



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*Regular Meeting/Public Hearing*  
*Thursday, May 25, 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><b>MEMBERS PRESENT:</b> Don Michelman, Chairman Joe Gardner, Vice-Chairman Tom Menser Dick Rosa Seymour Petrovsky Len Scamardo George Wiant</p>	<p><b>OTHERS PRESENT:</b> Tom Guice, Community Development Director George Worley, Assistant Community Development Director Ted Galde, Fire Marshall Dale Wachs, Chief Civil Engineer Dick Mastin, Development Services Mgr. Steve Gaber, Community Planner Mark Baker, Community Planner Mike Bacon, Community Planner Jim Holt, Engineering Department Kathy Dudek, Recording Secretary Pam Johnson, Administrative Assistant 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 05-11-06 meeting.

Mr. Rosa, **MOTION: to approve the minutes** of the May 11, 2006 meeting. Mr. Wiant, 2<sup>nd</sup>. **Vote: 6-0-1** (Abstention: Gardner).

- 2. Discussion of Land Development Code topics.** George Worley, Assistant Community Development Director.

Mr. Worley indicated that the proposed *LDC* section that covers landscaping and plantings generated much discussion; subsequently, a request has been received from the Water Conservation Committee to defer action on that section. Mr. Worley also noted that an attempt to contact anyone with a landscaping business in the greater Prescott area was made to inform them of this change on May 24, 2006.

Commissioners were in consensus and the two sections [6 & 7] will not be discussed at today's meeting.

3. **SUP06-001, 3700 Willow Creek Road.** (Embry-Riddle Aeronautical University). APN: 106-03-004 and totaling ± 235 acres. Zoning is Business General (BG). Request special use permit for a wireless communication site to be roof or wall mounted on the Academic Conference Building. Owner is Embry-Riddle Aeronautical University. Applicant/Agent is Danielle Waechter for T-Mobile. Community Planner is Steve Gaber. *(May be voted on today).*

Mr. Gaber reviewed the staff report and indicated that the wireless communication site will be located on the new Embry-Riddle Academic Conference Building. Mr. Gaber noted that:

- this is the first time a request has been presented to Commission, previously requests went directly to Council;
- requests will now come before Commission so that an inventory of cell towers can be maintained and the towers can share locations [co-locate];
- wireless communication sites are to be located no closer than 300 feet from the closest residential unit;
- the project is FAA compliant; and,
- the FAA has no issues with this project.

Mr. Wiant, **MOTION: to approve SUP06-001**, an application for a wireless communication site at the Academic Conference Building on the Embry-Riddle Aeronautical University Campus. Mr. Rosa, 2<sup>nd</sup>. **Vote: 7-0.**

4. **SI06-002, The Room Store Commercial Development, Hwy. 69 & Gateway Blvd.** Located in Gateway Mall. APN: 103-20-570J and totaling ± 2.97 acres. Zoning is Business Regional (BR). Request for public site plan approval for a retail furniture store. Owner is Lee, West LLC. Applicant/Agent is Reigle & Associates. Community Planner is Mark Baker. *(May be voted on today).*

Mr. Baker reviewed the staff report and indicated that:

- the proposed plan calls for a furniture and home store totaling 42,000 square feet; and,
- the store will be located on a pad across Gateway Boulevard near the Best Buy and Dillard's Department Store.

Commissioners queried and commented on:

- stabilization for the crumbling hillside; and,
- the conformance of the landscaping and signage to the *LDC*.

Mr. Rosa, **MOTION: to approve SI06-002** subject to the following conditions:

- 1) That the site is developed in substantial conformance to the Site Plan shown herein as Exhibit "2" and Landscape Plan shown herein as Exhibit "3"; and, 2)
- That a wrought iron fence is provided along the top of the slope adjacent to the landscape area. Mr. Wiant, 2<sup>nd</sup>. **Vote: 7-0.**

5. **FP05-021, Falcon Point at Prescott Lakes.** APN: 105-04-002N and totaling ±

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27.4 acres. Zoning is Business General (BG). Request grading approval for 118 lots. Owner/applicant is The Canavest Group. Community Planner is Mike Bacon. (May be voted on today).

