



**Planning and Zoning Commission**  
**Monday, September 14, 2020**  
**5:30 PM**  
**Library Auditorium**  
**7401 E. Skoog Blvd.**

----- Minutes -----

**I. Call to Order**

Chairperson Zurcher called the September 14, 2020, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

**II. Invocation**

✚ Invocation given by 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 Rutherford, Commissioner Yeater, Commissioner Musarra, Commissioner Laney and Commissioner Roberts. Staff Present: Richard Parker, Director; Edward Packard, Planner, Eric Fitzer, Planner, Vikie Anderson, Administrative Supervisor and Kristi Jones, Administrative Support II.

**V. Approval of Minutes**

Chairperson Zurcher asked if the Commission had amendments to the minutes from the August 10, 2020, meeting. No revisions were submitted; thus, Chairperson Zurcher called for a motion to approve the minutes. Commissioner Laney made the MOTION, seconded by Commissioner Roberts, to approve the minutes from the August 10, 2020 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, Commissioner Yeater YES, Commissioner Roberts YES, and Commissioner Laney YES.

**MOTION carried with 7 ayes and 0 nays.**

**VI. Announcements**

✚ Chairperson Zurcher outlined the Planning Commission procedures and guidelines.

✚ Chairperson Zurcher announced that Staff requested to present Action Item #3 (RP20-005) first if there were no objections from the Commission.

**Action Items**

- 3. RP20-005.** Upon the application of Joyce and Robert Morgan, a request for a Reversionary Plat to combine Prescott Valley Unit 7, Lots 2267, 2268, 2269 into one lot, 2267A, located at 8836 E.

Valley Rd., Prescott Valley, AZ.

Edward Packard, Planner, stated that Prescott Valley Unit 7 was a commercial subdivision platted in 1968. He noted that the plat created 103 small lots and upon annexation into the Town of Prescott Valley, the lots were legal but now do not conform to current zoning regulations.

Mr. Packard displayed visual maps of the original plat depicting the three lots, a map of the proposed plat combining the three lots into one lot as well as a map of Lot 2267 that is currently occupied by a commercial building and business operated as a radiator and welding shop.

Concluding, Mr. Packard stated that the plat has been reviewed by Town Staff and meets all Town Code standards. Staff recommends the Commission make a motion to approve RP20-005 and forward to the Town Council with a recommendation of approval subject to the following condition:

1. Submittal of one signed and Notarized Plat Mylar for recording following approval by the Town Council.

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

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

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

#### **Action RP20-005**

#### **Commissioner Yeater moved to approve RP20-005 as submitted with condition and forward to the Town Council with a recommendation for approval.**

1. Submittal of one signed and Notarized Plat Mylar for recording following approval by the Town Council.

Commissioner Rutherford seconded the motion.

MOTION carried 7:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Musarra YES, Commissioner Yeater YES, Commissioner Roberts YES, and Commissioner Laney YES.

**MOTION carried with 7 ayes and 0 nays.**

### **VII. Public Hearing Items**

1. **ZMC19-007.** Upon the application of Brad Fain, on behalf of Fain Signature Group, Owner, a request for a Zoning Map Change from R1L-70 (Residential; Single-Family Limited) to C2-PAD (Commercial; General Sales and Services-Planned Area Development) in order to develop a 27-acre manufactured home park with 176 spaces and associated amenities. The property is located at the southeast corner of State Route 69 and Fain Road.
2. **PDP19-004. (Action Item)** Upon the application of Brad Fain, on behalf of Fain Signature Group, Owner, a request for a Preliminary Development Plan approval to develop a 27-acre manufactured

home park with 176 spaces and associated amenities. The property is located at the southeast corner of State Route 69 and Fain Road.

Chairperson Zurcher read the applications into record and stated that the Zoning Map Change (ZMC19-007) and the Preliminary Development Plan (PDP19-004) would be presented together, however, they require separate motions.

Edward Packard, Planner, stated that the project site is generally bound by State Route 69 (SR 69) to the southwest, Fain Road to the northwest, undeveloped property (Lynx Creek riverbed) to the northeast, and the Quailwood Golf Course and Unit Two of The Villages at Lynx Creek mobile home community to the southeast.

Mr. Packard reported that the proposal is a request for a Zoning Map Change (ZMC19-007) from R1L (Residential; Single Family Limited) to C2-PAD (Commercial; General Sales and Services-Planned Area Development) and a Preliminary Development Plan (PDP19-004) for the Creekside Villas Manufactured Home Park comprising up to 176 spaces for manufactured home spaces on approximately 27 acres. He explained that this is not proposed as a subdivision in which each lot is separately owned; the proposal is for leased spaces.

