



Planning and Zoning Commission
Monday, January 13, 2020
5:30 PM
Library Auditorium
7401 E. Skoog Blvd.

----- Minutes -----

I. Call to Order

Chairperson Zurcher called the January 13, 2020, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

II. Invocation

✚ Invocation given by Commissioner Gary Roberts.

III. Pledge of Allegiance

IV. Attendance

Chairperson Zurcher asked for roll call attendance to be taken. Members present: Chairperson Zurcher, Vice-Chairperson Renken, Commissioner Musarra, Commissioner Rutherford, Commissioner Roberts, and Commissioner Yeater. Members absent: Commissioner Duskey. Staff Present: Richard Parker, Director: Joe Scott, Planner: Gary Davis, Planner: Kristi Jones, Administrative Support II and Vikie Anderson, Administrative Supervisor.

V. Approval of Minutes

Chairperson Zurcher asked if the Commission had amendments to the minutes from the December 9, 2019, meeting. No revisions were submitted; thus, Chairperson Zurcher called for a motion to approve the minutes. Commissioner Roberts made the MOTION, seconded by Commissioner Yeater, to approve the minutes from the December 9, 2019 Planning Commission meeting.

MOTION carried unanimously by voice call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Roberts YES, Commissioner Rutherford YES and Commissioner Yeater YES.

MOTION carried with 6 ayes and 0 nays.

VI. Announcements

✚ Chairperson Zurcher outlined the Planning Commission procedures and guidelines.

VII. Public Hearing Items

1. **GPA19-004.** Upon the application of Stoneridge Homes, LLC, a request for a General Plan Amendment from Public/Quasi-Public to Low Density Residential on approximately eleven (11) acres located at the Southeast intersection of Lucky Draw Dr. and Goose Flat Way, Prescott Valley, AZ. APN 103-05-927D.
2. **ZMC19-013.** Upon the application of Stoneridge Homes, LLC, a request for a Zoning Map Change from PL (Public Lands) to R1L-PAD (Residential; Single Family Limited-Planned Area

Development) on approximately eleven (11) acres located at the Southeast intersection of Lucky Draw Dr. and Goose Flat Way, Prescott Valley, AZ. APN 103-05-927D.

3. **PDP19-010 (Action Item).** Upon the application of Stoneridge Homes, LLC, a request for a Preliminary Development Plan for nineteen (19) Single-Family Home lots on approximately eleven (11) acres located at the Southeast intersection of Lucky Draw Dr. and Goose Flat Way, Prescott Valley, AZ. APN 103-05-927D.

Chairperson Zurcher stated GPA19-004, ZMC19-013 and PDP19-010 would be presented together and separate motions and actions would be required for each.

Joe Scott, Planner, reported that the first Stoneridge Master Plan for 3,053 residential units on approximately 2,000 acres was approved by the Planning and Zoning Commission on August 10, 1998 comprising: 400 multi-family units, 744 attached single-family units and 1,909 detached single-family units on various sized lots. He noted that the rezoning of the property was approved by Ordinance No. 472 on August 26, 1999, and the first 249 lots for Unit 1 were developed in 2001. The developers subsequently discovered that Unit 2 could not be developed in the area first identified because of archeological inventories that must be done before development can occur and requested an amendment to the Preliminary Development Plan and a Zoning Map Change from R2- PAD, R1M- PAD and C1- PAD to R1L-10 PAD to put Unit 2 on an alternate site. Mr. Scott stated that the Commission approved the request at the October 14, 2002, meeting and Council approved the same by passing this Ordinance No. 535 at its regular meetings on October 24, 2002, and November 7, 2002.

Mr. Scott stated that in 2004, the developer requested a revised Master Plan and rezoning to reflect the 2002 amendments and accommodate changes in residential development. The intent was to relocate parcels for multi-family uses, and to include the community recreation and commercial lots closer to the core area at the south side of Old Black Canyon Hwy. at the intersection with Stoneridge Drive. The number of allowed multi-family units remained the same but some smaller lots intended for attached Townhome product were replaced with some various larger lots in demand at that time. He noted that the actual number of residential units was reduced by 221 units, from 3,053 to 2,832, and the revised Master Plan was approved by the Planning and Zoning Commission at the April 12, 2004 meeting, along with the rezoning request. The Town Council approved Ordinance No. 593 on May 27, 2004. Mr. Scott indicated that of the 2,832 approved residential units, 1,198 lots have been platted for single-family attached and detached housing product comprising Units 1-8 and is only at 39% build-out to date. The 19 additional lots bring the total of approved lots on the Master Plan to 2,401. Mr. Scott stated that there still is approval of pre-declaration water rights for the original 3,053 lots that can be added with approval of a revised Master Plan and zoning as needed. The approved Stoneridge Master Plan included a location for a future school site, not open space or a park area.

