

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on SEPTEMBER 10, 2015 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Vice-Chairman Mararak called the meeting to order at 9:00 a.m. He thanked Mayor Kuykendell and Councilman Lamerson, and Yavapai County Supervisors Craig Brown and Rowlee Simmons for attending.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman - Absent	Tom Guice, Planning Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manger
Joe Gardner – Absent	Frank Hall, Community Planner
Terry Marshall	Darla Eastman, Administrative Specialist
Len Scamardo	COUNCIL PRESENT
George Sheats	Marlin Kuykendell, Mayor
David Stringer	Jim Lamerson, Chairman

III. REGULAR ACTION ITEMS

1. Approval of the July 10, 2015 and August 27, 2015 meeting minutes.

Mr. Sheats, MOTION to approve the July 10, 2015 and August 27, 2015 meeting minutes. Mr. Scamardo, 2nd. VOTE 5-0; passed.

2. RP15-003, Revision of Plat of Prescott Heights 5th Subdivision, to subdivide Lot 7 (1.13 Acres) into two (2) lots creating one new parcel. [Zoning: Single-Family 9 (SF-9); APN: 116-17-242 Property Owner: Schnitzius Family Trust]

Frank Hall reported on Revision of Plat of Prescott Heights 5th Subdivision. He displayed a site map on the overhead projector and stated that the applicant is requesting to subdivide the lot into two parcels. The project is located nearly in the middle of the block between Demerse Avenue and Campbell Avenue. The lot is the largest parcel in the neighborhood at 1.13 acres. The larger of the two (29,688 sf) will include the existing single family residence and the new vacant lot will be 19,482 sf; and both lots meet the SF-9 minimum lot size requirements. Frank also described the set-backs on the property.

Mr. Sheats, MOTION to approve Revision of Plat of Prescott Heights 5th Subdivision, to subdivide Lot 7 (1.13 Acres) into two (2) lots creating one new parcel. Mr. Marshall 2nd. VOTE 5-0; passed.

IV. PUBLIC HEARING ITEMS

1. Special Use Permit (SUP15-002) for the installation of a stealth cellular antenna array behind the façade of the Room Store located at 3090 Gateway Boulevard. [Site zoning is Business Regional (BR). Property owner is Store Master Funding III, LLC. Site APN is 103-20-570J.]

Frank Hall reported on Special Use Permit (SUP15-002) for the installation of a stealth cellular antenna array behind the façade of the Room Store located at 3090 Gateway Boulevard. He displayed a site map on the overhead projector. Mr. Hall gave a brief description of the project and stated that the Land Development Code LDC establishes the SUP process for all Cellular communications towers and antenna installations, except those owned and operated by a governmental entity and it establishes the design and approval process. The location is zoned Business Regional which allows telecommunications facilities.

Declan Murphy, Representative of T-mobile, discussed the concealment and the radio frequency material. No one will know it's there, but it will function as needed. The texture and color will be the same as the building. The height will be the same as the roof as it is now. T-Mobil has a lease with the current owner and will continue with future ownership. The antenna is 4' above the rooftop. He also commented on electromagnetic spectrum (EMF) and that there is more radiation in your home with a WIFI connection.

Sylvia Rigler, 1670 Kelly Dr., asked about the height of the roof of the Room Store.

John Verrill, 1155 W. Fawn Ln., questioned the height of the antenna.

Linda Wilson, 4742 N. Valor Ct., commented on EMF and how that will affect the area.

Nancy Bailey, 1150 W. Fawn Ln., commented that she would like to see the equipment go with the owner to protect the future businesses.

Mr. Scamardo, MOTION to approve Special Use Permit (SUP15-002) for the installation of a stealth cellular antenna array behind the façade of the Room Store located at 3090 Gateway Boulevard with the modification, in perpetuity, the antennae will be hidden by the parapet wall and not be modified or changed. Mr. Stringer 2nd. VOTE 5-0; passed.

