



PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, September 10th, 2020
9:00 AM**

**Council Chambers + Virtual Zoom Meeting
CITY HALL
201 S. CORTEZ STREET
PRESCOTT, ARIZONA**

The following agenda will be considered by the **PLANNING & ZONING COMMISSION** at its meeting to be held on **September 10th, 2020**, public may attend the meeting through the use of a technological device via Zoom teleconferencing. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

City of Prescott is inviting you to a scheduled Zoom Webinar.

Topic: City of Prescott Planning & Zoning Commission
Time: September 10th, 9:00 AM Arizona

Join Zoom Webinar:

<https://us02web.zoom.us/j/85859979876>

Dial by telephone (if computer audio not available):

1 346 248 7799 **or**
1 669 900 6833 **or**
1 929 205 6099

Webinar ID: 858 5997 9876

- I. CALL TO ORDER- Housekeeping- Please keep your phone on mute unless you are speaking in order to minimize background noise.**

Please identify yourself each time you speak so that we can record your comments in the minutes and properly count motions and votes.

II. ATTENDANCE

MEMBERS	
Don Michelman, Chair	Greg Lazzell
Ted Gambogi, Vice Chair	George Lee
Stan Goligoski	Butch Tracey
Thomas Hutchison	

III. REGULAR AGENDA ITEMS

1. Approval of the August 27, 2020 meeting minutes
2. **CSP20-002:** Comprehensive Sign Plan for Founding Fathers Collective; 200 N Granite St.; Property Owner: Founding Fathers Properties LLC; APN 113-15-012B and 113-15-006.

3. Staff response to comments and questions on AED South presentation.
4. AED South Annexation (**ANX18-005**), Master Plan (**MPA18-003**) and Rezoning (**PLN18-019**) for properties generally located east of SR 89, south and west of Granite Dells Estates and northeast of Watson Lake. Parcels include: 103-01-031N, 103-04-002D, 103-04-003A, 103-04-003Q, 103-04-004A, 103-04-004C, 103-04-010B, 103-04-011, 106-01-001, 106-001A, 106-10-001, 106-10-001A.
5. AED North Annexation (**ANX18-004**), Master Plan (**MPA18-002**) and Rezoning (**PLN18-018**) for properties generally located east of Prescott Regional Airport and north of SR 89A. Parcels: 103-01-031M, 103-01-028D, 103-01-015, 103-01-021G, 103-01-014.

IV. STAFF UPDATES

V. ADJOURNMENT

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on _____ at _____ in accordance with the statement filed with the City Clerk's Office.

Sarah Siep, City Clerk

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. With 72 hours advanced notice, special assistance can be provided for sight and/or hearing-impaired persons at this meeting. Reasonable accommodations will be made upon request for persons with disabilities or non-English speaking residents. Please call the City Clerk (928) 777-1272 to request an accommodation to participate in this public meeting. Prescott TDD number is (928) 445-6811. Additionally, free public relay service is available from Arizona Relay Service at 1-800-367-8939 and more information at www.azrelay.org.

- **MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on August 27th, 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

COMMISSIONERS	STAFF MEMBERS
Don Michelman, Chair	Bryn Stotler, Community Dev. Director
Ted Gambogi, Vice Chair	George Worley, Planning Manager
Stan Goligoski	Tammy DeWitt, Community Planner
Thomas Hutchison	Kaylee Nunez, Recording Secretary
Gregory Lazzell	Jon Paladini, City Attorney
George Lee	
Butch Tracey	COUNCIL
	Councilman Steve Sischka, Liaison Councilmember Cathey Rusing Mayor Pro Tem Billie Orr

REGULAR AGENDA ITEM

1. Approval of the August 13th, 2020 Meeting Minutes.

A motion was made by Commissioner Gambogi to approve the August 13th, 2020 minutes. The motion was seconded by Commissioner Lazzell and approved unanimously (7-0).

- 2. AED South Annexation (ANX18-005), Master Plan (MPA18-003) and Rezoning (PLN18-019) for properties generally located east of SR 89, south and west of Granite Dells Estates and northeast of Watson Lake. Parcels include: 103-01-031N, 103-04-002D, 103-04-003A, 103-04-003Q, 103-04-004A, 103-04-004C, 103-04-010B, 103-04-011, 106-01-001, 106-001A, 106-10-001, 106-10-001A.**

Community Development Director Bryn Stotler presented an overview of the meeting agenda, explaining that the primary focus at and this meeting will be the south annexation and that we will need to carry over to the September 10th meeting in order to review all items. There will be no actions taken at this meeting. Ms. Stotler also reviewed Arizona Revised Statutes regarding annexations, as well as Proposition 400, which applies to annexations of 250 acres or greater.

Planning Manager George Worley presented an aerial map of both the north and south annexation areas with references to waterways and washes, traffic access points, the Prescott Regional Airport and the Granite Dells. He also explained that the two annexations do not touch one another and, therefore, must be processed and reviewed as separate projects per Arizona statutes.

Mr. Worley explained that the current, county zonings of the parcels contained in AED South are RCU 2-A (residential 2-acre), R1L-35 (residential 35,000 sq ft lots) and R1L-18 (residential 18,000 sq ft lots). The city is recommending equivalent zonings of RE-2 (rural estate 2 acre), SF-35 (single family 35,000 sq ft lots) and SF-18 (single family 18,000 sq ft lots). A roadway access point map

was presented which depicts two primary access points to AED South; through the existing Granite Dells Parkway interchange and a future crossing to be constructed over Granite Creek to the west. Mr. Worley presented a map of the General Plan Uses designated for the area which are: commercial/employment, low-medium density residential and very low density residential. He compared the city's General Plan map to the proposed Master Plan map, which exhibit substantial conformance with one another. A proposed zoning map was also presented, which depicts a mix of residential and commercial uses (MF-H, SF-6, SPC and NOS DISTRICTS). Commissioner Lee asked for clarification on the dark green area of the zoning map. Mr. Worley explained that it is private open space and consists mostly of wash areas from Granite Creek.

City of Prescott Parks and Recreation Director Joe Baynes presented drone footage of the AED South project. The footage highlighted key points of reference such as No Name Creek, the Peavine & Iron King trails, Point of Rocks and Highway 89 as well as the proposed developments in relationship to these areas. Commissioner Hutchison asked whether there are any 'sacred' grounds to be cognizant of. Mr. Baynes answered that the [annexation] area does contain Native American ruins as well as area significant to local ranching and railroad history. Commissioner Lazzell asked for clarification on the elevation of the Peavine trail, Mr. Baynes answered that it is elevated approximately 40 feet from the surrounding grade at its highest point. Commissioner Lee asked for confirmation that the crossing would not be at-grade; Mr. Baynes clarified that over or under is desired but that the LOI also includes the option of 'at grade'. Mr. Baynes also emphasized the importance of the wildlife corridors and riparian areas, which would be preserved in the proposed open space. The future housing developments are proposed on parcels F, G & H, to the northwest of Point of Rocks.

Commissioner Hutchison asked whether the current access road would be sufficient in order to handle all residential and commercial traffic. Mr. Baynes answered that the city engineering staff would review those concerns and any new roadways will meet the city's road standards. Commissioner Tracey asked whether the ponds depicted in the drone footage were natural or stock ponds; also whether the city could access them for maintenance. Mr. Baynes confirmed that they are all stock tanks and that it's likely maintenance will have to occur in the near future so that the tanks can be functional for wildlife.

Planning Manager George Worley presented the proposed zoning map again and explained the topography of the proposed zoning districts in relationship to one another. The resort will be at a higher elevation than both the open space and residential zoning areas. He also explained that the northern portion of the South annexation area is flat, which makes it suitable for residential. Mr. Worley also presented the Airport Specific Area Plan (ASAP), which recommends uses based on aviation over flight and safety data.

Airport Director Dr. Robin Sobotta shared further details of the ASAP as well as various FAA guidance. The ASAP's purpose is to aid *'in making decisions regarding future uses & development of the properties in the vicinity of the airport, Planning & Zoning Commission and the City Council shall take into consideration the [ASAP] recommendations.'* Dr. Sobotta also presented an Airport Impact Zone and noise contour map. Certain impact zones require noise attenuation techniques in the construction of habitable buildings (Zone 6); others prohibit new residential development outright (zones 1-5, except for student dorms in zone 3). Dr. Sobotta also presented an Airport Influence Area (AIA) aviation easement map as well as a flight track density map which highlighted that PRC is the 45th busiest airport in the United States with 232,000 aircraft ops recorded in 2019.

