

**TOWN OF PRESCOTT VALLEY  
REGULAR COUNCIL MEETING MINUTES  
JULY 12, 2007**

*Magistrate Court/Council Chambers  
Civic Center  
7501 E. Civic Circle  
Prescott Valley, Arizona 86314*

1. *CALL TO ORDER*
2. *INVOCATION*
3. *PLEDGE OF ALLEGIANCE*
4. *ROLL CALL*

The meeting was called to order by Mayor Skoog at 5:30 p.m. in the Magistrate Courtroom/Council Chambers. Vice-Mayor Harold Wise gave the invocation after which the Pledge of Allegiance was said in unison as led by Ben Harper. The following council members were present for roll call:

<i>Harvey Skoog</i>	<i>Mayor</i>
<i>Harold Wise</i>	<i>Vice-Mayor</i>
<i>Mike Flannery</i>	<i>Council member</i>
<i>Fran Schumacher</i>	<i>Council member</i>
<i>Mary Baker</i>	<i>Council member</i>
<i>Lora Lee Nye</i>	<i>Council member</i>
<i>Bob Edwards</i>	<i>Council member</i>

5. *CERTIFICATES*

- *Certificate of Appreciation to Woody Lewis for service on the Personnel Board from April 2005 thru April 2007*

Community Development Director, Richard Parker, stated that Woody Lewis is the third longest tenured employee working for the Town of Prescott Valley. He went on further to say that he appreciates all the work that Woody has done on the Personnel Board as well as the job he does in his job as the Town's Building Official. Mayor Skoog presented the certificate of appreciation.

- *Certificate of Appreciation to Elaine Andrichak for service on the Library Board of Trustees from August 2000 thru May 2007*
- *Certificate of Appreciation to Vicki Mastriani for service on the Library Board of Trustees from July 2006 thru June 2007*

Library Director, Stuart Mattson, said that Elaine Andrichak has been very involved with the library and foundation over the years. Mayor Skoog presented the certificate of appreciation. Stuart Mattson went on to say that Vicki Mastriani came off the trustees but has remained on the foundation and they are very happy with the work she has done with the foundation, including documents she has created. Mayor Skoog presented the certificate of appreciation.

## *ANNOUNCEMENTS & PRESENTATIONS*

- *Chamber of Commerce New Member Introduction*

Marnie Uhl, Executive Director of the Prescott Valley Chamber of Commerce, introduced Citi-financial (Jessica Hunter, branch manager), located on Park Avenue by Augie's and The Golf Car (Karen Wood), located next to Ace Hardware on Highway 69.

Marnie also announced that the Chamber will be having its annual banquet on July 20 at the Prescott Resort and will be celebrating and awarding their community service awards.

- Council member Lora Lee Nye announced that the Concert for Heroes will be held on July 15 at the Civic Theatre Amphitheater. It is a fundraiser for the service military monument. There are a minimum of five bands signed up. There will be food and drinks. This is a great opportunity to celebrate our military. Council member Schumacher added that bricks and t-shirts will be available for purchase. The proceeds from these will be applied to the monument. These will be available at the concert.

- Stuart Mattson, Library Director, introduced Ted Johnson who is the new second assistant library director.

- John Nixon, Director of YCFA Achieve Academy Charter School, announced that the school is starting their sixth year at the Yavapai County Fairgrounds. The school is for fourth through twelfth grade students from anywhere in Yavapai County.

- *CASA's 25<sup>th</sup> Anniversary*

Betty Robinson, Executive Director of CASA Senior Center, 9360 Manzanita Cr., thanked the community for 25 years of service. She introduced the directors and staff of CASA. There are currently 828 members in the organization. The official birthday dinner dance will be held on Friday, July 27 from 6 to 9pm. There will be food, music and a raffle. Council recessed for a small celebratory break for cake and coffee at 5:54 PM

Meeting reconvened at 6:07 PM.