Mr. Bacon reviewed the staff report and indicated:

- the condition of approval for the Prescott Lakes Master Plan Amendment (MPA05-002) requires that a soil erosion control plan be submitted before any grading can be done;
- the project will be located at the northwest corner of Hwy. 89 and Prescott Lakes Boulevard;
- the applicant will provide a wildflower mix for the graded slopes; and,
- the site will be mass graded.

Commissioners queried and commented on:

- the two entrances and the road through Saddleback;
- sod being placed at the entrance;
- the retaining walls up to 24 feet; and,
- the homeowners association being responsible for the maintenance of the entrance.

Mr. Scamardo, **MOTION; to approve** Exhibit A, Falcon Point at Prescott Lakes Site Grading Plan (Sheets 20 through 24); and, Exhibit B, Landscape Plan (Sheets 1 through 3) with the following conditions of approval:

- 1) Prior to scheduling the Final Plat for Council the following items shall be addressed:
  - a. Submit a revised landscape plan for Staff administrative approval that illustrates golden-eye wildflowers within the seed mixture and includes shrub planting which can cascade over the retaining walls located on the east side of the subdivision.
  - b. Erosion control matting with appropriate native plants shall be utilized on 2:1 and greater slopes.
  - c. A revised final landscape/bank stabilization with any changes to grading shall be submitted for review by the Community Development Director and the Engineering Service Director prior to consideration of the Final Plat by City Council.
  - d. Place the following note on the landscape plan: Planting shall achieve a 90% coverage on the visible cut-slopes and fill-slopes from the surrounding subdivisions within one year after planting with subsequent reseeding of bare areas. Reseeding shall take place as soon as possible (weather permitting) to achieve as close to 100% coverage as practically possible.
- 2) Any subsequent changes required by the Public Works Department for Exhibit "A" do not have to be reviewed by the Planning Commission.

Mr. Petrovsky, 2<sup>nd</sup>. **Vote: 7-0.**

6. **SP06-003, 677 & 714 Tenney Lane (The Homestead).** APNs: 110-06-005Z, 110 06-005R, 110-06-005Q, 110-06-006A and totaling ± 18.81 acres. Zoning is Single Family 35 (SF-35). Request preliminary plat for 36 lots. Owners are Jeanine T. Brown and Harold O. Tenney. Applicant/Agent is Carl Tenney. Community

Planner is Mike Bacon. (**Associated with RZ06-003, Item #7**). (*May be voted on June 8, 2006*).

Mr. Bacon reviewed the staff report for both items SP06-003 and RZ06-003, known as The Homestead and indicated:

- the preliminary plat calls out 36 lots with the associated rezoning request from Single-Family 35 (SF-35) to Single-Family 18 (SF-18) on 19 acres;
- an area meeting was held and several voiced concerns included erosion, run-off, and increased traffic on S. Mt. Vernon Avenue; and,
- no open space needs to be provided because the project is not going to be a planned area development.

Commissioners queried and commented on:

- re-naming Nathan Lane so there will not be confusion where the road changes;
- the South Side Circulation Study which will begin in Summer 2006; and,
- the CYMPO study listing Mt. Vernon at "Level F".

Mr. Bacon explained that the applicant feels that this is an acceptable transition from the Foothills and Summit Point Estates.

Commissioners further queried and remarked about:

- Nathan Lane and City Lights need to be connected;
- the majority of traffic in the Foothills will use Nathan and City Lights;
- the intersection and cul-de-sac go downhill and there is a "blind" corner; and,
- Virginia Street's narrowness.

Mr. Carl Tenney, 2191 N. Val Vista, Chino Valley, agent for the applicant indicated the property has been in his family since 1925 and gave an overview of the project. He stated that traffic will increase by approximately 250-300 trips.

Commissioners also remarked and queried:

- the Yavapai County Engineering Department's recommending a study for the left turn lane at Nathan Lane onto Senator Hwy.

Mr. Jack Wilson, 1514 Eagle Ridge, remarked about the 2030 CYMPO analysis and questioned access through Acker Park. He supports naming the street [i.e., Nathan and/or City Lights] a single name.

Mr. Chick Hastings, 127 S. Mt. Vernon Avenue, cited the tremendous change in traffic that has occurred on Mt. Vernon. He also noted that Mr. Tenney opposed the Crystal Creek project because of the increased traffic. Mr. Hastings stated he is opposed to the rezoning.

