



**PLANNING & ZONING COMMISSION  
MINUTES June 25, 2020  
PRESCOTT, ARIZONA**

- **MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on June 25<sup>th</sup>, 2020 at 9:00 AM in Council Chambers and via ZOOM teleconferencing.**

**I. CALL TO ORDER**

Chair Don Michelman called the meeting to order at 9:00 a.m.

**II. ATTENDANCE**

**III.**

<b>COMMISSIONERS</b>	<b>STAFF MEMBERS</b>
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
Stan Goligoski	Jon Paladini, City Attorney
Butch Tracey	Matt Podracky, Assistant City Attorney
Gregory Lazzell	<b>COUNCIL</b>
	Councilman Steve Sischka, Liaison
	Councilman Phil Goode
	Councilmember Cathey Rusing
	Councilmember Billie Orr

**REGULAR AGENDA ITEM**

**1. Approval of the May 28, 2020 Meeting Minutes.**

*A motion was made by Commissioner Lee to approve the May 28, 2020 minutes. The motion was seconded by Commissioner Goligoski and approved unanimously (7-0).*

**2. ANX20-002: James Property annexation; an application to annex a small area of land to be incorporated into the Walden Ranch subdivision and combined with parcel 106-01-090 (lot 68).**

Planning Manager George Worley presented a City and County zoning map and an aerial view of the property to be annexed. He explained that a revision of plat is being submitted in conjunction with the annexation application, which will go directly to Council for voting. The current County zoning is R1L-18. The recommended equivalent City zoning would be SF-18, representing a minimum lot size of 18,000 square feet. Mr. Worley also presented the annexation map which shows that the parcel meets all City frontage criteria for annexation.

Commissioner Gambogi asked for clarification on the length of the County parcel that is fronting the City side. Mr. Worley clarified that it is exactly 300 feet. Commissioner Hutchison asked for zoning clarification on Lot 68, which is currently in the City. Mr. Worley clarified that the primary portion of the lot (where home is built) will remain SF-6 and that the remaining portion (backyard area) will be zoned SF-18. Mr. Hutchison also asked for the intention behind the annexation. Applicant Ron James explained that the steep slope of adjacent properties leaves little room to have a backyard for the existing home.

Commissioner Hutchison asked for clarification on how the City arrived at the SF-18 zoning designation for the proposed annexation; specifically whether it would allow greater density than the existing zoning.

Mr. Worley explained that it would not; applicant Ron James clarified that they did not plan to build additional dwelling units on the lot. City Attorney Jon Paladini explained that the aim in choosing an equivalent zoning for this case was to ensure that density was either maintained or reduced.

***A motion was made by Commissioner Hutchison to approve ANX20-002. The motion was seconded by Commissioner Goligoski and passed unanimously (7-0).***

#### **IV. STAFF UPDATES**

##### **New Commissioner Orientation**

1. Open Meeting Law – Presented by City Attorney Jon Paladini
2. Planning Division Staff introductions- Presented by Community Development Director Bryn Stotler
3. The General Plan- Presented by Bryn Stotler
4. The Land Development Code- Presented by Planning Manager George Worley
5. The roles of the Planning and Zoning Commission- Presented by George Worley

##### **Break**

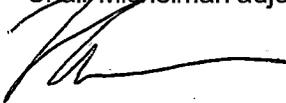
6. Types of projects that come before the Commission
  - a. Annexations- Presented by George Worley
  - b. Rezoning/General Plan Amendments- Presented by Community Planner Tammy Dewitt
  - c. Preliminary and Final Plats- Presented by Tammy Dewitt
7. Cell Towers- Presented by Jon Paladini
8. Importance of Commission Recommendations- Presented by George Worley and Jon Paladini

#### **V. SUMMARY OF CURRENT OR RECENT EVENTS**

None

#### **VI. ADJOURNMENT**

Chair Michelman adjourned the meeting at 11:35 am



Kaylee Nunez, Recording  
Secretary

  
Don Michelman, Chair