## *COMMENTS/COMMUNICATIONS*

6. *CONSENT AGENDA. All matters listed under Consent Agenda are considered to be routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately (FOR DISCUSSION AND POSSIBLE ACTION)*

- a. *Approval of Minutes – June 21, 2007 & June 28, 2007 (Regular & Executive)*
- b. *Liquor Licenses & Permits*
  - *Approving a new Liquor License Series 12 (Restaurant) for Freedom Station Family Fun Center, located at 2992 Park Ave., applicant Ronald C. Cook*

- c. *Authorizing the Mayor to sign Resolution No. 1519 authorizing employees to represent the Town in Small Claims Court*
- d. *Approving Reversionary Plat (RP07-005) combining two lots (located at 12632 E. Tierra Aspera, Parcel #402-14-666, Empire Residential) into one larger lot creating a public utility easement which will eventually be deeded to the Town as a completed well site*
- e. *Approving Reversionary Plat (RP07-006) combining two lots (Lots 969 and 968) in Prescott Valley Unit 3 into one larger lot for the purpose of developing a larger combined building area at 8147 and 8163 Spouse Dr., APN 103-24-375 and 373; requested by Socorro Gonzalez and Mario Garibay*
- f. *Approving Accounts Payable for June 15- July 5, 2007*

Council member Mary Baker requested that Item 6b (Liquor License for Freedom Station Fun Center) be pulled from the Consent Agenda for further discussion.

Council member Nye made the MOTION, seconded by Council member Schumacher, to approve the Consent Agenda as stated (with the exception of Item 6b) by electronic vote. MOTION carried with 7 ayes and 0 nays.

*Consent Agenda Item*

6b. Council member Baker asked the applicant, Chad Cook, Freedom Station Family Fun Center, to come forward to answer some questions. She stated that she had a real concern about a family fun center serving alcohol. This is not a good message to the community. Mr. Cook stated that they listen to their customers. Approximately one out of three adult customers asked for adult beverages. This is consistent with the industry, including places like Peter Piper Pizza. Over 90% of the independent fun centers do have liquor licenses. This idea has been discussed for two years with the patrons at this location. Mr. Cook, with eighteen years of experience in this business, recognizes the risks that are associated with this and will be extremely cautious and will do things properly.

Council member Edwards asked if there is a separation of the areas where the children will be participating in activities versus where the set up will be for the beverages. Mr. Cook responded that they have been working closely with the ATF on this. There are no partitions to separate the children from where the beverages are being served, similar to Peter Piper Pizza.

Vice-Mayor Wise asked if this layout had been approved by the State and Mr. Cook responded in the affirmative.

Mayor Skoog pointed out that Mr. Cook has been a reputable and credible businessman and he is sure that Mr. Cook will be very careful on how they service their clientele.

Council member Schumacher asked if there would be liquor all afternoon or just at night? Mr. Cook responded that liquor would be available during normal operating hours pursuant to ATF rules and regulations.

Mr. Brad Fain spoke on behalf of Chad Cook and the long-term business plan that was presented to the Fains for the Freedom Station Fun Center. This is a family center as are

the other restaurants in the Entertainment Center. Children in the area will be no more adversely exposed to liquor than with any other business in the district.

Council member Flannery made the MOTION, seconded by Council member Schumacher to approve Item 6b of the Consent Agenda by roll call vote. MOTION passed with 5 ayes and 2 nays (Council members Edwards and Baker).

7. *UNFINISHED BUSINESS*

- a. *Consideration of approving the second reading and potential passage of Ordinance No. 689 approving a zoning map change as requested by Muna Hira (ZMC07-005)*

The staff had no further comments as this was a second reading. Town Clerk, Diane Russell, was instructed to read Ordinance No. 689 by title only. Mayor Skoog then asked "shall the Ordinance pass?" Ordinance No. 689 passed with 7 ayes and 0 nays.