Mr. Packard noted that there is extensive history with the subject property. The applicant previously submitted an application approximately a year ago; however, due to concerns with the surrounding neighborhood, it was pulled prior to review by the Planning Commission. Mr. Packard reported that revisions have been made to address some of the previous concerns.

Mr. Packard displayed a visual map depicting the existing zoning of R1L-70 which was the zoning assigned at the time of annexation. He noted that the adjacent Villages at Lynx Creek has a zoning designation of R1MH (Residential; Single Family Mobile/Manufactured Homes). Mr. Packard displayed a visual map of the subject property highlighting an exception parcel in the center of the proposed development. The exception parcel is an existing RV storage area that is owned by the neighboring Villages at Lynx Creek HOA and is not owned by the applicant.

Mr. Packard reiterated that The Villages of Lynx Creek is subdivided in that each individual lot is owned by separate owners. Creekside Villas is not proposed to be subdivided; thus, it will remain under one ownership. He noted that spaces will be delineated but they will be owned by one owner and the spaces will be leased. The C2-PAD zoning is appropriate for the project as it is more of a quasi-commercial; quasi-residential use. Mr. Packard stated that the PAD means it has a Preliminary Development Plan submitted with the rezoning request. He indicated that there are no commercial uses such as a shopping center or other retail proposed. The only proposed use is the mobile home spaces and open space; however, there may be amenities added in the future. Mr. Packard noted that the open spaces are significant and will double as storm water detention areas.

Mr. Packard stated that access into the proposed development would be via Village Way, which is a Town of Prescott Valley controlled and maintained public street that runs along the western edge of The Villages at Lynx Creek Unit 2 and functions primarily as a local frontage road, providing a public street connection between the internal private streets of The Villages at Lynx Creek community. He noted that there are several lots that front along Village Way which he displayed via a visual map.

Mr. Packard reported that the plan has been reviewed by ADOT. He indicated that there is a proposed emergency access point to SR 69, and it would remain an emergency access only with a crash gate blocking access. Mr. Packard explained that it is a tricky location due to the proximity to a deceleration lane and a right turn lane onto Fain Road; therefore, direct full access into the development isn't feasible.

Mr. Packard stated that there has been a lot of communication between The Villages of Lynx Creek and the applicant. He had received a letter from The Villages of Lynx Creek signed by the HOA Board President that listed following items that they have agreed upon:

- The property will be developed with a 55+ age type restriction.
- A twenty foot (20') open space buffer created along Pepper Tree boundary. There will not be a wall on the Villages side of the open space; however, there will be a privacy wall on the development side of the open space.
- The plan will not prohibit vehicular turns from Village Way onto Mountain Brush Road as is currently permitted.
- Although there is a change in zoning, the actual permitted use on the property will be limited to a manufactured home park only as set forth in the Staff Report.

In conclusion, Mr. Packard stated that Staff recommends that the Commission make a motion to approve ZMC19-007 with the following conditions and forward to the Town Council with a recommendation of approval:

1. Development shall generally occur consistent with the circulation patterns and building areas as illustrated on the Preliminary Development Plan and uses of the property shall be limited to allowed manufactured home park uses permitted in the C2-PAD Zoning District.
2. Approval by the Town Council of a Final Development Plan (FDP) as required by Town Code Article 13-19 for each phase of construction, prior to issuance of construction permits and to include among other things:
  - a. Conformance with all Town Code requirements, including site development standards in Article 13-25 except as modified by the Preliminary Development Plan and screening and lighting requirements of Articles 13-26 and 13-26a.

- b. Engineered drainage and grading plans.
  - c. The developer shall be responsible for any infrastructure needed to serve the site including widening pavement of Village Way to 24-feet between the development and Village Creek Blvd.
  - d. Any development will have to obtain approval from the Arizona Department Transportation (ADOT) for construction of a secondary emergency access.
3. Remitting to the Town, on a monthly basis, all monies collected as a result of the proposed manufactured home park, and/or its successors and assigns, applying a “surcharge” against all rents collected from occupation and use of units within any phase of the park, with said surcharge being two percent (2%). Such remittances shall be made no later than the 15<sup>th</sup> 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 manufactured home park.