1. ANX 15-001 Deep Well Ranches North Annexation. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Totaling 1304 acres. Located generally west of the airport and north of Pioneer Parkway. Zoning is R1L70 and C1. Owner is Deep Well Ranches #1, Brooke and City of Prescott. Planning Manager George Worley (928-777-1207). *No action on August 27th. Public Hearing Sept. 10, 2015.*

2. MP15-001 Deep Well Ranches Master Plan, APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q. Located generally west of the airport and north of Pioneer Parkway. Master Plan Amendment to include a portion of north of Bottleneck Wash in the plan. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207). *No action on August 27th. Public Hearing Sept. 10, 2015.*
3. RZ15-004 Deep Well Ranches North Rezoning. APNs: 102-02-004A, 102-02-004B, 102-03-008, 102-03-008A, 102-04-001A, 102-04-001B, 102-01-002A, 102-01-002B, and 102-01-213Q totaling approximately 1304 acres. Located generally west of the airport and north of Pioneer Parkway. Existing zoning is R1L70 and C1. The request is rezoning to Industrial Light, Business Regional, Mixed Use, Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *No action on August 27th. Public Hearing Sept. 10, 2015.*
4. ANX 15-002 Deep Well Ranches South Annexation. APNs: 106-04-001D totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Owner is Deep Well Ranches #1. Planning Manager George Worley (928-777-1207). *No action on August 27th. Public Hearing Sept. 10, 2015.*
5. RZ 15-005 Deep Well Ranches South Rezoning. APNs: 106-04-001 totaling approximately 321 acres. Located generally west of Pinon Oaks and north of Pioneer Park. Existing zoning is R1L70. The request is for a rezoning to Multi-family High and Single-family 18. Owner is Deep Well Ranches #1. Planning Manager George Worley (928) 777-1207. *No action on August 27th. Public Hearing Sept. 10, 2015.*

Vice-Chairman Mabarak made a couple of points and reminded the audience that the Commission only makes recommendations of the items to the City Council. The Commission cannot make recommendations on water issues. He displayed the stack of protest letters. He also said that the Commission and Staff heard the public's concerns and that they plan to address the issues that were discussed at the Planning and Zoning Commission meeting on August 27th.

George Worley announced that he will go over the overall annexations but realizing that most of the people at the hearing are interested in ANX-002 and he will go over it in more detail. He stated that at the Planning and Zoning Commission's meeting of August 27th, a number of nearby residents spoke to the Commission about their concerns relating to the annexations. He said he will try to answer many of those questions and concerns.

Mr. Worley went over the staff report on the Annexations, Master Plan, and proposed rezoning by displaying maps on the overhead projector. He described the first annexation, ANX 15-001, totaling 1304 acres, located west of the airport and north of Pioneer Parkway. Also, a major component of the Master Plan is the rezoning of various parcels from the current County zoning to the approved land uses. He described the portion of land that was not included in the Master Plan.

After the brief description of both annexations, Mr. Worley described ANX15-002 in more detail. He stated that this is a City-initiated annexation and rezoning of approximately 321 acres located west of the Pinon Oaks Subdivision. The subject property is bounded on the east by Pinon Oaks, on the west by Williamson Valley Estates and on the south by Pioneer Park. This annexation is subject to the 2009 Procedural Pre-Annexation Agreement, signed

by the City and James Deep Well Ranches, which set forth mutual understandings for future annexations in the vicinity of the airport. The property is also vacant at this time.

Mr. Worley discussed road connectivity which was a major concern at the August 27th meeting. He stated that several residents of Pinon Oaks and Williamson Valley Estates expressed concern for potential traffic in their neighborhoods when this area eventually develops. The primary connectivity will be from Pioneer Parkway with only secondary residential street connectivity into the existing neighborhoods. Pioneer Parkway was designed to permit two street extensions north to, and through, the annexation area. The extension of a roadway at the east side of the annexation area could even provide connection to Spearmint Way, creating a second exit for the neighborhood. The recently ratified 2015 Prescott General Plan includes a Circulation Map depicting the major road alignments in this area.

Mr. Worley also addressed a number of questions and concerns for the availability of water to serve the annexed area or about water pressure to the area. Mr. Worley stated that water has two aspects in Arizona, legal and the drinking kind. The property owner has water legally available to serve the potential development of the area. A water service agreement was approved in 2008, at about the time of the pre-annexation agreement. The physical availability will be provided when infrastructure is installed to serve the annexation area. In almost all cases, that installation is the responsibility of the developer. The City will participate in the review of the design and will ensure that looped connections are installed. An improvement to the infrastructure in the annexation area will most likely improve the service to existing homes in Pinon Oaks.

Several comments were made about Pioneer Park from the August 27th meeting regarding open space and Mr. Worley provided information on the issues. He stated that the potential for road connections through Pioneer Park to the annexation areas and beyond was known prior to the construction of Pioneer Parkway through the park. The design of Pioneer Parkway included two points for connecting those roads. The possibility of those roads has been known and planned for nearly 20 years. Prior to that, a road known as College Park Road was planned to run west from Willow Creek Road and connect with Williamson Valley Estates. That roadway concept was abandoned with the approval and construction of Pioneer Parkway.

