



Planning and Zoning Commission  
Monday, January 14, 2019  
5:30 PM  
Library Auditorium  
7401 E. Skoog Blvd.

----- Minutes -----

**I. Call to Order**

Chairperson Zurcher called the January 14, 2019, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

**II. Invocation**

✚ There was no invocation.

**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, and Commissioner Rutherford. Members absent: Commissioner Yeater, Commissioner Duskey and Commissioner Roberts. Staff Present: Gary Davis, Planner; Richard Parker, Community Development Director; and Vikie Anderson, Administrative Supervisor.

**V. Approval of Minutes**

Chairperson Zurcher asked if the Commission had amendments to the minutes from the December 10, 2018, meeting. No revisions were submitted; thus, Chairperson Zurcher called for a motion to approve the minutes. Commissioner Rutherford made the MOTION, seconded by Vice-Chairperson Renken, to approve the minutes from the December 10, 2018 Planning Commission meeting.

MOTION carried unanimously by voice call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Musarra YES.  
MOTION carried with 4 ayes and 0 nays.

**VI. Announcements**

✚ Chairperson Zurcher welcomed Commissioner Musarra to the Planning Commission.

**VII. Public Hearing Items**

✚ There were no public hearing items.

**VIII. Action Items**

1. **PDP18-008.** Upon the application of Arizona Eco Development, Inc., a request for a

Preliminary Development Plan/Plat for Jasper Phase 2, consisting of two hundred ninety (290) lots, generally located to the south of State Route 89A, west of the current Granville Subdivision, north of Glassford Hill and comprising Sections 4 & 9, Township 14N, Range 1W.

Gary Davis, Planner, addressed the Commission. Mr. Davis stated that the applicant requests Preliminary Development Plan/Plat approval for Phase 2 of the Jasper development, which comprises 127.8 acres of the total development located west of the current Granville Subdivision, north of Glassford Hill and directly north of Jasper Phase 1. Both Phase 1 and Phase 2 will have access via Santa Fe Loop Rd. Mr. Davis commented that in 2014, the Town of Prescott Valley annexed 1,259 acres, in Section 4 and Section 9 and the property was given a zoning classification of RCU-70 (Residential: Single-Family, Rural, seventy thousand square foot minimum) upon annexation, being the Prescott Valley zoning classification that matched most closely the Yavapai County zoning classification of RCU-2A.

Mr. Davis reported that at its April 7, 2014 meeting, the Planning and Zoning Commission reviewed and recommended approval of a Development Master Plan for “Glassford Heights”, now known as Jasper, which comprised 3,587 residential units on 1,245 acres. He noted that the Development Master Plan was accompanied by a request by Arizona Eco Development, LLC, for a Zoning Map Change (ZMC13-005) for the annexation area from RCU-70 (Residential: Single-Family, Rural, seventy thousand square foot minimum) to R1L-PAD (Residential: Single Family Limited-Planned Area Development), R1M-PAD (Residential: Single Family Mixed-Planned Area Development), R2-PAD (Residential: Multiple Dwelling Units-Planned Area Development), RS-PAD (Residential and Services-Planned Area Development), and PL-PAD (Public Lands-Planned Area Development).

Mr. Davis stated that both Phase 1 and Phase 2 are located within an area zoned R1M-PAD (Residential: Single Family Mixed-Planned Area Development).

Mr. Davis specified that in December of 2017, the Planning and Zoning Commission approved the Preliminary Development Plan/Plat for Jasper Phase 1, consisting of 362 lots (PDP17-007), and the Town Council approved the Final Development Plan/Plat for Phase 1 as well as the development agreement on March 22, 2018 (FDP18-002).

Mr. Davis indicated that Phase 2 consists of 290 lots bringing the total of both phases to 652 lots.

Mr. Davis specified that the approved Master Plan for the Jasper development was conditioned on approval of various infrastructure improvements prior to Final Development Plan approvals for the development. Mr. Davis detailed the necessary infrastructure improvements for the Jasper development as included in the approved Development Agreement as follows:

### *Jasper Parkway (Connection to Hwy 69 and Stoneridge Drive)*

Mr. Davis stated that the traffic study for the Jasper development identifies the need to extend a roadway from the Highway 69/Stoneridge Drive intersection to the Jasper development prior to the construction of Jasper's 700<sup>th</sup> dwelling unit. Approval of Phase 2 would bring the total number of approved units in Jasper to 652, so this extension would be completed before the next phase of Jasper is approved. The completion of this roadway will significantly diminish the traffic impacts to Prescott East Highway. The Jasper Phase 1 Final Plat included right-of-way for the Jasper Parkway extension south from Santa Fe Loop to the southern edge of the Jasper development. The Town has acquired the required right-of-way across private lands to the south and nearer the existing intersection at Highway 69 sufficient to construct the ultimate roadway template as an arterial. The Town is willing to assist in acquiring from the State Land Department right-of-way across State Trust Lands to accomplish this road connection. When completed, Jasper Parkway would connect Highway 69 with Highway 89A.

### *Santa Fe Loop Road*

Mr. Davis reported that Santa Fe Loop Road will act as primary access to the project from the east, and off-site improvements will be made by the Jasper developer in order to provide this access. Off-site improvement plans have been submitted as a requirement of the PDP process and have been reviewed by Public Works and Community Development staff.

### *Alcoma Drive*

Mr. Davis noted that the developer shall construct Alcoma Drive to provide a third access into the project at or before a yet to determined development threshold. This roadway would be included with a future phase, north of Phase 2.