Mr. Scott reported that Tract QQQ was created as part of Unit 5 in 2005, and the General Plan designation has always been Public/Quasi-Public and the zoning PL (Public Lands) as is the case for all public school sites in Prescott Valley. He added that the Humboldt Unified Schools District (HUSD) had a 10 year time period to request ownership of the property to develop an elementary school. Mr. Scott indicated that HUSD never considered funding a school because

of the limited school age children within Stoneridge. Since no school was developed, the property is still in the owner's name who now intends to develop 19 single-family lots. The surrounding residential properties are designated Low Density and zoned R1L-10 PAD for single-family development.

Further, Mr. Scott reported that a significant portion of Stoneridge is maintained as conservation/open space as passive recreation areas and being nearly 50% of total land area, including the golf course. The Stoneridge Villages are built around a core of seven neighborhoods that are bound by substantive open space in washes, steep topography, and hilltops that preserves natural features and archeological sites.

Mr. Scott stated that the Preliminary Development Plan for Tract QQQ of Unit 5 comprises 19 single-family residential lots and a drainage tract. Lot sizes range between 7,200 and 22,861 sq. ft. and the average lot size is 9059 sq. ft. He noted that 18 lots are accessed off of the one internal roadway. One access is permitted by the Fire Code because of less than 50 dwellings. Lot 967 will be a flag lot from the interior street, and Lot 966 will be the only lot with access from Lucky Draw Dr. Mr. Scott indicated that mass grading is planned to accommodate the proposed single-family housing subdivision. He added that the residential street section is comprised of a 40' ROW with 14' travel lanes, 2' roll curb on sides, 4' sidewalk on one side and a 4' parkway on the opposite side. An 8' PUE everywhere outside the ROW is proposed for utilities, and the subdivision will be serviced by water and sewer mains that will tie into existing 12" mains on Lucky Draw Drive.

Mr. Scott stated that the proposed development is impacted by off-site runoff that is generated in Stoneridge Unit 5 and to the southwest of Unit 5. This drainage is conveyed in the existing natural channel that will not be disturbed with the proposed development, and this project is minimally impacted by offsite runoff. He noted that the areas surrounding the project have previously been developed, with the drainage basins generally directing the flow away from the project sites. Mr. Scott reported that the detention was designed with the Unit 5 infrastructure plans and the original pond designed assumed the parcel would be developed as a school site, which is considered a higher development impact on drainage due to the parking and building area. He added that no modifications to the pond will be required for this project.

Mr. Scott also indicated that the proposed project is located in Zone "X" on effective FEMA Flood Insurance Rate Maps (FIRMs), which is designated as an area outside the 500-year floodplain.

Mr. Scott stated that the project will be designed so that the curb/gutter, channels, and storm drain systems were sized to pass the 100-year peak rainfall event to the outlets. The post-developed runoff is contained within the roadway and does not overtop the curb.

Mr. Scott reported that mass grading will be required for site development and the owner estimates approximately three to four months, weather permitting, to complete the mass grading. He added that the existing trail traverses through the parent Tract QQQ and is located 50 feet at the closest point to lot 983.

Mr. Scott reported that the original Traffic Impact Analysis (TIA) accounted for trips generated from build-out of 3,053 residential units. These 19 lots at 1- trips per day could generate 190

Total Average Daily Trips (TADT) with the highest potential being the peak hour between 4-5 p.m. generating 10.5% of TADT entering and 7.5% exiting. The total peak of 18% = 34 estimated p.m. peak hour trips, below the threshold for a TIA. A school site of 500 students may have generated up to 290 peak hour trips.