Mr. Worley continued to describe the annexation and rezoning processes and stated that it is typical that rezoning will occur immediately after the annexation process. Rezoning has its own process and will require City Council approval. This action formally begins the sixty-day public review period required by Proposition 400. The City Council will hold a public hearing on October 6, 2015, to discuss approving the amended Master Plan and rezoning the subject properties to be consistent with the General Plan, and the Master Plan.

Craig Brown, Chairman of the Board of Supervisors, District 4 Supervisor, stated that the County's vision is not to stop any annexation. He is concerned about transportation and the routes in and out of our County areas including roads off of Pioneer Parkway and Cliff Rose. The residences in that area never thought there would be consideration of a big throughway. He stated that it is a long process of the development in this area and we will be very concerned with the PAD recommendations after the annexation. I am assuming the City is going to annex. The County plans to have a lot of input at that time, especially concerning the western portion near the Williamson Valley Estates.

Mr. Worley explained that the City anticipates that most of the development will be westward. This is a long process that will go in layers, 10 and 20 year increments. The first development will occur where utilities are closer.

David Wiemer, 1162 W. Valor, I have some general concerns because I come from California and I don't want to see this area become another California. My other concern is people exiting through Williamson Valley and Longview, we only have one in-and-out there and it is difficult to get on Williamson Valley road right now. If there is added congested traffic, it will be impossible.

Richard Amendola, 1200 Fawn Ln., Longview Estates, my question is in 002, that is set-aside for multiple-units? Is that a requirement that you have multiple family units?

John Verro, 1155 W. Fawn Lane, how large are the single lots? Mr. Worley: the proposed zoning is based on the adjacent City zoning, and it is approximately 18,000sf per lot, or half acre. Verro: The real reason why Pioneer Parkway is there is to allow Deep Well fire access. Then you have the end of Pinon Oaks was developed and the section on the other end was developed which you could not have the fire access. What are the minimum lots required for fire access? Worley: I'm not sure I understand your questions, but any kind of development will have a requirement for fire access for the fire department to get in and out. All of our street design processes will take fire access into consideration. The requirement for the City's residential roads is to have 28ft of pavement that will allow for fire access to occur. There is no number of residential units that trigger that. Verro: It looks like you are proposing one access route and the only route are through Longview. The concern is that Longview has streets that are so narrow that they shouldn't be roads. You are going to have to have a minimum of two access roads and now you are getting into some serious considerations on where they should go. The frustrating thing is that we can't talk about water. What happened to the law that you had to declare the last 30,000 lots that we approved for water that we thought would be available, but is not now and we are seriously over drafting. We are putting the cart before the horse and that doesn't get you on a road.

Vice-Chairman Mararak stated that we are discussing an annexation and part of the requirement is Proposition 400 requires a Master Plan and we have a Plan. He directed his question to Mr. Worley and asked if someone could come in tomorrow and build? Mr. Worley described the number of steps that would need to take place. Vice-Chair we can put houses out there today without going through all the approvals, but without annexation there could be a house there tomorrow.

Eric Slert, 1075 Longview, within a day of the article in the paper two houses fell out of escrow. This already has had an impact and it hasn't even started. What I would like to propose is that you consider not doing annexation until such time you have reviewed the zoning. The multi-family zoning in that area is totally inappropriate.

Chuck Queen, 5983 Symphony Dr, Pinon Oaks, why did the determination come to develop multi-family in that area? You said it was not a mandate and the decision was reached by some criteria and I would like to know what that criterion was. Mr. Worley stated that there were several things that influenced that as he displayed that Master Plan map of the area he said that the property owner and the State Land Development decided that zoning in 2009. On the City's map, he showed, describing the odd-shaped area where higher density is proposed to potentially be a school, but it could be amended.

Mr. Queen: Quick follow up, the Master Plan did not call out the high-density which you are calling out. Mr. Worley stated that actually the Master Plan did call out the high-density zoning in that area. Mr. Queen: You did look at the area and you did consider that when you put the multi-family in there? Mr. Worley: Yes, that's right. It's the flattest spot out there. It would make sense. Mr. Queen: I can make any spot flat.

Dennis Bailey, 1155 Fawn Lane, I think that many people in this room and most people in Prescott moved to this town because it was a town of 50,000 rather than a town of 200,000. Most of us do not want this town to grow. He asked the audience to raise their hand if they agreed and most did. If we do this expansion it will take more police, schools, and everything. The police can't handle the amount of traffic on Pioneer Parkway. Let's keep our taxes down and not keep expanding.

