



**PLANNING & ZONING
COMMISSION MINUTES**

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, MAY 12th, 2022
9:00 AM**

**Virtual Zoom Meeting + Council Chambers
201 S. CORTEZ ST.
PRESCOTT, AZ 86303
928-777-1207**

Minutes of the Planning & Zoning Commission on May 12th, 2022, on a Virtual Zoom Meeting and in Council Chambers at 201 S. Cortez St. Prescott, Arizona.

1. CALL TO ORDER

Chairman Michelman called the meeting to order at 9:00 A.M.

2. ROLL CALL

Members:

Don Michelman, Chairman
Ted Gambogi, Vice-Chairman
Stan Goligoski
Susan Graham, Absent
Thomas Hutchison
Thomas Reilly
Butch Tracey

Staff:

Bryn Stotler, Community Development Director
George Worley, Planning Manager
Tammy Dewitt, Community Planner
Kaylee Nunez, Recording Secretary
Matt Podracky, Assistant City Attorney

City Leadership:

Councilman Brandon Montoya, Liaison
Mayor Phil Goode

3. REGULAR AGENDA

A. Approval of the minutes from the February 24th, 2022, meeting.

Commissioner Goligoski moved to approve the minutes of the February 24th, 2022; Planning & Zoning Commission meeting seconded by Commissioner Hutchison: Passed (5-0). *Commissioner Reilly abstained from voting as he was not present at the February 24th, 2022 meeting.

B. Approval of the minutes from the April 14th, 2022, meeting.

Commissioner Reilly moved to approve the minutes of the April 14th, 2022 Planning & Zoning Commission meeting, seconded by Commissioner Tracey: Passed (6-0).

C. **REZ21-008-** Property Owner- Granite Property Investments LLC; Applicant- Granite Basin Engineering; A request for a rezoning from RE- 2 ACRE (Rural Estate 2 Acre) to BG (Business General) to allow for a mini storage and commercial facility on APN: 106-02-052C, 5900 Willow Creek Rd.

Community Planner Tammy Dewitt presented an overview of the area as it pertains to the City's General Plan (adopted in 2015). She explained that the subject property is designated for Commercial use by the General Plan. Ms. Dewitt also presented a zoning map of the subject property, explaining that the RE-2 ACRE (Rural Estate 2 Acre) currently assigned to it is a 'holding zone' that was assigned to the area when the properties were annexed from Yavapai County in 2000. The property across Willow Creek Rd to the east is zoned Business Regional (BR).

The applicant is requesting Business General (BG) which is a moderate intensity commercial zoning that includes uses such as retail, office, and restaurants.

Ms. Dewitt also presented the updated site plan which depicts a 132,000 square foot indoor mini storage facility; no other uses are depicted on the site. She expressed that there is a need for additional storage facilities in the area. Ms. Dewitt also shared that the water for the project has been approved administratively.

Ms. Dewitt explained that storage facilities generate a low amount of traffic and that a traffic impact analysis (TIA) has been performed for the project. The City Traffic Engineer, Ian Mattingly, has performed a review of the new Site Plan as well as the TIA and does not have any significant concerns, but did give some directions to modify the Pinon Oaks entrance as well as add offsite improvements adjacent to the property along Willow Creek Road.

Commissioner Reilly asked for clarification on the daily volume of traffic a facility such as this would generate. Ms. Dewitt answered that generally, facilities such as this only generate a few trips a day.

Commissioner Hutchison inquired whether the Traffic Engineer specified whether the addition of a Southbound left-turn lane on Willow Creek be required for this project. Ms. Dewitt answered that the Southbound turn lane request was made in response to the project application to the north for the Dunkin Donuts drive through, which would generate significantly more traffic.

Commissioner Reilly asked whether the City's current General Plan was voted on by citizens. Miss Dewitt answered it was.

Mr. Reilly also asked for clarification on how many stories high the facility would be. Bill Watson, assistant to the applicant, answered that it will be two stories and in the 20-25' high range with substantial grading required on the site.

