



# PLANNING & ZONING COMMISSION AGENDA

**PLANNING & ZONING COMMISSION  
SPECIAL MEETING  
TUESDAY, September 15<sup>th</sup>, 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 a special meeting to be held on **September 15<sup>th</sup>, 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.

**You are invited to a Zoom webinar.**

**When:** Sep 15, 2020 09:00 AM Arizona  
**Topic:** Planning & Zoning Commission Special Meeting

**Please click the link below to join the webinar:**

<https://us02web.zoom.us/j/86037279321>

**Webinar ID:** 860 3727 9321

**Dial by telephone (if computer audio not available):**

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

- 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. 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.
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.

## V. ADJOURNMENT

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### **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 09/14/2020 at 8:00am in accordance with the statement filed with the City Clerk's Office.

*Sarah M. Siep*  
Sarah Siep, City Clerk

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**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](http://www.azrelay.org).**

# PLANNING & ZONING COMMISSION MEMO

**MEETING DATE:** September 15, 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:
<b>Director:</b> Bryn Stotler	
<b>Planning Manager:</b> George Worley	
<b>Community Planner:</b>	

**Staff Update**

Prior to the vote on the various annexation related components of AED North and South at the Commission’s meeting of September 10, 2020, a Commissioner asked to table the items based upon language in the Commission’s bylaws. Staff was not aware of the exact language being referenced. In reviewing the bylaw language following the meeting, staff believes that the provision is not applicable because of the discussion of all or parts of both annexations at both of the meetings of August 27, 2020 and at the meeting of September 10, 2020. However, in an abundance of caution, the applicant has requested that the Commission meet again to discuss the items and vote the six components again.

In addition, staff requests that with each dissenting vote that the dissenting Commissioner be given an opportunity to express their reasoning so that it can be accurately transmitted to Council along with the majority recommendations.

For assistance to the Commission in regards to the bylaw question, please see the excerpt below (item F., **emphasis** added):

**ARTICLE VIII**

**Meetings**

- A. All meetings and hearings of the Commission shall be subject to the Arizona Open Meeting Law. Parliamentary authority shall be Robert’s Rules of Order Newly Revised.*
- B. Regular Meetings will be held on the second (2nd) Thursday and last Thursday of each month at 9:00 a.m. unless a different date and time is designated by the Chairman of the Commission.*

**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.

*C. Special meetings will be held at the call of the Chairman with appropriate notice.*

*D. The quorum shall be four (4) Commission members.*

*E. Agenda format:*

- 1. Call to order*
- 2. Recording of members present/absent and staff in attendance*
- 3. Regular action items*
- 4. Public hearings*
- 5. Discussion items*
- 6. Adjournment*

*F. If an item is being considered by the Commission for the first time, it shall not be voted upon at the initial meeting if there is an objection to a vote by one Commission member.*

### **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.

### **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.