Dr. Sobotta also presented an analysis of AED North annexation performed by Airport staff. She emphasized what benefits the extension of the runway will bring. She also explained what studies would need to be performed (FAA & Air Carrier). Staff recommends that the ASAP be amended to adjust residential densities to very-low and low-medium (instead of high/high medium) and to rezone the airport approach from commercial to industrial. Dr. Sobotta presented analysis of AED

South, which will also require FAA and Air Carrier studies, as well as interior residential soundproofing in certain zones.

Planning Manager George Worley reiterated that staff requests that no actions (votes) be taken today so that the Commission incorporates all actions in one meeting on September 10th or a later meeting at the Commission's discretion. This will begin the 60 day comment period as required by Proposition 400 for both projects at the same time, rather than staggering the start dates of the 60 day comment period. A fifteen minute intermission was taken, the meeting re-convened at 10:31 am.

Dr. Tom Rusing, resident of Prescott (2194 Forest Mountain Rd) and member of Save the Dells gave a PowerPoint presentation. The presentation covered the request of conservation buffers to prevent negative transition effects (between natural and undeveloped land). Elements requested in the buffers include: attractive fencing, sufficient access points through the fencing, and multi-level, native vegetation. The presentation also addressed the road leading to and crossing Peavine trail, requesting specific locations and the removal of an at-grade crossing. Dr. Rusing also gave visual examples from other jurisdictions, including St. George Utah, which depicted a development using sufficient visual buffers. After the presentation, Chair Michelman asked whether either of the AED North & South annexations would create 'county islands'. Mr. Worley clarified that they would not, and that doing so is prohibited by state law.

Walt Anderson, a local resident (2911 E. Granite Gardens Dr) and member of Save the Dells gave a PowerPoint presentation including a map requesting slight deviations of open space boundaries. These deviations include: adding two small parcels west of Granite Creek, movement of the proposed residential boundary north (off the higher profile, grassy ridge) and the movement of specific southwestern boundaries to protect the Native American archaeological site. Mr. Anderson discussed the creation of a potential visitor center near the archaeological site along with parking and access point(s) for such. Mr. Anderson also proposed a buffer next to Granite Creek on parcel G to protect the riparian area.

Paula Burr of Save the Dells and resident of Prescott Valley (7299 E Mingus Trl) provided additional information for the Commissioners' review. She explained that Save the Dells largely agrees with the City in their proposed zoning districts for AED south. However, there is a concern that multi-family development might be too close to the trail, particularly in parcel B. Ms. Burr also wanted confirmation that the 800 units of residential would be strictly adhered to, with each unit counting as one (i.e. a duplex would constitute (2) living units, not (1)). Ms. Burr also expressed concern with the resort parcels K & L, noting they could be developed into a traditional hotel. She said Save the Dells would like a guarantee that this area be either a low-impact resort or open space. City Attorney Jon Paladini clarified that the city is not allowed to adopt zoning with 'conditions' to limit uses. All uses allowable in a specific zoning district are assumed upon establishment [of the zoning district]. Mr. Paladini also explained that a development agreement is the only way to contract uses in areas so to speak. He also clarified that the 800 units will indeed be counted separately, not by structures. Mr. Worley also clarified that the SPC designation itself requires a separate master plan review and approval process through both P & Z and Council.

Ralph Hess (no address given), a member of Save the Dells, commented on the staff recommendation of the SPC zoning for parcels K & L. More specifically, he requested that the Commission and Council welcome and take into account public input in creating the master plan for those parcels.

Parker Northrup (1381 Natures Way), a Prescott resident, member of the Airport Advisory Committee and Chair of the Flight Department of Embry Riddle Aeronautical University, spoke to the importance of the airport staff recommendations. Mr. Northrup stated that it is critical to follow the ASAP for safety and for noise mitigation.

Cindy Gresser (147 N. Arizona Ave,) resident of Prescott and the Executive Director of the Museum of Indigenous People (formerly known as the Smoki Museum) expressed specific concern about archaeological ruins found in Parcel H. Ms. Gresser explained that there are pit house, pueblo and human remains findings at the site. She asked the Commission to please consider moving the open space boundaries to encompass preservation of an approximately 10-23 acre portion to preserve these ruins.

Daryl Austermilller (13850 N. Spanish Barb Lane), local resident, AOPA representative for Prescott, President of Prescott Airport Users Association and member of the Airport Advisory Committee, spoke to his and his members' concerns. Mr. Austermilller spoke specifically about the noise impact for the proposed residential units in proximity to the airport. Mr. Austermilller clarified that there should be specific provisions in buyers contracts to provide recognition of the noise impacts.

Recording Secretary Kaylee Nunez read a letter from North Aire Aviation President Jason Kopcsak who expressed concern that the community misconceptions of the airport will only increase with additional residential development nearby. Mr. Kopcsak also stressed the importance of adhering to the ASAP and that the City must be aware of the consequences of major changes to airport operations, which could pose safety risks.

Resident Barbara Jacobsen (no address given) asked for clarification on the north side connectivity to AED South, whether there will be additional roads built. Ms. Jacobsen also expressed concern about the possibility of an 'at grade' crossing of the Peavine to the resort and asked for clarification on location and features of the proposed park.

Resident Charles Betts (5359 Crescent Edge) asked about the water issue for all the proposed development. Chair Michelman explained that water allocation is not within the purview of the Planning & Zoning Commission. Mr. Worley further clarified that water resources are discussed and vetted through a thorough, separate process which is ultimately approved by the City Council. Commissioner Hutchison asked for clarification as to why the Planning Commission doesn't address water rights/allocations. City Attorney Jon Paladini clarified that the Planning Commission is an advisory authority on land use only, whose purpose is to make recommendations on land use decisions to the City Council. He also explained that this is a multi-step process and that the Commission will have input on the subdivision plats which address more details (streets, utilities, traffic, lighting, common area tracts/buffers, etc).

Paula Burr of Save The Dells reiterated the need to protect parcels K & L, as development agreements can expire. She stated they need to be assigned zoning that will not have unintended consequences.

Jason Gisi (923 E Gurley, Suite 203), CEO of Arizona Eco Development, commended City staff on the compilation and presentation of accurate data on the proposed development. Mr. Gisi clarified that the proposed crossing site in the drone footage is no longer the location that AED proposes, as it would require excavating into the natural open space area. They are currently working on finding a more appropriate crossing point. Mr. Gisi also expressed his strong support for the economic development of the community and the tremendous financial investment required to get this project to just the preliminary stage.

Commissioner Lazzell addressed the concerns about Parcel H brought forward by the community (due to archaeological ruins found in this area); specifically whether Mr. Gisi would make any provisions to accommodate preservation of the ruins.

Mr. Gisi explained that he would like to create a 'lake' in the proposed park area (near the old, 89A bridge). He also explained he would like to put a parking lot in that area for the visitor's area. Mr. Gisi explained he is not certain whether the visitors' area will be constructed on city property or his property. He feels satisfied with the acreage already donated to the city per the Letter of Intent (LOI). Mr. Gisi further addressed the archaeological ruins, citing that they are quite common in Arizona. He said that an archaeological study will be required and that the findings of the study will dictate how they handle the ruins. He expressed his intent to strictly adhere to federal, state, and local codes/laws on his handling of this archaeological site and any others found on his land.

3. AED North Annexation (**ANX18-004**), Master Plan (**MPA18-002**) and Rezoning (**PLN18-018**) for properties generally located east of Prescott Regional Airport and north of SR 89A. Parcels: 103-01-031M, 103-01-028D, 103-01-015, 103-01-021G, 103-01-014

These items were tabled until the next Planning & Zoning Commission meeting on September 10th, 2020

IV. SUMMARY OF CURRENT OR RECENT EVENTS

Community Development Director Bryn Stotler advised the public that we will continue to gather commentary to deliver to Commissioners prior to the next meeting.

V. ADJOURNMENT

Chair Michelman adjourned the meeting at 11:44 am

Kaylee Nunez, Recording
Secretary

Don Michelman, Chair



PLANNING & ZONING COMMISSION MEMO

MEETING DATE: September 10, 2020

AGENDA ITEM: CSP20-002, Comprehensive Sign Plan for Founding Fathers Collective; 200 N Granite St.; Property Owner: Founding Fathers Properties LLC; APN 113-15-012B and 113-15-006.

Approved By:		Date:
Director:	Bryn Stotler	9-3-2020
Planning Manager:	George Worley	9/3/2020
Community Planner:	S. Delwit	9/3/2020

Item Summary

This is a request for a Comprehensive Sign Plan for the Founding Fathers public market to add signs identifying the six different brands within the building on both the Granite Street side and on the creek side for public using the Granite Creek Trail System.

Background

The building has several uses within it. The applicant is requesting additional signage to allow it to be visible from Willis Street and the Granite Creek Trail System since it is not on a busy thoroughfare. The building would be allowed a total of 285.92 square feet overall, but the applicant is requesting a total of 1,476.5 square feet due to the size of the building, number of uses within, and no frontage on a on a busy road. All signage will be painted on the walls and any lighting of signs will need to meet dark sky requirements.