Staff recommends the Commission approve PDP19-004.

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

Commissioner Laney asked how many feet are on the north corner from SR 69 & Fain Rd to the drainage area. She inquired as to whether a direct ingress/egress could be made without affecting the right turn lane onto Fain Road.

Mr. Packard indicated that he didn't think that would be feasible as both SR 69 and Fain Road are elevated well above the proposed development. He noted that the turning movements onto Fain Road occur quickly; therefore, direct access would impede traffic.

Commissioner Laney asked for clarification that the only secondary access is the emergency access with a crash gate that requires ADOT approval. She also asked why an emergency access is allowed but not a direct ingress/egress.

Mr. Packard stated that the purpose of the emergency access and the crash gate doesn't require permission from ADOT – it is intended to be used in the case of an emergency. Mr. Packard indicated that the emergency access can't be used as a direct ingress/egress due to the proximity to SR 69 and Fain Road and would come in conflict with the deceleration lane and right turn lane.

Chairperson Zurcher asked if the plan has been approved by ADOT.

Mr. Packard reported that the plan has been tentatively approved by ADOT and at the time of review, ADOT did not have any issues with the proposed location.

Mike Withey of Withey Morris, Agent for Fain Signature Group, addressed the Commission via

conference phone. Mr. Withey stated that they agree with the Staff recommendations and they have spent a lot of time since 2019 to address concerns that arose during the first submittal. Mr. Withey reported that one of the first changes they made was to limit the land use. He indicated that there were a few items that concerned the neighboring owners, so they deleted those altogether. Mr. Withey stated that Village Way was also a top concern. He noted that Village Way in its entirety will be widened to 24' by the developer at no cost to the Villages of Lynx Creek residents or Town of Prescott Valley upon approval of the proposed project. In addition, the applicant has limited the lots to total of 176 spaces. Mr. Withey reported that they have worked with the Town and ADOT for the future emergency access and emphasized that they would love to have a direct ingress/egress into the development; however, ADOT won't allow an ingress/egress in that area. Mr. Withey noted that they have worked with The Villages of Lynx Creek HOA and recently began working with a citizen committee and commended them for their work on the proposed project.

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

William McGivern, Lot 396, addressed the Commission. Mr. McGivern stated that he represents the owners that live within 300' of the proposed project. He reported that they have reached an agreement with the proponent on most of the issues. There are a few refinements that remain. Mr. McGivern noted that due to the nature of the project, they understand that the commercial zoning designation is necessary. He indicated that their agreement is based on the understanding that the development will have a 55+ age requirement, as well as a stipulation that only manufactured homes are allowed on the spaces. The agreement to not prohibit vehicular turns from Village Way onto Mountain Brush has already been discussed. Mr. McGivern stated that the proponent has agreed to secure the 55+ age requirement in any agreement with any future developer. He noted that they still have concerns regarding drainage. Mr. McGivern reported that the proponent has assured them that they will have multiple engineered drainage reports submitted to the Town of Prescott Valley for approval prior to any actual development efforts. Mr. McGivern indicated that they requested a 150' to 200' of open space/recreational area to provide a buffer to the proposed development and noted that the current 20' buffer isn't adequate. Mr. McGivern noted that there are still a lot of open-ended items such as drainage reports that will influence the overall project. He stated that there are other issues that need to be resolved as part of the overall development that is outside of the scope for the zoning request. Mr. McGivern is confident if they continue the professional approach of reconciling their differences, they will ultimately arrive at a mutually agreeable solution.

Chairperson Zurcher commended Mr. McGivern and Mr. Withey on the effort they have put forth in resolving the concerns of The Villages of Lynx Creek community.

Lane Hiers, Lot 326, addressed the Commission. Mr. Hiers stated that he wasn't aware that negotiations had been taking place between the HOA and the applicant. He reported that there are 7 homes on Village Way in which the only access to the homes is via Village Way. Mr. Hiers

indicated that there were previous discussions for the Fains to build a bridge; however, it was too expensive. Mr. Hiers noted that a direct access could be engineered to raise it the same elevation as SR 69 and Fain Road. He stated that is he opposed to the proposed project. Mr. Hiers expressed that the homes along Village Way will decrease in value if the development is approved.

Faye Ybarra, resident on Mountain Brush, addressed the Commission. Ms. Ybarra asked if the Commission could consider the traffic impact on Village Way when making their decision for approval. She inquired as to what the Fain Group will do to eliminate the traffic impact (noise mitigation and safety) on the homes along Village Way. Ms. Ybarra asked how traffic from the new development will be kept off the private roads within The Villages of Lynx Creek. She also inquired as to whether golf carts will still be allowed to drive on Village Way as it is the only access to the proposed project.