**[Note: This item was incorrectly noted as Ordinance 689 for the second reading. Ordinance number should be Ordinance 690.]**

8. *NEW BUSINESS (FOR REVIEW, COMMENT, AND/OR POSSIBLE ACTION)*

- a. *Consideration of reappointing Tracy Foundas to the Library Board of Trustees for a term expiring June 30, 2010*

Council member Flannery reported that on June 30, 2007, two positions will become open due to term expirations. Tracy Foundas has submitted her application for reappointment on the Library Board of Trustees. Vice-Mayor Flannery, Council member Schumacher and Council member Nye are recommending the reappointment of Tracy Foundas to the Library Board of Trustees for a term ending June 30, 2010. Tracy has served on the Library Board for 19 years. She has helped with the existing library being put into the Civic Center, which was exciting. The challenge that is coming up with the new library is tremendous for the library, Stuart Mattson and all the employees. She will be so glad to help this library be one of the best in the State of Arizona.

Council member Flannery made the MOTION, seconded by Council member Nye, to reappoint Tracy Foundas to the Library Board of Trustees for a term ending June 30. MOTION carried with 7 ayes and 0 nays.

- b. *Public Hearing*

*Open Public Hearing*

*A Zoning Ordinance Amendment amending Section 12-24-020, General Regulations of Article 13-24, Off Street Parking Requirements in Chapter 13, Zoning of the Town Code (ZOA07-008)*

*Close Public Hearing*

Mayor Skoog declared the public hearing open and Al Sengstock, Community Services Manager for Community Development, reported that Council is being asked to consider a request by Town Staff for a Zoning Ordinance Amendment (ZOA07-008) amending Section 13-24-020, "General Regulations", of Article 13-24, "Off-Street Parking Requirements", in Chapter 13, "Zoning", of the Town Code in order to permit one (1) small self-propelled

recreational vehicle to be parked on an improved surface within the required front yard setback in residential districts.

In the course of enforcing the limitations of Town Code Article 13-02, regarding parking of recreational vehicles in required front and side yards in residential districts, Staff has become aware that a significant number of residents use their small recreational vehicles as secondary, and often primary, transportation. Such vehicles fit into a standard parking space and require no special consideration relative to parking or maneuvering. The types of vehicles being referenced are self-propelled, self-contained vehicles such as self-contained Volkswagen pop-up camper-vans, small Toyota "C-Model" Motor Homes, and pick-up trucks with cab-over campers installed on the truck bed.

Staff has researched other Arizona municipalities in order to garner information prior to drafting this ordinance amendment. That research has indicated that other jurisdictions have not specifically addressed this issue in their codes; however, we believe this is one of the few areas where the Town may reasonably move forward without considering a template from other communities.

It is Staff's recommendation that vehicles such as those outlined herein be permitted to be parked within the required front yard so long as they are parked on an area improved with dust-free, all-weather material.

Council member Nye stated that she was not going to vote for this Ordinance. The reason for this is that where she lives is a hilly and curvy road. It already is a very dangerous street. There have been some near misses with children running out into the street. She is very concerned with line-of-sight issues. Council member Edwards concurs that there are a lot of hilly and curvy streets in Prescott Valley. Council member Flannery said that he is confused about the size of the recreational vehicle and the parking area it would occupy. Al Sengstock responded that 9' by 20' is a normal parking space. If the recreational vehicle does not fit in a normal parking space then it can not be parked in the front setback area. Council member Flannery is concerned with how it is going to be conveyed to the public on what is and what is not allowed. Sengstock said there will be a public announcements and news releases when this Ordinance goes into affect.

There being no further comments, Mayor Skoog closed the public hearing.

- c. Consideration of approving the first reading of Ordinance No. 691, by title only on two separate occasions, amending Section 13-24-020 (Off Street Parking Requirements) of the Town Code (ZOA07-008)*

There were no further comments.

