CITY OF PRESCOTT
Everybody's Hometown

PLANNING & ZONING COMMISSION
REGULAR MEETING
DECEMBER 10, 2015
PRESCOTT, ARIZONA

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION REGULAR MEETING held on DECEMBER 10, 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 Councilman Lamerson for attending.

II. ATTENDANCE

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

III. REGULAR ACTION ITEMS

1. **Approval of the September 10, 2015 and October 29, 2015 meeting minutes.**

   Mr. Marbarak, MOTION to approve the September 10, 2015 and October 29, 2015 meeting minutes. Mr. Marshall, 2nd. VOTE 5-0; passed.

2. **CC15-001, Comprehensive Sign Plan for TouchMark at the Ranch PAD [Zoning: Business Regional (BR); APN 103-20-632 Owner: TouchMark at the Ranch, LLC, 5150 SW Griffith Drive, Beaverton, Oregon 97005]**

   Frank Hall reviewed the staff report and displayed maps on the overhead projector of the TouchMark at the Ranch Comprehensive Sign Plan (Plan). He stated that the Plan includes the existing large property identification sign visible from State Route 69, a large entry archway sign that spans the primary entrance across Touchmark Boulevard at Lee Boulevard, and various styles of pole and monument signs that serve as onsite directional signs within the assisted living campus.

   Mr. Hall stated that the comprehensive sign plans regulate the appearance and location of signs within a single commercial project. Sign plans are expected to result in higher quality signage than is otherwise required Land Development Code (LDC). To be approved, a sign plan must either: 1) provide signs of a similar type with a consistent size, style, color and construction, or 2) result in an improved design in exchange for a greater number of signs or large sign face area than otherwise permitted.

TouchMark at the Ranch is requesting a little over 500 feet of signage. Under the standard sign requirements of Article 6, Section 6.12 of the LDC, TouchMark would be limited to a total sign area of 300 square feet in the Business Regional zoning district of which only 24 square feet could be used for one free standing monument sign facing State Route 69. The balance of 276 square feet could be used for wall signs since small directional signs, parking signs, street signs, and standard Department of Transportation signs are exempt for counting toward the total allowable sign area.

The main sign is the existing sign facing State Route 69 will remain at its current size (6'x32') and location but it will be resurfaced with a less reflective color matching the other proposed signs and it will be supported on both ends with a faux stone column. This sign is currently lit from ground based lights shining up onto the sign face. TouchMark has received some complains about the brightness of the sign at certain times in the evening. TouchMark responded by turning off the lights a few hours early.

The archway sign will be 17 feet high with vertical black upright support poles on a matching faux stone base. A 10 foot oval "TouchMark" logo will be centered on the 40 foot wide span. It is high enough for a fire truck to go through.

The largest interior monument sign at 88 square feet is located at the height of Touchmark Boulevard. This sign is exclusively a memorial wall located to greet residents and visitors to the main building of the assisted living facility and it also screens a large APS transformer from public view.

Stephan Markov, Morgan Signs, 170 E Moeller St, Prescott, stated that 60 watts LED of light equals 150 watts of regular light. It is powered by solar energy, time controlled, and the remote is on batteries.

The Commissioners discussed the lighting of the existing sign facing State Route 69 and having the lights face downward from the sign rather than lighting up from the bottom. The Commissioners also discussed the idea of removing the sign completely. Some of the Commissioners felt that it was too obtrusive and wouldn't be necessary once all the homes were purchased.

Tom Biel, TouchMark, 300 N Lee Blvd., Prescott, discussed the background of the sign that it was his understanding the sign was grand-fathered in. Mr. Biel said that he would like to keep the sign facing State Route 69, but is willing to go with the City of Prescott's decision whether to keep it or not.

Mr. Marbarak, MOTION to approve CC15-001, Comprehensive Sign Plan for TouchMark at the Ranch PAD with the modifications: 1) the Sign Permit for the sign facing SR69 will have a two (2) year expiration, 2) the LRV of that sign will be at 60 or less, and 3) No nighttime lighting allowed on that sign. Mr. Sheats, 2nd. VOTE 5-0; passed.

