



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, May 11, 2006 - 9:00 AM
City Council Chambers

I. CALL TO ORDER

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

II. ATTENDANCE

<p>MEMBERS PRESENT: Don Michelman, Chairman Tom Menser Dick Rosa Seymour Petrovsky Len Scamardo George Wiant</p> <p>MEMBER(s) ABSENT: Joe Gardner</p>	<p>OTHERS PRESENT: Tom Guice, Community Development Director George Worley, Assistant Community Development Director Matt Podracky, City Attorney Mark Nietupski, Engineering Services Dale Wachs, Chief Civil Engineer Dick Mastin, Development Services Mgr. Ryan Smith, Community Planner Mark Baker, Community Planner Kathy Dudek, Recording Secretary Cherri Letner, Secretary Com. Dev. Dept. Jim Lamerson, Liaison Councilman Bob Luzius, Councilman</p>
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III. REGULAR/ACTION ITEMS

(May be voted on contingent upon any related public hearing item below also being acted on unless otherwise noted).

1. Approve the minutes of the 04-27-06 public hearing.

Mr. Wiant, **MOTION: to approve the minutes** of the April 27, 2006 public hearing.
Mr. Rosa, 2nd. **Vote: 6-0.**

2. SP05-019, Boulders Office Park. 1455 Willow Creek Road. APN: 116-17-270B and totaling ± 6.17 acres. Zoning is Single-Family 9 (SF-9). Request subdivision plat approval for a commercial office park. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. **(Associated with GPA05-004 and RZ05-013, Items #6, and #7).** (May be voted on May 25, 2006).

Mr. Smith reviewed the three related items. Because of written opposition to the project, the applicant is requesting a continuance in order to re-design the project. Staff will require a third area meeting so that neighborhood residents have the opportunity to review and discuss the re-designed project. A possible "date certain" of August 10, 2006 is being recommended.

Commissioners queried:

- the continuance to a date certain; and
- the General Plan Amendment request.

Mr. Worley explained that the Willow Creek Corridor Overlay and General Plan are both involved. If the applicant continues to request a rezoning, an amendment to the General Plan would be necessary. The required legal noticing will take place; and, the public hearing notice will be combined with the area meeting notice.

Mr. Wiant, **MOTION: to continue SP05-019, RZ05-013 and GPA05-004**, Boulders Office Park, 1455 Willow Creek Road, to the August 10, 2006 public hearing at 9:00 AM. Mr. Rosa, 2nd. **Vote: 6-0.**

3. **SP06-004, Carrington Place. 1950 - 1960 Blooming Hills Drive.** APN: 105-03 003D and totaling ± 2.71 acres. Zoning is Single-Family 35 (SF-35). Request preliminary plat approval to create four lots from one parcel. Owner/Applicant is Carrington Homes, Inc. Community Planner is Mark Baker. (**Associated with RZ06-002, Item #8**). (*May be voted on today*).

Mr. Baker reviewed the staff report for this item and also the associated rezoning.

Mr. Menser commented that the request for Single-Family 12 (SF-12) is very reasonable as the lot sizes are more closely the size of lots in the Single-Family 18 (SF-18).

Mr. Rosa, **MOTION: to approve RZ06-002 and SP06-004**, Carrington Place, 1950 1960 Blooming Hills Drive. Mr. Wiant, 2nd. **Vote: 6-0.**

IV. PUBLIC HEARING ITEMS

(May be voted on May 11, 2006 unless otherwise noted).

4. **GPA05-004, Boulders Office Park. 1455 Willow Creek Road.** APN: 116-17-270B and totaling ± 6.17 acres. Zoning is Single-Family 9 (SF-9). Request a general plan amendment to the Willow Creek Corridor Overlay to Business General (BG) zoning designation. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. (**Associated with SP05-019 and RZ05-013, Items #4 and #7**). (*May be voted on today*).

Refer to minutes of Item #1 above

5. **RZ05-013, Boulders Office Park. 1455 Willow Creek Road.** APN: 116-17-270B and totaling ± 6.17 acres. Zoning is Single-Family 9 (SF-9). Request rezoning

from SF-9 to Business General (BG) for a commercial office park. Owner is First Assembly of God of Prescott. Applicant/Agent is Stan Hitson, Michael Taylor Architects. Community Planner is Ryan Smith. **(Associated with SP05-019 and GP05 004, Items #4 and #6).** (May be voted on May 25, 2006).

Refer to minutes of Item #1 above.

6. **RZ06-002, Carrington Place.** 1950 – 1960 Blooming Hills Drive. APN: 105-03-003D and totaling ± 2.71 acres. Request zoning change from Single-Family 35 (SF-35) to Single-Family 12 (SF-12). Owner/Applicant is Carrington Homes, Inc. Community Planner is Mark Baker (928) 777-1259. **(Associated with SP05-019, Item #3).** (May be voted on today).

Refer to minutes of Item #3 above.

7. **Land Development Code Amendments.** Proposed amendments to the Land Development Code. George Worley, Assistant Community Development Director. (May be voted on May 25, 2006).

Mr. Worley indicated that the notebooks given to commissioners today include the “Round 2” of proposed *LDC* amendment changes. Commissioners are being asked to peruse the document between now and the next meeting. If any questions arise, staff requests that Commissioners call so that necessary research may be completed prior to the discussion at the May 25 meeting.

Several sections in the *LDC* have major changes that are under consideration. These include, but are not limited to:

- Section 2.3, Special Planned Developments
- Park Models
- Service Stations
- Downtown Business District
- Landscape requirements
- Section 7.8, Homeowner Associations
- Water Conservation Rules

Mr. Nietupski, Engineering Services Director, briefly noted that Section 7.10 (Illicit Discharge & Connection Stormwater Regulation) and Section 7.11 (Construction Site Erosion and Sediment Control Regulation) have been added. Mr. Nietupski then reviewed some of the proposed major changes and the reasons behind the changes.

Mr. Ethan Edwards, 126 N. Marina Street, (Yavapai County Contractors Association), questioned why the changes are being made to the *Land Development Code* and not being made in the form of ordinances and resolutions [by City Council]. Mr. Edwards then stated that the City is trying to “sweep . . . schemes under the rocks.” Mr. Edwards is opposed to added permit fees, bonding, and/or letters of financial assurance to be borne by contractors. Mr. Edwards stated his intent is to call areas of concern to the Commissioners.

Mr. Worley stated that the discussion is perilously close to a debate. The intent, today, is to pass out the proposed amendment changes prior to the next meeting. Discussion will take place at the May 25th public hearing.

V. CITY UPDATES

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Michelman adjourned the meeting at 9:55 AM.

Donald Michelman, Chairman