Exterior Sign Placement Locations

On the Granite Street (east) side, the request includes a 378 square foot sign for the name of the building and signage on the sides ranging from 40 to 64 square feet to advertise the tenants in the building.

On the creek side view (west), the applicant is requesting a 956 square foot sign to advertise the types of businesses in the building that will be visible from the public using the Granite Creek Trail System.

Staff Comments and Next Steps

It is the opinion of planning staff that the request is not unreasonable due to the location of

AGENDA ITEM: CSP20-002, Comprehensive Sign Plan for Founding Fathers Collective; 200 N Granite St.; Property Owner: Founding Fathers Properties LLC; APN 113-15-012B and 113-15-006.

the building not being on the beaten path and visible, the size of the building, and the number of businesses within the building. After review and recommendation from the Planning and Zoning Commission, this request will be forwarded to City Council for final approval.

Attachments:

1. Aerial vicinity map
2. Comprehensive sign plan

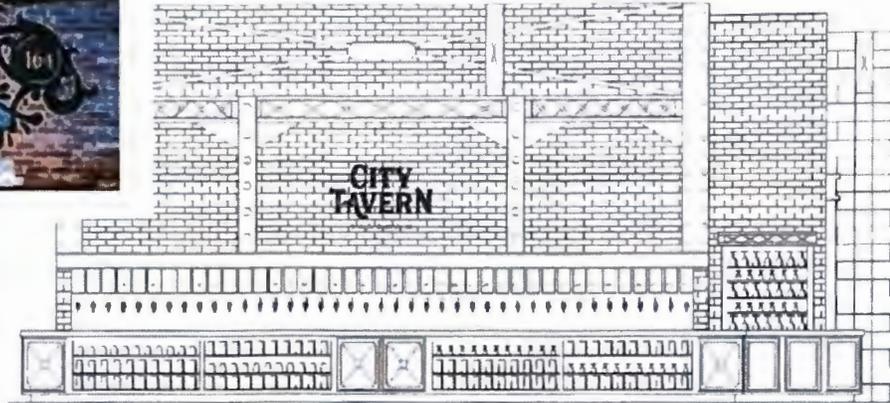
Recommended Action:

MOVE to recommend approval of CSP20-002, Comprehensive Sign Plan for Founding Fathers Collective.

Founding Fathers Collective – Comprehensive Sign Plan Proposal

Narrative Describing the Request and Reason for the Change:

- Allowed for “multi-tenant buildings” Founding Fathers is a public market home to six different brands. We would like to offer each brand space to advertise their presence in the building.
- We are trying to match the historic nature of our building and neighborhood:
 - o Mirroring train bridge design on our tap wall:



- o Desire to Match the historic wall painted design that is currently featured on the bridge and the Sam Hill Warehouse:



Founding Fathers Collective – Comprehensive Sign Plan Proposal

Our Design Proposal:



Founding Fathers Collective – Comprehensive Sign Plan Proposal

Signage Allowed Per 6.12.5

East Face

- Set back from property line: 0'
- Linear feet of wall frontage: 124'-10"
- Permitted sign square footage per linear foot: .5 s/f
- Total allowable sign square footage: 62.42 -s/f

South Face

- Set back from property line: 0'
- Linear feet of wall frontage: 72'-6"
- Permitted sign square footage per linear foot: .5 s/f
- Total allowable sign square footage: 36.25 -s/f

West Face

- Set back from property line: 74'-8"
- Linear feet of wall frontage: 124'-10"
- Permitted sign square footage per linear foot: 1.5 s/f
- Total allowable sign square footage: 187.25 -s/f

Proposed Signage:

East Face

- Founding Fathers Collective - Main Sign: 378 s/f
- North Tenant Signs: 64 s/f
- South Tenant Signs: 42.5 s/f
- Total Signage: 484.5 s/f

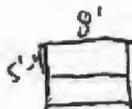
South Face

- Founding Fathers Logc: 36 s/f

West Face

- Tenant Tags: 956 s/f

(425 s/c)



(378' s/c)

54'

FOUNDING FATHERS

Total 484.5 s/c

(64' s/c)



GRANITE STREET VIEW

Total 956 s/c

119'-6"

BARBER - TAPROOM - COFFEE

CREEKSIDE VIEW

2. →

74'-8"

72'-6"

124'-10"

EXIST'G BUILDING
PP-53218

FLOOD HAZARD LINE PER CIVIL DRAWINGS

CONCRETE STAIRS PER CIVIL AND STRUCTURAL DRAWINGS

CONCRETE STAIRS PER CIVIL AND STRUCTURAL DRAWINGS

STEEL FIRE WHEEL STOP PER CITY STANDARD - TYP

CONCRETE FLUSH CURB PER CIVIL DRAWINGS

ACCESSIBLE PARKING SIGN (SEE SHEET A-2.2)

EXIST'G DIRT LOT TO REMAIN

CONCRETE PAVING PER CIVIL DRAWINGS

TRASH ENCLOSURE PER CITY STD - 144"

VAN ACCESSIBLE PARKING STALL (SEE SHEET A-2.2)

ACCESSIBLE PARKING SIGN (SEE SHEET A-2.2)

VAN ACCESSIBLE PARKING STALL (SEE SHEET A-2.2)

FLUSH CURB - TYP (SEE CIVIL DRAWINGS)

CONCRETE STAIRS PER CIVIL AND STRUCTURAL DRAWINGS

CONCRETE CURBING PER CIVIL DRAWINGS

DOMESTIC WATER LINE METER AND RPSZ PER CIVIL DRAWINGS

WATER LINE FOR FIRE SPRINKLER SYSTEM PER CIVIL DRAWINGS

GAS LINE AND NEX METER PER CIVIL DRAWINGS

CONCRETE RAMP PER CIVIL DRAWINGS

CONCRETE STAIRS PER CIVIL AND STRUCTURAL DRAWINGS

CONCRETE STAIRS PER CIVIL DRAWINGS

SANITARY SEWER LINE PER CIVIL DRAWINGS

GRANITE STREET

SITE PLAN



MEETING DATE: September 10, 2020

AGENDA ITEM: ANX18-004, ANX18-005, MPA18-002, MPA18-003, PLN18-018 and PLN18-019 proposed annexation of property belonging to Arizona Eco Development with associated Master Plan approvals and Rezoning. These are collectively known as AED North and AED South.

Approved By:

Date:

Director:	Bryn Stotler	<i>B. Stotler</i>	<i>9-3-2020</i>
Planning Manager:	George Worley	<i>G. Worley</i>	<i>9/3/2020</i>
Community Planner:			

Staff Update

Please refer to the staff reports included in your August 27, 2020 meeting packet for narrative and exhibits pertaining to the South and North annexations. During the Planning and Zoning Commission meeting of August 27, 2020, staff presented the various action items associated with the two AED annexation requests. During and following that presentation, several questions were posed by the Commission and by meeting attendees.

In general, the questions fell into six categories:

1. Questions about the location and type (at-grade versus separated) of the crossing of the Peavine Trail for vehicular access to the resort site.
2. Questions and comments about buffering the trail from the future residential development adjoining it.
3. Questions or comments about the archeological sites at the southwestern extent of the proposed residential development and how they will be addressed.
4. Questions about the Special Planned Community designation of the resort site and the need for a master plan for that site.
5. Comments about noise mitigation in home construction in overflight areas.
6. Comment about the number of future homes in the area around the airport.

Following are staff comments and/or answers to those questions.

AGENDA ITEM: ANX18-004, ANX18-005, MPA18-002, MPA18-003, PLN18-018 and PLN18-019 proposed annexation of property belonging to Arizona Eco Development with associated Master Plan approvals and Rezoning. These are generally known as AED North and AED South.

The trail crossing

Two specific issues affect the location (and therefore the type) of the trail crossing. The first is the location of the crossing along the segment of the trail adjacent to the resort site. The topography of the area is such that the further north along the trail, the closer the trail comes to the elevation of the adjacent land on either side. Shifting the trail crossing northward to align with the resort site makes it much more likely that it will need to be at-grade. Shifting the crossing south toward the area to be donated to the city as open space also shifts it toward portions of the trail that have the most vertical separation between the trail and the adjacent land on either side. Recreation Services has commented that a grade separated crossing is the preference, but the exact location of the crossing is yet to be determined. The location will be specified in the DA and will be reflected in the future master plan for the resort complex, which will be reviewed by the Planning and Zoning Commission.

