



**PLANNING & ZONING  
COMMISSION MINUTES**

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**PLANNING & ZONING COMMISSION  
REGULAR MEETING  
THURSDAY, SEPTEMBER 29<sup>th</sup>, 2022  
AZ 86303 9:00 a.m.**

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

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Minutes of the Planning & Zoning Commission on September 29<sup>th</sup>, 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, Absent  
Thomas Reilly  
Butch Tracey

**Staff:**

Kirby Snideman, Community Development Director  
George Worley, Planning Manager  
Tammy Dewitt, Community Planner  
Kaylee Nunez, Recording Secretary  
City Attorney, Joseph Young

**City Leadership:**

Councilman Brandon Montoya, Liaison  
Mayor Phil Goode

**3. REGULAR AGENDA**

A. Approval of the minutes from the September 8<sup>th</sup>, 2022 and September 22<sup>nd</sup>, 2022 meetings.

**Commissioner Gambogi moved to approve the September 8<sup>th</sup>, 2022 regular meeting minutes, seconded by Commissioner Tracey: Passed (4-0). \*Chairman Michelman recused himself of voting as he was not present at the September 8<sup>th</sup> meeting\***

**Commissioner Gambogi moved to approve the September 22<sup>nd</sup>, 2022 executive session minutes, seconded by Commissioner Tracey: Passed (5-0).**

**B. 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 began by reminding Commissioners that this project was reviewed by the Commission previously on June 9<sup>th</sup>, 2022. It was tabled indefinitely pending the receipt of more information and discussions between the Developer and the Airport Department. Those discussions have occurred, and the determination has been made [by the City] that the Developer is ok to proceed with this project and will abide by any Federal Aviation Administration (FAA) requirements during the process.

**\*Commissioner Goligoski joined the meeting via Zoom at 9:07 AM\***

Mr. Worley presented a zoning vicinity map as well as a subdivision layout. There will be 359 lots on 87.3 acres with lots ranging from 4,000 to 10,000 sq ft. The access to the subdivision will be from James Ln. to Jenna Ln or Willow Creek Rd to Jenna Ln. It is within Airport Impact Zone 6. He also explained that SPC zoning that the property is within allows multiple types of density, specifically 'Estate' and 'Village' as specified by the Deep Well Master Plan. Mr. Worley then presented the Preliminary Plat as approved by staff; the full Plat was provided to Commissioners in their Agenda Packets.

Commissioner Gambogi asked whether staff had a map that showed Airport "splays". Mr. Worley explained that he does not have one on hand, however, this project is outside the [OEI] splay referenced. The impact zones and noise (DNL) contours previously discussed should not be considered in this decision as the Airport Vicinity Overlay (AVO) has not been adopted.

Commissioner Reilly asked about Exhibit 1 in the Agenda Packet, which refers to agreed stipulations between the Developer and Airport Department. He expressed concern about the Avigation Easement being provided "on request" to prospective buyers, specifically that individuals may not receive it as a result of not knowing to request. As such, he requested it be re-worded that it be [automatically] provided.

City Attorney Joseph Young explained that anyone who buys within this development *will* be provided with a copy of the Avigation Easement in their closing documents. However, the request wording refers to prospective buyers who may request the information prior to making an offer/buying.

Chairman Michelman expressed concern about street frontage, specifically that there does not seem to be enough room to accommodate street parking.

Mr. Worley explained that other, similar Dorn developments have not had issues with street parking. He also explained that the minimum street width required by code will allow street parking and that the Fire and/or Police Departments can request that certain areas be blocked from street parking if they identify a potential access issue.

Chairman Michelman also asked about all the cul-de-sacs delineated, specifically whether any triggered [fire] sprinkler requirements.

Mr. Worley answered that the Fire Department has reviewed the Plat and that any areas needing sprinklers have been identified. The current layout provides a lot of inter connectivity which is beneficial for emergency services.

Ashley Marsh, with Gammage and Burnham Law Firm, introduced herself as Ash-Dorn's legal representative. She explained that her firm has worked with the Planning, Legal and Airport divisions of the City on how to move the project forward to construction stage.

Commissioner Reilly asked Ms. Marsh whether she is familiar with how the [Avigation] Easement will be provided to buyers.

Ms. Marsh answered that it would happen at closing, as part of the final sales packet. Commissioner Reilly commented that it would be nice if it occurred sooner than that.

Commissioner Gambogi asked whether the Fire Department has reviewed this Plat. Mr. Worley answered that all [necessary] City Departments have reviewed and approved the Preliminary Plat as presented, including the Fire Department.

**Commissioner Goligoski moved to approve PLN21-007, Preliminary Plat of South Ranch at Deep Well Ranch, Units 1, 2 & 3. seconded by Commissioner Tracey. Passed (6-0).**

#### **4. UPDATE OF CURRENT EVENTS OR OTHER ITEMS OF NOTE**

##### **a. Staff General Plan Update**

Ms. Dewitt shared that the second General Plan Committee meeting was held yesterday (September 28<sup>th</sup>, 2022). She stated that the overall goal is to gather the Community's vision for the City and that we will be utilizing members of the Committee to do public outreach. She also emphasized staff versus committee member responsibilities, specifically that staff cannot advocate directly for content of the plan but will be writing it based on the feedback we get from citizens. Ms. Dewitt shared that 2023 will be our year of public outreach, 2024 will be a year to refine the vision and plan and 2025 will be the year we perform a voter campaign and put the Plan on the August election ballot.

#### **5. ADJOURNMENT**

There being no further business to discuss, Chairman Michelman adjourned the meeting at 9:35 AM.

  
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Kaylee Nunez, Recording Secretary

ATTEST:

  
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Don Michelman, Chairman