



**PLANNING & ZONING COMMISSION
MINUTES June 13, 2019
PRESCOTT, ARIZONA**

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on June 13, 2019 at 9:00 AM in COUNCIL CHAMBERS, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA

I. CALL TO ORDER

Chairman 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	Kaylee Nunez, Recorder
Terry Marshall (Absent)	Bryn Stotler, Comm. Development Director
Jared Nanke, Vice Chair (Absent)	Jon Paladini, City Attorney
Ted Gambogi	COUNCIL
Mel Roop	Councilman Phil Goode
George Lee	Councilman James Lamerson

REGULAR AGENDA ITEM

1. Approval of the May 30, 2019 Meeting Minutes.

A motion was made by Commissioner Gambogi to approve the May 30, 2019 minutes. The motion was seconded by Commissioner Lee and approved unanimously.

2. **Public Hearing for a proposed Master Plan Amendment (MPA19-001), General Plan Amendment (GNP19-001), Rezoning (PLN19-011); and Preliminary Plat (PLN19-016) for Granite Dells Estates.**

The proposal includes rezoning portions of the property from RE-2, SF-35, MF-M, and BG to SF-9. Current General Plan Designations are Low-Medium Density Residential, Very Low Density Residential, and Mixed Use, with proposed General Plan Amendments from Very Low Density Residential to Low-Medium Density Residential.

Preliminary Plat for division of four parcels into 695 single-family lots. APNs 103-04-009G, 103-04-030A, 103-04-001Y, and 103-04-009E, owned by Granite Dells Estates Properties I & II, Inc. Total Master Plan acres: 1,095. Proposed Zoning Map Amendment, General Plan Amendment and Preliminary Plat (Master Plan Phases 3, 4, 5) acres: 538.18.

Presentation and Discussion

George Worley reviewed the current Master Plan which resulted from an amendment that was made a year ago. The current proposed amendment will affect Phases 3, 4 and 5. The proposed changes are for roadway realignment and reduction of lot sizes. The number of lots has been reduced by 70 lots. A significant portion, approximately 239 acres of the original master plan area will remain un-subdivided, and will be available for future development. Street connectivity has

changed slightly. Mr. Worley reviewed the overlay of the General Plan and zoning designations for the Commission.

The Commissioners, staff and applicant discussed open space, number of units, size of lots in Phase 1 compared to Phase 2, density per acre, and public trails.

Staff, commissioners, and applicant discussed current and future road connectivity.

Applicant's agent, Kevin Horton of Lyon Engineering, stated that the intent is to disturb as little land as possible, and follow the topography.

Mr. Worley added that comments were received from a neighboring property owned by Izone Estates LLC. They were concerned that the proposed changes could affect their property and their connectivity to the road network. Those concerns were addressed during Phase 2 development. The final plat includes proposed easements to provide connectivity to parcels to the east of the property.

Mr. Horton wanted to ensure that it is understood that there is no water allocated for the development of the unsubdivided tract if this proposal is approved. Any future developer would have to come back to the Commission with a development proposal and would have to secure water for that development through the City's enacted process.

Chairman Sheats asked if zoning was being modified for the unsubdivided area. Mr. Worley stated that the existing zoning for the unsubdivided area will remain unchanged.

Mr. Worley explained that the housing density proposed is not consistent with the General Plan therefore an amendment is required. The proposal would reduce zoning density from 2 acre and SF-35 (35,000 square foot lots) down to SF-9 (9,000 square foot lots). This would change the general land use of the area mostly on the west side of the development from Very Low Density to Low-Medium Density Residential.

Commissioner Mabarak asked for clarification on where homes have been completed. Kevin Horton stated that Phase 1 is at almost 100% build-out. Phase 2 is under construction. The clubhouse is almost complete. Phase 1D infrastructure is complete and there is one home complete.

Chairman Sheats asked if the same concept as Phase 1A would apply, where there are multiple builders. Mr. Horton stated that is the plan right now, and indicated that is happening in Phase 2 right now.

PUBLIC COMMENTS:

Gary Worob, Prescott, commented that he is pleased with the trail connectivity that is shown in these future phases.

Commissioner Gambogi asked where Peavine and Iron King Trails connect to the subdivision. George Worley pointed out the boundary of Peavine Trail which borders the subdivision. The Iron King Trail is to the south. There is a piece of state land that would provide future connectivity to the Iron King Trail.

Gary Duemling, a resident of Phase 1, asked if the diagrams of future phases are available.

