CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION
MINUTES July 18, 2019
PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on July 18, 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

III.

BOARD MEMBERS	STAFF MEMBERS
George Sheats, Chairman	George Worley, Planning Manager
Ken Mabarak	Michelle Chavez, Recorder
Terry Marshall	Bryn Stotler, Comm. Development Director
Ted Gambogi	**COUNCIL**
Mel Roop	Councilman Phil Goode
George Lee	Councilman James Lamerson

REGULAR AGENDA ITEM

1. Approval of the June 13, 2019 Meeting Minutes.

A motion was made by Commissioner Gambogi to approve the June 13, 2019 minutes. The motion was seconded by Commissioner Mabarak and approved unanimously.

2. **SIG19-002**, Proposed Comprehensive Sign Plan for The Potters House Church; 5195 N. State Route 89; property owner: Christian Fellowship Church, Inc; APN 102-06-003C.

Chair Sheats mentioned that Commissioners had been out to the site and the signs are already up.

George Worley gave an overview of the sign plan application including location, aerial photos, site plan, sign locations, scale of signs, and dimensions of walls in relation to the signs. The church has a conditional use permit to have the church in the single family (SF-9) zoning.

Commissioners, staff and applicant discussed the signs on both sides of the building and the context of being next to two highways.

Commissioner Roop asked the applicant what they used to determine six feet as the letter size and if they considered a monument sign.

Sun State Builders stated that Blue Media was not present at the meeting to respond to how the sign size was determined. They stated they hung the signs in a temporary format in case changes were needed after the Commission meeting.

Commissioner Mabarak moved to approve SIG19-002, Proposed Comprehensive Sign Plan for The Potters House Church. The motion was seconded by Commissioner Lee. The motion passed 5-1; Yeas – Mabarak, Sheats, Roop, Gambogi, Marshall; Nay-Roop.

Commissioner Mabarak commented on special use permits for large churches and stated the Planning and Zoning Commission should look at this going forward.

3. **PLN19-010,** Revised Preliminary Plat of Antelope Crossings subdivision extending the boundary of the subdivision and adding 41 lots to Phases 4 and 5. Owner is Chamberlain Development, LLC.

George Worley gave an overview of the preliminary plat and vehicular access from HWY 89 and Willow Creek Road. The commercial development plan was re-evaluated due to poor access. The developer desires to change the parcel to residential development. The proposal is to increase residential lots and add more open space. The additional lots do not change the external boundary configuration of the subdivision. All access remains from Willow Creek Road. There is also potential for soft and hard trail connection.

Commissioners, staff and applicant discussed number of lots, access points to the development, zoning, the original ranch, abandonment of a well, traffic impacts, airport impacts such as noise, avigation easements, land use groups under the Deep Well Master Plan, and future planning processes for areas in and around the airport expansion.

Commissioners expressed concern about the curve on Willow Creek Road and how to improve the area traffic impacts. The Commissioners would like Public Works to address the curve from an engineering standpoint, and requested this concern be added to the staff report for City Council. The right of way has been evaluated by Public Works at the curve.

Commissioner Mabarak asked for the "right in, right out" entrance and exit at the north end of the parcel be added on the preliminary plat before it goes to City Council. Staff will also mention this in its presentation to City Council.

Commissioner Gambogi moved to approve PLN19-010, Revised Preliminary Plat of Antelope Crossings. This motion was seconded by Chair Sheats. Commissioner Marshall Called the Question. The motion failed (2-4).

Commissioner Gambogi moved to approve PLN19-010, with a recommendation that the City does a traffic study of the curve on Willow Creek Road. This motion was seconded by Chair Sheats. The motion failed (3-3). Yeas: Sheats, Gambogi, Mabarak; Nays: Lee, Marshall and Roop.

The proposal will move ahead to the City Council without recommendation.

4. **MPA19-002 and ANX19-001,** Introduction and preliminary discussion of proposed annexation, general plan amendment and master plan for property known as Stringfield at Granite Mountain. Applicant is Jeff Davis of SFR Acquisitions, LLC; APN: 106-06-002C and a portion of 106-06-002D; County zoning is R1L-70 residential, site built only, 70,000 sq.ft. minimum.

Director Stotler gave an overview of the project including a map of the zoning in the regional area. The project includes a state land acquisition. A previous presentation to City Council was informational only. The City is working on the State Land Acquisition which does take some time.

George Worley gave an overview of land annexation and the rules governing it. The parcel proposed for acquisition from the State of Arizona will provide contiguity to the City boundary for

the annexation parcel. Mr. Worley also spoke about Proposition 400 and how that applies to this project. It triggers a 60 day public comment period between P and Z's action and Council consideration.

The project includes a plan to connect the proposed trail alignment to the Prescott Circle Trail and have potential public parking in the State land acquisition parcel. There is no request to rezone the parcels. The developer intends to keep the overall density. Each phase would be a PAD for individual subdivisions similar to Granite Dells Estates. It would include open space and larger lots than other areas of town. The terrain is steep and the developer proposes to follow the terrain and keep the ridgeline as natural as possible.

Applicant Jeff Davis gave an overview of his history in business and development in Prescott and the surrounding area. He discussed his target market for this development and the nature of the land. He also discussed the aesthetics of the proposed home design, the Circle Trail connectivity, open space (depicted at 34%), building envelopes, design build opportunities, custom homes, and participation in the water sense program.

Commissioners, staff and applicant discussed the lot quantity, utility easements, road grades, ridge lines, topographic features, traffic impacts, sidewalks, shoulders and soft trail.

George Worley asked Commissioners to send concerns and comments they think of to staff.

Mr. Davis indicated he will be working on the annexation and a proposed development agreement with City legal while waiting for the land acquisition to go through. He noted he will be taking that to City Council before the Planning and Zoning Commission will see the final development plan.

IV. STAFF UPDATES:

None

V. SUMMARY OF CURRENT OR RECENT EVENTS

None

VI. ADJOURNMENT

Chairman Sheats adjourned the meeting at 11:10 a.m.

Michelle Chavez, Recorder

George Sheats, Chairman