

- **MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on October 8th, 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, Absent	Tammy DeWitt, Community Planner
Thomas Hutchison	Kaylee Nunez, Recording Secretary
Gregory Lazzell	
George Lee	
Butch Tracey	COUNCIL
	Councilmember Cathey Rusing
	Councilman Steve Sischka, Liaison

III. REGULAR AGENDA ITEMS

1. Approval of the September 24th, 2020 Meeting Minutes.

Commissioner Lazzell moved to approve the September 24th, 2020 minutes, Commissioner Tracey seconded the motion. Motion passed (6-0).

2. PLN20-002, Preliminary Plat for Ridge View Subdivision located at Gateway Boulevard and State Route 69, a 25-lot subdivision; Site Zoning: Business Regional (BR); Property owner: WNDG LLC; Applicant: Sunrise Engineering, Chris Moore; APN 103-20-570K and 103-20-570R

Community Planner Tammy Dewitt presented aerial photos of the site that depicted the project location in relation to the existing Gateway Mall. Ms. Dewitt explained that the applicant is proposing 25 lots with 32% of the total development to be open space, which is over the 25% open space required per the Land Development Code for a Planned Area Development (PAD). She stated that the residents will enter and exit via the existing interior perimeter road, as well as Gateway Boulevard for some units. Ms. Dewitt also explained that each unit will have a one car garage and two outdoor parking spaces on their own lots and the applicant is hoping that they can have additional guest parking in the existing, adjacent mall parking spots. Ms. Dewitt concluded staff's presentation, noting that Staff recommends approval of PLN20-002.

Commissioner Hutchison asked if the roads in the plat count towards open space; Ms. Dewitt clarified that they do not. Commissioner Tracey asked what the size of the homes would be. Applicant Walt Brown explained that the units would range from 1,700 square feet to 4,700 square feet. Commissioner Hutchison asked for clarification on the setbacks. Ms. Dewitt clarified that the applicant could not change the setbacks without going back through the preliminary plat process again.

Commissioner Gambogi asked the applicant whether the proposed product would be considered affordable housing. Mr. Brown answered that he is unsure at this time. Mr. Brown also stated that they are looking to contract with a local builder to design and build this project. Mr. Gambogi asked the applicant whether he had any examples of other jurisdictions that have done a similar project. Mr. Brown answered that there are

several other similar projects, that building residential around a mall works well, and is a 'live-work' type situation. Mr. Gambogi asked Mr. Brown whether he foresees any issues with traffic entering and exiting; Mr. Brown answered that he doesn't see any issues at this point in time, but the project may need modifications in the future, such as speed bumps, if there should be additional development. Mr. Gambogi also asked the applicant about snow removal; Mr. Brown answered that he would contract with a local company to determine and address any snow removal needs.

Chair Michelman asked whether this development would only have one builder or whether buyers would be able to choose their own builder. Mr. Brown expressed a strong desire to contract and maintain only one local builder to maintain cohesiveness across the development. Mr. Michelman asked whether the homeowners would be expected to contribute towards the maintenance of the streets. Mr. Brown answered that that the homeowners would only be responsible for the perimeter landscaping and paving of the interior of the development, and not the outlying streets around the mall.

A motion was made by Commissioner Lazzell to approve CSP20-002. The motion was seconded by Commissioner Tracey and passed (6-0).

IV. STAFF UPDATES

Community Development Bryn Stotler stated that staff is working to confirm a ceremony commemorating past P & Z Commission members. She stated staff hopes to have the date confirmed by the next meeting and will update the Commission at that time.

V. ADJOURNMENT

Chair Michelman adjourned the meeting at 09:25 am.



Kaylee Nunez, Recording Secretary



Don Michelman, Chair