



MINUTES
PLANNING & ZONING COMMISSION
Regular Meeting/Public Hearing
Thursday, January 25, 2007 - 9:00 AM
City Council Chambers, Prescott, Arizona

I. CALL TO ORDER

II. ATTENDANCE

MEMBERS PRESENT:

Don Michelman, Chairman
Joe Gardner, Vice-Chairman
Seymour Petrovsky
Dick Rosa
Len Scamardo
George Wiant

MEMBERS ABSENT:

Tom Menser

OTHERS PRESENT

Tom Guice, Community Development Director
George Worley, Asst. Community Development Director
Gary Kidd, City Attorney
Laurie Hadley, Deputy City Manager
Dick Mastin, Development Services Manager
Jim Lamerson, Council Liaison
Bob Luzius, Councilman
Kathy Dudek, Recording Secretary

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 1-11-07 meeting.

Mr. Rosa, **MOTION:** to approve the minutes of the January 11, 2007 meeting. Mr. Wiant, 2nd. **Vote: 5-0-1** (abstention due to absence: Gardner).

IV. PUBLIC HEARING ITEMS

(May be voted on January 25, 2007 unless otherwise noted)

2. Unified Development Code Committee. Presentation by Laurie Hadley, Assistant to the City Manager, regarding proposed *Land Development Code* process changes to various sections, and primarily Article 9. (May be voted on January 25, 2007).

Mr. Worley reviewed the request and indicated:

- the changes eliminate duplication and also clarify terms used in the *LDC*;
- the intent of the District Review Committee (DRC) has changed;
- a new term Technical Review Committee (TRC) has been added; and,
- inconsistencies have been eliminated.

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Commissioners queried and discussed:

- Section 9.5.3, “conference vs. meeting” terminology;
- a new person who will be the liaison, or ombudsman, to facilitate projects between all persons and departments;
- the Unified Development Committee approved the requested changes at an earlier meeting;
- removing the “required seal” [*LDC*, Article 9, Section 9.10.9.A2e] from the preliminary plat; and,
- eliminating “micromanaging” the scale [*LDC*, Article 9, Section 9.10.9.A2f].

Chairman Michelman asked if anyone from the public wished to speak. No one came Forward.

Mr. Scamardo, **MOTION: to approve** the changes to the *Land Development Code (LDC)* with the following two conditions: 1) *remove* the following proposed language from *LDC* Article 9, Section 9.10.9.A2e: “If a profession requires a seal, it must be displayed on the preliminary plat”; and 2) *change LDC* Article 9, Section 9.10.9.A2f to the following “The plat and mylar shall be drawn to a legible scale of 1-inch equals 200 feet, or 1-inch equals 100’, or another legible scale as approved by the Community Development Department. Mr. Rosa, 2nd. **Vote: 6-0.**

3. Downtown Fee in Lieu of Parking. (*May be voted on January 25, 2007.*)

Mr. Worley reviewed the request and indicated:

- the Downtown Business District (DTB) will be contacted for their input;
- this will affect commercial business, not hospitality businesses, more than anyone else;
- a meeting was held with the Prescott Downtown Partnership (PDP);
- the City is in the process of contacting the Chamber of Commerce to get their input; and,
- the City is requesting that a vote not be taken on this item until all input is garnered.

Commissioners queried and commented on:

- a hypothetical situation where a hospitality business leaves and is replaced with a non-hospitality business;
- the “unknown amount” that will be charged and if the cost will be refundable;
- using a “real” number such as the cost of a space in the City’s parking garage;
- if parking is not available within a 300’ radius, the fact that a permit for a new business might be denied;
- providing another alternative for a business relocating downtown;
- assurances of where the money would go;
- an annual fee, or a one-time fee;
- the DTB owners’ reactions to the proposal; and,
- occupancy figures for the City’s parking garage.

Mr. Worley responded throughout the questions. He stated that a variance would be an alternative; however, variances are not easily obtainable. Another

alternative is to rent an unused space from a DTB who might not need the space. The third option would be the in lieu of parking fee. There are provisions within the City Code that allow for the creation of a parking district. Mr. Worley added that the PDP is interested in expanding the uses.

Mr. Scamardo added that by using the proposed in lieu of parking fee, a retailer might increase his retail space; subsequently, space translates to money and sales taxes for the City.

Mr. Jim Lamerson, 105 N. Cortez Street, speaking as a business owner, stated he appreciates the posture that both the staff and the Planning & Zoning Commission is taking in rushing this through without the downtown business owners input.

Mr. Scamardo, **MOTION: to postpone** action on the Downtown Fee in Lieu of Parking until February 22, 2007 at 9:00 AM. Mr. Rosa, 2nd. **Vote: 6-0.**

V. CITY UPDATES

None.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

None.

VII. ADJOURNMENT

Chairman Michelman adjourned the meeting at 9:51 a.m.

Don Michelman, Chairman