



**MINUTES**  
**PLANNING & ZONING COMMISSION**  
*Regular Meeting/Public Hearing*  
*Thursday, July 12, 2007 - 9:00 AM*  
**City Council Chambers, Prescott, Arizona**

I. CALL TO ORDER

II. ATTENDANCE

**MEMBERS PRESENT:**

Don Michelman, Chairman  
Joe Gardner, Vice Chairman  
Tom Menser  
Dick Rosa  
Seymour Petrovsky  
George Wiant

**MEMBER(S) ABSENT:**

Len Scamardo

**OTHERS PRESENT:**

Tom Guice, Community Development Director  
George Worley, Assistant Community  
Development Director  
Matt Podracky, Senior Assistant City Attorney  
Dick Mastin, Development Services Manager  
Mark Nietupski, Engineering Services Director  
Mike Bacon, Community Planner  
Steve Gaber, Community Planner  
Wendell Hardin, Community Planner  
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 6-28-07 meeting.

Mr. Wiant, **MOTION: to approve the minutes** of the June 28, 2007 meeting. Mr. Rosa, 2<sup>nd</sup>.  
**Vote: 5-0-1** (abstention due to absence: Petrovsky).

2. **ANX07-002, Granite Dells Estates.** APNs: 103-04-001B, -001C, -001D, -001E, -001F, -001G, -001H, -002, -003, -004B, -009A, -009B, -009C, -012A, -012B, -012C, and -012D. Request for annexation subject to Proposition 400 and City Resolution #3735, requiring a Master Plan. Owner is Granite Dells Estates I & II LLC, Mike Fann. Applicant/agent is Jason Gisi. Community Planner is Steve Gaber.

Mr. Gaber reviewed the staff report and indicated:

- the property is comprised of 1,142 acres and is the first annexation request under Prop. 400 and Resolution 3735;
- three items need to be addressed:
  - 1) the proposed uses and locations;
  - 2) the boundaries; and,

- 3) significant topography and other natural factors that affect development;
- staff's perspective is that three above-referenced general requirements have been met.

Mr. Gaber continued with the review and proffered:

- other information may be required;
- Planning & Zoning Commission may request additional information;
- the applicant, Mr. Gisi, is here representing the owner and will answer any questions the Commission may have;
- if voted on today, the process calls for starting a 60-day public comment process;
- a consensus has occurred over approximately the last 10 years that this property should be a part of the City of Prescott;
- the plan generally conforms to the Airport Specific Area Plan (ASAP) as well the General Plan (GP);
- specific zoning issues and layout issues will be seen at a later time when the actual preliminary platting occurs;
- the property boundaries include the Yavapai County to the north to the east;
- the property boundary to the west is Prescott Valley and the boundary to the south is Chino Valley via a previous Intergovernmental Agreement (IGA); and,
- the easterly line of this property is at the point where Prescott and Prescott Valley will eventually meet.

Commissioners queried and remarked on:

- acquiring the railroad bed [Mr. Gaber: the City is in the process of acquiring the property];
- is the applicant acquiring property in the northwest corner [Mr. Gaber: yes]; and,
- the timeframe of the project [Mr. Gaber: it was reviewed by City Council last month, P & Z at this and last month's meetings, and the Open Space Committee saw the request for the first time last evening].

Mr. Gaber further noted:

- the Open Space Committee would like to work with the applicant and owner to make the open space area better and more useful defining the areas held by the homeowners association that would have access and areas where the public would have access;
- there is an opportunity for open space in the southeast corner;
- if P & Z endorses the process, the 60-day waiting process will begin;
- a weakness in Prop. 400 is that it doesn't define what would occur after P & Z endorses the Master Plan (MP); and,
- that P & Z, if endorsing the MP, include a condition that the Commission review the plan after the 60-day waiting period.

Commissioners further queried and discussed:

- the stage at which connectivity is examined; and,
- learning more about the issues at the preliminary plat stage.