Commissioner Gambogi asked whether the proposed building would be 25' high for the entirety of its length. Mr. Watson answered that the height would vary and that it would be the highest (25') near the center.

Chairman Michelman asked whether the building would be sprinklered as well as the time frame for when the most people (customers) would come and go. Mr. Watson answered that the building would be sprinklered and that the maximum traffic would likely be around six cars at a time.

Nearby resident Tim Welte presented photos to the Commission of his view looking to the east from his home. He expressed his concerns about this view being diminished and the subsequent loss of property value and inquired about the requirements of a buffer zone between him and the subject project. He would like to see more details as to what the storage building will look like as well as more details on lighting, landscaping, and potential offsite improvements. He also expressed a concern about traffic safety, referencing photos he provided of a recent accident nearby.

Nearby resident Chuck Taubman expressed concerns about traffic safety, particularly for vehicles going to the storage building that may be pulling trailers and stated that most drivers go over the posted speed limit (45 mph) on Willow Creek. This does not allow much time for vehicles to pull out of Pinon Oaks. He also expressed concerns about the height of the storage building, which he believes will impede visibility for Pinon Oaks residents.

Nearby resident Steve Antol stated that he believes this type of project belongs in an industrial area, not at the entrance to a residential area. He stated that there are no two-story buildings nearby. He also expressed concerns about traffic safety.

Nearby resident Nancy Trottier expressed her concerns about the proposed height of the storage building as well as the back property line of the development. She asked whether the development would share a property line with the adjacent resident(s) as well as any lighting that may impede with nearby residences. She also expressed concern about the project diminishing nearby property values.

Mr. Watson, the applicant, referenced the new site plan and explained that nearly half of the proposed building is only one story high as they are going to do some significant cuts into the grade. He explained that there will be cameras, but they will not look into any private yards. He also shared that all the locks on site can be operated from the users' cell phones.

Commissioner Tracey asked how close to the elevation of Willow Creek Road the finished floor elevation of the storage building will be as well as that of nearby homes. Mr. Watson answered that the storage building elevation will not be much different than Willow Creek Road and that the nearby homes sit high in comparison to this site.

Commissioner Gambogi asked for clarification on the elevations of the base of the closest residences as well as the maximum cut for the site. Mr. Watson did not have an answer for the elevations of the residences but expressed a that they would be making 10-foot cut(s) to the site at the most.

Commissioner Goligoski asked for more details on the perimeter of the project as well as the possibility of solar panels. Mr. Watson answered that solar hasn't been discussed for this project

Chair Michelman asked for more details regarding the lighting Mr. Watson answered that they would like to operate the lighting from dusk until dawn but would use the minimum amount possible and would down shield it.

Commissioner Reilly asked staff for more information regarding screening requirements and lighting. Ms. Dewitt answered that certain colors, screening type and landscaping are required and enforced. She also shared that any outdoor lighting would have to be Dark Sky compliant per the code and that cut sheets will have to be submitted with permits for review.

Commissioner Gambogi expressed his thanks to the citizens involved and reiterated that the City's General Plan does specify this area as Commercial.

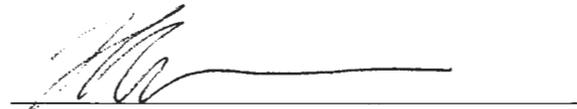
Commissioner Reilly moved to approve REZ21-008 seconded by Commissioner Hutchison: Passed (6-0).

4. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Community Development Director Bryn Stotler shared that the Committee for the upcoming City General Plan will be formed at the second Council meeting in July. She shared that a plan for public participation will also be adopted at the same Council meeting.

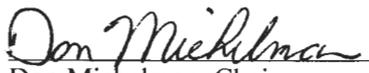
5. ADJOURNMENT

There being no further business to discuss Chairman Michelman adjourned the meeting at 9:50 AM.



Kaylee Nunez, Recording Secretary

ATTEST:



Don Michelman, Chairman