



**PLANNING & ZONING
COMMISSION MINUTES**

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 30th, 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 June 30th, 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
Thomas Hutchison
Thomas Reilly
Butch Tracey, Absent

Staff:

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

City Leadership:

Councilman Brandon Montoya, Liaison
Mayor Phil Goode

3. REGULAR AGENDA

A. Approval of the minutes from the June 9th, 2022, meeting.

Chairman Michelman deferred voting on this item as there are corrections that need to be made to the June 9th, 2022 meeting minutes.

B. **MP22-001:** Master Plan Amendment for Granite Dells Estates for Phases 6, 7, and 8. Property Owner: Mike Fann; Applicant: Dorn Homes Inc.

Planning Manager George Worley presented a project overview of the Master Plan Amendment and the associated Preliminary Plat (item PLN22-001). An aerial vicinity map was presented, detailing the subject property adjacent to the eastern border of the current Granite Dells Master Plan. The lots proposed are above and beyond what was contracted into the original Master Plan for Granite Dells Estates. Mr. Worley explained that this type of Amendment, expanding a Master Plan area, is not uncommon. Mr. Worley then presented existing and proposed Master Plan maps, highlighting that the proposed version will retain primary road connections and that a future connection to State Route 89A is planned.

Mr. Worley then presented a synopsis of the area's compliance with Airport Vicinity requirements. He stated that an Avigation Easement was requested and recorded over the proposed project area and that a FAA Height Evaluation (Form 7460) has been submitted for the initial infrastructure and grading. The developer will also provide a fair notice disclosure in all closing document packages for future buyers.

Commissioner Reilly asked for clarification on the portion of the Plat labeled 'Unsubdivided Tract' in the southeastern corner. Mr. Worley answered that it could be developed in the future, but that water availability is limited to the amount of lots shown in the proposed Master Plan and not beyond.

Commissioner Hutchison asked why Granite Dells Estates currently has a surplus of water. Mr. Worley answered that, when the original annexation of Granite Dells Estates occurred, there was a Water Service Agreement (WSA) established to allow development. The WSA allotted a specific amount of water in AF (acre- feet). The balance of which is sufficient, even with the 157 lots proposed.

Commissioner Goligoski asked whether Iron King Trail passes through the portion labeled 'Unsubdivided Tract'. Mr. Worley answered that it is below it (to the south) and that there have been serious efforts to maintain trail connectivity in this subdivision. Commissioner Goligoski also asked whether the proposed bridge to the west, connecting to the 89, was still in the works. Mr. Worley answered that it is, and that impact fees from the (new) developments it will connect to will help fund its construction.

Chairman Michelman asked about whether the portion of the Plat (in the northeast corner) that was originally zoned for more affordable housing would be retained. Mr. Worley explained that it is slated to be Single Family now but with smaller lot sizes.

Property owner Mike Fann answered that that corner was identified for workforce housing back in the late 2000s. He had discussions with the previous City Manager (Craig McConnell) on how to assure this and that it became complicated. He is still interested in providing this; however, it will not be affordable housing but rather workforce housing for first responders and blue-collar workers.

Duane Hunn, representative of developer Dorn Homes, clarified that the proposed area is within the parameters of the original Development Agreement. He also stated that Dorn Homes has worked hard to maintain adequate open space and trail connectivity.

Commissioner Hutchison also commented that he would like to see workforce housing incorporated in this development, which is vital to the sustainability of the City. Mr. Hunn answered that it is difficult to balance the need for affordable housing with individual property rights. He stated that Granite Dells Estates, in his opinion, is not the place to bring in low-cost

housing. Commissioner Hutchison added that affordable housing is defined as being 30% or less of one's monthly income, including utilities. Mr. Worley said that the 30% figure is a federal standard.

Mr. Fann echoed Mr. Hunn's sentiments, explaining that Granite Dells Estates is not the area to achieve workforce housing due to higher land costs. Mr. Fann also stated that the City doesn't have the framework set up in its code to support long term, affordable housing.