Council member Schumacher made the MOTION, seconded by Vice-Mayor Wise to read Ordinance No. 691 by title only on two separate occasions and then place the same on final passage, by roll call vote. MOTION carried with 6 ayes and 1 nay (Council member Nye).

Town Clerk, Diane Russell, read Ordinance No. 691 by title only.

- d. Public Hearing*

*Open Public Hearing*

*A Minor General Plan Amendment changing the land use designation of approximately 12 acres from Public/Quasi-Public to PAD 4-I, located on the south side of SR 89A in T.15N., R.1E., Section 29 as requested by Nackard Companies (GPA07-004)*

*Close Public Hearing*

Mayor Skoog declared the public hearing open and Planner, Joe Scott, stated that the subject property is presently zoned PL (Public Lands) and is located within an area designated as Public/Quasi-Public on the General Plan, which was established with the adoption of the *General Plan 2020* to accommodate the Yavapai County Fairgrounds and ancillary uses mainly within the PL (Public Lands) zoning district. The applicant wishes to establish a business park setting for other private business uses which requires a change in the Land Use Designation in order to accommodate the proper zoning for private commercial uses at this location. Rezoning will be considered in a separate action.

The mostly undeveloped area surrounding this Public/Quasi-Public area was designated as PAD 4-I within the adopted *General Plan 2020*. The stated Land Uses of the PAD 4-I designation specifically provide for a mix of Fairgrounds/Racetrack support uses, along with business park, offices and other regional and community commercial uses. The subject property is contiguous to the PAD 4-I boundary and would just be an extension of the current boundary and be compatible with the Public-Quasi-Public Fairgrounds boundary. Access is presently provided by easement through the Fairgrounds site so there is no direct impact on any current or planned residential uses. Future Fain Road improvements will provide for more direct access to the site. Land Use Goal, LU-A6 is to provide for a variety of industrial and/or job-based uses (i.e., light industrial, technology centers, performance manufacturing) to ensure additional employment opportunities are available in the Town.

The applicant conducted a Neighborhood Meeting with property owners on May 11, 2007 and noticed owners within a one-thousand (1,000) foot radius. Four (4) persons attended that meeting, none of which voiced objections to the proposed uses. The Planning and Zoning Commission reviewed this item during regular session on June 11, 2007 and voted to approve GPA07-004 and forward to Town Council. Staff suggests that location of the site is appropriate for the intended uses and is consistent with the stated objectives of the PAD 4-I.

Vice-Mayor Wise asked who the landowner is for this property. Joe Scott responded that Nackard Company is the owner. Council member Flannery asked if there are any cell phone towers on this property. The response was no. Council member Schumacher asked if the property is right next to the road that goes by the fairgrounds. The response was yes. The General Plan calls out an access road that will go out to Fain Road at a future interchange. Council member Edwards asked where the small race car track is located. The response was it is to the south. Council member Schumacher asked if there will be one business on this property. Peter Burguois, BMA Architects, responded that less than half of the west side will have warehousing and distribution. The other portion of the site will be left open at this point. There is a gentleman's agreement between Nackard and the Fairgrounds to provide overflow parking during fair time on the east side of the site. Council member Baker asked if they were going to improve the road. Mr. Burguois responded that he did not see the need at this time. There are infrastructure needs (sewer and water) and have met with others in the surrounding areas but the roads have not been discussed.

- Tom Steele – wanted to remind the Mayor and Council that the Yavapai County Fairgrounds was established around 2000. He states that the area, which includes a motor home park and race track, is very unattractive. The Town should get more value for this area. There should be consideration that these property owners should contribute more than they have.

There being no further comments, Mayor Skoog closed the public hearing.

- e. *Consideration of authorizing the Mayor to sign Resolution No. 1518 approving a Minor General Plan Amendment to the General Plan 2020 as requested by Nackard Companies (GPA07-004)*

There were no further comments.