Mr. Scott stated that in regards to a letter received from Charlie Harlow dated January 8, regarding traffic safety, he received additional information from the engineer stating that the main entrance to the proposed subdivision is on the outside of the horizontal curve and Lucky Draw roadway is sloped at a consistent grade from west to east. There are no vertical curves that create high points on Lucky Draw that would block the visibility of oncoming traffic. This provides sight distance in both directions for the proposed access road. Mr. Scott indicated that a road closure is not anticipated for the construction of this subdivision. Currently, the water, wastewater and gas main are stub at the location of the roadway. He noted that the only unknown utility extension at this time is power. Unit 8 required the shutdown of Cloud Cliff Pass to extend the wastewater collection main and APS mains to the proposed intersections, however, this is not the case for this subdivision. The existing water and wastewater utility stubs are shown on the plat. Mr. Scott explained that the existing roadway is signed at 25 mph, conservatively there is 245 feet of sight distance.

Mr. Scott reported that a neighborhood meeting was held by the applicant on December 11, 2019, with all property owners within one thousand (1,000) feet having been notified by first class mail. A summary of the meeting was prepared and provided that includes a sign-in sheet of those in attendance. Staff has since received one email objecting to the project which is included with the summary.

Concluding, Mr. Scott stated that the proposed General Plan Amendment to Low Density Residential on Tract QQQ does not significantly change the terms or conditions of approval of the Stoneridge Master Plan. The property is not identified in the *General Plan 2025* as Park or Open Space. He noted that there will be 634 fewer lots than the first approved Master Plan approval in 1998, and the traffic impacts from the 19 residential lots will be significantly less than that of an elementary school. The proposed R1L-PAD zoning will be in conformance with the Low Density Residential land use designation, and the Preliminary Development Plan as illustrated for 19 lots is consistent with the standards of the R1L-PAD zoning district. Staff supports the requested GPA19-004, ZMC19-013 and PDP19-010 and asks the Commission to make separate motions of approval with the listed conditions for the ZMC19-013 and the PDP19-010.

Chairperson Zurcher opened the item to questions or comments from the Commission.

Chairperson Zurcher asked for clarification of the development being that of single-family homes, 25 ft. in height to the roof pitch. Mr. Scott confirmed that was correct.

Chairperson Zurcher asked for confirmation that the land has remained in private ownership for 20 years, that the trail will remain undisturbed, and the proposed zoning is consistent with the surrounding properties. Mr. Scott confirmed that all were correct and confirmed that the proposed zoning is R1L-PAD which is consistent with the surrounding residential properties designated Low Density and zoned R1L-10 PAD.

Chairperson Zurcher invited the applicant to address the Commission and add comments.

Megan Lowe Hedstrom addressed the Commission. Ms. Hedstrom stated that Mr. Scott covered the project in depth and didn't have anything further to add.

The Commission had no questions for the applicant, therefore, Chairperson Zurcher opened the item to questions or comments from the public.

The following Stoneridge residents addressed the Commission with their concerns:

- Susan Rioux - Concerned about fire evacuation access routes and traffic
- Bear Shimmin – Not opposed to development, however, concerned if the homes built will be accepted into the Master Planned HOA.
- Glen Gustafson – Questioned the correct number of homes proposed (17 or 19) on the 11 acres
- Sandra Hayashigawa – Concerned with environmental impact, hydrology associated with the creek and rain water runoff, disturbing the ambiance of the area, property values, premium owners paid for lots, emergency evacuation routes, quality of life for residents
- Paula McCann – Concerned with evacuation, traffic, loss of nature, view obstruction, opposes minor plan amendment, proponent of citizen input with planning
- Charlie Harlow- Concerned with emergency exits for fires and flooding; wants certified traffic engineer to review traffic issues from Lucky Draw, open space views diminished
- Laurin Pause – Pleased that a residential development is proposed rather than a school in the Master Plan development, realizes the impact is much less than a school. Supports the development.
- Susan Duran – Concerned about the elevation level of the proposed homes impacting the views of existing homes. Water run-off is also a concern.
- Roger Duran – Concerned with the views being changed by the development of homes, as well as the views from the walking trail being diminished
- Joe Francis – Concerned with emergency fire evacuation routes
- Marv Treiger - Concerned that builders will build homes high enough to be considered “with a view”, which would highly impact views of existing homes. Would like development to occur in another area less impactful

As there were no questions or comments from the public related to the item; Chairperson Zurcher asked for staff to address some of the questions.

