

- **MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on April 8th, 2021 at 9:00 AM via ZOOM TELECONFERENCING & COUNCIL CHAMBERS, CITY HALL, and 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.**

I. CALL TO ORDER

Chair Don Michelman called the meeting to order at 9:01 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	Matt Podracky, Assistant City Attorney
George Lee	COUNCIL
Butch Tracey	Councilman Steve Sischka, Liaison
	Councilman Phil Goode
	Councilmember Rusing

III. REGULAR AGENDA ITEMS

1. Approval of the March 11th, 2021 Meeting Minutes.

Commissioner Lazzell moved to approve the March 11th, 2021 minutes, Commissioner Tracey seconded the motion. Motion passed unanimously (7-0).

2. Introduction and discussion of proposed Annexation (ANX21-001) and Rezoning (REZ21-001) for North Ranch at Deep Well Ranch consisting of 233.36 acres and located north of Prescott Regional Airport; Parcel Numbers: 102-02-005, 102-01-229 and 102-02-004D; Owner: CDC Prescott, LLC. County Zoning is RCU-2A, large lot residential.

Planning Manager George Worley presented an aerial map of the subject parcels, which he described as ‘relatively flat with a series of washes and a few rolling hills’. Mr. Worley then presented the County zoning map, which shows that the current parcels are zoned RCU-2A, which is large lot (two acre minimum) residential. The city’s General Plan Land Use Map was also presented, which designates commercial/employment uses for the subject properties. The adjacent, city properties are zoned BR (Business Regional), SPC (Special Planned Community) and IL (Industrial Light).

Mr. Worley also presented the Deep Well Master Plan Land Use Group Map, noting the land bordering the subject properties is being designate as a ‘village’ use. The village use primarily embodies medium-density residential development but has potential for lighter commercial uses. The Annexation Plat was also presented. Mr. Worley reiterated that today’s meeting is for discussion purposes only and that the vote on this item will take place at the April 29th Planning & Zoning Commission meeting. The Commission is being asked to confirm the City equivalent of the existing county zoning and to provide a recommendation to Council on the requested rezoning to SPC when a vote occurs on the application.

Developer representative, Vic Chapman (CDC Prescott), presented an additional map which detailed traffic access to the subject parcels. Chairman Michelman asked about the portion of the plat that was left out, specifically if there were any future development plans for it. Mr. Chapman answered that they (CDC Prescott) do not have any plans for that portion yet as it will be costly to develop due to its topography. Commissioner Hutchison inquired about the acreage of the omitted parcel, which he estimated to be approximately 22 acres. He expressed concern about the omission of such a parcel being interpreted as a move to try to avoid the Proposition 400 process. Mr. Hutchison also expressed concern about the annexation not being in conformance with the Master Plan. Mr. Worley answered that the annexation and master plan do not have to completely align. The subject parcels were shown in the master plan on various land use layers which showed that an annexation was anticipated.

City of Prescott Airport Director Robin Sobotta then presented to the Commission, explaining the importance of the Prescott airport in the context of city development; especially as an economic hub. She also emphasized that the City's airport is the 25th busiest in the Country, with 270,000 flight operations anticipated in the next year. As such, the airport has significant impacts on surrounding lands, especially in regards to overflight noise. She further noted the Airport Specific Area Plan (ASAP) emphasizes that we take a holistic land use approach, with special regard taken towards more sensitive uses (i.e. residential). Director Sobotta noted the Airport Advisory Committee (AAC) is concerned about the impact this annexation and subsequent development may have upon the airport. Specifically, the impacts of the airport upon residential uses and the potential for residential development to inhibit commercial growth near the airport. Ms. Sobotta emphasized the importance of developing a commercial and industrial buffer around the airport for economic benefits, as well as safety of residents and aircraft operations.

Commissioner Tracey asked Director Sobotta what the busiest days are at the Airport. Ms. Sobotta clarified that the airport is busiest when they have to reduce from two runways to one, noting it is only going to keep getting busier as Prescott and ERAU grow.

Commissioner Goligoski asked about the assurance of development of the aforementioned Commercial-Industrial buffer.

Developer Jim Chamberlain (CDC Prescott) presented a map detailing buffers and industrial development proposed on the north side of the airport. He also reiterated CDC's current commitment to protect commercial acreage off Ruger Road. Mr. Chamberlain also shared that the Homeland Security Department and Fed-Ex have expressed interest in establishing corporate operations in the airport area.

Chairman Michelman asked whether Fed Ex would be bringing in aircraft (commercial jets) to support their operations. Mr. Chamberlain stated he is uncertain at this point, but expressed that it could involve trucking and/or air freight. Mr. Chamberlain expressed a desire to bring commercial/industrial development to the airport area, as well as residential.

Chairman Michelman asked Ms. Sobotta whether the complaints about the airport have increased in the past few years; Director Sobotta answered they have, particularly from the Pinon Oaks, Granite Dells Estates and Saddlewood subdivisions. Mr. Chamberlain clarified that every closing package in Saddlewood and Walden Ranch subdivisions provides buyers with the Avigation Easement disclosure that has been recorded against the platted property.

Recording Secretary Kaylee Nunez read a letter of concern from the AAC dated April 7, 2021.

Vice Chairman Ted Gambogi asked the AAC president, Michael Gjede, what occupies the space between the proposed annexation properties and the runways. Mr. Gjede expressed that he believes it is all open land. Mr. Gambogi asked Mr. Chamberlain the same question, to which Mr. Chamberlain

presented a map detailing a 75 acre open space/no build zone to the north of runway. Mr. Gambogi also asked for clarification as to whether there is a residential development currently proposed closer to the airport than that of the subject annexation. Mr. Chamberlain answered that there is, but the Preliminary Plat for the subdivision has not been submitted to the city yet.

Commissioner Lazzell commented that he will be interested to know what transpires in meetings between the Airport and the Developer in the coming weeks, and before the next Planning & Zoning Commission meeting.

Commissioner Lee asked whether the City can require Avigation Easement disclosures for all future residential developments near the airport. Mr. Worley explained that an Avigation Easement disclosure is required on all Plats within airport impact zones.

City Attorney Jon Paladini clarified that the city can require Avigation Easement disclosures and address them within the text of a Development Agreement (DA). As each of the plats within the DA is recorded, the respective lots within the plats will have the Avigation Easement disclosure included in their title report package, so it is a 'buyer beware' situation.

Commissioner Tracey asked about requirements for noise abatement in construction near the airport. Mr. Worley explained that there are some requirements in the city's Land Development Code, as well as specific requirements for areas with residential development within the Deep Well Ranch Master Plan.

IV. STAFF UPDATES

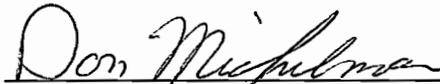
Community Development Director Bryn Stotler announced that we will be having an event to honor three prior members of the Commission immediately after the next meeting on April 29th.

V. ADJOURNMENT

Chair Michelman adjourned the meeting at 11:58 AM



Kaylee Nunez, Recording Secretary



Don Michelman, Chair