Chairman Michelman asked for a poll of Commissioners in regards to what has been submitted. The following are encapsulated remarks from the attending Commissioners:

- Mr. Wiant: they have met all requirements for uses, locations, boundaries, topography and natural factors that would affect development;
- Mr. Rosa: satisfied with what has been presented but needs to see how connectivity will

- take place;
- Mr. Menser: the MP fulfills the three basic requirements, and it would be premature to look at the other elements until more information is received;
  - Mr. Petrovsky: this project is a big plus for the City;
  - Mr. Gardner: comfortable with the project; and,
  - Mr. Michelman: the vote will be based on the information we are looking at, and the information, as presented, is fine.

Mr. Gaber remarked that the Open Space Committee would be taking a field trip to the site. Discussions with the developer will be arranged and the planning staff will be informed of the discussions. Those discussions will become part of the 60-day waiting period and will then be brought back before Commission.

Mr. Jason Gisi, applicant, 3200 Lakeside Village Drive, #201, was present to answer questions. He acknowledged that the request will be discussed before any new building will take place. He also offered that there will be two means of access to the property.

Chairman Michelman opened the hearing to the public. The following spoke:

Ms. Leslie Hoy, 1880 Coyote Rd., member of Prop. 400 Committee, has concerns with the 60-day comment period. If the plan is modified, she would like to see it come back before the Commission for further discussion.

Mr. Gaber indicated that all comments will be compiled and given to Mayor Simmons and City Council; and, per resolution, there wouldn't have to be public comments. Mr. Gaber stated he believes, however, that there will be an opportunity for public comment.

Continuing, Ms. Hoy referenced that the 550 units will promote an approximately 3.3% growth for the City. Ms. Hoy indicated this contributes to sprawl. To mitigate sprawl, it would be good to use "smart growth" principles with access to schools, shopping and neighborhoods that are walkable.

Mr. Thomas Slaback, 715 E. Goodwin Street, noted that the MP should include all kinds of details so that an intelligent decision can be made. In addition to the three item minimum, a decision should be based on more than just the map. The intent of Prop. [400] would be a hearing with a presentation by the City of everything incurred within the 60 days. [That would include] things like water conservation, green building, and the 5-lane highway going through the open space. He asked for more detail than what has been presented.

Mr. Kirby Knoy, 2580 Heckethorn, who lives in the neighborhood off Side Road, was present to represent the owners between SR 89 and Side Road. He is concerned with how the overpass will be constructed. He wanted to know if the hiking trail is a "sacred cow" that roads will not be constructed through.

Mr. Nietupski noted that the process for the design concept of the traffic interchange at SR 89 and Side Road calls for a dedicated effort and establishment of connectivity as a result of the interchange development. A definite place has not been chosen. Connectivity to the existing Side Road will be maintained.

Mr. Daniel Fruetscher, 2475 Blue Ridge Circle, representing both Dave Maurer, CEO Prescott Chamber of Commerce (COC), and Doug Bristol, Chairman, Board of Trustees, COC, stated:

- the proposed annexation came before the COC in the last week or two;
- the board supports the annexation into the City;
- the applicant has also received permission from the state to develop the acreage into 36-acre parcels if the annexation does not take place; and,
- the COC feels the City of Prescott is best equipped and has the ability to work out this annexation.

Mr. Wiant, **MOTION: move for adoption of ANX07-002** with the condition that Planning & Zoning Commission will review the changes after the 60-day public review process at a public meeting. Mr. Rosa, 2<sup>nd</sup>. **Vote: 6-0.**

#### IV. PUBLIC HEARING ITEMS

(May be voted on July 12, 2007 unless otherwise noted).

3. **SUP07-003, 3741 Karicio Lane.** APN: 103-20-595C and totaling ± 0.78 acre. Zoning is Business General (BG). Request special use permit for a commercial telecommunications site (cell site), including the replacement of a parking lot light pole. Owner is Grand Canyon Broadcasters. Applicant is Alltel Communications. Agent is Campbell A + Z, LLC. Community Planner is Steve Gaber. *(May be voted on today)*

Mr. Gaber reviewed the staff report and indicated:

- this item was presented at the meeting on June 28, 2007;
- the tower is associated with radio station KGCB in the southeast corner of Karicio Plaza;
- the request is to replace an existing parking lot light;
- public notice has generated no comments, either in support or opposition; and,
- Mike Campbell, representative for Alltel, is here to answer any questions.