3. **Public Works Department Presentation on Capital Improvement Program**

Steve Orosz, Capital Improvement Program (CIP) Manager, gave an updated to the Commission on the Capital Improvement Program for this year. He stated that the goal of the CIP is to manage our assets: streets, water systems, and wastewater. He stated the program is to maintain our stormwater quality and provide beautification for the community

at the same time as practical. The key part to that is having good engineering standards that will be updated by the end of the year that help guide the Capital Improvement and private development within the City.

Mr. Orosz provided budget summary tables on the projection screen of the Streets CIP to show a couple of key areas including pavement projects. He stated that we are working on various pavement projects from small areas to full paved areas like the Willow Creek Road project. Other major projects include bridges and reconstruction projects near Smoketree and a large area near the Airport. They are ready to go out to bid the first of the year. This year we had just under $24,000,000 in the CIP, and 2017 and beyond is in the $15,000,000 range. This is a 5 year projection table and it gets updated every year as projects more forward and as systems .

For our water projects, annually, we have about $1,500,000 to $2,000,000 to work on our watermain systems in the Dexter area by replacing our ancient and very small water lines and bring them up to current standards. There is Granite and Willow Creek dam repairs and to mange those reservoirs, and a variety of infrastructure projects, maintenance and repair to keep our water system functioning at a high level. There is about $15,000,000 this year in the budget, and it varies over the next few years to keep our water system at first class level.

The wastewater program's key feature is the centralization aspect that the Council directed us to proceed with and utilizing our airport wastewater reclamation facility as a single facility and centralizing all the related functions into one location.

4. **PP15-001, Preliminary Plat for Walden Ranch, a 286 lot single-family Planned Area Development (PAD) subdivision [APN 106-01-005, 106-01-003X, 102-06-005N; Property Owner: James 110 Investments, LLC] associated with Agenda Item IV.1.**

Frank Hall reviewed the staff report and displayed maps and visual aids on the overhead projector of the Preliminary Plat for Walden Ranch. It is a proposed 286 lot single-family residential Planned Area Development (PAD) subdivision located on 227 Acres. A rezoning application (RZ15-006) for Single-Family 6 (SF-6) and Natural Open Space (NOS) zoning designations is in process at this time.

He stated that the proposed lots are consistent with the SF-6 zoning district and range in size from approximately 6,600 square feet to nearly 12,000 square feet. Five (5) large custom home lots are located in the steep slope area of the site and must comply with the Hillside Development Standards of the Land Development Code (LDC) which limits the amount of disturbance that can occur on each lot when slopes exceed 20%. Approximately 38% of the site (85 Acres) will remain in open space which exceeds the minimum amount of open space (25%) required by the LDC for PAD subdivisions. Public Rights-of-Way account for nearly 31 acres of the site. An east/west connector road, "Side Road Connector", is platted to begin at State Route 89 at the Phippen roundabout and end at Granite Creek. This connector road will initially be constructed with two travel lanes, sidewalks and an on-street bicycle lane that will connect to a north/south trail extension to the existing Peavine Trail. The 96 foot wide Right-of-Way will accommodate two additional lanes for the future crossing of Granite Creek as called for in the 2015 General Plan Circulation Map.

PAD subdivisions allow greater flexibility for some of the site design standards typically required for standard subdivisions. Walden Ranch is proposing setbacks that are different from the standard setbacks for the SF-6 zoning district described in the LDC. The proposed setbacks are: Front – 10 feet, Side – 5 feet, Rear – 15 feet, Corner Side – 10 feet, Front Loaded Garage – 20 feet from back of curb or back of sidewalk. In addition, the entire Walden Ranch subdivision will require a noise and avigation easement per the Airport Specific Area Plan since a portion of the project area lies within Impact Zone 6.

The Commissioners discussed the concern about public input and voting without hearing fro the public. Staff assured the Commissioners that notice was given beyond the legal requirements through a variety of media for the rezoning of the Plat and no comments were received.

Vic Chapman, 1050 W Washington, Tempe, AZ, gave some description of the plat map and said that due to the topography there were not of options for greenbelts to be between all of the parcels. However, it's developed for open spaces and tiered to include more lots with views. The homes will be mixed, single-story and 2-stories between 2,000 and 2,500 square feet.

