



Planning and Zoning Commission
Monday, March 8, 2021
5:30 PM
Library Auditorium
7401 E. Skoog Blvd.

----- Minutes -----

I. Call to Order

Chairperson Zurcher called the March 8, 2021, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

II. Invocation

✚ Invocation given by Chaplin Gary Walker.

III. Pledge of Allegiance

IV. Attendance

Chairperson Zurcher asked for roll call attendance to be taken. Members present: Chairperson Zurcher, Vice-Chairperson Renken, Commissioner Rutherford, Commissioner Musarra, Commissioner Laney and Commissioner Griffis. Members absent: Commissioner Roberts. Staff Present: Edward Packard, Planner and Kristi Jones, Administrative Support II.

V. Approval of Minutes

Chairperson Zurcher asked if the Commission had amendments to the minutes from the February 8, 2021 meeting. Commissioner Griffis noted that she would have abstained from voting on the minutes from the January meetings as she wasn't a seated member of the Planning Commission in January. Chairperson Zurcher called for a motion to approve the amended minutes. Commissioner Rutherford made the MOTION, seconded by Commissioner Musarra to approve the amended minutes from the February 8, 2021 Planning Commission meeting.

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

MOTION carried with 6 ayes and 0 nays.

VI. Announcements

✚ Chairperson Zurcher outlined the Planning Commission procedures and guidelines.

VII. Public Hearing Items

✚ There were no public hearing items.

VIII. Action Items

1. **PDP20-007.** Upon the application of Jasper EcoDev LLC, a request for a Preliminary Development Plan for a proposed 272-unit single family development on approximately 130 acres located at the southwest corner of Jasper Parkway and the Iron King Trail, Prescott Valley, AZ. Portion of APN#: 103-04-008S.

Edward Packard, Planner, reported that the Jasper Phase 3 Preliminary Development Plan proposes 272 single-family lots on 130 acres. Lot sizes are mixed, the smallest typical lot being 55 feet wide and 110 feet deep. Mr. Packard stated that Jasper Phase 3 is located at the south side of Jasper Phase 1 which he displayed via a visual map. He noted that the density is 2.09 dwelling units per acre gross and 2.40 dwelling units per acre net. Mr. Packard indicated that Phase 3 will be a gated community with private streets and entrance gates from Stillwell Parkway and Jasper Parkway. Entrance details as well as the proposed Jasper Parkway were illustrated via visual maps. He explained that Jasper Parkway will extend south along the west side of Granville and the Castle Canyon Mesa subdivisions and will connect with SR 69 at the Stoneridge Drive intersection. Design of the road is underway, and construction is expected to begin in fall of 2021.

Mr. Packard reported that the Iron King Trail through Jasper was completed by the developer as part of Jasper Phase 1. He noted that the existing Iron King Trail forms the northern boundary of the development and Tract AAA will be developed as a park and the Iron King trailhead parking area. A concept detail of the trailhead was displayed via visual map.

In conclusion, Mr. Packard stated the proposed Preliminary Development Plan is consistent and compatible with the Jasper Master Plan and with neighboring land uses. Therefore, Staff recommends the Commission approve PDP20-007.

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

Vice-Chairperson Renken inquired as to whether Jasper Parkway would be completed before Phase 3 was opened.

Mr. Packard stated that at least one section of Jasper Parkway would be completed prior to construction of the homes so they will have access to the subdivision. He wasn't sure if the entire stretch of Jasper Parkway (to SR 69) would be completed prior to the construction of homes although he believed it would be constructed in one phase.

Vice-Chairperson Renken asked if the development of Jasper Parkway would be reviewed by the Planning Commission.

Mr. Packard stated that it is not required to be reviewed by the Planning Commission.

Vice-Chairperson Renken inquired as to whether Jasper Parkway would be a divided road.

Mr. Packard displayed a cross-section of Jasper Parkway and confirmed it will be a divided road.

Commissioner Griffis inquired about the table "Prescott Valley Preliminary Land Use Data Table"

that was included in the Staff brief.

Mr. Packard stated that the table is specific to the Jasper Subdivision.

Commissioner Griffis asked if the Phases are defined within the table.

Mr. Packard indicated that the table is broken down by parcels; not Phases and most of the Phases include multiple parcels.

Commissioner Griffis inquired as to what comprised the 700th dwelling unit as referenced in the development agreement pertaining to Jasper Parkway.

Mr. Packard stated that Phase 1 is under construction with some residents are already living there and Phase 1 was comprised of approximately 300 lots. The Preliminary Development Plan for Phase 2 has been approved for approximately 290 lots; however, the Final Development Plan has not been approved at this time. Mr. Packard noted that a Final Development Plan was approved for a multi-family parcel that will be developed with single family rental units; thus, Jasper has already reached the 700 dwelling unit threshold.

There were no further questions of Staff; therefore, Chairperson Zurcher invited the applicant to address the Commission.

Benny Wells, Jasper Eco-Dev, addressed the Commission.

Vice-Chairperson Renken inquired about the completion timeframe for Jasper Parkway.

Mr. Wells stated that it is slated to begin construction in the fall of 2021 and is estimated to be a four-month build.

Commissioner Griffis commended Jasper Eco-Dev on their infrastructure improvements and everything they are doing to make this a viable community.

As there were no further questions for the applicant, Chairperson Zurcher opened the item to questions or comments from the public.

There was no public comment; therefore, Chairperson Zurcher closed public comment and brought the item back to the Commission for comments or motion.

Action PDP20-007

Vice-Chairperson Renken moved to approve PDP20-007 as submitted.

Commissioner Griffis 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 Griffis and Commissioner Laney YES.

MOTION carried with 6 ayes and 0 nays.

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

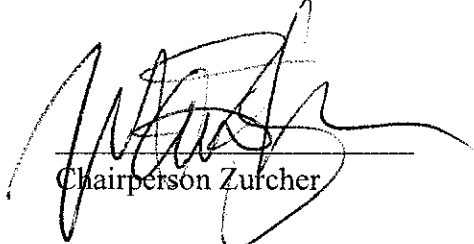
There was no further public comment related to any item presented during this meeting; therefore, Chairperson Zurcher called for a motion for adjournment.

Commissioner Rutherford made the MOTION, seconded by Vice-Chairperson Renken to adjourn by voice call vote.

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

MOTION carried with 6 ayes and 0 nays.

The March 8, 2021 meeting of the Planning and Zoning Commission adjourned at 5:46 p.m.



Chairperson Zurcher