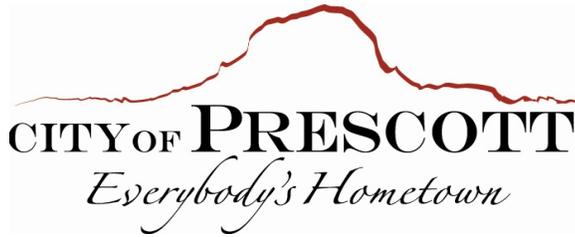


PLANNING AND ZONING COMMISSION MINUTES



**P & Z COMMISSION
PUBLIC HEARING
THURSDAY, February 24th, 2022
9:00 AM**

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

I. CALL TO ORDER

Chairman Don Michelman called the meeting to order at 9:01 AM

II. ATTENDANCE

| COMMISSIONERS | STAFF MEMBERS |
|-------------------------|--|
| Don Michelman, Chair | George Worley, Planning Manager |
| Ted Gambogi, Vice Chair | Tammy DeWitt, Community Planner |
| Stan Goligoski | Bryn Stotler, Community Dev. Director |
| Thomas Hutchison | Kaylee Nunez, Recording Secretary |
| Gregory Lazzell, Absent | |
| George Lee, Absent | COUNCIL/MAYOR |
| Butch Tracey | Councilman Brandon Montoya (Liaison), Absent |
| | Mayor Phil Goode |

III. MINUTES

Approve the minutes of the January 13th, 2022 Planning & Zoning Commission meeting.

Commissioner Gambogi made a motion to approve the January 13th, 2022 minutes. The motion was seconded by Commissioner Hutchison and passed (4-0). *Commissioner Goligoski was unable to vote due to technical difficulties*

IV. REGULAR AGENDA ITEMS

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

Ms. Dornfeld gave a recap of the on the Granite Creek Area Plan (GCAP), which was previously presented at the January 13th, 2022 Planning & Zoning Commission meeting. She reiterated that the plan is in eight pieces and is interactive and can be accessed online through the City website at <https://prescott-granitecreek.com/>.

Ms. Dornfeld stated that the purpose of this plan is to leverage the City's investment in the Granite Creek corridor and that significant citizen and staff input has been considered in this process, particularly from business owners within the Granite Creek corridor area. Site tours, community meetings and work groups were also conducted. Ms. Dornfeld recommended that the plan be adopted as a policy document, which can be done via a resolution. Ms. Dornfeld stated that the GCAP has been presented twice to Council and twice to the Historic Preservation Commission.

Ms. Dornfeld then reviewed the five big ideas of the GCAP, which are: Next-Gen, Connect, Incentivize, Design and Wayfind. Next Gen involves attracting people looking for a different experience than that of the traditional, historic downtown. Connect involves connecting the Granite Creek area internally, to the downtown, to Granite Creek and the Granite Creek Trail. Incentivize involves encouraging new and re-development within the Granite Creek area. Design involves designing the Granite Creek area to create a unique identity and to expand the market. Wayfinding involves guiding people to destinations within the corridor.

Commissioner Gambogi expressed his hesitance in approving this plan as a whole; stating that it should be broken into 'clear' pieces. Ms. Dornfeld answered that each Big Idea has been broken into short, mid, and long-term actions to make it more manageable. She also clarified that most of the plan will not be paid for by public dollars, it will be paid for via development fees.

Commissioner Hutchison asked how does the GCAP fit in with the greater vision(s) of Prescott, more specifically, the upcoming General Plan renewal? Bryn Stotler, Community Development Director, answered that the GCAP will be a lens in which we review future development in the Granite Creek Corridor area, and that it will 'dovetail' nicely with the City's upcoming General Plan process.

Commissioner Goligoski brought up concerns about parking, that it wasn't addressed in today's presentation.

Commissioner Tracey asked whether area in question was in the floodplain. Planning Manager, George Worley, answered that most of the properties are within the floodway or flood plain and that there is a section of the GCAP that addresses it. Ms. Dornfeld brought up the map that delineates the flood areas.