Commissioner Hutchinson asked when the developer anticipates breaking ground in this area. Mr. Hunn answered that it will likely happen in early 2023.

Commissioner Reilly answered whether the current Development Agreement (DA) requires the developer to provide workforce housing. Mr. Worley answered that it was removed from the DA approximately 10 years ago. Mr. Reilly also asked for clarification on what the 'amenity' in the northeast corner would be. Mr. Hunn answered that it would likely be a smaller clubhouse with a gym, courts and possibly a splash pad.

Mr. Michelman commented on the multiple, dead-end roads depicted and asked whether homes on those streets would be sprinklered. Mr. Hunn answered that they do not plan to automatically sprinkler them. Mr. Worley clarified that most of the areas do have emergency, secondary access points but that fire code will be followed strictly, and sprinklers will be installed if required.

Mr. Michelman asked what the developer is doing to enforce and accommodate airport requirements. Mr. Hunn explained that language referencing proximity to the airport and overflight is included in the CC&Rs and that all buyers must sign a disclosure in their closing paperwork.

Commissioner Goligoski asked what the area surrounding the Granite Dells Parkway roundabout/entrance is zoned. Mr. Worley answered that it is Business General, which allows commercial and residential. He also explained that it could accommodate a multifamily development. Commissioner Goligoski expressed a concern about the lack of commercial development in this area to support all the new housing. Mr. Worley explained that many commercial entities, especially grocery stores, wait for a specific number of houses to be built before bringing in their business(es).

Commissioner Gambogi stated that he is in overall support of the proposed project but is concerned about the implications that the future, Airport Overlay may have. Mr. Worley explained that the Airport Director, Dr. Robin Sobotta, has done a staff review of the proposed projects (MP22-001 and PLN22-001) and had no major corrections besides requiring the Avigation Easement and the 7460 Forms to be filed. Both requirements have since been addressed by the applicant.

Commissioner Goligoski moved to approve MP22-001, seconded by Commissioner Reilly: Passed (4-2). Hutchison & Gambogi dissented. Hutchison dissented because of the deletion of the workforce housing element. Gambogi dissented because he would like a firmer position on the Airport Overlay before addressing housing developments.

C. **PLN22-001:** Preliminary Plat of Granite Dells Estates, Units 6, 7, and 8; APN 103-04-009Z; Property Owner: Mike Fann; Applicant: Dorn Homes Inc.

The presentation and discussion for PLN22-001 was included in the previous item (MP22-001).

Commissioner Goligoski moved to approve PLN22-001, seconded by Commissioner Reilly: Passed (4-2) Hutchison & Gambogi dissented with their reasons being the same as for item MP22-001.

D. Discussion of Land Development Code amendments and potential of a joint meeting with Council.

Planning Manager George Worley explained that there will be a joint meeting with Council on July 19th at 1 pm concerning this item, which will take a close look at the implementation of the Airport Vicinity Overlay into the City's Land Development Code. Materials will be sent out the week prior and Commissioner and Councilmember review and input is highly encouraged.

Chairman Michelman asked for an update on the General Plan. Mr. Worley answered that Council is still open to applications for Committee members, Mayor Goode confirmed that the Committee will likely be confirmed at the last Council meeting in July. Chairman Michelman asked whether the Prescott North Area Plan would be incorporated into the General Plan. Mr. Worley explained that the North Area Plan has transitioned into more of a data report and that data will be incorporated into the General Plan.

Mr. Worley also reiterated that the REZ21-007 application that was slated on today's agenda was withdrawn and that the Rezone immediately to the south (REZ21-008) that was recommended by Planning & Zoning Commission was denied by the Council (6-1).

4. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

None.

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 10:02 AM.

Michelle Chavez for
Kaylee Nunez, Recording Secretary
Kaylee Nunez

ATTEST:

Don Michelman
Don Michelman, Chairman