

MINUTES of the PRESCOTT PLANNING & ZONING COMMISSION PUBLIC HEARING MEETING held on SEPTEMBER 8, 2016 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.

II. ATTENDANCE

BOARD MEMBERS	STAFF MEMBERS
Tom Menser, Chairman	Tom Guice, Director
Ken Mabarak, Vice Chairman	George Worley, Planning Manger
Joe Gardner - Absent	Frank Hall, Community Planner
Terry Marshall	Darla Eastman, Administrative Specialist
Len Scamardo	Matt Podracky, Assistant City Attorney
George Sheats	COUNCIL PRESENT
Phil Goode	Mayor Pro Tem Lamerson

III. REGULAR ACTION ITEMS

1. Approval of the August 11, 2016 Meeting Minutes

Mr. Marshall, MOTION to approve the August 11, 2016 meeting minutes. Mr. Sheats, 2nd. VOTE 6-0; passed.

2. RP16-006, Revision of Plat of Pine Meadows Estates Unit 2 Subdivision, to expand the boundary of Lot 15 by 4.17 acres [Zoning Existing: Single-family 9 (PAD); Zoning Proposed: SF-9 & Natural Open Space (NOS); APN 115-17-008B; Property Owner: Smith Family Residence Trust; Acres Existing: 1.53; Acres Proposed 5.70]

Frank Hall gave a brief overview of the staff report stating that the two projects on the agenda are closely related; one is a Revision of Plat and the other is a Rezoning which requires a Public Hearing. Mr. Hall explained the processes for the two projects. He described the Revision of Plat process is where Planning and Zoning Commission makes a recommendation to the City Council for approval because of the expansion of the subdivision boundary. The approval of this Revision of Plat will allow nearly two-thirds of the Pine Meadows Estates subdivision to be completely surrounded by Natural Open Space and protect the scenic value of the boulders and ridge line. The purpose for the request is to expand the northern boundary of the Pine Meadows Estates Unit 2 subdivision to a 5.58 acre parcel located at 1441 Meadow Ridge Road.

The purpose of the Rezoning request is to allow for 4.17 acres of a 5.58 acre SF-18 parcel be converted to Natural Open Space in order for the Pine Meadows Estates residents to preserve it as undeveloped Natural Open Space and scenic boulders. The remaining 1.41 acres of the Meadow Ridge Road parcel will remain zoned as Single-Family 18.

Mr. Hall said that Natural Open Space is a zoning classification for recreational activities with no development of residences or buildings. Mr. Hall also stated that he received a letter of support from subdivision's Homeowner's Association for the new project.

The Commissioners and Mr. Hall agreed that the two projects are a win-win situation. The Commissioners then discussed the process for returning the Natural Open Space back to a higher density zoning in the future. Matt Podracky, Assistant City Attorney, stated that in order to return the property back to a higher density zoning, it would need to be approved by City Council with a majority vote.

Lynn Leu, 1136 Country Club Drive, stated that she has been the owner of the five acre strip for ten years and wants to do the right thing by preserving the Natural Open Space for everyone's benefit. She also stated that the strip will become part of the Pine Meadows Estates subdivision and will be absorbed into their Homeowner's Association.

Mr. Scamardo, MOTION to approve RP16-006, Revision of Plat of Pine Meadows Estates Unit 2 Subdivision, to expand the boundary of Lot 15 by 4.17 acres [Zoning Existing: Single-family 9 (PAD); Zoning Proposed: SF-9 & Natural Open Space (NOS). Mr. Mabarak, 2nd. VOTE 6-0; passed.

IV. PUBLIC HEARING ITEMS

1. AGENDA ITEM: RZ16-002, Public Hearing for a proposed change of Land Use for a property located at 1441 Meadow Ridge Road amending the zoning for 4.17 acres of the total 5.58 acre parcel to Natural Open Space (NOS) from Single-Family 18. [Property owner: Leu Lynn D Revocable Trust; APN 115-05-062R; Acres: 5.58]

Frank Hall stated that the information is the same as the Revision of Plat of Pine Meadows Estates for the Rezoning for the Natural Open Space.

Mr. Sheats, MOTION to approve AGENDA ITEM: RZ16-002, Public Hearing for a proposed change of Land Use for a property located at 1441 Meadow Ridge Road amending the zoning for 4.17 acres of the total 5.58 acre parcel to Natural Open Space (NOS) from Single-Family 18. Mr. Goode, 2nd. VOTE 6-0; passed.

V. UPDATES

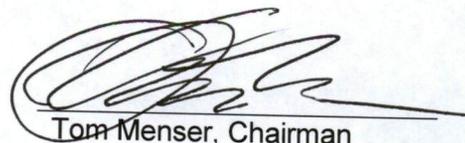
Mr. Hall gave an update on the Antelope Crossings subdivision. He said one of the main discussions was the Natural Open Space reduction request from 25% to 17%. The Commission did receive a unanimous decision, but there was significant discussion over the quantity of the Natural Open Space and setbacks. The request for the Preliminary Plat approval for the City Council is September 13, 2016.

VI. ADJOURNMENT

Tom Menser, Chairman adjourned the meeting at 9:24 a.m.



Darla Eastman,
Administrative Specialist



Tom Menser, Chairman