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

I. CALL TO ORDER

Vice Chair Terry Marshall called the meeting to order at 9:01 a.m.

II. ATTENDANCE

III.

BOARD MEMBERS	STAFF MEMBERS
George Sheats, Chairman (Absent)	George Worley, Planning Manager
Ken Mabarak	Michelle Chavez, Recorder
Terry Marshall, Vice Chair	Kaylee Nunez, Recorder
Ted Gambogi	Tammy DeWitt, Community Planner
Mel Roop	Bryn Stotler, Comm. Dev Director (Absent)
Don Michelman	Matt Podracky, Assistant City Attorney
George Lee (Absent)	**COUNCIL**
	Councilman Steve Sischka (Liaison) Councilman Phil Goode Councilmember Cathey Rusing

REGULAR AGENDA ITEM

1. **Approval of the October 31, 2019 Meeting Minutes.**

A motion was made by Commissioner Gambogi to approve the October 31, 2019 minutes. The motion was seconded by Commissioner Michelman and approved unanimously.

2. **PLN19-020,** Proposed rezone at 621 E. Rosser St., amending the zoning from Single Family 35 (SF-35) to Multi-Family Medium Density (MF-M) to allow for the construction of 3 single family residences. [Property owner: Pine Creek Leasing LLC. Applicant/Agent: Keith Hughes. APN: 105-03-007B, 1.91 acre]

Community Planner Tammy Dewitt presented a site plan of the parcel, she clarified that development would be on the southern side of Rosser and that the proposed re-zone is in conformance with surrounding developments. Ms. DeWitt presented photos of the site and also discussed drainage and traffic access. The site will utilize a 'right in, right out' access method, there are no plans to cut into the existing median on Rosser at this time.

Commissioner Roop asked if the approval of this application would potentially open it up to a higher density development. Ms. DeWitt clarified that they would have to re-apply to the Commission if they were to desire more units. Commissioner Michelman expressed concern that the units may be sold and/or split into individual parcels in the future. Ms. DeWitt stated that the utility infrastructure would unlikely be able to support that type of configuration. Commissioner Mabarak expressed similar concerns and asked Assistant City Attorney Matt Podracky for clarification. Mr. Podracky clarified that if the units were to be sold they would need to remain rental units. If they were sold as individual units they would require individual utility hookups.

Commissioner Gambogi asked for clarification on the proposed square footage of the units and whether this was one whole parcel being approved. Applicant Keith Hughes clarified that the units would be around 1200 sq ft each. Ms. DeWitt also clarified that the entire property (on both north and south sides of Rosser) would be approved for this rezone; however, the northern portion is not developable due to a creek running through it.

Commissioner Gambogi asked what the acreage of the developable area is, Mr. Hughes was unable to provide an exact number but stated that the density will be lower than that of the adjacent (Cloudstone) development. Commissioner Mabarak asked about acreage as well, Ms. Dewitt clarified that the southern parcel is approximately 1.2 acres, while the northern parcel is approximately 0.7 acres.

Commissioner Roop asked about the multi-family designation; whether it is desired in order to bring utility costs down. Ms. DeWitt clarified that it is desired in order to avoid subdividing the parcel. Commissioner Marshall asked Ms. Dewitt about the drainage on the proposed development, specifically the two channels delineated on the southwest side of the parcel. Ms. Dewitt explained that the proposed area for development is outside the floodplain and that the surface drainage will not create issues for adjacent parcels. The width of the (traffic) entrance was also discussed, Ms. Dewitt expressed that it was reviewed by our Engineering Department during PAC and is satisfactory for the proposed density.

Citizen Gloria Ramirez expressed concerns that the proposed units are going to be rentals, as well as concerns about increased traffic and exhaust along Rosser. Commissioner Marshall asserted that the traffic impact on Rosser Street from this project would be minimal, which is commonly used as a 'cut through' street.

A motion was made by Commissioner Michelman to approve PLN19-020. The motion was seconded by Commissioner Gambogi. The motion passed (4-1) with Commissioner Roop voting against the motion.

Commissioner Ken Mabarak asked for clarification from Mr. Podracky that the condition of the units being exclusively rentals was decisive, Mr. Podracky reasserted that these units would only be available to rent and that they would have to be reviewed and reapproved by the Commission if the applicant were to desire to sell them separately.

Commissioner Roop explained that he voted against the motion because the proposed MF zoning is not compatible with the surrounding SF zoning (resulting in small rental units versus larger homes in the Cloudstone subdivision).

IV. STAFF UPDATES:

None

V. SUMMARY OF CURRENT OR RECENT EVENTS

None

VI. ADJOURNMENT

Vice Chair Marshall adjourned the meeting at 09:39 a.m.

Kaylee Nunez, Recorder

Terry Marshall, Vice Chair