



**PLANNING & ZONING COMMISSION  
MINUTES July 30, 2020  
PRESCOTT, ARIZONA**

- **MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on July 30<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**

<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	
Gregory Lazzell	<b>COUNCIL</b>
	Councilman Steve Sischka, Liaison (Absent)
	Councilman Phil Goode
	Councilwoman Billie Orr

**REGULAR AGENDA ITEM**

- 1. Approval of the June 25<sup>th</sup>, 2020 Meeting Minutes.**

*A motion was made by Commissioner Gambogi to approve the June 25<sup>th</sup>, 2020 minutes. The motion was seconded by Commissioner Lee and approved unanimously (7-0).*

- 2. Introduction for proposed Annexation, General Plan amendment and Master Plan for property known as Stringfield at Granite Mountain. Applicant is Jeff Davis; APN: 106-06-002C and a portion of 106-06-002D; County zoning is R1L-70 residential.**

Applicant Jeff Davis introduced himself as a local developer and contractor who has been working in Prescott for over 25 years. Mr. Davis was involved with the development of American Ranch and Prescott Lakes subdivisions, owns an interior design business downtown and currently builds luxury homes in the area. Irene Stringfield, the owner of Stringfield Ranch, approached Mr. Davis to develop a portion of her land into a subdivision similar to American Ranch.

The current county zoning of the proposed development area is R1L-70 (Residential Site Built Only, 70,000 square foot minimum lot size). Mr. Davis explained that there will be a public trail easement through the middle of the development (from east to west) with pedestrian, equestrian and bicycle access. He explained that a 400 ft wide 'corridor' will be acquired from the state to connect the development to Williamson Valley Rd. The development will offer a mixture of lot sizes from ½ to 2 acres, which will appeal to a different type of consumer than that of many of the current developments (which typically have lots under ½ acre). Mr. Davis explained that the streets will be private and that the sewer will be a low pressure system, both of which will be maintained by the HOA. The HOA will also maintain landscaping leading in to the development.

Mr. Davis stated that open space will comprise approximately 34% of the total subdivision area. Stringfield at Granite Mountain will be developed in five phases with 264 lots total. An aerial conceptual map of the state land entry and trailhead was presented. Commissioner Lee asked what the timeline on the state land acquisition was. Community Development Director Bryn Stotler explained that the City initiated the application approximately a year ago and that the application is currently in the appraisal process. It is estimated to be completed by February 2021. Mr. Worley explained the internal planning division timeline as well.

Chair Michelman asked whether the homes will have sprinklers required. Jeff Davis explained that it is likely due to topography and the development having only one exit and entrance. Commissioner Hutchison questioned whether the trailhead parking lot size would be sufficient for the size of the development as well as public. Mr. Davis believes it will, however, he also stated that that type of question would be better addressed by Joe Baynes (City of Prescott Recreation Services Director.) Commissioner Goligoski commented that there is some concern from neighbors about the 43 lots proposed on the Northeast end. Mr. Davis commented that the density was moved into that area as it is relatively flat (compared to the rest of the property) but that the density is still low compared to many of the current developments in the city. Director Stotler commented that the development will be a benefit to the city in that this property will be developed to city standards with utility infrastructure and enhanced public access to the Prescott Circle Trail.

Vice Chair Gambogi commented that the trailhead will be a great improvement to the existing Circle Trail. Mr. Gambogi also asked for clarification on what size the smallest lots would be. Mr. Davis answered that they would be no less than ½ acre lots.

Richard Mueller, a nearby resident, stated that he and his neighbors have a lot of concerns. He asked for clarification on the proposed city zoning, which is RE-2 acre (Residential Estate-2 Acre). He is concerned that there are several lots that will be well under the 2 acre size. Planning Manager Worley explained that the development is going to be a PAD (Planned Area Development), which allows flexibility to create smaller lots with dedication of increased open space. Mr. Mueller asked if residents would be allowed to have horses. Mr. Davis stated that there are no equestrian lots proposed. Mr. Mueller also asked if the development would abide by dark sky ordinances. Mr. Davis confirmed that it would. It was also asked whether the community would be gated. Mr. Davis stated he does not have a definitive answer to that question yet.

Another nearby resident, Tony Reeves, asked whether the lots in the northeast section of Phase 2 would have fencing. Mr. Davis stated that he hasn't decided yet but that he does not like fencing in general, as it impedes landscape and views.

Resident Bridgitte Krupke asked about the surrounding catchment basins, whether there was an assurance that they would not be encroached upon. Mr. Davis explained that a drainage report has been prepared in which the catchment basins expressly remain undisturbed.

Resident Leslie Hoy addressed the state land acquisition and asked who was paying for it. City Attorney Jon Paladini explained that it was to be paid by the developer initially; however, further negotiations determined that having private streets would be more financially favorable to the city than having the developer pay for the state land. Ms. Hoy also asked whether the bid amount would be approved at a public meeting prior to purchase; Mr. Paladini confirmed that it would. Ms. Hoy questioned whether a cost-benefit analysis would be performed. Mr. Paladini state that this would occur as part of the Prop 400 process.

Councilwoman Orr commented that this development will bring a different and beneficial project type to the City and that she is excited to see it move forward.

Resident Bob Roberts questioned whether the existing petroglyphs would be preserved. Mr. Davis stated that he has not seen any, yet if there are he fully believes in preserving them.

Commissioner Lee asked Mr. Davis whether he plans on building any of the homes in the development; Mr. Davis said he is unsure at this time but would like to be involved in a few.

**3. CSP20-001 Amendment to the Comprehensive Sign Plan for Touchmark at the Ranch; 3174 E State Route 69; Property Owner: Touchmark at the Ranch, LLC; APN 103-20-713**

Planning Manager George Worley presented a visual of the existing comprehensive sign plan for Touchmark. The amendment proposes (3) additional signs for the onsite restaurant, The Finn. The first is an internally illuminated sign mounted on the restaurant's balcony. The second sign will be on the south side and is a 4 foot tall monument side. The third sign will re-use an existing directional sign on the north side. Total square footage of amended signage is 66 square feet. Staff recommends approval of the amendment.

Commissioner Lazzell asked whether the illuminated signage would be dark sky compliant. Mr. Worley confirmed that it would. Commissioner Gambogi asked whether both The Finn restaurant and fitness center are open to the public; Mr. Worley clarified that the restaurant is open to the public. Commissioner Gambogi questioned whether the proposed south side sign would be better placed at the entrance to the parking lot. Mr. Worley explained that the proposed signage will be visible, as is, to entering traffic due to the existing roundabout.

***A motion was made by Commissioner Lazzell to approve CSP20-001. The motion was seconded by Commissioner Gambogi and passed unanimously (7-0).***

**IV. SUMMARY OF CURRENT OR RECENT EVENTS**

None

**V. ADJOURNMENT**

Chair Michelman adjourned the meeting at 11:35 am

  
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Kaylee Nunez, Recording  
Secretary

  
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Don Michelman, Chair