Council member Baker made the MOTION, seconded by Vice-Mayor Wise, to authorize the Mayor, or in his absence the Vice-Mayor, to sign Resolution No. 1518 adopting a minor amendment to the Prescott Valley *General Plan 2020* (GPA07-004), by roll call vote. MOTION carried with 7 ayes and 0 nays.

f. *Public Hearing*

*Open Public Hearing*

*A Zoning Map Change from RCU-70 to M1-PAD on approximately 15.5 acres located south of SR 69 at the southerly terminus of Lake Valley Rd. as requested by W. Ray Hill (ZMC07-003)*

*Close Public Hearing*

Mayor Skoog declared the public hearing open and Community Development Director, Richard Parker, reported that the requested rezoning is expected to facilitate future development of heavy commercial and light industrial uses. The subject property was part of a larger land area (approximately twenty-eight [28] acres) that was annexed by the Town of Prescott Valley on April 13, 2006 by adoption of Ordinance No. 655.

The subject property and surrounding area resides within Growth Tier I of the *General Plan 2020* and is designated as PAD-1-1. This general plan area comprises roughly nine hundred (900) acres and is contemplated to be developed with commercial, industrial, medium-high density residential and open space. The proposed M1-PAD Use District proposed for the property is consistent with the Town's *General Plan 2020* recommendations.

The subject property immediately adjoins M1 zoned property to the west and north within the Town. The parcel is within proximity and east of the now abandoned Prescott Valley Sanitary Landfill that was closed in the early 1990's. The property is also partially visible from residential properties to the east; however, these properties are separated by significant natural topography that will buffer adjacent uses from the intended industrial use(s) of the subject property. Access to the parcel is gained by a private paved roadway that intersects Lake Valley Road east of the property.

A Preliminary Development Plan (PDP) accompanied the Zoning Map Change request as a Planned Area Development overlay, which is proposed to guide the placement of structures and infrastructure on the property. The PDP illustrates the development of five (5) additional

building sites on the approximately fifteen and one-half (15.5) acre parcel that will be accessed via a private roadway extension of the currently paved access road east of the property. Existing improvements to the property, such as buildings and infrastructure, will remain. The site is served by municipal water lines; however, is not currently served by sanitary sewer.

The Town has adopted a Citizens Participation Process. In meeting this intention, the applicant conducted a Neighborhood Meeting with property owners on May 2, 2007 and noticed owners within a one-thousand (1,000) foot radius. No notified parties attended the meeting or contacted the applicant or Staff with concerns. The Planning and Zoning Commission reviewed this item during regular session on June 11, 2007 and voted to approve ZMC07-003 and forward to Town Council. Staff suggests that the proposed zoning is in conformance with the *General Plan 2020* and is appropriate with the limitations set forth as conditions of approval in the Ordinance.

Council member Schumacher asked what is allowed on the M1 PAD. M1 has the ability to have storage outside of a building if it is entirely screened from residential zoning. Some of the uses that could be permitted would be manufacturing, assembling, or storage of vehicles. Landfills are not allowed in this type of district.

Council member Baker asked if this location will be served by sewer. Community Development Director, Richard Parker, said that this area is well beyond 300 feet from sewer but could operate off a septic tank. The water line was actually placed by Yavapai County and it runs along an easement. It is a Town of Prescott Valley water line. The users of the different parcels intend to hook up to this line for fire flow purposes. Septic tanks are allowed in the Town of Prescott Valley if it is not within 300 feet of a main.

Council member Edwards asked what the distance is between the screened in area of this district and the residential area. Community Development Director, Richard Parker, responded that it was approximately one half mile away.

Council member Flannery pointed out the two most easterly buildings and asked what screening is involved. Community Development Director, Richard Parker, said that screening would involve opaque materials or a block wall or have the buildings positioned such that the materials outside are out of sight of the residential area.