Chairperson Zurcher stated that traffic is something the Commission takes into consideration.

Charlene McKee, Lot 263, addressed the Commission. Ms. McKee is concerned with safety. She indicated that the road can't handle the additional traffic that would be generated from the proposed development.

Laurie Winslow, Lot 305, addressed the Commission. Ms. Winslow noted that the traffic is out of control and is already dangerous pulling in and out of Village Way.

Judy Kaull, resident on Mountain Brush, addressed the Commission. Ms. Kaull expressed her concern that the traffic study was done in February of 2019 which doesn't accurately depict the traffic generated from The Villages of Lynx Creek residents. Ms. Kaull indicated that the length of Village Way is 4 blocks noting that it is a lot of additional traffic generated on a short section of roadway. She stated that she is concerned for the overall safety as there is no traffic light to turn onto Village Way.

Linda Fry, resident on Village Way, addressed the Commission. Ms. Fry stated that she is concerned about the danger to the residents that drive golf carts as well as the residents that walk their dogs. She reported that she contacted an archeologist, Kathryn Turney, who is the Cultural Resources Manager for the Yavapai County Public Works Department. Ms. Fry stated that Ms. Turney came out to the proposed development site. Ms. Fry indicated that there are Indian relics located onsite and a possible burial ground. She has several pages of redacted documents sent to her by Ms. Turney.

Henry Mikolajczyk, Lot 327, addressed the Commission. Mr. Mikolajczyk stated that the emergency crash gate is too far northwest. He indicated that if the emergency crash gate was moved further south across from the Mexican food restaurant, it wouldn't impact the deceleration lane.

Jerry Swanson, resident on Mountain Brush, addressed the Commission. Mr. Swanson asked if the road behind his house was going to be moved and noted that there is a fire hydrant in his yard. Mr. Swanson expressed his concerns with the issue of getting in and out of the park as well as vehicles

pulling in and making an immediate U-turn and pulling back out. He indicated that a traffic light needs to be installed there.

Howard Ludwig, Lot 859, addressed the Commission. Mr. Ludwig stated that he represents several residents within The Villages of Lynx Creek. He reported that the number of trips generated per day will be closer to 1320 trips as opposed to the 900. Mr. Ludwig noted that no one follows the posted speed limit of 10 mph. He indicated that he is concerned for the safety of the residents.

Lonnie Fay, Lot 258, addressed the Commission. Mr. Fay stated that the front entrance to his home is on Mountain Brush and backyard sets on Village Way. He noted that many residents currently enjoy walking their dogs as well as driving around in golf carts and they won't be able to enjoy that with the additional traffic that would be generated by the proposed project. There is an existing safety issue on the curve and the ingress/egress is already compromised.

Leo Massicotte, Lot 372, addressed the Commission. Mr. Massicotte stated that residents of the new development shouldn't be allowed to utilize the private roads such as Mountain Brush that the HOA pays to maintain.

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

Vice-Chairperson Renken asked if the Town could place a sign stating that the road is a private and is not available for public use.

Mr. Packard stated that they could take that into consideration.

Mr. Withey readdressed the Commission. Mr. Withey noted that they obviously can't please everyone and emphasized that they have tried to resolve as many concerns as possible. Addressing the concerns of increased traffic, Mr. Withey stated that they hired a traffic consultant and Village Way can handle the additional traffic. He noted that even with their development, traffic will be at 77% of capacity. Mr. Withey reiterated that they would love to have a direct access into the development; however, it isn't possible and ADOT won't allow it. Mr. Withey stated that he believes this is a great project for the subject property as it is very compatible with The Villages of Lynx Creek. He emphasized that Village Way will get widened to 24' if approved; it will not get widened if the project isn't approved. He noted that they are working with ADOT for an emergency access and that emergency access won't be developed if the project doesn't move forward.

Commissioner Roberts asked how soon construction would begin if the project is approved.

Mr. Withey stated that they would like to get started as soon as possible.

Commissioner Rutherford commented that she is fully sympathetic to the concerns of the residents of Villages of Lynx Creek. She noted that the scariest neighbor you can have is open land as you don't know what could be developed. She concurred with Mr. Withey that this is the most

compatible project that could be developed on the subject property. Commissioner Rutherford stated that a property owner has the right to development their property and change is inevitable.