Gary Davis, Planner, addressed the commission. Mr. Davis stated that in the spring an emergency access evacuation plan for emergency evacuations was presented to Council which identified locations that are evacuation routes existing and potential evacuation routes that are not in place yet; however, could be prioritized for future. Mr. Davis indicated that this is a draft plan, and will always be a draft plan that will continually have access routes added as they become available. He noted that exit areas in Stoneridge were identified on Stoneridge Dr. to 69 as well as both directions on Old Black Canyon Hwy.

Richard Parker, Community Development Director, addressed the commission. Mr. Parker stated that he met with Yavapai County Supervisors, Mary Mallory and Tom Thurman, regarding an IGA between the County and the Town of Prescott Valley to have the County pave an area of Old Black Canyon Hwy. for emergency evacuation. He noted that this discussion will continue in the coming months and is intended to be included in the County's 2-year interval plan beginning next FY. It is not an absolute conclusion; however, it is the first time County Supervisors discussed assisting in emergency evacuation.

Joe Scott addressed the question of how many total lots were proposed. Mr. Scott clarified that the total is 19 home lots.

Scott Lyon, Lyon Engineering, addressed the Commission. Mr. Lyon stated that the terrain slopes from west to east, which the west is below grade. Mr. Lyon indicated that there is substantial elevation range due to the topography of the existing ground.

Chairperson Zurcher asked, hypothetically, if HUSD did choose to build a school would the Planning Commission review any applications. Mr. Scott stated that the only item that would be brought before the Planning Commission would be a Preliminary Development Plan because the zoning is appropriate for a school.

As there were no further questions or comments from the Commission or the public related to the item; Chairperson Zurcher called for a motion.

Action GPA19-004

Commissioner Yeater moved to approve GPA19-004 as submitted and forward to the Town Council for approval. Commissioner Renken seconded the motion.

MOTION carried 6:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Yeater YES, Commissioner Rutherford YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

Action ZMC19-013

Commissioner Mussara moved to approve ZMC19-013 as submitted with 1 condition and forward to the Town Council for approval.

1. Compliance with all Town Code provisions and Preliminary Development Plan PDP19-010.

Commissioner Yeater seconded the motion.

MOTION carried 6:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Yeater YES, Commissioner Rutherford YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

Action PDP19-010

Vice-Chairperson Renken moved to approve PDP19-010 as submitted with 2 conditions and forward to the Town Council for approval.

1. Approval by the Town Council of a Final Development Plan in accordance with Town Code Article 13-19 and Chapter 14, consistent with the Preliminary Development Plan.
2. Installation of public improvements and dedications as required by the Town Engineer.

Commissioner Roberts seconded the motion.

MOTION carried 6:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Rutherford YES, Commissioner Yeater YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

4. **GPA19-003.** Upon the application of Jasper EcoDev, LLC, a request for a Minor General Plan Amendment from Medium Density Residential to Medium-High Density Residential on approximately twenty-six (26) acres located on the east side of Jasper Parkway approximately 1,300 feet north of Santa Fe Loop and 1,000 feet west of Granville Fairway, Prescott Valley, AZ. Portion of APN# 103-04-008Q.
5. **ZMC19-011.** Upon the application of Jasper EcoDev, LLC, a request for a Zoning Map Change from R1M-PAD (Residential; Single Family Mixed Housing-Planned Area Development) to R2-PAD (Residential; Multiple Dwelling Units-Planned Area Development) on approximately twenty-six (26) acres located on the east side of Jasper Parkway approximately 1,300 feet north of Santa Fe Loop and 1,000 feet west of Granville Fairway, Prescott Valley, AZ. Portion of APN# 103-04-008Q.
6. **PDP19-008.** Upon the application of Jasper EcoDev, LLC, a request for a Preliminary Development Plan for a proposed 252-unit multi-family development.

Chairperson Zurcher stated GPA19-003, ZMC19-011 and PDP19-008 would be presented together and separate motions and actions would be required for each.

