

- **MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION MEETING held on April 29<sup>th</sup>, 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 9:00 a.m.

**II. ATTENDANCE**

<b>COMMISSIONERS</b>	<b>STAFF MEMBERS</b>
Don Michelman, Chair	George Worley, Planning Manager
Ted Gambogi, Vice Chair	Tammy DeWitt, Community Planner
Stan Goligoski	Kaylee Nunez, Recording Secretary
Thomas Hutchison (Absent)	Matt Podracky, Assistant City Attorney
Gregory Lazzell (Absent)	
George Lee	<b>COUNCIL</b>
Butch Tracey	Councilman Steve Sischka, Liaison
	Councilman Phil Goode

**III. REGULAR AGENDA ITEMS-**

**1. Approval of the April 8<sup>th</sup>, 2021 Meeting Minutes.**

Commissioner Goligoski moved to approve the April 8<sup>th</sup>, 2021 minutes, Commissioner Tracey seconded the motion. Motion passed (5-0).

**2. PLN20-005, Preliminary plat of Hidden Hills Subdivision, a 158-lot subdivision; Site Zoning: Single-Family 18 (SF-18); Property owner: JCI Investments, LLC; APN 106-04-001L and 106-04-001N**

Planning Manager George Worley presented an aerial map of the subject parcels, which were annexed into the city in 2017 along with Deep Well Ranch. The adjacent properties to the east and south are in the city and to the west and north are in Yavapai County. The subdivision will be accessed via Pioneer Parkway to the southeast. Mr. Worley stated that the access point will likely be made into a roundabout (which also intersects with Commerce Drive); he also presented photos of construction presently occurring to create this access point.

Mr. Worley presented a zoning map, which details both parcels as having Single Family 18 (SF-18) zoning. A plat design map was also presented which details a future road being stubbed out to the north (which will connect to future planned roadways). The plat map also indicates that most of the density (152 lots) will be located in the southern parcel, with the northern parcel containing (6) larger lots. The applicant will be utilizing a Planned Area of Development (PAD) to gain greater density in the south by dedicating open space of ≥25% of the total acreage. There will also be an emergency egress point on the southwest side which will feed into Cliff Rose Drive. The plat details a private storage area in the southeast sector which will be utilized by residents for RVs and similar items.

Commissioner Goligoski asked whether water and sewer would come from the existing Pinon Oaks subdivision to the south. Mr. Worley answered that the water and sewer and connections will come from the southeast access point off Pioneer Parkway. Chairman Michelman asked whether the construction on the ridgelines would create any water flow issues. Mr. Worley explained that drainage reports will need to be provided in the infrastructure plans between the preliminary and final plats. Mr. Michelman also asked whether the (6) larger lots to the north could be divided in the future; Mr. Worley explained that they could but it would require a Revision of Plat application with Council action.

Councilman Goode questioned whether the proposed access points are sufficient for emergency ingress and egress and whether fire sprinklers would be required for all the lots. Mr. Worley clarified that most, if not all of the lots, would be required to be 'sprinklered' due to their orientation and that the emergency access point will be required to be stabilized prior to the individual lots being built out.

**Commissioner Tracey moved to approve PLN20-005. Commissioner Goligoski seconded the motion. Motion passed (5-0).**

#### **IV. STAFF UPDATES**

None.

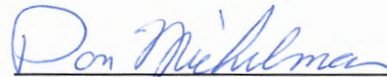
#### **V. ADJOURNMENT**

Chair Michelman adjourned the meeting at 09:38 AM



---

Kaylee Nunez, Recording Secretary



---

Don Michelman, Chair