A letter from Glen Gustafson, owner of the adjacent property, was handed out to the Commissioners and made part of the record. Mr. Gustafson opposes rezoning and requests the property to remain at Single-Family 35 (SF-35).

Mr. Robert Reuillard, 7848 N. Sunset Ridge, Prescott Valley, building at 937 City Lights, and President of the Foothills Property Owners Association, indicated that the HOA is opposed to the rezoning. He presented photos showing the poor condition of Senator Hwy. There is a problem with the blind cul-de-sac and emergency vehicles

will have an access problem.

Mr. Bruce Evans, 744 City Lights, is opposed to the project because of the traffic, unsafe intersection and unmonitored speeding through the development.

Mr. Scamardo indicated that the General Plan calls for a higher density with less sprawl. The project meets the General Plan and the City of Prescott subdivision requirements.

Ms. Michele Sensing, 202 S. Mt. Vernon Avenue, opposes the rezoning request. A study conducted two years ago noted that 9800 cars travel Mt. Vernon Avenue daily. The infrastructure is not in place to handle the traffic, and the City needs the infrastructure to be in place before approving any density increases.

Commissioners commented on:

- Mt. Vernon not meant to be a collector street; and,
- the need to see a slope analysis at the next meeting.

Mr. Mark Adams, Sun Dial Engineering, 1225 Kelly Drive, stated that the slopes are at 11.9%. The topo is steep in some areas. The north-south streets facilitate drainage. The cul-de-sac connection will be resolved after the rezoning is approved.

*(This item will be heard at the next Planning & Zoning Meeting/Voting session).*

Chairman Michelman indicated a brief break at 10:36 AM. The meeting resumed at 10:44 AM.

#### **IV. PUBLIC HEARING ITEMS**

*(May be voted on May 25, 2006 unless otherwise noted).*

7. **RZ06-003, 677 & 714 Tenney Lane (The Homestead).** APNs: 110-06-005Z, 110-06-005R, 110-06-005Q, 110-06-006A and totaling ± 18.81 acres. Zoning is Single Family 35 (SF-35). Request zoning change from Single-Family 35 (SF-35) to Single-Family 18 (SF-18). Owners are Jeanine T. Brown and Harold O. Tenney. Applicant/Agent is Carl Tenney. Community Planner is Mike Bacon. **(Associated with SP06-003, Item #6).** *(May be voted on June 8, 2006).*

*(Refer to Item #6 above).*

8. **Land Development Code Amendments.** Proposed amendments to the Land Development Code. George Worley, Assistant Community Development Director. ~~*(May be voted on today).*~~

Mr. Worley indicated that the proposed amendments will be discussed one section at a time.

Mr. Scamardo indicated that the Unified Development Code (UDC) meeting in February, 2006, briefly touched on the Hillside Regulations and Stormwater Regulations, Sections 6 and 7.

Mr. Scamardo asked that Sections 6 & 7 be discussed at a meeting of the UDC prior

to being discussed at the Planning & Zoning meeting.

Mr. Worley indicated that there could be a joint meeting between the UDC and P&Z. Sections 6 & 7 will be discussed at a later meeting.

Mr. Ethan Edwards, Yavapai County Contractors Association, 126 N. Marina Street, indicated that since the last meeting several drafts regarding construction site erosion have been looked at. What is being requested is no more or no less than the Federal Title 40, [Section] 122.26. The plan should be limited to lots of more than one acre. He stated proposed Section 6 should go back to the UDC and that it may not belong in the *LDC*.

Other sections were briefly discussed as follows:

- Section 1.3.B, Applicability and Jurisdiction
- Section 2.9.4, Business being conducted inside facility only
- Section 4.9.4, and 4.9.4C2, Commentary Box
- Section 9.2.2, Authority
- Section 9.7.2, Signage exceptions
- Section 9.8.4E.1, Review by the Planning & Zoning Commission  
Recommendation and/or Action
- Section 9.5.13, Homeowners Association
- Section 9.10.9R, Subdivision Identification Signs
- Section 11.2 (Chart) Terms

#### **V. CITY UPDATES**

None.

#### **VI. SUMMARY OF CURRENT OR RECENT EVENTS**

None.

#### **VII. ADJOURNMENT**

Chairman Michelman adjourned the meeting at 11:40 AM.

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Donald Michelman, Chairman