Commissioner Gambogi made a motion to endorse the Granite Creek Area Plan to Council. The motion was seconded by Commissioner Tracey and passed (5-0).

2. PLN21-004- Revised Preliminary Plat of Hidden Hills Subdivision, Phases 2 and 3; APNs 106-04-001L and 106-04-001N

Planning Manager George Worley explained that the original Preliminary Plat for Hidden Hills Phases 1 & 2 (project #PLN20-005) was reviewed and approved by Planning & Zoning Commission last April. Due to new conditions encountered in the field, mainly with grading challenges, they are proposing to split phase two into two portions, making it Phases 2 and 3. The

original Preliminary Plat proposes 158 lots, the revised Preliminary Plat proposes 171 lots total; Phase 2 having 73 lots and Phase 3 having 13 lots. Phase 1 lot count will remain the same (85).

Mr. Worley also presented a zoning and aerial map of the subject property, highlighting its proximity to the Airport and Pinon Oaks subdivision (to the south). He shared that the overall percentage of Open Space for the Plat is 34.8%, well above the 25% requirement for Planned Areas of Development (PADs) from the City. Mr. Worley also clarified that this revision would require re-review and vote by Council and allocation for water for the additional 20 lots via Water Issues Committee and Council.

Chairman Don Michelman asked whether there would still be a 'gap' in the Southwest corner of the Plat for emergency access. Mr. Worley answered that it is not present on the revised Plat but that the lots would be subject to stricter Fire regulations as a result, including requiring homes to have sprinklers.

Vic Chapman with Chamberlain Developments clarified that part of the subdivision does not require putting sprinklers in the homes but that the portion affected by the removal of the Southwestern road will (have sprinklers).

Commissioner Gambogi asked for a figure on how much the water usage would be increasing by 20 lots. Mr. Worley answered that he does not have an exact number but that it is based on a fixed factor applied to each lot.

Commissioner Hutchison expressed his concerns about the additional traffic generated by the 20 additional lots. Mr. Worley clarified that Pioneer Parkway is designed to accommodate a volume well beyond what 20 more lots would add.

Jerry Verplancke, resident of 5806 Cinnamon Drive, expressed his concerns about the proposed water connection to the development that occurs along certain properties within the Pinon Oaks subdivision. Mr. Verplancke expressed his opposition to this.

Mr. Chapman explained that the proposed connections were designed at the recommendation of the City Engineer and that it is to help mitigate potential adverse water pressure impacts to Pinon Oaks residents that will be created by this new development.

Mr. Worley answered that we will get more information and figures from the City Public Works Department as to why this recommendation was made to provide to Mr. Verplancke.

Scott Lyon, project Engineer, explained that the water line adjacent to Pinon Oaks was added to create extra pressure for new development to be able to feed fire hydrants.

Commissioner Tracey made a motion to approve PLN21-004. The motion was seconded by Commissioner Hutchison and passed (4-1) with Chairman Michelman dissenting.

Prior to voting Chair Michelman expressed his opposition to removing the emergency access point at the Southwestern corner.

A ten-minute Intermission was taken from 10:33 to 10:43 A.M.

3. ANX21-005 - A request for an Annexation of 4 existing developed lots comprising 2.05 acres; APN:107-09-006A, 107-09-006B, 107-09-006D, 107-09-006E.

Planning Manager George Worley began his presentation by reiterating that the Planning & Zoning Commission provides a recommendation to the Council on the initial zoning to be established when a property is annexed into the City and that the zoning may be 'no denser' than the existing, Yavapai County zoning, which is R1L-12. Mr. Worley then presented aerial and zoning maps of the subject properties and explained that the wells they are currently connected to are not sufficient and that they desire to connect to the City's water supply. City water policy requires that the properties are within City limits to do so, hence the request for Annexation.

George Worley also explained that the residential area adjacent to the subject properties is zoned SF-12 (Single Family 12), therefore it is recommended that these properties be zoned SF-12 should they be annexed into the City.

