

- **MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION SPECIAL MEETING held on September 15th, 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, Absent	Jon Paladini, City Attorney
Butch Tracey	Matt Podracky, Assistant City Attorney
George Lee	Joe Baynes, Parks & Recreation Director
	Dr. Robin Sobotta, Airport Director
	COUNCIL
	Councilman Steve Sischka, Liaison
	Councilmember Cathey Rusing
	Councilman Phil Goode

III. REGULAR AGENDA ITEM

1. 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.

Planning Manager George Worley stated that this meeting is intended to facilitate further discussion between on all voting items for AED South & North. Mr. Worley presented slides comparing the 2018 and 2019 proposed AED South Master Plans. He noted that the public and private open space percentages increased from 31% to 33% between the 2018 & 2019 versions. Mr. Worley then presented the 2020 revision to the AED South Master Plan, in which the public open space increased to 55%. He also presented the 2020 AED North Master Plan which specifies 45% public open space. He also went over the open space requirements per the City Land Development Code, which specifies a minimum of 25% NOS required in a Planned Area Development (PAD).

Dr. Tom Rusing, a Prescott resident, spoke about his concern about the public not having access to the Development Agreement (DA) at this time. Mr. Rusing also spoke to the zoning of parcels K and L in AED South, noting he feels SPC zoning is too flexible and doesn't commit the developer to an eco-resort. He recommended that it be zoned NOS.

Commissioner Goligoski referenced Dr. Rusing's prior presentation on buffer zones along trail corridors. Dr. Rusing explained that vegetation is preferable to visually buffer walls, especially along the Peavine Trail. Mr. Goligoski assured that he would pay close attention to the buffer zone details in future plats.

City Attorney Jon Paladini clarified that Council can put a parenthetical denominator in the SPC zoning to specify a hotel and that no other uses can be established prior to a master plan for the SPC area being debated and approved.

Commissioner Lee asked for clarification on the Multifamily zoning of parcels A, B & C of AED South. Mr. Worley answered that the parcels are designated as Multifamily High (MF-H), which represents a high density residential zoning allowing multi-family products. The MF-H would also allow all lesser residential densities. Mr. Worley also clarified that the maximum height in the MF-H district is 40'-0".

2. 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.

There were no specific questions regarding AED North. Further discussion regarding stipulations for actionable items occurred between Planning Manager George Worley, City Attorney Jon Paladini and Commissioners, specifically for the [Peavine Trail] crossing and the resort designation for parcels K & L [in AED South].

AED South Motions:

A motion was made by Commissioner Gambogi to approve ANX18-005. The motion was seconded by Commissioner Goligoski.

During discussion after the motion and second, Commissioner Hutchison commented that he will be voting no on the AED Annexation as he feels the Master Plan is incomplete. Specifically, that Prop 400 requires more information in the pre-annexation review prior to Council voting.

Commissioner Lee commented that his understanding is that many items will be accomplished through the Development Agreement (DA), which will be reviewed by City staff and the City Attorney. Planning Manager Worley explained that contract negotiations (i.e. the DA) are usually not discussed at this point and that Prop 400 mandates are explicit in recommending that the P & Z Commission vote on the Master Plan only. Commissioner Lee asked whether the P & Z Commission will have any input in the DA. City Attorney Paladini responded that the Commissioners have had input via their discussions in the past two meetings and this meeting. Mr. Paladini further explained that the DA is not ready for review, as negotiations with the developer have not been finalized. Mr. Paladini also explained that the 'building blocks' of the DA were established in the Letter of Intent (LOI).

The motion passed unanimously (6-0).

A motion was made by Commissioner Gambogi to approve MPA18-003 with stipulations that the Peavine Trail crossing be at 'separated grade' and an SPC designation of '(Hotel)' be affixed to parcels K & L. The motion was seconded by Commissioner Goligoski.

During discussion after the motion and second, Staff and Commissioners discussed the pros and cons of having an under-grade crossing stipulation. Commissioner Lee introduced the stipulation amendment. Commissioner Lee expressed that the location of the crossing should also be a stipulation. Parks & Recreation Director Joe Baynes requested the stipulation be 'separated grade' [as opposed to under or over-grade], which provides more flexibility.

The motion passed (5-1) with Commissioner Hutchison voting against the motion.

Commissioner Hutchison reiterated that he voted no as he feels the Master Plan is insufficient and incomplete.

A motion was made by Commissioner Gambogi to approve PLN18-019. The motion was seconded by Commissioner Lee and passed (5-1), with Commissioner Hutchison voting against the motion.

Commissioner Hutchison explained his no vote, noting that he feels the SPC zoning is 'like a blank check.'

AED North Motions:

A motion was made by Commissioner Gambogi to approve ANX18-004. The motion was seconded by Commissioner Tracey and passed unanimously (6-0).

A motion was made by Commissioner Gambogi to approve MPA18-002. The motion was seconded by Commissioner Goligoski and passed (5-1), with Commissioner Hutchison voting against the motion.

Commissioner Hutchison explained his dissenting vote, stating that he feels that the Master Plan is incomplete and insufficient.

A motion was made by Commissioner Gambogi to approve PLN18-018. The motion was seconded by Commissioner Tracey and passed (5-1), with Commissioner Hutchison voting against the motion.

Commissioner Hutchison explained his dissenting vote, stating he is concerned about the close proximity of air traffic in the residential areas.

IV. SUMMARY OF CURRENT OR RECENT EVENTS

None

V. ADJOURNMENT

Chair Michelman adjourned the meeting at 9:56 am.



Kaylee Nunez, Recording Secretary



Don Michelman, Chair