



**PLANNING & ZONING
COMMISSION MINUTES**

**PLANNING & ZONING COMMISSION
REGULAR MEETING
THURSDAY, JUNE 9th, 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 9th, 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 9:02 A.M.

2. ROLL CALL

Members:

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

Staff:

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

City Leadership:

Councilman Brandon Montoya, Liaison
Councilmember Cathey Rusing

3. REGULAR AGENDA

A. Approval of the minutes from the May 12th, 2022, meeting.

Commissioner Goligoski moved to approve the minutes of the May 12th, 2022; Planning & Zoning Commission meeting seconded by Commissioner Tracey: Passed (5-0).

Commissioner Graham abstained from voting as she was not present at the May 12th meeting

B. Discussion: Review of Site Plans for Water Service Agreements

Community Development Director presented an overview of the new Site Plan review policy as enacted by the City's most recent Water Policy, adopted in May. All new commercial projects and complex commercial projects will be required to go through a Site Plan review process moving forward. Land use elements such as buffering, parking, landscaping, and lighting will be reviewed by the Planning and Zoning Commission, who will make a recommendation to Council. Water use is not within the purview of the Planning & Zoning Commission.

- C. SITE22-001:** Site Plan Review to demolish 8 apartments units, clubhouse and pool and build 90 new units for a total of 120 dwelling units, clubhouse, and pool on approximately 6.76 acres. Zoning: BG (Business General) and MF-H (Multi Family- High Density); Parcel Number: 109-15-015B and 109-15-019C, 301 S Cortez St. Property Owner: Cortez Circle Development LLC; Applicant: Stroh Architects INC; Site APN: 109-15-015B and 109-15-019C; Location: 601 S Cortez St

Community Planner Tammy Dewitt presented an overview of the request. The applicant seeks to 'modernize' the apartment complex, which was built in the 1970s. Ms. Dewitt presented a zoning map of the subject parcels, one being zoned BG (Business General) and one being zoned MF-H (Multifamily High Density). BG allows a max height of 50', MF-H allows 35'. The site plan review criteria are as follows:

- Building Lot and Setback Requirements
- Internal Circulation, public, private of emergency
- Landscaping, screening, and buffering
- Outdoor Lighting
- Parking and maneuvering areas
- Public road or street access with proposed street grades.

Ms. Dewitt presented an aerial image of the property as well. She clarified that not all the existing apartments will be demolished; that 90 units as well as a new clubhouse and pool will be constructed, with the balance of remaining 30 units being composed of existing units. She also presented perspective renderings provided by the project Architect, Doug Stroh.

Commissioner Hutchison asked for Ms. Dewitt to identify the front lot line; she identified it as adjacent to Cortez St., which is the main access point. Mr. Hutchison asked what the setback to that line is.

Doug Stroh, project Architect, clarified that the front building is setback 20'. Mr. Stroh also commented that this project is a perfect infill project for the downtown area and hopes that it is a 'poster child' for other Site Plan reviews. He explained that none of the current tenants will be displaced by this project. Mr. Stroh also explained that the pool will be covered when not in use as to minimize water loss from evaporation. The clubhouse will have all the typical amenities such as a gym, office center and meeting rooms. Most of the trees on the property will be preserved during construction.

Commissioner Hutchison asked where children would play, and pets would go. Mr. Stroh commented that all open space/recreation areas planned are not shown on this preliminary Site

Plan but that he plans to include them. There are a couple 'pocket parks' currently represented on the Site Plan.

Chairman Michelman asked whether low flow water devices would be installed in the new buildings. Mr. Stroh answered that they would and that all new units will be designed to Energy Star standards. He also explained that all landscaping would be low water use as well.

Commissioner Hutchison asked for clarification whether the buildings on the Western perimeter are within the required setbacks. Mr. Stroh and Ms. Dewitt clarified that they are. He also asked whether traffic on South Cortez is a concern; Mr. Stroh answered that the subject section of Cortez is quiet, so it is not.

Commissioner Gambogi moved to approve SITE22-001, seconded by Commissioner Reilly: Passed (7-0).

D. **PLN21-007:** Preliminary Plat of South Ranch at Deep Well Subdivision, Units 1, 2 & 3; Zoning: Special Planned Communities (SPC); Property owner: James Deep Well Ranches #1, LLC; APN 102-05-036A.

Planning Manager George Worley clarified that the ownership of the subject property has changed between the time that the project was submitted and today's meeting. The new owner is now Ash-Dorn LLC. Mr. Worley presented aerial and zoning maps of the subject property. He also presented a Subdivision layout, which details the parcel as being 87.3 acres with 359 lots, a portion of which resides in Airport Impact Zone 6. He clarified that access would be from James Ln. to Jenna Ln. or Willow Creek Rd. to Jenna Ln. Mr. Worley also presented a closer view of the northern portion of the proposed subdivision, which details several cul-de-sacs along the western side.

Mr. Worley also explained that portions of Jenna Ln. have still not been completed, which will be crucial for fire and emergency access to the proposed subdivision.

Dr. Robin Sobotta, Airport Director, presented a flight density map which details significant overflight in the proposed subdivision area. This will mean significant overflight and noise activity for residents. She emphasized that it is important for regular and emergency aircraft operations to continue unhindered and that there will be additional information and analyses needed. These include: submittal of the FAA 7460 form, a future height and safety controls analysis, a OEI (one-engine) splay analysis and a noise contour analysis. Dr. Sobotta also shared that a noise contour update for the Airport is underway, and that the Airport expects a draft within the next month.

