



MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on May 28, 2020 at 9:00 AM via Zoom Teleconferencing.

I. CALL TO ORDER

Acting Chair Ted Gambogi called the meeting to order at 9:00 a.m.

II. ATTENDANCE

COMMISSIONERS	STAFF MEMBERS
Ted Gambogi	George Worley, Planning Manager
Don Michelman	Tammy DeWitt, Community Planner
George Lee	Bryn Stotler, Community Dev. Director
Thomas Hutchison	Kaylee Nunez, Recording Secretary
	Matt Podracky, City Attorney
	COUNCIL
	Councilman Steve Sischka, Liaison
	Councilman Phil Goode

REGULAR AGENDA ITEM

1. Approval of the February 13, 2020 Meeting Minutes.

A motion was made by Commissioner Michelman to approve the February 13, 2020 minutes. The motion was seconded by Commissioner Lee and approved unanimously (4-0).

2. ADM19-009, a Preliminary Plat for the APS property at West Sheldon Street, combining a series of unsubdivided parcels into a new subdivision to be titled 'Prescott City Substation'; Site Zoning: Industrial Light (IL); Location: 300 N. Granite Street; Primary APN: 113-14-058C. Owner: Arizona Public Service.

Planning Manager George Worley presented a zoning map and aerial view of the properties to be combined from (3) unsubdivided parcels into (2) lots within a subdivision. Mr. Worley explained that there will be a larger parcel to the west that will likely be rezoned for commercial use and a smaller parcel to the east will remain under APS ownership as an industrial use.

Commissioner Hutchison asked for clarification on the blue lines on the aerial map, Mr. Worley explained that those indicate waterways/creeks. Commissioner Michelman asked where access to the lots will be. Mr. Worley clarified that access to the western parcel will be off Lincoln Avenue and via easements from the eastern parcel. Mr. Worley explained that the west parcel will retain its current access off of Granite Street.

Steve Zipperman, a Prescott citizen, asked whether APS planned to own the property indefinitely. Mr. Worley clarified that the eastern lot will be retained by APS and that the western lot will likely be sold or leased to develop into commercial uses. Mr. Worley also clarified that there is no specific buyer, that staff is aware of, for the western parcel at this time.

A motion was made by Commissioner Michelman to approve ADM19-009. The motion was seconded by Commissioner Lee and passed unanimously (4-0).

3. **PLN20-001**, a Preliminary Plat of Luxtor Prescott RV Storage Condominium, a 128-unit subdivision in an existing storage facility building; Site Zoning: Industrial Light (IL); Location: 2899 Venture Dr.; APN: 103-01-655B. Owner: Luxtor Prescott, LLC

Community Planner Tammy Dewitt presented a zoning map and site plan of the subject property. Ms. Dewitt explained that the Plat will allow each storage unit (128 units total) to be sold to separate owners. Ms. Dewitt also presented architectural depictions of the various sizes of condos being offered and reiterated that the units have been built to specific code requirements to allow for subdivision of units.

Commissioner Lee asked if the only access to the property is off Venture Drive, Ms. Dewitt clarified that it is. Commissioner Hutchison questioned whether the zoning was being changed with this application as well. Ms. Dewitt explained that zoning is not being changed and will remain Industrial Light.

Commissioner Michelman asked for clarification as to whether these units were under construction and why we did not review them prior to construction starting. Ms. Dewitt explained that it isn't necessary to review prior to construction, as they are allowed by right under the existing zoning and are being built to meet codes, noting that the matter before the Commission is solely the ability of the owner to subdivide the units to enable them to offer them for sale to individual owners. Mr. Michelman also asked whether owners will have provisions in their deed or deed restrictions concerning storing hazardous materials, Ms. Dewitt confirmed the deed restrictions will address that.

Stephen Henry, applicant, clarified that annual fire inspections will be performed on every unit. Citizen Steven Zipperman asked questions about onsite management and surveillance. Mr. Henry explained that they will have a local property management company overseeing the project, but not a person located on site. He also confirmed there will be remote surveillance throughout the property as well as periodic inspections performed by property management. Mr. Henry explained that there will also be a condo owners association for self regulation, and that they have also provided draft CC&Rs to the City Planning division. Mr. Henry also clarified there will be a security gate with codes required, as well as codes required at the individual units.

Commissioner Thomas Hutchison asked about the hours of operation. Mr. Henry answered that they will be open 24/7. Mr. Hutchison expressed concern about owners spending the night in their units, Mr. Henry explained that will be prohibited per the CC&Rs. Mr. Zipperman asked about parking. Mr. Henry clarified that there is additional parking that is not indicated on the plat map. Ms. Dewitt also explained that this is not a site plan approval, it is strictly a preliminary plat and therefore doesn't show certain details such as parking.

Stephen Henry clarified that the primary use for the units is for RV vehicle storage; not for conducting business nor for personal storage. Commissioner Hutchison asked what the advantage is of buying a unit versus renting. Mr. Henry explained that you can gain appreciation of this type of asset, and an owner can sublet it for additional income, and that owners can have greater control over where their RV is stored.

A motion was made by Commissioner Michelman to approve PLN20-001. The motion was seconded by Commissioner Lee and passed (3 to 1), with Commissioner Hutchison voting against. Commissioner Hutchison explained that he voted against this application as he has prior experience with similar facilities (aircraft hangars) that have a tendency to take on other uses not contemplated under the approval, such as staying at the unit in their RV.

Applicant Stephen Henry explained that they have provided no plumbing nor A/C to the units to try and discourage owners from this type of behavior (residing in the units overnight and/or using them for conducting business).

IV. STAFF UPDATES

Bryn Stotler, Community Development Director, made a formal welcome to the newest Commissioner, Thomas Hutchison. She also discussed recent vacancies and that there will be recommendations for new Commissioners made on June 4TH to the Council Subcommittee on Appointments Commissioner Ted Gambogi made personal statements of thanks to the Commissioners who recently departed from service as volunteers on the Commission, noting their extensive experience and added value to the Commission.

V. SUMMARY OF CURRENT OR RECENT EVENTS

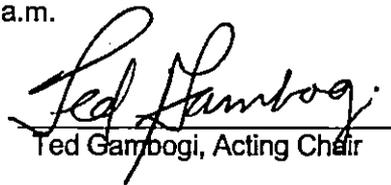
None

VI. ADJOURNMENT

Acting Chair Gambogi adjourned the meeting at 9:36 a.m.



Kaylee Nunez, Recording Secretary



Ted Gambogi, Acting Chair