Mr. Mike Campbell, 6880 W. Antelope Drive, Peoria, stated his name. No questions were asked of Mr. Campbell.

Mr. Menser, **MOTION: to approve SUP07-003**, application for a wireless communication site at 3741 Karicio Lane. Mr. Rosa, 2<sup>nd</sup>. **Vote: 6-0.**

4. **GP07-001 and MPA07-002. General Plan Amendment, Prescott East Area Plan Amendment, and The Ranch Master Plan Amendment.** This General Plan Amendment proposes land use changes to reflect the current uses of the properties clean-up items: A) Five (5) existing residential lots northwest of Wal-Mart from Open Space to Low-Medium Residential (1-7 DUA) and the Mystic Heights Planned Area Development Private Open Space from Low-Medium Residential (1-7 DUA) to Open Space; B) Areas within The Ranch adjoining Lee Boulevard from Medium-High Density Residential (8-32) to Open Space; and, C) Areas within The Ranch adjoining Lee Boulevard from Low-Medium Residential to Open Space. There are also three new proposals for General Plan land use designation changes. 1) A small area northwest of Wal-Mart from Open Space to Commercial; 2) An area south of Gateway Mall from Commercial to Medium-High Density Residential (8-32 DUA; and, 3) An area west of Walker Road (the former Equestrian Park) from Open Space to Low-Medium Residential (1-7 DUA). Community Planner is Mike Bacon. *(May be voted on July 26, 2007).*

Mr. Bacon reviewed the staff report and indicated:

- the Master Plan (MP) changes, General Plan (GP) changes, and Prescott East Area Plan (PEAP) changes were reviewed and shown on the overhead projector. (*Refer to staff report dated 4/28/05 in the Commissioners' packets*).

Commissioners queried and staff remarked on:

- the MP changes will bring conformance with the GP;
- the density of the equestrian area;
- rezoning would be a separate issue and is not associated with the present request;
- homes have already been built in the equestrian area;
- the request is a "clean-up" item; and,
- why tolerate an inconsistency in today's presentation if the request is to remove and correct all the inconsistencies.

Mr. Scott Lee, 300 N. Lee Boulevard, explained the need for looking at the area along Hwy. 69. He stated that The Ranch is down to the last 10% of development. He agreed that the inconsistent parcel should be changed to commercial zoning designation.

Mr. Bacon stated he will come back in two weeks with an amended PEAP plan.

Mr. James Casey, 141 Morning Glow Way, indicated a group of neighbors are concerned with the area just south of Gateway Mall. Mr. Casey stated that the group of neighbors will be actively involved with the activities that will take place regarding rezoning.

Mr. Thomas Slaback, 715 E. Goodwin Street, stated he is interested in the open space. The area that is above Wal-Mart will have the open space eliminated. He has a concern with the trail usage. He is also concerned that the equestrian park is being eliminated. He asked whether this has been forwarded to the Open Space Committee for their review. [Mr. Bacon: no, it has not].

Mr. Robert Donovan, 35 Bullwhacker Circle, is concerned with the notice that indicated low-to-medium density at the location of the equestrian park. He would like the equestrian park to remain at Single-Family 12 (SF-12) zoning. The second issue with the notification concerns a road from Walker Road to Bullwhacker which is not a good idea for a through street because of the steep slope.

Mr. Bacon offered that the item will be back at the July 26 meeting after corrections have been made, and the item will be taken to the Open Space Committee.

*No action taken.*

## **V. CITY UPDATES**

Mr. Worley reviewed recent City Council approvals including:

- 202 S. Montezuma Street, formerly the Enterprise business and parking lot; and,
- the extension of Mason's Ridge for eight years.

Mr. Worley also congratulated Commissioner Petrovsky on his reappointment to the Planning and Zoning Commission.

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

None.

## **VII. ADJOURNMENT**

The meeting was adjourned at 10:35 AM.