Scott Lyon, 1650 Willow Creek Road, gave some additional description of the development and answered questions regarding elevation of Granite Creek. He stated the Creek is approximately 10 feet lower than the Phippen Museum based on the topography so there is sugnifficant drop in elevation from the Creek.

Mr. Scamardo, MOTION to approve PP15-001, Preliminary Plat for Walden Ranch, a 286 lot single-family Planned Area Development (PAD) subdivision. Mr. Marshall, 2nd. VOTE 5-0; passed.

5. **Legal Department Presentation on Right-of-Way Signage**

Jon Paladini, City Attorney, presented Right-of-Way and Other Public Property signs and stated that there was currently a ban on signs in the City Rights-of-Way, with some exceptions. Mr. Paladini added that signs on tables and benches on City property would also be prohibited. He said there was a possibility to allow sandwich boards in certain geographic area. He then discussed temporary signs on private property. Currently temporary signs were limited on commercial buildings. To make up for pulling all of the signs out of the Rights-of-Way, we could allow for some additional temporary signage on private property with various materials and permit requirements.

Mr. Paladini continued that the City currently allowed bus benches by a bus operator. He said the City of Prescott did not have a true public transportation system that was run by a transportation authority and they are privately owned. There was discussion about the state law that said staff could not remove political signs. He stated that political sign could be placed on a business owner's property.

The Commission discussed the how the new law would be enforced with limit enforcement resources. If someone put a temporary sign in the Right-of-Way, it would just be removed. He noted that it would reduce visual clutter on the street. The Commission discussed location and intent of signs as well as where the Rights-of-Way were actually located.

IV. PUBLIC HEARING ITEMS

1. **RZ15-006, Public Hearing for a proposed change of land use for the property at 5350 Larry Caldwell Drive: amending the 2015 General Plan Land Use Map and the 2011 Airport Specific Area Plan Map from Mixed Use to Low-Medium Residential Density, and amending the zoning from Rural Estate 2 Acre (RE-2), Single-Family 18 (SF-18), Single-Family 9 (SF-9), and Business Regional (BR) to Single-Family 6 (SF-6) and Natural Open Space (NOS). [Property owner: James 110 Investments, LLC; APN: 106-01-005, 106-01-003X, 102-06-005N; Acres: 227]**

Frank Hall reviewed the staff report and displayed maps and visual aids on the overhead projector of James 110 Investments, LLC who is requesting to rezone three parcels totaling 227 Acres from Rural Estate 2 Acre (RE-2), Single-Family 18 (SF-18), Single-Family 9 (SF-9), and Business Regional (BR) to Single-Family 6 (SF-6) and Natural Open Space (NOS) for a 286 lot single-family residential PAD subdivision entitled Walden Ranch.

The rezoning request includes proposed amendments to the 2015 General Plan Land Use Map and the 2011 Airport Specific Area Plan Map from a designation of "Mixed Use" to "Low-Medium Residential Density (1-7 Dwelling Units/Acre).

The rezoning of the subject parcels to SF-6 (PAD) and NOS will allow only residential development and prevent any mixed use development envisioned under the current zoning classifications.

Mr. Scamardo, MOTION to approve RZ15-006, Public Hearing for a proposed change of land use for the property at 5350 Larry Caldwell Drive: amending the 2015 General Plan Land Use Map and the 2011 Airport Specific Area Plan Map from Mixed Use to Low-Medium Residential Density, and amending the zoning from Rural Estate 2 Acre (RE-2), Single-Family 18 (SF-18), Single-Family 9 (SF-9), and Business Regional (BR) to Single-Family 6 (SF-6) and Natural Open Space (NOS). Mr. Marshall, 2nd. VOTE 5-0; passed.

V. CITY UPDATES

2015 Bicycle and Pedestrian Plan
Staff provided the Commissioners with the Final 2015 Bicycle and Pedestrian Plan.

VI. SUMMARY OF CURRENT OR RECENT EVENTS

No comments at this time.

VII. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 11:10 a.m.

Darla Eastman,
Administrative Specialist

Tom Menser, Chairman