



City of Prescott

Planning & Zoning Commission

June 29, 2023 | 9:00 AM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chairman Michelman called the meeting to order at 9:00 am.

2. ROLL CALL

Members:

Don Michelman, Chairman
Ted Gambogi, Vice-Chairman
Susan Graham
Thomas Hutchison
James Kleczewski
Thomas Reilly, absent
James Whiting, absent

Staff:

Chelsea Walton, Interim Community Development Director
George Worley, Planning Manager
Tammy Dewitt, Community Planner
Kaylee Nunez, Recording Secretary
Deputy City Attorney, Matt Podracky
Airport Director, Dr. Robin Sobotta

City Leadership:

Councilman Brandon Montoya, Liaison, Absent
Mayor Phil Goode
Councilwoman Connie Cantelme

3. DISCUSSION & ACTION ITEMS

- A. Approval of the June 8, 2023 Planning & Zoning Commission Meeting Minutes.
**MOTION BY COMMISSIONER GRAHAM TO APPROVE JUNE 8 MINUTES;
SECONDED BY COMMISSIONER HUTCHISON: (5 - 0)**
- B. PLN23-001, Preliminary Plat of Luxelocker Condo Storage Facility at Deep Well Ranch, a 126 Unit Subdivision on an Approximately 6.8 Acre Parcel Located on the Southeast Corner of the Intersection of N State Route 89 and Deep Well Ranch Road. Site Zoning: SPC (Specially Planned Community). Property Owner: Prescott Storage Partners LLC. Applicant: Lyon Engineering. Location: APN 102-08-057F.
Community Planner Tammy Dewitt presented an overview of the project; she added that the applicant desires this Plat in order to be able to sell the Condo Units

individually (as opposed to rentals). She shared aerial imagery maps, as well as the Plat itself. Each condo unit will have its own APN (tax parcel number). Ms. Dewitt also shared the criteria for Preliminary Plats per the City of Prescott's Land Development Code, which are outlined in Section 9.10.6.

Commissioner Hutchison asked if the units will have electricity.

Ms. Dewitt answered that they will, as well as water and sewer.

Chairman Michelman asked whether the development will have CC & Rs.

Ms. Dewitt answered that they will, which will include specifications that the units are not livable.

Chairman Michelman asked for clarification as to whether the CC & Rs will restrict whether owners can rent out to others as well as storage of hazardous materials.

Ms. Dewitt answered that it would be up to the deed restrictions for the individual owners to determine whether they could rent out to others. She also commented that Building and Fire Departments will review the deed restrictions for specific language on storage of hazardous materials.

Commissioner Gambogi asked what the units would use water for.

Ms. Dewitt answered that they will generally be for bathrooms, also in order to fill up travel trailers etc.

Applicant and project Engineer, Scott Lyon, explained that they will be moving forward with a Final Plat soon after this.

Commissioner Gambogi asked whether they expect excess fill with this project.

Mr. Lyon answered that they will not.

Chairman Michelman asked about the showers in the units, which were indicated in the narrative supplied with the project submittal.

Mr. Lyon clarified that each unit will not have individual access to water, that they will only be able to access the central restrooms near the office.

**MOTION BY COMMISSIONER HUTCHISON TO APPROVE PLN23-001,
PRELIMINARY PLAT OF LUXELOCKER CONDO ST; SECONDED BY
COMMISSIONER KLECZEWSKI: (5 - 0)**

- C. SITE22-004 Site Plan Review for a 223-unit Residential Rental Complex on Approximately 28.6 Acres. Zoning is SPC and LUG is V. Owner: Deep Well Ranches #1 LLC. Applicant: Terrascape Consulting. Location: APN 102-05-324N. Planning Manager George Worley explained that the applicant for SITE22-004 contacted staff yesterday (06/28/23) and asked to defer this item, they are not present at the meeting as a result.

**MOTION BY COMMISSIONER GAMBOGI TO DEFER SITE22-004 SITE PLAN
REVIEW; SECONDED BY COMMISSIONER GRAHAM: (5 - 0)**

4. STAFF UPDATES

No staff updates.

5. ADJOURNMENT

There being no further business to discuss, Chairman Michelman adjourned the meeting at 9:13 AM.



DON MICHELMAN, Chairman

ATTEST:



KAYLEE NUNEZ, Recording Secretary