Gary Davis, Planner, addressed the Commission. Mr. Davis stated that the applicant proposes a 252-unit single-story multi-family residential development on a 26-acre site originally planned for single-family development under Jasper's 2014 Development Master Plan. He noted that three applications are required, and all three will be considered jointly by the Planning and Zoning Commission. Mr. Davis reported that the proposed use would require changes to both the General Plan land use designation and the zoning classification, and approval of a Preliminary Development Plan accompanying the Zoning Map Change.

Mr. Davis stated that Staff recommends approval of all three applications subject to conditions, noting that the proposed development is consistent with the vision, guiding principles, goals, and policies of the *General Plan 2025*. When compared with the single-family development that has been approved on the same site, the proposed multi-family use would have similarly low impacts on nearby neighborhoods, would provide "missing middle" housing that would help diversify the type and price of housing, and would have a positive fiscal impact for the Town due to increased population and reduced public infrastructure. Mr. Davis indicated that recommended conditions

are intended to minimize impacts to nearby neighborhoods, and to require a new public hearing process if the developer proposes significant changes to the site plan in the future.

Via visual graphic maps, Mr. Davis illustrated the project location as well as the surrounding properties and zoning.

Mr. Davis reported that Phase 1 is currently under construction with 362 lots, and Phase 2 is currently pending with 290 lots. Mr. Davis explained that the developer elected to leave the 26-acre area out of Phase 2 and instead apply for this Zoning Map Change (ZMC19-011) to allow for development of 252 multi-family dwelling units on one parcel.

Mr. Davis stated that Phase 1 and Phase 2 lots total just under 700 units, and per the development agreement, upon approval of the 700th unit, the developer will be required to extend Jasper Parkway south to connect with State Highway 69 at the Stoneridge Drive intersection. He noted that the major arterial would eventually extent to the north to Hwy. 89A as well.

Mr. Davis explained that the applicant submitted a 2 phase development plan with the first phase consisting of 147 units and the 2nd phase is 105 units.

Mr. Davis noted that there was a specific condition of approval for the PDP regarding an all-weather emergency access road to a secondary access point onto Jasper Parkway, subject to Fire Marshall approval; Phase 1 may be exempt if all units are to be equipped with fire sprinklers.

Elevations of the project were shown and Mr. Davis stated that the modern design would be approximately 15 feet according to the plans submitted. He also noted that rear building setbacks shall be no less than forty-five (45) feet, per the section drawings provided by the developer.

Mr. Davis stated that the units would consist of two-bedroom units and 1-bedroom units, one-story in height and 1-bedroom units would be grouped in a duplex configuration, while 2-bedroom units would be detached. These are all rental units on a single parcel, thus the need for rezoning to R2 for multi-family zoning.

Chairperson Zurcher opened the item to questions or comments from the Commission.

Chairperson Zurcher asked for clarification that the units would be single-story and if the units would be rentals. Mr. Davis confirmed both.

Vice-Chairperson Renken asked for clarification of the emergency access road that was included as a condition. Mr. Davis explained that above a certain threshold, the Fire Marshall requires a secondary access, or all the buildings must be equipped with sprinklers. He noted that would be clarified at the FDP stage.

Chairperson Zurcher invited the applicant to address the Commission.

Jason Gisi, agent for Jasper Eco Dev, addressed the Commission.

Chairperson Zurcher asked if Jasper is a high end development. Mr. Gisi stated that Jasper is different from any other development in the Town of Prescott Valley, and “yes” it may be

considered “high end” due to the fact that the cost to build something unique with more design and features simply costs more to build, thus increases home cost and/or rental costs.

Vice-Chairperson Renken asked how close they were to opening the area so people can view the products. Mr. Gisi stated that marketing will begin at the end of this month, as well as removal of the temporary gate. He noted that the grand opening would probably occur sometime in March.

Chairperson Zurcher commented that the landscaping throughout Jasper is outstanding and asked if that would continue with this project. Mr. Gisi stated that the majority owner, Mr. Swanson, mandates that the landscaping keep to the high standards of Jasper and will continue that standard throughout the project.

Vice Chairperson Renken asked who the builders were. Mr. Gisi stated that the two builders for Phase 1 are Mandalay Homes based in Yavapai County and Capstone Homes based in Flagstaff.

Commissioner Rutherford asked how this project fits into the need for affordable housing in Prescott Valley. Mr. Davis explained that this product will provide diversity of housing types, something referred to as the “missing middle” which is something between high-end single-family housing development and high-density multi-story apartments.