Trail buffering

The concern expressed is that the experience of trail users will be degraded by passing in close proximity to residential development. In this case, both the trail users and the future home owners may have similar concerns. Staff experience with residential developments adjacent to trails has shown that home owners are not comfortable with trail users passing close to their property. Given that perspective, it may be possible to address both concerns during the design of the future subdivisions. Planned Area Development (PAD) subdivision design is a common approach where shifting density to easier to build areas can be done. The PAD approach allows larger open space tracts to be created. Those larger tracts can be used to create buffer spaces between homes and the trail.

Archeological sites

Discussion of archeological sites is difficult due to strong federal and state regulations protecting site locations. Development or other disturbance of archeological sites is subject to procedures for surveying the site for artifacts, mitigating by documentation and recovery of artifacts, or by avoidance of known sites when developing project designs. Avoidance of sites is a preferred method, but cannot always be accomplished. Similar to the discussion above about trail buffering, using a PAD subdivision design could allow a known archeological site to be incorporated into an open space area and avoided.

Special Planned Community (SPC) zoning designation for the resort

Questions were asked about the choice of SPC for the resort area and the need for a master plan at the time of rezoning. The SPC district is the appropriate designation given a number of factors associated with this annexation and rezoning. The SPC district is the only Prescott zoning district that requires a master plan to establish the development criteria and must be reviewed through a public hearing process. The district has no inherent development criteria of its own and no development may occur without such criteria. The

AGENDA ITEM: ANX18-004, ANX18-005, MPA18-002, MPA18-003, PLN18-018 and PLN18-019 proposed annexation of property belonging to Arizona Eco Development with associated Master Plan approvals and Rezoning. These are generally known as AED North and AED South.

City and AED have been in negotiations toward a Development Agreement (DA) to address the desires of the city and to establish protected development rights for AED. That negotiation has thus far resulted in a Letter of Intent (LOI) approved by both parties. The contents of the LOI will be expanded and clarified in a DA now being drafted. Within that DA, and clearly articulated in the LOI, is the strong desire by the City for parcels K and L to be developed as a hotel/resort. AED does not yet have a resort developer under contract and cannot provide anything other than a generic master plan disconnected from an actual development plan at this point in time. It has been suggested that the property be rezoned (over AED's objection) to Natural Open Space. Such a rezoning (to NOS or to any other district compatible with the Commercial use) would require a future discretionary act by a future Council to rezone to a district that would permit the development of the resort desired by the current City Council and agreed to by the current property owner. The resulting uncertainty for both the City and the developer may be unacceptable to both. Staff asserts that it is within Council's discretion to defer the master plan approval until such time as a resort developer is able to create a meaningful plan for consideration by Council. This will be formalized in the DA. Until such time as a master plan has been approved by Council, no development of the two SPC-zoned parcels would be permitted.

Sound mitigation of habitable buildings

The Airport Specific Area Plan (ASAP) has very specific recommendations for sound mitigation to enhance the livability of homes within overflight areas. These requirements will be incorporated into the DA and will be requirements of home design for future residential home builders within the areas of annexation subject to the ASAP's restrictions.

Future residential home development in north Prescott

A public comment was made during the last Commission meeting that referred to 50,000-100,000 new homes slated for development in the north Prescott area. Staff would like to correct this inaccurate estimation. With all known development in combination, and assuming maximum density, AED North and South, Granite Dells Estates, Walden Ranch and all of Deep Well Ranch could develop no more than 15,500 homes over the next 30 years AED North contemplates 1550 new homes, and AED South contemplates 850 new homes, for a total of 2400 new homes across both annexations.

Attachments:

1. AED Letter of Intent (to be discussed by City Attorney)
2. Revised AED North Master Plan
3. Revised AED North Rezoning map
4. Public comment emails

AGENDA ITEM: ANX18-004, ANX18-005, MPA18-002, MPA18-003, PLN18-018 and PLN18-019 proposed annexation of property belonging to Arizona Eco Development with associated Master Plan approvals and Rezoning. These are generally known as AED North and AED South.

Recommended Actions for AED South

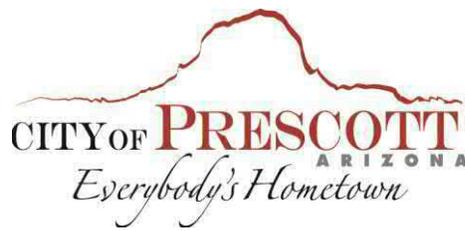
MOVE to recommend:

1. Equivalent City of Prescott zoning upon annexation to be Rural Estates 2-acre (RE 2-acre), Single-family 35 (SF-35) and Single-family 18 (SF-18).
2. Approval of the proposed master plan as submitted.
3. Approval of the proposed rezoning of various portions to NOS, SF-6, SPC and MF-H.

Recommended Actions for AED North

MOVE to recommend:

1. Equivalent City of Prescott zoning upon annexation to be Rural Estate 2-acre (RE 2-acre).
2. Approval of the proposed master plan as submitted.
3. Approval of the proposed rezoning of various portions to NOS, IG, IT, MU, SF-6 and SF-6 MH.



Contact: City of Prescott
Communications and Public Affairs
Office: 928-777-1220
Email: Communications@prescott-az.com

Media Alert

Proposed Letter of Intent With Arizona Eco Development Agreement provides 745 acres of land for 378 acre feet of water Including 475 acres of prime Dells land

FOR IMMEDIATE RELEASE

PRESCOTT, AZ (May 22, 2020) –The City of Prescott has drafted a Letter of Intent with Arizona Eco Development for proposed annexation into the City of Prescott.

Overview

On August 3, 2018, Arizona Eco Development (AED) submitted a proposal for a sizable land annexation into the City of Prescott. This annexation proposal called for extensive development in the Granite Dells and along the Peavine and Iron King Trails. Understanding the ecological and historical importance of the Granite Dells, the Mayor and City Council directed the City Manager to work with AED on enhancing the public's access to and ownership of the core of the Granite Dells.

Since that time, staff has worked with AED, along with representatives from the Save The Dells organization, and other community stakeholders to weigh options and ideas for how best to preserve as many acres of the vital heart of the Dells, while still allowing the property owner to develop the land in a satisfactory way. The public debate culminated with a Council Study Session meeting on December 12, 2019 at Mile High Middle School, with an estimated 600+ members of the public in attendance. Work has continued with AED and stakeholder groups to come to an agreement that balanced the needs to preserve as many acres in the Dells as possible, and provide water and other infrastructure to the property owner. With the onset of COVID-19, progress slowed for many weeks, until a few weeks ago when AED came back to the City with a proposed donation of land very close to those requested by Save The Dells, and many members of the community.

The City of Prescott has prepared a Letter of Intent (LOI), which is a non-binding document, designed to provide a guideline for future negotiations and public meetings. Since this is a proposed annexation, Proposition 400 (City Charter Article 1, Section 4) will come into play. Among other requirements, Article 1 Section 4 will require a 60 day comment period once an annexation agreement is submitted. Following the comment period public hearings will also be held. Prop 400 also requires a positive vote of six out of seven for the annexation to pass.

Here are some important points to the current proposed agreement, as outlined in the LOI.

- AED will donate 475 Acres of prime Dells land in the south area (see map). This land includes the notable Point of Rocks, and a significant riparian forest, combined with other City owned open space on the east side of Highway 89, including Watson Lake and Watson Woods. All together it will total over 1,100 contiguous acres of stunning landscape and will be one of the largest municipal owned preserves in the southwest.
- AED will donate 270 acres of land in their north area (see map) near Prescott Regional Airport. This will allow for future airport expansion. An additional 130 acres in the same area will be purchased from AED, with a 90% grant from the Federal Aviation Administration..
- There will be an upscale ecologically sensitive resort built in the south area. This was part of the original proposal, but the plans have been revised greatly.
 - Less intensive dense development, incorporating fewer guest rooms, and several casitas. (Compared with Boulders or Enchantment Resort).
 - If part of the resort is used for non-traditional hotel use such as condos, then the Transient Lodging (Bed Tax) receipts will be based on projected use.
 - A portion of the bed tax collection will be used for maintenance and operation of the land preserve.
- There will be no more than one crossing of the Peavine trail. (The proposal originally called for 5)
- The LOI also addresses Section 33 (see map). This land will not be annexed into the City of Prescott, however, City water service will be provided.
 - The city will receive a 30% surcharge for maintenance of our system. This means that approximately 90% of the water from this development will be recharged, and all properties within the service area will be built to City standards, including xeriscaped lots, drought tolerant plants, and high efficiency fixtures.
- The net water allocation to AED from the City is just over 378 acre feet of water. According to the LOI, the water will be delivered through the City water service. Here is how the water allocation breaks down:
 - The City will provide 753 Acre Feet of ground water. This allocation shared on the north and south sections, as well as “section 33” (see map).
 - AED is giving up rights to 375+ acre feet of surface water. This means that the City will be able to keep the surface water at Watson Lake for recreation and recharge purposes. This amount is equal to about 2 vertical feet in Watson Lake.