Commissioner Laney expressed her concern about not having another ingress/egress into the project.

Commissioner Rutherford expressed concern about lack of amenities for the proposed development.

Chairperson Zurcher shared the same concern for safety without another ingress/egress. He asked if there is a motion and mentioned that they could also table the item.

Faye Ybarra emphasized that her questions had not been answered yet and she would like them answered prior to the vote.

Mr. Withey indicated that Village Way was built by Yavapai County and it was designed to provide access to The Villages of Lynx Creek as well as the subject property. He noted that there could be a development proposed that is a high traffic generator as opposed to their project. Mr. Withey reported that he doesn't believe the noise will be greater than what it is currently; therefore, he doesn't know how to mitigate noise. He stated that 176 spaces aren't a number that will be generating more noise than what currently exists. Mr. Withey explained that their original plan was to not allow any access onto Mountain Brush, and they are fine with that. He personally can't imagine why anyone would utilize Mountain Brush to access their proposed development.

Commissioner Laney asked how much additional traffic will be generated by the RV storage area.

Commissioner Rutherford commented that the RV storage already exists and belongs to The Villages of Lynx Creek HOA.

Chairperson Zurcher polled the Commission to see if they wanted to move forward or table the item to a future date.

Commissioner Rutherford stated that she would like to see a more in-depth traffic study completed as she is concerned with the lack of a second access.

Commissioner Roberts was in favor of tabling the item.

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 ZMC19-007 & PDP19-004**

**Chairperson Zurcher moved to table ZMC19-007 and PDP19-004 to a future, unspecified date.**

Commissioner Yeater seconded the motion.

MOTION carried 7:0 by roll call vote as follows: Chairperson Zurcher YES, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Musarra YES, Commissioner Yeater YES, Commissioner Roberts YES, and Commissioner Laney YES.

**MOTION carried with 7 ayes and 0 nays.**

### VIII. Action Items

1. **PDP19-004.** Upon the application of the Fain Signature Group, a request for a Preliminary Development Plan for the Creekside Villas Manufactured Home Park comprising up to 176 spaces for manufactured homes on approximately 27 acres located north of The Villages at Lynx Creek, east of State Route 69 at the northerly terminus of Village Way.

**\*\*This item was discussed and action taken subsequent to ZMC19-007.**

2. **PDP20-004.** Upon the application of Espire AZ, LLC, a request for a Preliminary Development Plan (PDP) for development and operation of the “Espire Sports & RV Resort” facility. The project comprises the following: an approximate 58,000 square foot two story building which will include ten (10) indoor pickleball courts, multi-purpose sport court, golf simulators, pro shop, locker rooms restaurant and bar, private lounge, billiards, fitness rooms, gym, massage rooms, conference rooms as well as an outdoor patio and balcony; a 5,600 square foot outdoor game yard; ten (10) covered outdoor pickleball courts; 75 RV Spaces including amenities; twenty-nine (29) 550 square foot rental casitas and twelve (12) 650 square foot rental cottages. The proposal is located on 12.64 acres located on the northeast corner of Florentine Road and Lake Valley Road on APN(s) 103-02-723, 103-02-722 and portions of APN(s) 103-02-716F, 103-02-752R within the incorporated limits of the Town of Prescott Valley.

Eric Fitzer, Planner, stated that the subject property is located in the Town Center area adjacent to Yavapai Regional Medical Center. The property was rezoned to C2-PAD (Commercial; General Sales and Services – Planned Area Development) under ZMC07-006.

Mr. Fitzer reported that the Preliminary Development Plan (PDP20-004) would allow for an approximate 59,619 square foot two-story building which will include ten (10) indoor pickleball courts, multi-purpose sport court, golf simulators, pro shop, locker rooms restaurant and bar, private lounge, billiards, fitness rooms, gym, massage rooms, conference rooms as well as an outdoor patio and balcony; a 4,078 square foot outdoor game yard; fourteen (14) outdoor pickleball courts (ten {10} of which are covered); 78 RV spaces including amenities; thirty (30) 550 square foot rental casitas and twelve (12) 650 square foot rental cottages. Mr. Fitzer noted that the property will be dually owned: the RV portion (6.5 acres) of the property will be leased from the current landowner and the Espire Sports Center portion (7.2 acres) will be purchased.