Mr. Davis added that Jasper did complete a Traffic Impact Analysis (TIA) in 2018 and was based on a prior configuration, and provided an addendum to that TIA for this application that recalculates based on 252 rental units; although the unit number is higher, the traffic impact is lower.

There were no further questions or comments from the Commission for Staff; therefore, Chairperson Zurcher opened the items for public comment.

The following Granville residents addressed the Commission with their concerns:

- Bill Thomas – Concerned with water flow run-off and flooding
- Joe Hammes – Clarification as to the 700 unit benchmark that triggers roadway extension and when that will occur
- Joe Larive - concerned about increased traffic
- Gayle Fuson - Concerned about traffic, crime rate, low income tenants
- Glen Gustafson – Planning - Think about the future.
- Michelle Schimmelman - Concerned about the set-backs and the water drainage in the area. Doesn't agree with “multi-family” next to residential.
- Pat Stauffer - Questioned what is the average square foot of the homes and price per square foot, are the rentals going to be HUD subsidized/low income, and access roads

As there were no further questions or comments from the public related to the item; Chairperson Zurcher asked for Staff to address some of the questions.

Mr. Gisi re-addressed the Commission. Mr. Gisi showed via visual map where the drainage occurs. Mr. Gisi explained that by law they cannot increase post development run-off more than

pre development run-off condition.

Mr. Gisi addressed the set-back questions. He stated that set-back is multi-dimensional. Explained that in Prescott Valley, rentals are considered commercial, and commercial developments are required to provide a buffer from residential development. The buffer is achieved by space, distance and landscape.

Mr. Gisi addressed the sprinkler/secondary access question. He stated that they do not intend to install sprinklers, however, will come to an agreement with the Fire Chief to have a secondary emergency access.

Addressing the pricing questions, Mr. Gisi stated that current market price is \$1.32 sq. ft. up to \$1.50 sq. ft. Mr. Gisi's expectation is the homes will be at the high end of that range.

Addressing the traffic issue and stop signs, Mr. Gisi stated the 4-way stop is not within his purview, however, does believe it may be necessary at the intersection of Granville Fairway and Santa Fe Loop. He noted that the TIA showed no adverse effect of this project.

Chairperson Zurcher asked about the timeline of the project. Mr. Gisi stated that Phase 1 will move quickly and Phase 2 is already engineered and permitted and estimate starting in March, 2020. Phase 3 is being engineered now and anticipated to be in conjunction with the Jasper Parkway extension, which may be in 24 months.

Mr. Gisi addressed the question regarding subsidized housing and he stated this is not a HUD subsidized project, it is a market project.

Commissioner Roberts asked about a provision for stop signs for this project.

Mr. Parker stated that he would have a conversation with the Town Manager regarding the subject and suggest a study be conducted that would justify a 4-way stop at the intersections mentioned at the recommendation of the Commission.

As there were no questions or comments from the Commission or the public related to the item; Chairperson Zurcher called for a motion.

Action GPA19-003

Commissioner Yeater moved to approve GPA19-003 as submitted with 2 conditions and forward to the Town Council for approval.

1. The amendment will result in acceptable means of mitigating impacts through subsequent zoning action of the development process, so as to not adversely impact the community as a whole or a portion of the community.
2. The amendment is consistent with the Vision, Guiding Principles, Goals and Policies of the General Plan.

Vice-Chairperson Renken seconded the motion.

MOTION carried 6:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Rutherford YES, Commissioner Yeater YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

Action ZMC19-011

Vice-Chairperson Renken moved to approve ZMC19-011 as submitted with conditions and adding one additional condition (#5) regarding traffic analysis and forward to the Town Council for approval.