Dr. Sobotta also presented an Airport Impact Zone map, which details that a portion of impact zone 6 as well as the OEI splay, overlap the subdivision. She explained that 85+ aircraft impacts have occurred in the Airport vicinity, the most recent of which being a couple weeks ago. She presented an Airport Influence Area (AIA) Avigation Easement requirement, which will involve buyers and renters within specific impact zones being mandated to sign a disclosure acknowledging that they are going to be living in an area with significant overflight.

Commissioner Graham asked whether the information presented by Dr. Sobotta reflects future expansion(s) of the runways. Dr. Sobotta answered that the runway will be expanded to the east, however, additional penetrations into the impact zones to the east may result in airlines having to reduce their passenger load to gain appropriate clearance. She also explained that failure of the

City to avoid development in certain impact zones may delay the extension of the runway by 2-3 years.

Commissioner Gambogi asked how long the runway must be for planes to take off with a full load. Dr. Sobotta explained that a study completed in 2020 recommended a length of 11,000 feet. She also explained that the only way it can be mitigated is by reducing weight on aircrafts, which means fuel, baggage, or people. Mr. Gambogi also asked whether an accurate depiction of the lots within the noise contours could be provided. Dr. Sobotta answered that the contours would be provided later this month but that a map with the impact zone(s) overlaid upon the lots could be provided now.

Commissioner Hutchison asked whether the development of this project could in any way jeopardize the future of the Airport. Dr. Sobotta answered that she believes it would.

Commissioner Reilly asked if the impacts of Willow Creek Rd. on the runway extension have been assessed, she answered that it has. She explained that there are multiple 'layers' that are considered with roadway obstruction analyses and that the Airport has not received a study of that kind for this project.

Commissioner Goligoski asked whether the OEI splay was created in response to Deep Well Ranch (DWR) development. Dr. Sobotta answered that it was created in response to FAA criteria. She also explained that the current impact zones were created in 2011 as a guide for land use compatibility within the Airport vicinity area. Commissioner Goligoski asked whether a commercial use would be viewed more 'generously' in the subject area. Dr. Sobotta answered that there are many layers to determining that and that more open space is viewed favorably.

Commissioner Reilly questioned whether the impact zone(s) could preclude development of any kind in this area and whether the City is prepared to buy land as a result. Dr. Sobotta referred to the area highlighted in blue on the Airport Impact Zones map, explaining that this area is targeted for approach protection and, consequently, land acquisition. This area meets requirements for reimbursement by the FAA, the reimbursement is not guaranteed but is targeted for \$3.3 million in assistance. Mr. Reilly also asked why the area to the east of the proposed development is not within the Airport Impact zone 6. She explained that it has been designated as 'Civic' which might require the City to acquire portions as well.

Chairman Michelman asked for clarification on whether landing aircraft will have any additional exposures within this area, as most of the discussion has been centered on aircraft taking off. Dr. Sobotta answered that aircraft are most vulnerable during takeoff and landing but that the impact areas are not exclusive to those two activities but are based on NTSB(National Transportation Safety Board) historic data.

Mr. Worley explained that staff is working on a [potential] changes to the Land Development Code (LDC) that would make Airport Impact Zones more enforceable. These changes will be brought in front of the Commission within the next month or two for review.

Commissioner Reilly asked whether staff recommends postponing remaining questions until more information on the changes to the LDC regarding the Airport are brought forward. Mr. Worley said that more questions are still welcomed at this time. Commissioner Reilly asked whether the proposed density of the development is compatible with surrounding developments. Mr. Worley answered that it is. Commissioner Reilly also asked for a more accurate depiction of where the Impact Zone crosses the proposed development.

Commissioner Hutchison asked whether it is irresponsible for the City to allow the building of houses at 'the end of a very busy' runway. Chris Resare, Assistant City Attorney, answered that 'it depends' and that specific information must be reviewed by the Legal Department to make that determination.

Applicant Duane Hunn with Dorn Homes explained that they bought property that is designated [in the Deep Well Master Plan] as being residential and that they did provide materials that had the impact zone and OEI splay marked on the proposed development. Mr. Hunn also shared that they have submitted 11 different points to the FAA; 6 of which have been returned with a 'no obstruction' determination. The remaining points will be assessed to determine the max heights and that Dorn will adjust their plans as a result.

Commissioner Hutchison asked Mr. Hunn where he sees most of the traffic from the proposed development 'dumping' on to. Mr. Hunn answered that it would go to Willow Creek and that he believes an additional traffic signal will be installed as a result.

Commissioner Gambogi asked whether lot size was calculated by first subtracting total open space area then dividing the remaining acreage by the number of lots. Mr. Hunn answered that there would be three different lot types within this subdivision so there will be a mixture of [lot] sizes. Commissioner Gambogi asked what size of homes would typically be on these lots; Mr. Hunn answered they will be around 2000 square feet.

Commissioner Tracey asked Mr. Hunn whether they do noise abatement during construction of these homes; Mr. Hunn answered that they do and that it makes a big difference.

Commissioner Goligoski stipulated that the Commission should rejoin on this issue when the following, specific items are complete:

- Airport Overlay Analysis
- OEI Analysis
- Noise Contour Analysis
- Land Development Code Analysis

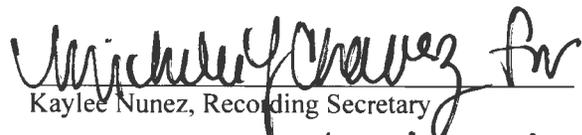
Commissioner Reilly moved to table PLN21-007 until such time as the outstanding issues of Airport concern have been addressed, seconded by Commissioner Tracey: Passed (7-0).

4. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE

Planning Manager George Worley announced that we will be starting work on our General Plan update soon as well as the Airport Overlay draft.

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 10:34 AM.


Kaylee Nunez, Recording Secretary



ATTEST:

Don Michelman
Don Michelman, Chairman