Mr. Fitzer stated that the landscaping exceeds minimum Town standards for quantity and the landscaping species meet Town requirements. The parking requirements meet Town standards.

Mr. Fitzer displayed the elevations for the sports center, casitas and cottages via a visual map. He noted that the cottages will front onto some of the pickleball courts.

In conclusion, Mr. Fitzer stated that the proposed Preliminary Development Plan is consistent with the Town of Prescott Valley *General Plan 2025* and consistent with the Rezone approved under case ZMC07-006. Thus, Staff recommends the Commission approve the Preliminary Development Plan (PDP20-004) for the Espire Sports Center & RV Resort subject to stipulations “1” through “13” as outlined below:

1. Development and use of the site shall be consistent with the Preliminary Development Plan consisting of two (2) sheets (DP1.0 & DP1.1) entitled “Espire Sports Center” stamped received August 27, 2020 prepared by Stroh Architecture Inc.
2. Building Elevations shall be consistent with the Elevations entitled “Espire Sports Center” consisting of ten (10) sheets (DP1.6 thru DP1.15) prepared by Stroh Architecture Inc. and stamped received August 27, 2020.
3. Landscaping of the site shall be consistent with the Landscape Plan entitled “Espire Sports Center” consisting of two (2) pages (DP1.2 & DP1.3) prepared by Stroh Architecture Inc. and stamped received August 27, 2020.
4. Photometric Plans and cutsheets shall be consistent with the Preliminary Development Plan consisting of four (4) sheets (E0.1 thru & E0.4) entitled “Espire Sports Center” stamped received August 27, 2020 prepared by Stroh Architecture Inc.
5. Prior to Final Development Plan (FDP) approval, a Transportation Impact Analysis (TIA) shall be reviewed and approved by the Town of Prescott Valley.
6. The applicant will be required to construct offsite transportation improvements for this development which shall, at minimum, consist of an additional northbound lane, curb, gutter and sidewalk through the project frontage along Lake Valley Road with a two-hundred foot (200’) taper north of the project frontage for the additional travel lane to meet minimum public works standards. Bega streetlights along Lake Valley will also be required. These improvements will include any other offsite transportation improvements required as part of the Transportation Impact Analysis to be reviewed and approved by the Town of Prescott Valley.
7. The applicant will be required to construct offsite water improvements including a water main which shall be designed and constructed along the north end of the property, connecting the water main in Lake Valley Road to the water main on the hospital property. An easement will be required associated with this water main.
8. A cross-access agreement shall be reviewed and approved by staff prior to Final Development Plan approval between the “Leased Property”, the “Purchased Property” and “Western Property” which the northern most drive traverses to Lake Valley Road.
9. A shared parking agreement shall be reviewed and approved by staff prior to Final Development Plan approval between the “Leased Property” and the “Purchased Property”.

10. There shall be no permanent residents of the Recreational Vehicle (RV) Park portion of the development. Park Models, mobile homes and other similar type units shall not be permitted to be admitted to the RV park. RV's to be permitted in the park shall be defined in accordance with Sec. 13-02-010 A. 154. Recreational Vehicle.
11. The project shall be constructed in one phase as described in the Espire Sports Narrative date stamped August 6, 2020.
12. The project shall adhere to the 2018 International Code Council (ICC) International Fire Code (IFC) and Local Amendments adopted by the Central Arizona Fire Medical Authority (CAFMA). The fire hydrant spacing requirements shall meet minimum CAFMA distance standards and the one-way 20' drives as indicated per the plans shall meet the fire hydrant apparatus road criteria.
13. The owner shall be required to remit to the Town, on a monthly basis, all monies collected as a result of the proposed recreational vehicle park, and/or its successors and assigns, applying a "surcharge" against all rents collected from occupation and use of units within any phase of the recreational vehicle park, with said surcharge being two percent (2%). Such remittances shall be made no later than the 15<sup>th</sup> 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 recreational vehicle park.

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

Vice-Chairperson Renken inquired as to why the leased RV portion was submitted with the Espire Sports Center portion.

Mr. Fitzer stated that the applicant could answer that.

Commissioner Musarra asked why have RV's in the downtown area.

Jim Thomas, Agent for Espire Sports, addressed the Commission. Mr. Thomas stated that people are traveling in high-end RV's to attend events such as pickle ball tournaments. The RV property will have CC&R's. He noted that people will be staying short-term. Mr. Thomas believes this will be a great addition to our town and will put the community on the map with people from all over the country attending the tournaments. He indicated that it will take the Entertainment District to the next level.