1. Approval by the Town Council of a Final Development Plan in accordance with Town Code Article 13-19 consistent with the Preliminary Development Plan (PDP19-008).
2. All development shall be in conformance with all Town Code Requirements, including screening and lighting requirements of Articles 13-26 and 13-26a.
3. Remitting to the Town, on a monthly basis, all monies collected as a result of the proposed multifamily development, and/or its successors and assigns, applying a "surcharge" against all rents collected from occupation and use of units within any phase of the apartment complex, with said surcharge being two percent (2%). Such remittances shall be made no later than the 15th day of the following month to the Town Clerk, and shall begin no later than sixty (60) days after the issuance by the Town of any certificate permitting occupancy of any phase of the apartment complex.
4. In the event of non-compliance with any of the above conditions, the zoning for the described property shall revert from R2-PAD back to the original zoning designation of R1M-PAD, in accordance with the procedures set forth in ARS Section 9-462.01(E).
5. Review and approval of a traffic analysis at the intersections of Tuscany/ Santa Fe Loop and Granville Fairway/Santa Fe Loop for validity of creating 4-way stop at specified intersections prior to Final Development Plan approval.

Commissioner Yeater seconded the motion

MOTION carried 6:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Rutherford YES, Commissioner Yeater YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

Action PDP19-008

Commission Yeater moved to approve PDP19-008 as submitted with 6 conditions and forward to the Town Council for approval.

1. Approval by the Town Council of a Final Development Plan in accordance with Town Code Article 13-19 consistent with the Preliminary Development Plan including a maximum number of units as shown therein.
2. All development shall be in conformance with all Town Code Requirements, including screening and lighting requirements of Articles 13-26 and 13-26a, and in particular all exterior lighting fixtures facing residential districts shall be fully recessed or shielded.

3. Developer shall construct an all-weather emergency access road to a secondary access point onto Jasper Parkway, subject to Fire Marshall approval; Phase 1 may be exempt if all units are to be equipped with fire sprinklers.
4. Review and approval of a Master Development Plan related to public utilities, roadway improvements, and storm water detention by the Town Engineer prior to Final Development Plan approval.
5. Prior to Final Development Plan approval, the developer shall provide updated water and sewer master reports reflecting the increased number of units, with verification that the existing and downstream infrastructure is sized appropriately, and that the restriction of 1,700 total units is not exceeded on the southern sewer outfalls (sewers that ultimately outfall to Santa Fe Loop). This shall include the impact to the off-site eight-inch sewer main that is located in Granville Unit 9, which will receive the increased wastewater flow.
6. Rear building setbacks shall be no less than forty-five (45) feet, per the section drawings provided by the developer.

Commissioner Roberts seconded the motion.

MOTION carried 6:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Rutherford YES, Commissioner Yeater YES and Commissioner Roberts YES.

MOTION carried with 6 ayes and 0 nays.

VIII. Action Items

1. **PDP19-010.** Upon the application of Stoneridge Homes, LLC, a request for a Preliminary Development Plan for nineteen (19) Single-Family Home lots on approximately eleven (11) acres located at the Southeast intersection of Lucky Draw Dr. and Goose Flat Way, Prescott Valley, AZ. APN 103-05-927D

This item was discussed and action taken subsequent to GPA19-004 and ZMC19-013.

2. **PDP19-008.** Upon the application of Jasper EcoDev, LLC, a request for a Preliminary Development Plan for a proposed 252-unit multi-family development.

This item was discussed and action taken subsequent to GPA19-003 and ZMC19-011.

IX. Call to the Public

Chairperson Zurcher called for further public comment. He stated that those wishing to address the Planning and Zoning Commission need not request permission in advance. Action taken as a result of public comment will be limited to directing staff to study the matter or rescheduling the matter for further consideration and decision at a later date.

X. Adjournment

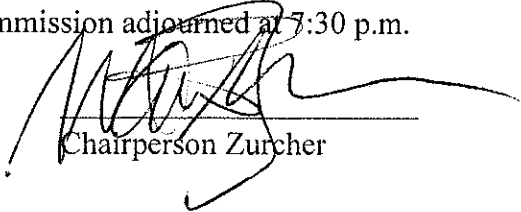
There was no further public comment related to any item presented during this meeting; therefore, Chairperson Zurcher called for a motion for adjournment.

Commissioner Roberts made the MOTION, seconded by Commissioner Yeater to adjourn by voice call vote.

Commission members voted as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Musarra YES, Commissioner Roberts YES, Commissioner Yeater and Commissioner Rutherford YES.

MOTION carried with 6 ayes and 0 nays.

The January 13, 2020 meeting of the Planning and Zoning Commission adjourned at 7:30 p.m.



Chairperson Zurcher