

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on OCTOBER 29, 2015 at 9:00 AM in COUNCIL CHAMBERS ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA.

I. CALL TO ORDER

Chairman Menser called the meeting to order at 9:00 a.m. He thanked Mayor-elect Harry Oberg and Councilman Lamerson for attending.

II. ATTENDANCE

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

III. REGULAR ACTION ITEMS

1. Approval of the September 10, 2015 meeting minutes.

The approval of the September 10, 2015 meeting minutes was postponed until the following meeting.

2. FP14-003, Final Plat for the Madison Park Cottages, a six lot single-family Planned Area Development (PAD) subdivision, Bashford Addition [Zoning: Multi-family, Medium Density (MF-M); APN 113-14-053, Property Owner: Habitat for Humanity]

Frank Hall, Community Planner, reviewed the staff report of the Final Plat for the Madison Park Cottages and presented the map on the overhead projector. He described the Madison Park Cottages as a six single-family patio home lots located between Madison Avenue and Meany Street west of Short Street. The patio home lots may be as small as 3,000 square feet. The smallest proposed lot is 3210 square feet. Off-site road improvements to Meany Street were completed with use of Community Development Block Grant funds. The Madison Park Cottages PAD proposal includes a requested waiver of the requirement to provide all required parking on each residential lot. This plat provides two shared parking easements in the southwest and northeast portion of the development to accommodate homeowner and guest parking for all lots fronting Meany Street and Madison Avenue.

Mr. Hall provided some history of the project and stated that the Prescott Planning & Zoning Commission reviewed and recommended approval of the Preliminary Plat (PP12-001) to the City Council on November 8, 2012. He displayed the 9 conditions of the motion from that meeting on the overhead and described each of them:

1. That all easements would be delineated and described on the plat; 2. That maintenance responsibility for all easements would be specifically assigned on the plat; 3. That the parking spaces for all parcels would be permitted within the front building setbacks; 4. That the LDC requirement for on-site parking spaces would be waived to allow congregate parking for the parcels; 5. Meany Street would need to be improved substantially to meet city standards with the extent of the improvements to be determined by Public Works and other city staff; 6. A turnaround must be provided at the end of the street; 7. Each house on Meany Street must have two parking spaces assigned and one additional guest parking space either in bays or curbside; 8. If the conditions require extensive changes to the preliminary plat then it must come before the Planning and Zoning Commission. Mr. Hall stated that number 9 is why we are here today and that the final plat must come for review before the Planning & Zoning Commission again prior to going to Council for action.

The City Council voted to approve the Preliminary Plat during their meeting on April 9, 2013 based in part that the recommendations by the Public Works Department to improve Meany Street to meet or exceed the recommendations of Police and Fire.

Mr. Hall noted that he appreciated the coordination between Community Development Department, Planning & Zoning; Public Works Department; and Habitat for Humanity. He said that the final plat has been determined as in substantial conformance with the preliminary plat and meets all conditions of the preliminary plat approval.

Miriam Haubrich, Habitat for Humanity, 3645 Lynx Meadow Dr., thanked the Commission for their consideration of the project on Meany Street. It was an on-going project and here we are 3 years later. Ms. Haubrich encourage the Commission to go see the road and the community mailbox. The changes have made a huge difference in the appearance of the area.

Mr. Scamardo, MOTION to approve FP14-003, Final Plat for the Madison Park Cottages. Mr. Garnder 2nd. VOTE 6-0; passed.

3. Presentation and Recommendation for Approval of the 2015 Pedestrian and Bicycle Plan Update

Ian Mattingly, City of Prescott Traffic Engineer, gave a brief history of the 2015 Pedestrian and Bicycle Plan and introduced Paul Katan of the Pedestrian and Bicycle Working Group.

Paul Katan, 1905 Bagona Place, gave an update on the Pedestrian and Bicycle Plan. He stated that he works for the Yavapai County Health Department and is on the Pedestrian and Bicycle Working Group. He recognized others in the audience who are on the Working Group: Sandra Smith, Bill Finelli, and Lisa Zander. The Working Group was tasked with updating the Pedestrian and Bicycle Master Plan. The last time the City adopted the Master Plan was in 2003 and since then there has been two formal efforts to update the Plan previous to this one in 2015. Unfortunately, due to timing, those

efforts were not able to come forward for consideration of adoption. Because of the short timeframe of the Working Group, we took the 2008 Master Plan update with the recommendations of the Group and streamlined the 2015 Pedestrian and Bicycle Plan Update with feasible, cost-effective short-term strategies. With that he pointed out the goals that are outlined in the Plan, including improving pedestrian and bicycle safety, infrastructure, and increasing trips. We made the Plan 7 pages for easy readability. The recommendations were based on the updates proposed in the Plan that we feel the City will be able to achieve to promotion of active transportation alternatives, as well as, walking, biking, and safety.

Mr. Katan went on the answer questions by the Commission regarding the comparison of the Arizona Department of Transportation (ADOT) Pedestrian and Bicycle Plan and the Working Group's 2015 update. He stated that 2015 Pedestrian and Bicycle Plan Update is not considered a Master Plan like ADOTs, it is an update and we can create a more comprehensive plan in the future. Mr. Katan thanked the City staff for their support and coordination.

The Commission further discussed the Plan and all felt it is a good document that will help improve safety and can be updated in the future as specified in the General Plan. They also discussed recommending to Council that they consider the possibility of a Working Group to continue to work on the Plans goals and objectives to carry them forward.

Mr. Sheats, MOTION to approve 2015 Pedestrian and Bicycle Plan Update and recommend the Council considers appointing a Working Group to carry this plan forward. Mr. Mabarak 2nd. VOTE 6-0; passed.

IV. CITY UPDATES

The Commission requested an update on the recent Annexations from Staff. Tom Guice stated that the second Public Hearing for the Annexations is November 10, 2015. The 60-day comment period ends on November 9, 2015.

Mr. Hall reported that staff has provided a copy of the ratified 2015 Prescott General Plan to keep as reference.

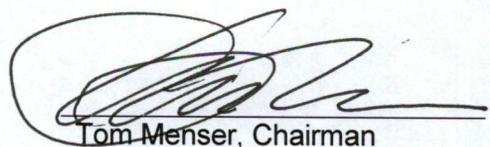
V. SUMMARY OF CURRENT OR RECENT EVENTS None

VI. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:45 a.m.



Darla Eastman,
Administrative Specialist



Tom Menser, Chairman