Commissioner Rutherford asked if they will be selling memberships for the recreational facilities.

Mr. Thomas stated that they will offer affordable memberships to the public and the restaurant will also be open to the public.

Vice-Chairperson Renken asked if there are other projects like the proposed development.

Mr. Thomas responded that this is the first of its kind and will be one of the largest indoor pickleball facilities in the country. He noted that there are similar, smaller facilities but none are the size of the proposed project.

Vice-Chairperson Renken inquired as to why the RV portion is not part of the main complex.

Mr. Thomas explained that it is same project. The agreement made with Fain Signature Group included the leasing of the RV portion of the property and the purchasing of the sports complex portion.

Vice-Chairperson Renken commented on the number of trees that will be planted and asked if the west side of Lake Valley road will be screened.

Mr. Thomas reported that they will be planting a lot of trees throughout to provide shade for the RV portion. He indicated that they are 250' from Lake Valley. Mr. Thomas stated that the RV sites are a minimum of 1800 sf and they have agreed to everything the Town has required.

Vice-Chairperson Renken commented that the concept of an RV Park in the middle of the downtown area will be unique.

Mr. Thomas stated that the project will generate a lot of revenue for the Town of Prescott Valley.

Commissioner Laney asked what is the average timeframe that an RV would be in a place.

Mr. Thomas replied, "three days to a week."

Commissioner Laney asked if there is a limit as to how long each RV can stay.

Mr. Thomas confirmed that there will be a limit.

Commissioner Musarra asked if there would be any restrictions pertaining to the age of the RV.

Mr. Thomas stated that was included in the CC&Rs, an RV can't be older than 15 to 20 years and needs to be in good condition.

Commissioner Musarra asked if barbecues and/or outdoor get togethers would be allowed in the RV section.

Mr. Thomas replied "no." He noted that they would be required to go to the restaurant.

Commissioner Laney asked who will manage the site.

Mr. Thomas stated that they have a team to manage the site.

Commissioner Rutherford asked what is listed as the maximum rental time within the CC&Rs.

Mr. Thomas stated that the maximum rental time is thirty days.

Commissioner Rutherford asked if the thirty days is renewable.

Mr. Thomas didn't believe it was renewable.

Commissioner Roberts asked if travel trailers will be allowed.

Mr. Thomas reported that travel trailers will be allowed if they meet the requirements set forth in the CC&Rs.

Commissioner Musarra asked if toy haulers would be allowed.

Mr. Thomas replied "no."

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

Peg Travers, marketing staff for the project, addressed the Commission. Ms. Travers stated that the proposed project is the most exciting project she has seen for the amateur sporting world. She noted that the project will bring in exciting events and tournaments. Ms. Travers reported that they will employ 75 to 100 people. She mentioned that several courts are convertible, so the opportunities are endless. Ms. Travers believes that Mr. Thomas is a true visionary.

Ron Fain, Fain Signature Group, addressed the Commission. Mr. Fain stated that they were attracted to this project due to the tourism component. He noted that the RV component can accommodate the Event Center as well.

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

Commissioner Roberts commented that the project is a good idea.

Mr. Fitzer noted that the Commission could add a stipulation that the Final Development Plan could be reviewed by the Commission prior to the Town Council.

Chairperson Zurcher stated that he is in full support of sports. He suggested items such as Top Golf, an indoor soccer field and indoor climbing facilities. Chairperson Zurcher indicated that he is against the RV component of the proposal. He noted that it doesn't fit the character of the surrounding neighborhood and feels it cheapens the image of the Town. Chairperson Zurcher expressed his concern with the proximity to Liberty Traditional school.

Commissioner Laney shared the concern of its proximity to the school. She noted that the RV portion could be located anywhere.

Commissioner Rutherford stated that the Commission is missing the potential character of the

proposed project. She noted that it could be adequately screened, and it is a service to a very exciting development for the Town. Commissioner Rutherford stated that she isn't concerned with the proximity to the school.

Vice-Chairperson Renken commented that he was initially concerned about the RV portion; however, he can now see the advantage for the entire project having that type of availability. He believes the RV component, with proper screening, will be an asset to the overall project.

Commissioner Musarra shared that he initially had concerns with the RV component; however, after listening to the presentation and comments, he is now in favor of it. He noted that the RV community recommends places if they have had a great time – it is free advertisement. Commissioner Musarra commented that the overall facility is outstanding.