### *Glassford Hill Road*

Mr. Davis confirmed that additional lanes within the existing right-of-way of Glassford Hill Road will be needed as a result of traffic generated by the Granville and Jasper developments. The Town's agreement with the Granville developer requires them to place asphalt on one lane in each direction completing the final six (6) lane configuration for the roadway along the entire frontage of their project. He noted that the March 2018 Jasper development agreement requires the Jasper developer to pay for placement of the base course to accommodate that roadway widening, coupled with the recommended interchange turning lane modifications/enhancements, at a yet to be determined completion threshold.

Concluding, Mr. Davis declared that the proposed Preliminary Development Plan is congruent to the Medium Density Residential designation of the *General Plan 2025* and Staff recommends approval with the following condition.

- A. Submittal of a Final Development Plan/Plat in conformance with an approved Preliminary Development Plan and shall be subject to the provisions of Article 13-19, Chapter 14, and any other applicable provision of the Town Code, and as may be required by the Fire Marshall and Public Works Director.

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

Commissioner Renken asked when the widening of Sante Fe Loop Rd. would occur and if Granville and Jasper were working together to accomplish that.

Mr. Davis responded that the widening of Sante Fe Loop is to be completed with the first phase per the development agreement, therefore, will be taking place soon.

Chairperson Zurcher invited the applicant to speak.

Jason Gisi, Manager, Eco Development, addressed the Commission.

Vice-Chairperson Renken asked when the models were going to break ground.

Mr. Gisi stated that the inclement weather has slowed the project some, however, he has had conversations with the builder and he estimates late February for ground breaking.

Chairperson Zurcher commended Mr. Gisi on the impressive work he is doing with the landscaping and other elements within the Jasper project.

Mr. Gisi stated his attempt is to raise the bar for future developments in Prescott Valley and put forth a product that is different and easily discernable from the competition. He is very optimistic about the success of the Jasper project.

Commissioner Musarra commented that he had toured the project area and was very impressed with what he observed.

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

**Action PDP18-008**

**Vice-Chairperson Renken moved to approve PDP18-008 as submitted with conditions.**

- A. Submittal of a Final Development Plan/Plat in conformance with an approved Preliminary Development Plan and shall be subject to the provisions of Article 13-19, Chapter 14, and any other applicable provision of the Town Code, and as may be required by the Fire Marshall and Public Works Director.

Commissioner Musarra seconded the motion.

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

MOTION carried with 4 ayes and 0 nays.

2. **RP18-009.** Upon the application of Eastman Farms, Inc., a request for a Reversionary Plat to adjust the common lot lines between Lots 5015, 5016 & 5017 in Prescott Valley Unit 18 located at 6081 N. Dodge Dr. currently combined as APN 103-36-193A.

Gary Davis, Planner, addressed the Commission. Mr. Davis stated that the three (3) subject lots were combined into one (1) Tax Parcel number prior to 1985 and a single-family residence was built in 1985 for an Adult Assisted Living facility on Lots 5016 and 5017. Additionally, in 1989 a Duplex was constructed on Lot 5015 for staff as part of the Assisted Living facility, and the owner now wishes to split the Duplex from the main residential facility. Both of the structures have separate utilities and access to stand alone. Mr. Davis described that RP18-009 will then make a slight adjustment to the common line between Lot 5015 with Lot 5016 to support the Duplex, and adjusted Lot 5016 will be combined with Lot 5017 to accommodate the residential assisted living building.

Concluding, Mr. Davis stated that the reconfiguration of the original three (3) lots will result in two (2) new lots that meet the zoning and development standards of the R2-4 zoning district for each structure. Staff recommends that the Planning & Zoning Commission approve RP18-009 and forward the same to the Town Council with a recommendation for approval subject to the following conditions:

1. Submittal of two (2) signed and Notarized Reversionary Plat Mylars for recording following approval by the Town Council.

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

Mathew Fish, Associate Broker, Sumner Commercial Real Estate, addressed the Commission. Mr. Fish informed the Commission that he represents Eastman Farms.

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

**Action RP18-009**

**Vice-Chairperson Renken moved to approve RP18-009 as submitted with conditions.**

1. Submittal of two (2) signed and Notarized Reversionary Plat Mylars for recording following approval by the Town Council.

**Commissioner Rutherford seconded the motion.**

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

MOTION carried with 4 ayes and 0 nays.

**3. Election of Officers**

Chairperson Zurcher suggested deferring the election of officers until the next meeting when a full Commission is present.

Commissioner Rutherford made the MOTION to defer election of officers until the next scheduled meeting. Vice-Chairperson Renken seconded the motion.

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

MOTION carried with 4 ayes and 0 nays.

**VIII. 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.

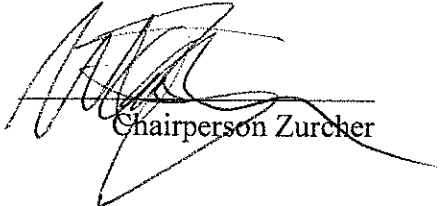
**IX. Adjournment**

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

Vice-Chairperson Renken made the MOTION, seconded by Commissioner Musarra to adjourn by voice call vote. Commission members voted as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Musarra YES.

MOTION carried with 4 ayes and 0 nays.

The January 14, 2019, meeting of the Planning and Zoning Commission adjourned at 5:50 p.m.

  
Chairperson Zurcher