Commissioner Hutchison asked how this Annexation would benefit the City. Mr. Worley explained that wells and septic systems draw unmonitored water through the ground; he also explained that the discharged water from septic systems can't be reclaimed to the aquifer like sewer is. By connecting to city water and sewer the City can monitor and recharge more water.

Chairman Michelman commented that some the roads accessing these properties are not up to City standards and whether the city would be responsible for bringing them up to code. Mr. Worley explained that the roads are currently acceptable however, should the roads need to be improved, it would be done at expense of private property owners who sought to annex.

Commissioner Gambogi made a motion to approve an equivalent city zoning of SF-12 for ANX21-005. The motion was seconded Tracey by Commissioner and passed (5-0).

4. ANX21-004 and REZ21-009 - A request for an Annexation of 6.158 acres and a rezoning from SF-35 (Single Family 35) to MF-H (Multifamily High Density) on APN:114-06-104H.

Planning Manager George Worley presented zoning and aerial maps of the subject properties. He explained that the surrounding zoning is SF-35 (Single Family 35), MF-M (Multifamily Medium) and SF-9 (Single Family 9). The property in question is already developed and is a mobile home park. The request to Annex is due to water concerns, the applicants do not have sufficient water flow for their wells. Mr. Worley explained that the applicant would incur all expenses to extend City utility mains to the property as well as making sure it is accessible for Emergency services.

Mr. Worley also explained that the current, Yavapai County zoning is R1L-35, which translates to SF-35 zoning within the City of Prescott. However, SF-35 zoning does not accommodate the current use of a mobile home park, MF-H zoning is the lowest level of City zoning which can accommodate the current use by right.

Commissioner Goligoski asked staff whether they recall any prior Annexation requests within this area, which is referred to as 'Government Canyon.' Mr. Worley answered that he does not.

Chairman Michelman asked how many families currently live in the mobile home park.

Applicants Murray Sharkey and Stuart Gross (609 E Oregon Avenue Suite 200 Phoenix, AZ) answered that there are currently 52 units in the park with a single laundry room. Mr. Sharkey also stated that the 52 units use approximately 4,000 gallons of water a day based on his review of current and historical water records. Mr. Sharkey answered that improvements will be done to the

roads and infrastructure to meet City standards. Mr. Sharkey also expressed that the units are more affordable than much of the housing in the City and, as such, are an important asset.

Chairman Michelman gave his compliments on the existing mobile home park and questioned whether the applicant plans on changing the use down the road.

Applicant Stuart Gross answered that they do not have any plans to change the use and that their company specializes in mobile home parks.

Commissioner Hutchison asked Mr. Worley what MF-H zoning for this property could allow. Mr. Worley allowed that it *could* allow up to 32 units/acre if the Mobile Home Park was replaced with an Apartment complex.

Mr. Sharkey asked for the aerial site view to be presented to again, he then pointed out topographical challenges that would only allow for a few more units to be accommodated. Mr. Gross added that mobile home parks are more valuable than an apartment complex of equivalent size and location.

Commissioner Tracey made a motion to approve an equivalent city zoning of SF-35. The motion was seconded Commissioner Goligoski and passed (5-0).

Prior to voting, Commissioner Gambogi expressed his desire for an official position from City Council on these smaller Annexations moving forward, particularly with respect to water policy. Director Stotler stated that is a fair request and encouraged the Commission to review annexations of any size through the lens of furthering the objectives of the current Council; including stewardship of natural resources, which was a driver of the annexation request heard at today's meeting.

Commissioner Tracey made a motion to approve REZ21-009 to change zoning from SF-35 to MF-H for ANX21-004. The motion was seconded Tracey by Gambogi and passed (5-0).

5. STAFF UPDATES

None

3. ADJOURNMENT

Meeting adjourned at 11:40 AM.



Don Michelman, Chairman



Kaylee Nunez, Recording Secretary