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

#### **Action PDP20-004**

#### **Vice-Chairperson Renken moved to approve PDP20-004 as submitted with conditions.**

1. Development and use of the site shall be consistent with the Preliminary Development Plan consisting of two (2) sheets (DP1.0 & DP1.1) entitled “Espire Sports Center” stamped received August 27, 2020 prepared by Stroh Architecture Inc.
2. Building Elevations shall be consistent with the Elevations entitled “Espire Sports Center” consisting of ten (10) sheets (DP1.6 thru DP1.15) prepared by Stroh Architecture Inc. and stamped received August 27, 2020.
3. Landscaping of the site shall be consistent with the Landscape Plan entitled “Espire Sports Center” consisting of two (2) pages (DP1.2 & DP1.3) prepared by Stroh Architecture Inc. and stamped received August 27, 2020.
4. Photometric Plans and cutsheets shall be consistent with the Preliminary Development Plan consisting of four (4) sheets (E0.1 thru & E0.4) entitled “Espire Sports Center” stamped received August 27, 2020 prepared by Stroh Architecture Inc.
5. Prior to Final Development Plan (FDP) approval, a Transportation Impact Analysis (TIA) shall be reviewed and approved by the Town of Prescott Valley.
6. The applicant will be required to construct offsite transportation improvements for this development which shall, at minimum, consist of an additional northbound lane, curb, gutter and sidewalk through the project frontage along Lake Valley Road with a two-hundred foot (200') taper north of the project frontage for the additional travel lane to meet minimum public works standards. Bega streetlights along Lake Valley will also be required. These improvements will include any other offsite transportation improvements required as part of the Transportation Impact Analysis to be reviewed and approved by the Town of Prescott Valley.

7. The applicant will be required to construct offsite water improvements including a water main which shall be designed and constructed along the north end of the property, connecting the water main in Lake Valley Road to the water main on the hospital property. An easement will be required associated with this water main.
8. A cross-access agreement shall be reviewed and approved by staff prior to Final Development Plan approval between the “Leased Property”, the “Purchased Property” and “Western Property” which the northern most drive traverses to Lake Valley Road.
9. A shared parking agreement shall be reviewed and approved by staff prior to Final Development Plan approval between the “Leased Property” and the “Purchased Property”.
10. There shall be no permanent residents of the Recreational Vehicle (RV) Park portion of the development. Park Models, mobile homes and other similar type units shall not be permitted to be admitted to the RV park. RV’s to be permitted in the park shall be defined in accordance with Sec. 13-02-010 A. 154. Recreational Vehicle.
11. The project shall be constructed in one phase as described in the Espire Sports Narrative date stamped August 6, 2020.
12. The project shall adhere to the 2018 International Code Council (ICC) International Fire Code (IFC) and Local Amendments adopted by the Central Arizona Fire Medical Authority (CAFMA). The fire hydrant spacing requirements shall meet minimum CAFMA distance standards and the one-way 20’ drives as indicated per the plans shall meet the fire hydrant apparatus road criteria.
13. The owner shall be required to remit to the Town, on a monthly basis, all monies collected as a result of the proposed recreational vehicle park, and/or its successors and assigns, applying a “surcharge” against all rents collected from occupation and use of units within any phase of the recreational vehicle park, with said surcharge being two percent (2%). Such remittances shall be made no later than the 15<sup>th</sup> 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 recreational vehicle park.

Commissioner Musarra seconded the motion.

MOTION carried 5:2 by roll call vote as follows: Chairperson Zurcher NO, Vice-Chairperson Renken YES, Commissioner Rutherford YES, Commissioner Musarra YES, Commissioner Yeater YES, Commissioner Roberts YES, and Commissioner Laney NO.

**MOTION carried with 5 ayes and 2 nays.**

3. **RP20-005.** Upon the application of Joyce and Robert Morgan, a request for a Reversionary Plat to combine Prescott Valley Unit 7, Lots 2267, 2268, 2269 into one lot, 2267A, located at 8836 E. Valley Rd., Prescott Valley, AZ.

**\*\*Per Staff request, this item was discussed and action taken prior to Public Hearing item ZMC19-007.**

**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 Rutherford 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 Yeater YES, Commissioner Roberts YES, and Commissioner Laney YES.

**MOTION carried with 7 ayes and 0 nays.**

The September 14, 2020 meeting of the Planning and Zoning Commission adjourned at 7:21 p.m.



Chairperson Zurcher