Bob White, resident of the Pinon Oaks area, I did my due diligence before I moved into the area and in 2013 I spent a lot of time with the planning people in the City. I saw the drawings of the potential roads and I was told don't worry about it; it won't happen for another 10 years. Subsequently, after I built my house I had a relative that wanted to move it there and again did my due diligence in May 2015. The land behind that property was owned by the State of Arizona and I inquired what is that plan for that land? I was told again don't worry about it for 5-10 years. So I asked the State and they said at any time they can transfer those rights-of-way. So I walk away from that property. What brings me here today is that in the Pinon Oaks area there is only one access route. I previously lived in a high fire area. When I asked about Pinon Oaks and why there is only one road, I was told there are three other access points, but they are locked and gated. The planning department stated that is would be very good for people to have this annexation that there would be another access road which begs the question who initially gave us one road in and out which sounds like a contradiction. The other issue is if I were an investor and I wanted to build a development why would I start on the south end where you have to bring the infrastructure in. Why not put it to the north, you have infrastructure and vacant land convently to Willow Creek. So how is that you want to cut road in and go to all that expense to drag the 320 plus acre parcel rather that just put it up there to ANX15-001 where there are already facilities there?

Mr. Worley explained that they are not one continuous annexation that they are separate which allow the Commission and Council to vote on both annexations. White: I understand that, but I'm still confused. If the development on 15-002 in within the owners request, then why can't it be put into 15-001? Why today? Why the rush when I was told in May that there is no planning for any of this. Is there a timeline to the agreement? Who initiated the annexation? Mr. Worley stated that there is no timeline and won't be in our lifetime and the property owner initialed the annexation. The City is handling the process through that agreement. White: My final issue is to put off 002 that have issues with it and move with 001 that doesn't.

Calvin Eckel, 1385 W. Merrill Dr., Williamson Valley Estates, I think the premise that the development that will work from the east side to the west is false. The highest ground is on the west side it has the best views and has higher dollar homes. That is going to put a lot of pressure on the west side to get access initially. My recommendation to this Commission is if you do annex make it a condition that all ingress and egress be away from our private and developed areas because they are not safe. The secondary roads will become primary roads because it is the shortest distance to Williamson Valley Road, you get to Chino Valley easily, and to the airport.

Bob Maul, 1050 Longview Dr., you already has a problem with Pinon Oaks with the duel access. I saw no plans, none, except one access. Where is the plan that should be a part of what we're doing here? On an overall basis, where is that second access going to come in? That is my point, I'm done.

Janet Basall-Erickson, 17750 N. Bailey Ave., Cliff Rose, I live at the extension of Cliff Rose, Merrill, and Bailey. I am strongly opposed to any connection of roads or the annexation of 15-002. My main question is, there is a gas pipeline that runs through and can you show us the electrical lines? Where the proposed road going through, and my point are is that the people of Pinon Oaks and Longview would feel a lot better if we knew where the buffer was going to be.

Leslie Hoy, 1880 Coyote Rd., asked is the pre-annexation available for the public? (Mr. Worley explained where to find it on the website.) There are possible 1900 acre feet of water for the area. What is the projected total population for the area? If you pass along this process and go with the Proposition 400 rules, the hearings are scheduled for October 6th and November 10th, and they are the same days as the City Council will be discussing the City's budget. It looks like it may be a train wreck coming and someone should think about it.

Karen Fletcher, 2058 W. Mountain, the Circle Trails is the City's access to the public lands and I'm concerned that the access to State lands will be denied by 15-002 and I'd like to see a place where we can access it, as well as, 15-001 with parking and access. Commissioner Scanardo stated that when we review the plat process, we will review where the access to State land and trails goes, like with Granite Dells. Fletcher: I'd like to go on record when that time comes you'll think of me. I'd also like to point out that the elephant in the room is the multi-family zoning in 15-002.

Commissioner Scamardo stated that he is leaning to separate 15-002 away from the major portion of this annexation which is the 1600 acres and vote on them separately and when we get there to hold off on 15-002.

Jim Sanders, 702 Parsley Place, Pinon Oaks resident, if you agree to this, you are opening the flood gates to whatever comes next for future annexations. If you don't annex it, you leave it to 1 acre lots which are perfectly conducive to what is there already. Once again I'm showing my opposition to decide this today. We also need revisions to the Master Plan which also addresses the multi-family issue.

