



# PLANNING AND ZONING COMMISSION MINUTES

**P & Z COMMISSION  
PUBLIC HEARING  
THURSDAY, July 8<sup>th</sup>, 2021  
9:00 AM**

**Zoom Meeting + Council Chambers  
201 S. CORTEZ STREET  
PRESCOTT, ARIZONA  
(928) 777-1207**

## 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	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	Bryn Stotler, Comm. Development Director
George Lee	<b>COUNCIL</b>
Butch Tracey	Councilman Steve Sischka, Liaison
	Councilman Phil Goode
	Councilmember Cathey Rusing

## III. MINUTES

Approve the minutes of the April 29<sup>th</sup>, 2021 Planning & Zoning Commission meeting.

**Commissioner Lazzell made a motion to approve the April 29<sup>th</sup>, 2021 minutes. The motion was seconded by Commissioner Tracey and passed unanimously (6-0).**

## IV. REGULAR AGENDA ITEMS

- REZ21-004- Property Owner- Heckethorn WM Francis; Applicant- William F Heckethorn; A request for a rezoning from SF-9 (Single-Family) to IL (Industrial Light) on APN: 103-01-038, 5416 Side Road.**

Planning Manager George Worley presented aerial and zoning maps of the subject property. He explained that the area was annexed into the city in 1963 and zoned residential at the time. In 2008 a group of property owners requested a rezoning to Industrial Light (IL); several owners declined to participate and their properties remained zoned Single Family-9 (SF-9). As such, the area is largely industrial and commercial in nature and staff recommends approval of REZ21-004.

**Commissioner Lazzell made a motion to approve REZ21-004. The motion was seconded by Commissioner Goligoski. The motion passed unanimously (6-0).**

- 2. SUP21-002- Property Owner- City of Prescott; Applicant- Brandi Tamura; A request for a Special Use Permit to allow for Intermediate Pump Station on APN: 800-11-062Q located in the Deep Well Ranch Master Plan area.**

Community Planner Tammy Dewitt presented aerial and zoning maps of the subject property. Ms. Dewitt explained that the pump station will be part of future infrastructure for Deep Well Ranch. She also presented a site plan provided by the project engineer, which involves two 6-million gallon tanks that will be painted to match surrounding landscape. The pump equipment will be housed by a CMU block constructed building. She concluded noting that Staff recommends approval of SUP21-002.

Commissioner Goligoski asked whether this facility will serve areas outside Deep Well Ranch. City of Prescott Utility Manager Eric Bay explained that it would serve areas that include Pinon Oaks, Deep Well Ranch, and some businesses along the Willow Creek corridor, as well as serving an intermediate pump station that provides service to areas closer to downtown.

Chairman Michelman inquired about the noise generated from the pump station. Ms. Dewitt commented that the CMU building housing the equipment as well as a CMU wall around the property will help to buffer noise.

Chairman Michelman asked whether the project would be funded by impact fees; Mr. Bay clarified that it would be a 50/50 split for funding, 50% from impact fees and 50% from water rates.

**Commissioner Lazzell made a motion to approve SUP21-002. The motion was seconded by Commissioner Tracey. The motion passed unanimously (6-0).**


## **V. STAFF UPDATES**

Ms. Dewitt stated that there will be no P & Z Commission meeting on July 22<sup>nd</sup>. Community Development Director Stotler invited all in attendance to remain after the meeting to recognize previous P & Z Commissioners Ken Mabarak and Terry Marshall for their time on the Commission.

## **VI. ADJOURNMENT**

Meeting adjourned at 9:17 am.

  
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Don Michelman, Chair

  
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Kaylee Nunez, Recording Secretary