

# PLANNING AND ZONING COMMISSION MINUTES



**P & Z COMMISSION  
PUBLIC HEARING  
THURSDAY, January 13<sup>th</sup>, 2022  
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 9:00 AM

## 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, Absent	Bryn Stotler, Community Dev. Director
Thomas Hutchison	Tyler Goodman, Deputy City Manager
Gregory Lazzell, Absent	
George Lee, Absent	<b>COUNCIL/MAYOR</b>
Butch Tracey	Councilman Montoya
	Councilmember Rusing

## III. MINUTES

Approve the minutes of the December 9<sup>th</sup>, 2021 Planning & Zoning Commission meeting.

**Commissioner Tracey made a motion to approve the December 9<sup>th</sup>, 2021 minutes. The motion was seconded by Commissioner Gambogi and passed (4-0).**

## IV. REGULAR AGENDA ITEMS

### 1. Final presentation of Granite Creek Area Plan from Leslie Dornfeld with Plan-et Communities

Ms. Dornfeld gave an hour-long presentation on the content and progress of the City's Granite Creek Area Plan (GCAP), which is organized around five big ideas, being:

- 1) **Next Gen** the corridor into precincts that promote specific activities and types of development, and that attracts people looking for a different experience from historic downtown.
- 2) **Connect** the Granite Creek Area internally, to the downtown and to Granite Creek and the Granite Creek Trail.
- 3) **Incentivize**- encourage new and re-development within the Granite Creek area.
- 4) **Design** the Granite Creek Area to create a unique identity and expand the market.
- 5) **Wayfinding**- guide people to destinations within the corridor.

The full draft for the GCAP is available for the public to view at:

<https://storymaps.arcgis.com/collections/78f65ef713f045e88441925652d1a52e>

## **2. Presentation and discussion of potential updates to the Land Development Code.**

Planning staff presented zoning terminology, an introduction to the impending General Plan update, as well as the following potential additions and updates to the City's Land Development Code (LDC):

- 1) Criteria to address LED Lighting;
- 2) Re-defining allowable square footage for accessory structures for residential areas;
- 3) Allowing Accessory Dwelling Units (ADUs) in residential areas;
- 4) Possible removal of the requirement for Conditional Use Permits (CUPs) for tattoo parlors and pawn shops in Commercial (DTB, BG, BR) zoning districts;
- 5) Update of the sign code to address allowances for wall mounted signs (DTB district in particular);
- 6) Possible removal of parking requirements in DTB district.

## **3. STAFF UPDATES**

None.

## **4. ADJOURNMENT**

Meeting adjourned at 11:45 AM.

  
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Don Michelman, Chairman

  
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Kaylee Nunez, Recording Secretary