It is currently anticipated that the City Council will hold a study session, public hearing and voting session on June 16. If this LOI is approved by the City Council, then it is expected that AED would submit an amended proposal. Once submitted, there will be an extensive staff review, and a series of public hearings, followed by a 60 day public comment period. The entire process is expected to take 4-5 months following the AED formal submission.

Previous AED submissions and documents can be found on the City of Prescott website at Prescott-az.gov, click on AED Annexation from the home page. Proposition 400 can be found within the [City Charter, Article 1 Section 4](#).

Attachments

Letter of Intent Document
AED South Areas Map
AED North Areas Map
Map Comparing Original Proposal from August 3, 2018

LETTER OF INTENT
Between
The City of Prescott and Arizona Eco Development LLC

This **Letter of Intent** dated June ____, 2020 expresses the intention of the **City of Prescott** (“City” or “Prescott”) to enter into two pre-annexation development agreements with **Arizona Eco Development LLC** (“AED”) for purposes of structuring, organizing and setting forth the terms for the annexation and entitlement of two parcels of land owned by AED into the City, allowing for the development of said parcels, and providing for the conveyance of land owned by AED to Prescott.

The City and AED acknowledge that this Letter of Intent is non-binding and is only an expression of the basic terms and conditions to be incorporated into one or more pre-annexation development agreements that must be approved after a public hearing and at a properly noticed City Council meeting. The parties shall not be bound unless and until they mutually approve and execute the pre-annexation development agreements, in form and content satisfactory to each party and its counsel in their sole discretion. This Letter of Intent supersedes all prior written or verbal agreements between the parties regarding this subject matter.

ANNEXATION

- The City and AED will follow state law, City Charter and City Code requirements for the annexation and development of AED land, referenced as the “South Parcel” as depicted on Exhibit A hereto, and the “North Parcel” as depicted on Exhibit B hereto.

CONVEYANCE OF LAND FROM AED TO THE CITY

- AED conveys to the City at no cost to the City 475 (+/-) acres of land from the South Parcel (i.e. the Dells) as generally described and shown on Exhibit A for use as permanent open space.
- AED conveys to the City at no cost to the City 270 (+/-) acres of land from the North Parcel (i.e. around Prescott Regional Airport) as generally described and shown on Exhibit B for airport use.
- AED sells and conveys to the City at a cost to be determined by a qualified appraiser mutually agreed to by the City and AED 131 (+/-) acres of land from the North Parcel (i.e. around Prescott Regional Airport) as generally described and shown on Exhibit B for airport use. The sale and acquisition may be accomplished by arm’s length transaction, acquisition by condemnation or other method mutually agreed to by the parties.

PROVISION OF WATER AND SEWER UTILITIES BY THE CITY TO AED

- The City provides AED 753 (+/-) acre feet of City potable water for development as shown on the AED Water Use Overview below.

AED Water Use Overview

South Annexation

<u>Residential Units</u>	<u>H2O acre feet/unit</u>	<u>Total H2O (in acre feet)</u>
850	.17	144.5
<u>Resort Units</u>		
200	.12	24.0
TOTAL		168.5

North Annexation

<u>Residential Units</u>	<u>H2O (acre feet/unit)</u>	<u>Total H2O (in acre feet)</u>
1550	.17	263.5
<u>("W") Commercial, Industrial (114 acres)</u>		
<u>Number of Sites</u>	<u>H2O (acre feet/site)</u>	<u>Total H2O (in acre feet)</u>
7	8.8	61.6
<u>Other Uses</u>	<u>H2O (acre feet/unit)</u>	<u>Total H2O (in acre feet)</u>
100 units	.25	25.0
TOTAL		350.1

Granite Dells Parkway **Between 50-60% commercial use** **Between 40-50% residential use**

<u>Use</u>	<u>Total H2O (in acre feet)</u>
Mixed Use	22.0
Commercial Use	42.3
TOTAL	64.3

Section 33 **(S33-T15N-R01W)**

<u>Residential Units</u>	<u>H2O (acre feet/unit)</u>	<u>Total H2O (in acre feet)</u>
1000	.17	170
TOTAL		170

AED may re-allocate at its discretion the water allocation as provided above among or between the properties described so long as the total allocation does not exceed 753

(+/-) acre feet of water and so long as the net density of the South Parcel is not increased.

- All AED lands provided with potable water by the City shall be connected to the City water and sanitary sewer systems and will comply with the City's water use rules and regulations.
- AED shall pay all costs for water and sewer infrastructure and all applicable development impact fees to service its lands contemplated herein.
- Section 33 may remain in Yavapai County, be annexed into Prescott or be annexed into the Town of Prescott Valley. If not annexed into Prescott, water use in Section 33 will incur a 30% surcharge. Whether Section 33 is annexed into Prescott, annexed into Prescott Valley or remains in the Yavapai County, all effluent generated in Section 33 will be used for permanent recharge.
- City will acquire rights-of-way or as necessary assist in the acquisition of rights-of-way for water, sewer, utilities and ingress and egress for Section 33. The parties will agree on allocation of cost, if any.
- AED will seek necessary approvals and file required documents with the Arizona Department of Water Resources to request sever and transfer to the City all of AED's rights in and to 375 acre feet of surface water rights on/at Watson Lake for purposes of recreation and recharge.

ROADS AND ACCESS

- Granite Creek Crossing- A crossing extending Phippen Trail over Granite Creek to connect to Dells Ranch Road will be constructed by the City. The City will acquire and provide all necessary rights of way for the placement of the Granite Creek crossing and road extensions to connect Phippen Trail to Dells Ranch Road.
- The City will use reasonable efforts to acquire the old Granite Creek Bridge from Yavapai County.
- Subject to all necessary approvals and compliance with applicable laws, rules and regulations, City shall provide AED with no more than two (2) access points to the airport for the benefit of land retained by AED adjacent to the airport.

THE RESORT

- The Resort location (Parcel K and Parcel L on Exhibit A) will be consistent with the City General Plan designation. The Resort will be designed/developed to blend into the environment and may include uses as a hotel, condo-tel, vacation rental or timeshare. A "floor" or minimum transaction privilege tax ("TPT") and bed tax generated from the resort regardless of type of use will be agreed upon by the parties. For example, if all or part of the Resort is used for other than a traditional hotel, the parties will agree on an average room occupancy and average room rate (adjusted for inflation) per month and AED or its successor (hotel operator) will pay the City an amount not less than the TPT and bed tax that would have been generated but for all or part of the resort not being used as a traditional hotel. The Resort will be entitled to an at-grade crossing over and across the Peavine Trail, subject to topographic and safety considerations, at a location of the City's

choosing between where Parcels H and K on Exhibit A adjoin the Peavine Trail to allow for a grand entrance to the Resort on AED land.

This Letter of Intent reflects the general terms and conditions which may form the basis for the pre-annexation development agreements. This Letter of Intent supersedes letters, if any submitted at earlier dates and any and all other communications or discussions whether oral, in writing, or on electronic format.

CITY OF PRESCOTT

GREG L. MENGARELLI, Mayor

ATTEST:

APPROVED AS TO FORM:

SARAH SIEP, City Clerk

JON M. PALADINI, City Attorney

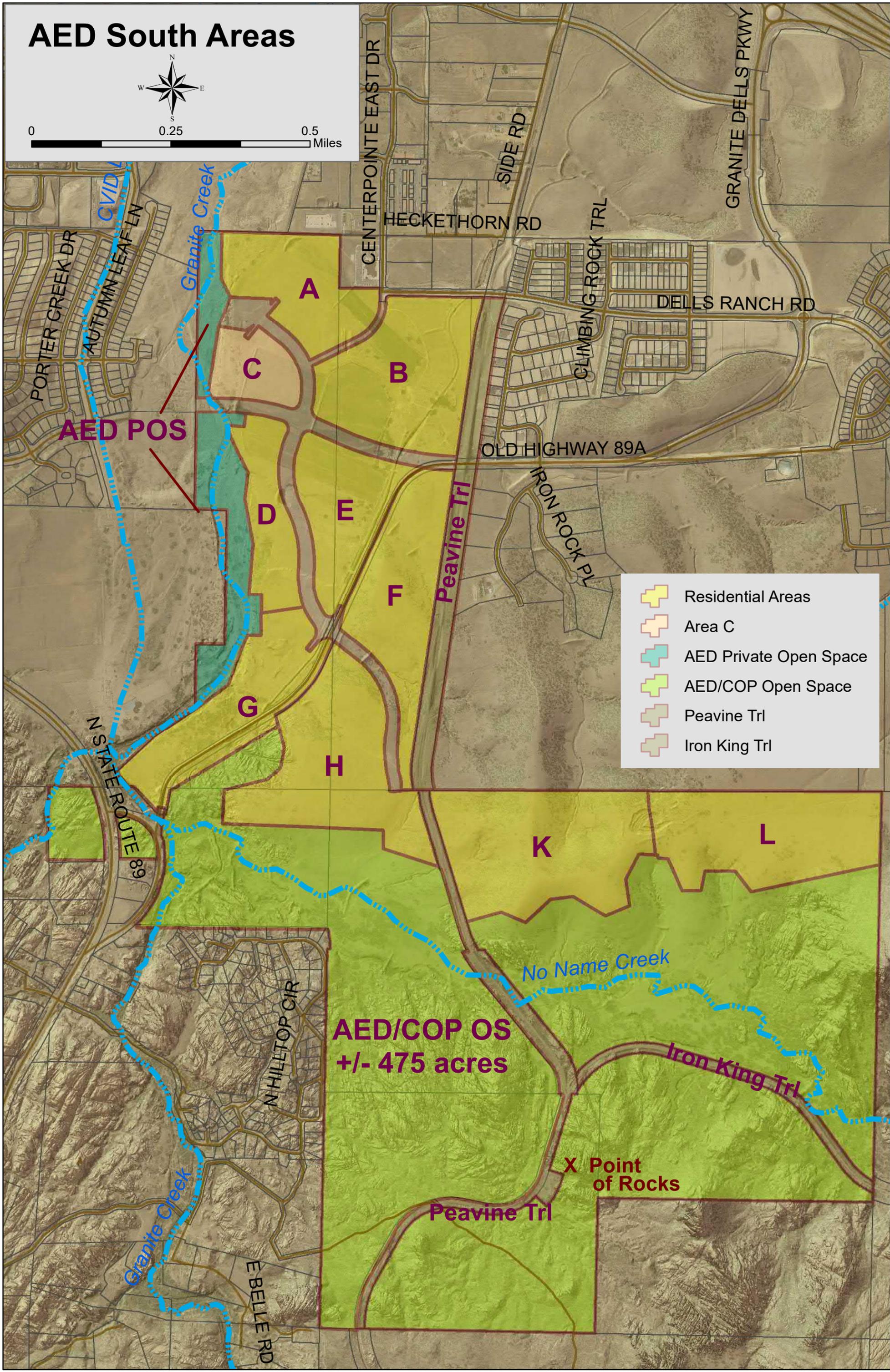
ARIZONA ECO DEVELOPMENT LLC

JASON J. GISI, CEO

AED South Areas



0 0.25 0.5 Miles



- Residential Areas
- Area C
- AED Private Open Space
- AED/COP Open Space
- Peavine Trl
- Iron King Trl

**AED/COP OS
+/- 475 acres**

**X Point
of Rocks**

Map labels include: PORTER CREEK DR, AUTUMN LEAF LN, CVID, Granite Creek, CENTERPOINTE EAST DR, HECKETHORN RD, SIDE RD, CLIMBING ROCK TRL, GRANITE DELLS PKWY, DELLS RANCH RD, OLD HIGHWAY 89A, IRON ROCK PL, Peavine Trl, N STATE ROUTE 689, N HILLTOP CIR, E BELLE RD, and No Name Creek.

AED North Areas



0 0.25 0.5 Miles

Trade
270 +/- acres

Cop Purchase
131 +/- acres


**PRESCOTT
REGIONAL
AIRPORT**

AED Keep
114 +/- acres

STATE OF ARIZONA LAND

NOS
338 +/- acres

MELVILLE RD

STATE OF ARIZONA LAND

IG
42 Ac.

Mini-Storage
RV Storage

IT
38 Ac.

MU
20 Ac.

MILL FLOATING
670 Ac.

103-01-031M

STATE OF ARIZONA LAND

SECTION 33

103-01-011Q

STATE ROUTE 89A

CENTERPOINTE EAST DR

103-01-031N

**60% Commercial
40% Residential**

103-01-031K

103-01-031N

STATE ROUTE 89A

SIDE RD

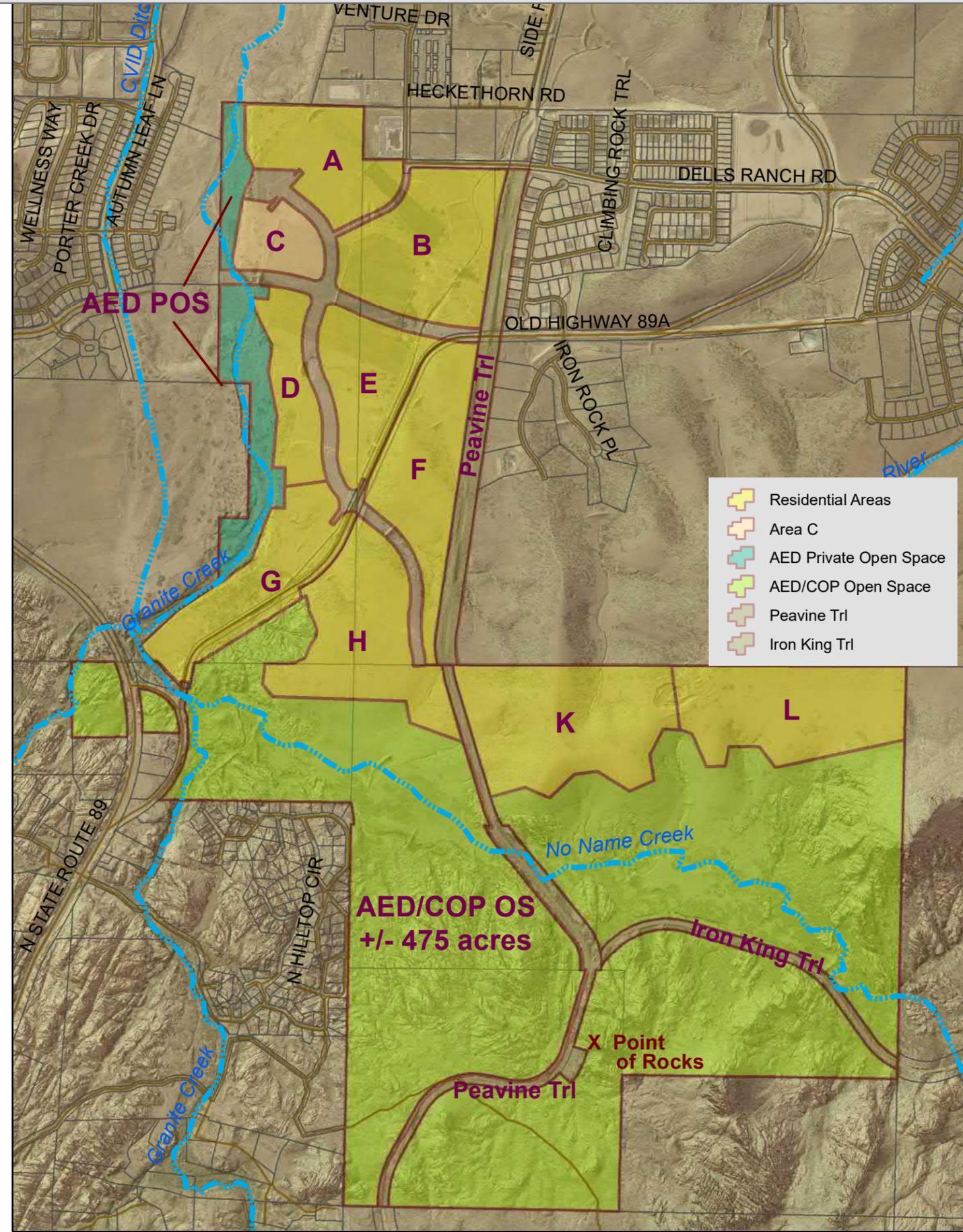
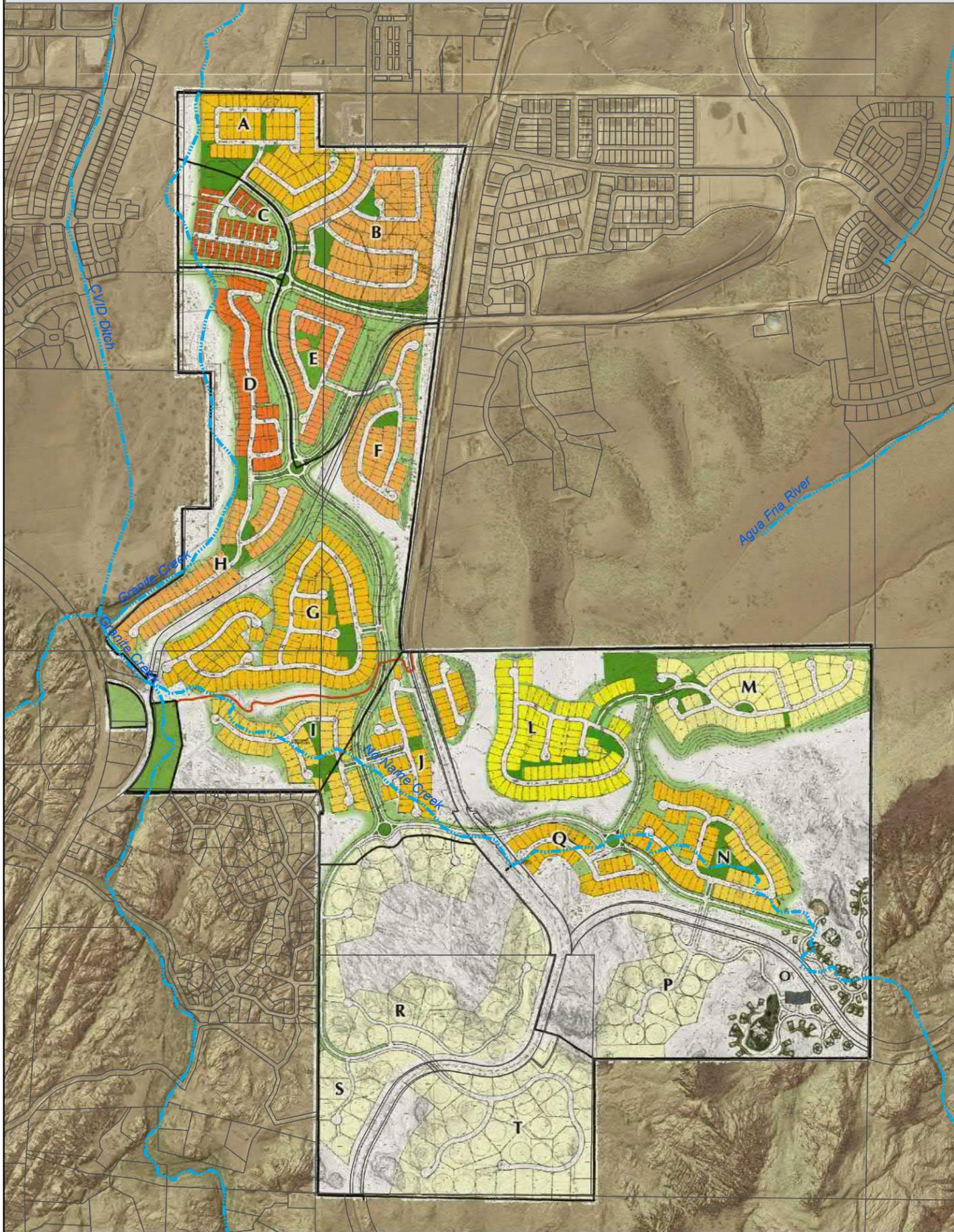
GRANITE PKWY

