reusing materials, curb cuts, air quality units, traffic flow concerns, additional lanes, canopy design, and lighting.

Julian Blackwell, 3665 Lynx Meadow Drive, expressed concerns regarding parking and access from Karicio Lane, panhandlers, landscape screening, amount of pumps, and length of notification time.

Tom Hawbrak, Lynx Meadow Drive, inquired if Costco owned the site adjacent to the east of the new proposed additional parking area. Staff stated Costco does not. He expressed concerns regarding landscaping to the south and concerns about traffic speeds.

George Sheats of the Planning and Zoning Commission indicated that City code requires that lighting be reduced at 10pm or even earlier during the winter. It must be reduced to 25% of its full brightness.

Member Forquer moved to approve CUP19-001, 3911 E. State Route 69. APNs: 103-20-574C, 103-20-001K, 103-20-001R. 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

This motion included the following conditions:

Enhance landscape screening at the fuel facility as well as the south parking lot from the adjacent residences.

Motion was seconded by Member Everett and approved unanimously.

IV. ADJOURNMENT

A motion to adjourn was made by Member Teeters, seconded by Member Braden and approved unanimously.

Meeting adjourned at 10:24am.


Michelle Chavez, Recorder


James DiRienzo, Chairman