Mark Shaw, a resident of Phase 1A, had a question about trails in Phase 1D, which is a gated community. He asked if the green space would be private or open to the public. Mr. Worley explained that this green space would be private open space assigned to the subdivision for HOA management.

Chairman Sheats stated that if a trail is built and maintained by the City, they would have to be public.

Mr. Horton clarified that the open space is privately owned and maintained by the HOA, but the intent of the developer is that the trails would be City owned and maintained by the City and open to the public.

Gene Blair, resident of Phase 1A, asked if there would be any future development in Phase 1A. Mr. Worley stated that this is open space, which might be drainage or hillside, but not developed. Mr. Blair also asked about commercial properties to the north of Phase 1A. Mr. Worley stated that these properties could be commercial or multi-family. Mr. Blair also inquired about ingress-egress to the subdivision. Mr. Worley explained that at some point there will be two additional roadways that will connect eastbound to Prescott Valley and westbound to the Phippen roundabout.

Paula Bird, Prescott Valley, voiced concerns about adequate public parking for the trails.

A resident voiced concerns about a 100 year water supply to support future developments.

Jon Paladini, City Attorney, announced that over the next eight council meetings there will be presentations about City water resources, new policies, and code changes that will address water concerns. He noted the public is encouraged to attend.

Chairman Sheats closed the public hearing.

Councilman Lamerson, in attendance, shared that the Water Issues Committee works diligently with the Legal Department on water. Councilman Lamerson also discussed the changing demographics of Prescott, noting that with demographics changing to a primarily retirement aged community, water usage is decreasing.

Commissioner Lee noted he would like to see more of an overlay map which would show Peavine and Iron King trails and surrounding areas, stating this level of detail would be helpful to the process.

Commissioner Mabarak stated that he is impressed that Lyon Engineering and Fann Contracting have reduced the density in these phases, while increasing the open space areas.

2a). MPA19-001: Master Plan Amendment to Granite Dells Estates Phases 3, 4, and 5, as a Planned Area Development (PAD) encompassing four parcels.

Commissioner Gambogi made a motion to recommend the approval of Master Plan Amendment MPA19-001. The motion was seconded by Commissioner Lee. Motion passed 5-0.

2b). **GNP19-001:** General Plan Amendment amending the General Plan Land Use Designations, for portions of parcels, from Very Low Density Residential to Low-Medium Density Residential

Commissioner Gambogi made a motion to recommend the approval of General Plan Amendment GNP19-001. The motion was seconded by Commissioner Lee. Motion passed 5-0.

2c). **PLN19-011:** Zoning Map Amendment (Rezoning) for the four parcels, with rezoning of portions of parcels from R-2 Acre and SF-35 to SF-9

Commissioner Gambogi made a motion to recommend approval of the proposed zoning map amendment PLN19-011. The motion was seconded by Commissioner Lee. Motion passed 5-0.

2d). **PLN19-016:** Subdivision Preliminary Plat for 695 single-family lots in Master Plan PAD Phases 3, 4, and 5, on 538 acres, with lot sizes ranging from 7,800 to 76,202 square feet, with associated Zoning Map Amendment for SF-9 zoning.

Commissioner Gambogi made a motion to recommend the approval of Preliminary Plat PLN19-016. The motion was seconded by Commissioner Lee. Motion passed 5-0.

IV. STAFF UPDATES:

Bryn Stotler provided an update on building activities within the community, noting that the City Council recently voted to adopt the 2018 ICC Building and Technical Codes, which was a collaboration across the jurisdictions of Prescott, Prescott Valley, Chino Valley, and Yavapai County.

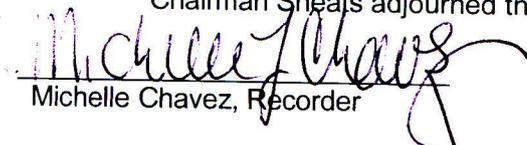
Director Stotler also noted that the Arizona State Historical Preservation Conference is occurring this week in Prescott. She stated Historic Preservation Coordinator Cat Moody is on the state preservation board and the event organization committee for the conference. The event brings 400+ people from across the state to celebrate historic preservation in our state.

V. SUMMARY OF CURRENT OR RECENT EVENTS

None

VI. ADJOURNMENT

Chairman Sheats adjourned the meeting at 10:02 a.m.


Michelle Chavez, Recorder


George Sheats, Chairman