DEELS RANCH RD

August 2018 Submitted Plan



May 2020 Plan



UPDATED MASTER PLAN AND ZONING MAP
FOR AED NORTH

NOS

Industrial

NOS

Industrial

Mini-Storage
RV Storage

Municipal:
Police & Fire,
School

Small Lots/
Manufactured Housing

1,550 Residential Units

SR 89A

August 20, 2020

0 600 1200 1800
SCALE: 1" = 600'



ARIZONA
ECO DEVELOPMENT

AED North Master Plan for Annexation

GREY|PICKETT



~~AIRPORT IMPACT~~
NOS

NOS

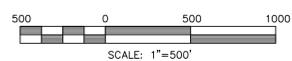
IG

SF-6/MH FLOATING

IG

IT

MU



LE LYON ENGINEERING Civil Engineers • Land Surveyors	
1650 WILLOW CREEK ROAD PRESCOTT, AZ 86301 (928) 776-1750	
AED NORTH ANNEXATION ZONING EXHIBIT	
DATE: 07-01-20	DRAWN BY: RJW
JOB NO: 970-11	CHECKED BY: JO
SHEET 1 OF 1	

PUBLIC COMMENTARY



NORTH-AIRE AVIATION, LLC
6501 N Wilkinson Drive, Prescott, AZ 86301
admissions@northaire.com
928-445-8320

August 21, 2020

Prescott City Council

North-Aire Aviation is the oldest tenant and flight school at the Prescott Airport and takes pride in our airport and our community.

Throughout the years operating at the Prescott Airport we have seen a very stark change in the community view of the airport and aircraft operations; that somehow the airport and its' operations are detrimental to the community. Most of these views are based on misconceptions and issues with aircraft noise.

The amount of building that has taken place around the airport in the last 20 years has placed a large amount of homes in places that are directly underneath the flight path for airport operations; which then leads to noise complaints and unfortunately anger towards the airport and its' tenants. The continued residential buildup around the airport is only going to increase these issues; and it falls upon all of us to develop the areas around the airport responsibly. If a responsible thought out approach is not taken, we will end up with a scenario similar to the Santa Monica Airport which is being forced to close. Airport tenants have heard some residents claim that they will do what was done to Santa Monica here in Prescott.

If the Town Council would use the ASAP map that has been drawn up as a guide to development, that would greatly increase the chance of allowing the airport to continue its normal operations and the benefits it provides the entire area, with a minimum of negative interaction with the public.

Along with adopting the ASAP as a required document for future development, we also feel that it must be stated that we cannot accept major changes to the operation of the airport without causing dire repercussions to the airport operators. An example of this would be the closing of the crosswind runway. If that runway were to be removed from operation, it would greatly impact the flight schools operations at an airport that has notoriously changing winds and would actually risk pilot safety.

Jason Kopcsak
President
North-Aire Aviation

Nunez, Kaylee

From: Ilene Albert-Nelson [ilenenelson714@gmail.com]
Sent: Wednesday, August 26, 2020 2:03 PM
To: Planning
Subject: AED Development Comments

To Whom It May Concern:

I have been following the proposed development by AED since it was announced because it is quite literally in my backyard and I would like to submit some input for the upcoming Planning and Zoning meeting.

It was my understanding that the homes between Walden Farms and Granite Dells Estates would be on the same line as the developments in Walden Farms and Granite Dells Estates. This seems to have changed dramatically. I am now seeing the areas in back of us, areas A, B & C are planned to be "multi-family dwelling/small lots". It is not clear what type of multi-family dwellings these are planned to be but the fact remains that this was not part of the original proposal.

I want to be clear that the original plan was acceptable but this plan is not. This is going to create additional concentrated traffic in our neighborhoods, noise and frankly an unattractive or blocked view if they are planned to be multi-story. It is also not in keeping with the current housing in the area.

I also want to point out that we have substantial wildlife that uses this land as a corridor and I am concerned that they will lose this pathway and access to water. We have wild animals both large (pronghorn & deer) and small (rabbits, racoon etc) going through in the back. I would like the City to ensure that AED is planning some kind of corridor remains.

I am also concerned about the creek that is in this property. It needs to be there and not polluted by all the additional homes. I would also hope that they would preserve some of the large mature trees on the property for the birds and animals that use them.

Finally, I want to express my support for Save the Dells. AED is already cutting the acreage for a park that we agreed to in their letter of intent. They have done nothing to address the issues of wildlife, water or Indian Ruins that their development is going to destroy.

I have always recognized that this land might be developed and I am not saying that they cannot develop it, but I am asking that they stick to prior agreements and statements in terms of what the development looks like and what kind of housing they are planning.

I hope the planning commission will pay some attention to the people who already live here and who vote, not just the developers. Thank you for your consideration.

Sincerely,

Ilene Albert-Nelson
5228 Peavine View Trail

Nunez, Kaylee

From: marina behrendt [marinabehrendt9@gmail.com]
Sent: Wednesday, August 26, 2020 12:35 PM
To: Planning
Subject: Planning & Zoning Commission Meeting 8.27.2020

Good Afternoon,

As relatively new residents living in the Granite Dells, we would like to submit some of our questions/concerns about the proposed changes that are being discussed. Although we're new owners, we've been visiting the area for 15+ years and took a great deal of time making the decision to purchase in The Dells. We respect and recognize that there are many discussion topics for Thursday's meeting and appreciate the opportunity afforded to existing homeowners that will allow our voices to be heard.

It appears that the zoning may include multi family housing. What does that mean, e.g. condo's, apartments, multi level housing, etc.? The zoning also notes small family homes. Our understanding was that any future development would be similar to the homes in Walden Creek and The Dells. Will new homes be in keeping with the character of existing development?