Ron Smith, 5695 Bailey, Thank you for letting the public know about the annexations. I think it's appropriate that you are doing it the way you are doing it so everyone has a voice in the process. I see three problems that I want to talk briefly about. First off, no one knows how many houses are going where and how many residences are going where. I see this where the population of the City doubles for people wanting to come up and enjoy what Prescott is. We don't want the smog, we don't want the traffic, and everybody knows that Willow Creek is a train wreck at certain hours of the day with a ton of traffic. There are two roads I see being affected by this a lot outside of Pioneer Parkway, 89 and Willow Creek Road. I also see four groups benefiting from this the most, owners, developers, contractors and the City. I understand there are budget problems I worked for three different public agencies, but basing income on something like this is putting the cart before the horse and ruining what Prescott is all about and why people came here. I think we need not to rail road this thing through and I request the City not do that. There is two months before you

will have a meeting and decide on this and there are a lot of things that have not been talked about. The biggest thing for me is that there will be an annex, but no one has a plan. I don't think it's going to do anything, but bring a bunch of bad feelings to the public and the City.

Joyce Makin, 1235 W. Merrill Drive, Williamson Valley Estates, I think you should drop the annexation of 15-002. We don't have a plan and certainly what is zoned now is not compatible with the surrounding area which is equestrian, rural and open space. Vice-Chairman Mabarak stated that there is no open-space it is ranchland. Ms. Makin responded, ranchland is open space Sir, and Pioneer Park is open-space.

Becky Cochell, 1400 W. Cliff Rose Rd., Williamson Valley, my concern is with the street I reside on is dangerous, there have been fatalities. There are two sections in our road that are in a floodplain. My husband goes out in his tractor and clears the debris in the road, maybe because the County doesn't keep it clean. On the other end, eastward, is another major flood area. Please take into consideration the people who reside in these neighborhoods, the roads are too narrow for a heavy roadway. I lived here all my life and I don't want to see my neighborhood be destroyed.

Doug Ching, 1140 W. Cliff Rose Road, Williamson Valley Estates, I am numbers guy and the annexation of both these two annexations there will be over 10,000 new homes built at four people per home, which comes to 40,000 people. 40,000 people are now the population of Prescott. If you stay with the County with one and half to two acres will be much less people. Density and quality of life is what I am talking about. I here for my grandchildren and this is a very emotional issue for me. I want clean air, good water, and a high quality of life, no traffic per se. Please you have the power to make the zoning single-family not high density. Think about our future families.

Mr. Scamardo, MOTION to approve ANX 15-001 Deep Well Ranches North Annexation. Totaling 1304 acres. Located generally west of the airport and north of Pioneer Parkway and ANX 15-002 Deep Well Ranches South Annexation of 321.3 acres of land adjoining the corporate limits of Prescott. Mr. Marshall, 2nd. Mr. Scamardo, 2nd. Mr. Stringer opposed. VOTE 4-1; motion passed.

Vice-Chairman Mabarak, MOTION to approve MP15-001 Deep Well Ranches Master Plan with ratification and amendment to the Master Plan for the purpose of beginning the 60-day public comment period. Amending the adopted Master Plan, changing the ranching designation of Section 27 to Low-Medium Density Residential, reverting multi-family to single-family. Mr. Scamardo, 2nd. Mr. Stringer abstained. VOTE 4-0; 1 Abstention, passed.

Mr. Sheats, MOTION TO approve RZ 15-005 Deep Well Ranches South Rezoning of the annexation area to SF-18 and Revert MF-H into SF-18. Mr. Marshall, 2nd. Mr. Stringer abstained. VOTE 4-0; 1 Abstention, passed.

Mr. Scamardo, MOTION to approve RZ15-004 Deep Well Ranches North Rezoning to Industrial Light, Business Regional, Mixed Use, Multi-family High and Single-family 18. Mr. Marshall, 2nd. Mr. Stringer abstained. VOTE 4-0; 1 Abstention, motion passed.

CITY UPDATES None

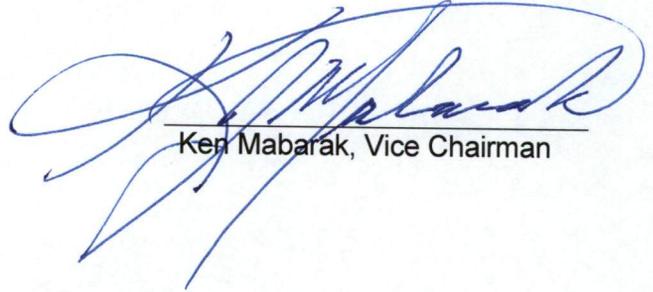
V. **SUMMARY OF CURRENT OR RECENT EVENTS** None

VI. **ADJOURNMENT**

Vice-Chairman Mabarak adjourned the meeting at 11:42 a.m.



Darla Eastman,
Administrative Specialist



Ken Mabarak, Vice Chairman