What strain will be put on our existing infrastructure? Will enhancements to what is currently in place be developed? Has the water supply/quality been thoroughly analyzed? What are the expectations with respect to the increased vehicle traffic that will ensue and where will the cost be borne? Is it anticipated that the existing roadways will handle the additional vehicle traffic?

What will happen to the beautiful views and open land that our residents value so dearly? Will mature trees be protected, will the many hikers still enjoy unencumbered views of nature, will homeowners still see wildlife from their yards?

Has thought been given to preserving the heritage of our Native American ruins and artifacts? Will AED respect the sacred nature of this land that they've acquired?

How can development of "The Eco Friendly Resort", if it must happen, be made to blend with the area/nature of the existing landscape so as not to negatively impact our residents? As asked previously, what infrastructure will be developed to accommodate this situation?

We respect that it's difficult to stop "progress", but at what cost and who really benefits from all this development? Needless to say, we're probably at the tail end of being able to have much of an impact, but please think about your residents and the impact upon them.

Thank you for your time and consideration.

Jim & Marina Behrendt
Peavine View Trail
The Granite Dells

From: [Faith Wascher](#)
To: [Planning](#)
Subject: Planning & Zoning meeting Aug.27, 2020
Date: Tuesday, August 25, 2020 2:29:22 PM

To whom it may concern,

We have been following the proposed development by AED for a number of years now and would like to submit some input and questions for the upcoming Planning and Zoning meeting.

1. Does the city have any responsibility and/or concerns about the preservation of Native American sites, artifacts and/or ruins on the AED land? What will be done to ensure this history will not be lost or damaged?
2. Are there restrictions or guidelines when removing or building around large, mature trees?
3. Please clarify the term "multi-family dwelling/small lots" being used to identify development in AED's South annexation proposal areas A,B & C. Specifically; are there height restrictions? what type of multi-family dwellings can these be; duplexes, apartments, condos?

Initially we were under the impression these homes would be on the same line as the developments in Walden Farms and Granite Dells Estates. Is AED's development proposing to follow suit?

4. Recognizing the South Annexation includes areas near and around Granite Creek, what will be done to ensure water quality and safety? Will there be additional requirements for sewage and water systems or will they be the same type/quality products as used in other developments?

Thank you,
David & Faith Marson
5238 Peavine View Trail, Prescott

To Whom it May Concern,

July, 2020

The residents of the Granite Dells are being subjected to a technical zoning change - a change in land use and a shift from County to City regulation and an explosion of visitors. All of this is occurring and has already become a severe burden for residents, without them having any opportunity to affect the process.

There is no apparent interest in easing the effects of gross development and extreme change in the use of land here. There is no mode of democratic participation for existing equity holders who have honored and taken part in the zoning and development practices that were, until recently, literally the law of the land. There is no way forward that includes existing Granite Dells residents and taxpayers as a part of future plans. Isn't it only fair that we should have some say in major changes to our lives, our safety, and the value of our property? There should be some serious consideration for our equity and interests. Among the taxpayers here, there is already more equity than that which is being invested by the town or AED. If human decency and fairness is not sufficient reason to include us, perhaps our equity and investment is.

We are also concerned that what we have here is a residential area becoming a recreational venue. Without mitigation, these work at cross-purposes to each other. We have the opportunity to prepare for future use here so that we can achieve resolutions without conflict and opposition. As Granite Dells residents, to whom are we to address our concerns? City officials? County officials? Park officials? We don't know. Each are already in the service of a changing and expanding agenda that does not recognize our interests.

We are facing a structure where it is nearly impossible to find a place in the ongoing process to engage the institutions and authorities in regard to what is occurring, as the result of their activity. Abiding interests appear to be bypassed in the face of change that is rapidly becoming obsessive and exclusive in its focus. Nearly all of the life now in existence here is overlooked as if it were without any relevance.

It seems that the only way to enter into this process of development as a representative of what is already developed is to appeal to the conscience of human beings in the systems and processes of this new agenda.

Thank-you for your consideration.

Diane & Patrick Kelley
Granite Dells Residents and Property Owners
928.778.1493

Alison Holmes
Granite Dells Resident
928.778.0470

Margaret Shamonsky
Granite Dells Resident and Property Owner
928.776.8865

From: [B E Wymore](#)
To: [Planning](#)
Subject: Granite Dells proposed "AED South Annexation"
Date: Monday, August 24, 2020 10:15:33 AM

Walden Farms with its small lots and cookie-cutter house structures crammed all together is enough of an eyesore in/near the Granite Dells without repeating the same mistake. And then there are the traffic and water usage concerns.

No thank you from this Prescott resident !!

Bruce Wymore
5285 Peavine View Trail
Prescott, AZ 86301

From: [Jarrett](#)
To: [Planning](#)
Subject: The Granite Dells Annexation (ANX-18-004) & (ANX-18-005)
Date: Monday, August 24, 2020 9:44:18 AM

Dear Planning & Zoning Commission members,

I may not be able to personally attend your August 27th meeting, so I would appreciate your reading these comments for consideration.

After reviewing the map of this proposed project I have some deep concerns that the AED South project mentioned on your "Notice of Public Hearing" from the Planning & Zoning Commission will create some real problems for our city and our residents.

Although I understand the additional revenue of building yet more homes in Prescott will contribute to the tax basis for the City of Prescott, I am dismayed at the potential loss of some of our most scenic sections of our city as well as the future costs associated with doing so as a result.

In reviewing your map for the proposed Annexations, I would like some clarification of the boundaries of AED-South to be shown and explained in greater detail. It appears that the (AED-South) label is actually in the area of current development "The Dells," and does not necessarily include the lined area just below it.

In recent months there has been a great deal of discussion regarding this development, as well as others in our city. Having lived in other scenic communities and seeing some of the pitfalls of projects that have not been well-discussed, thought-out or honestly represented, I think it is important to consider the following before we jump into this project:

We have only one area like this in our community and it is so unique. I fear that the additional roads and rooftops within the Granite Dell area will forever destroy one of this city's most beautiful and public areas. I understand the reasoning and obvious developer rewards for doing so (\$\$\$\$\$), but I'm genuinely concerned that AED South will certainly have a negative impact on our community, so we better not start down a road that we will never be able to change, yet it may virtually destroy the natural habitat, historic value and scenic beauty of Granite Dells.

Another concern I have is that with all the talk of development, very little conversation appears to be taking place that addresses items like the additional traffic, the need for new roads and all the costs associated with developments such

as this will have on our resident property taxes. This is especially discouraging when it is obvious that the existing roads in our city are already inadequate to handle current traffic, not to mention that they are in horrible shape. Adding yet more homes will certainly worsen these already existent and obvious problems.

In the past few months a lot of conversation seems to be taking place, but no one seems to be addressing what should be obvious to everyone. Who's going to pay for the additional costs of new roads, widening and/or improving our existing roadways and all the other costs like future maintenance, snow removal, police & fire protection etc..

The Town of Prescott Valley addressed this by having developers participate in these additional costs by adding developer bonds to help defray these future costs and addressing this before a project begins & always works better than dealing with issues afterwards. I THINK THEY CALL THIS "FUTURE PLANNING."

In any case, I'm hoping that these issues will be discussed in an open forum at your Public Hearing on Thursday - August 27th, 2020.

Thank you.

Sincerely,

Luke Jarrett
Resident of Prescott

--

Subject: Comments for Regular Agenda Items 2 and 3 Planning and Zoning Meeting August 27th, 2020

Let me start by commending AED on the generous donation of land to facilitate future runway expansion and "approach protection" for Prescott Regional Airport.

However, one of the most detrimental things that can affect the use of an airport is the issue of residential encroachment...allowing the wrong kind of building (residential) too close not only to the airport itself but too close to normal flight paths and traffic patterns. These issues can be airport killers in extreme cases (Santa Monica, CA) or at least a source of continual noise complaints to airport and city officials forever.

Nobody really wants to infringe on the legal rights of landowners and developers to profit economically on the use of their property, however the reason we have zoning laws is to also reasonably protect the rights of those entities bordering the developments, in this case the Prescott Regional Airport. Allowing residential development in close proximity to the airport is asking for trouble. Yes, you can require builders and developers to upgrade windows and insulation to a higher standard to "mask" the aircraft noise, and you can legally advise the new home buyer that they will be living near an airport and can "expect" aircraft overflight noise. However, ultimately reality will set in and the complaints will start. Nothing like having windows open to enjoy our beautiful weather or sitting on your patio to relax with friends and neighbors and realizing you are under an airport traffic pattern.

My point here is Planning and Zoning is the first stop in keeping encroachment at bay. It is vitally important that the members fully understand the importance and significance of the encroachment issue, and take seriously the implications that flawed zoning decisions will have on the future of our airport and all the future businesses that will depend on the airport's success. This is a one time opportunity to get it right.

Michael Gjede
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