There being no further comments, Mayor Skoog closed the public hearing.

- g. Consideration of approving the first reading of Ordinance No. 693, by title only on two separate occasions, to consider a Zoning Map Change as requested by W. Ray Hill (ZMC07-003)*

There were no further comments.

Council member Flannery made the MOTION, seconded by Council member Baker, to read Ordinance No. 693, by title only on two separate occasions and then place the same on final passage, by roll call vote. MOTION carried with 7 ayes and 0 nays.

Town Clerk, Diane Russell, read Ordinance No. 693 by title only.

*h. Public Hearing*

*Open Public Hearing*

*A Zoning Map Change from RCU-70 to C2-PAD on approximately 54 acres located south of Lakeshore Dr. on the west and east sides of Lake Valley Rd and from RCU-70 to RS-PAD on approximately 6 acres located 600 feet south of Lakeshore Dr. and 1000 feet west of Windsong Dr. (ZMC07-006) as requested by Fain Signature Group*

*Close Public Hearing*

Council member Baker announced she would have to abstain from this item and 8i because of a possible conflict of interest.

Mayor Skoog declared the public hearing open and Planner, Joe Scott, reported that the portion of the subject property, generally east of Lake Valley Road, was annexed into the Town as a result of the passage of Ordinance 287 on November 12, 1992. The portion of the subject property, generally west of Lake Valley Road, was recently annexed into the Town as a result of the passage of Ordinance 688 on June 21, 2007. The zoning for all the subject property is RCU-70 being the most similar zoning district to the Yavapai County Zoning of RCU-2A that existed at time of annexation.

The attached project narrative discusses the project overview, the General Plan consistency, the Preliminary Development Plan and related recommendations for proposed land uses along with development guidelines, including allowed building heights up to one hundred (100) feet. With the Planned Area Development (PAD) overlay, Section 13-19-060(M) of the Town Code allows the Council, in conjunction with Final Development Plan approval, to waive certain underlying zoning regulations that might otherwise be applicable to the proposed development. Such waivers may apply to: 1) Lot size, 2) Height restrictions, and 3) Yard and setback requirements. The applicant is seeking approval of the proposed standards within the narrative, including, but not limited to, heights, parking, signage, landscaping and densities that would then be approved by the Town Council in conjunction with a Final Development Plan for any phase.

Kimley Horn and Associates has prepared a Master Circulation Plan for the Prescott Valley Town Center (Section 14) determining projected traffic demands and suggesting required circulation patterns and roadway requirements. The study will serve as an addendum for this and future Section 14 rezoning actions and provide the basis for review and approval of circulation and streets in conjunction with Final Development Plan approval within the Town Center.

The Fain Signature Group has developed a Section 14 Regional Drainage Plan. This plan creates regional detention basins and eliminates individual on-site detention ponds. This plan has been approved and adopted by the Town. The Regional Drainage Plan supports the development concepts within the Prescott Valley Town Center Plan. All Engineering done in conjunction with a Final Development Plan will be in conformance with all adopted Town policy and standards.

The Town has adopted a Citizens Participation Process. In meeting this intention, the applicant conducted a Neighborhood Meeting with property owners on March 20, 2007 and noticed

owners within a one-thousand (1,000) foot radius. No notified parties attended the meeting or contacted the applicant with concerns.

The Planning and Zoning Commission reviewed this item during regular session on June 11, 2007 and voted to approve ZMC07-006 and forward to Town Council. Staff suggests that the proposed zoning is in conformance with the *General Plan 2020* and is appropriate with the limitations set forth as conditions of approval in the Ordinance. Council is now being asked to approve same.

- Vanessa Hickman with Whitney Morris, 2525 E. Arizona Biltmore Circle – spoke on behalf of Fain Signature Group and their application to rezone approximately 60 acres within the Town center.

There being no further comments, Mayor Skoog closed the public hearing.

- i. Consideration of authorizing the first reading of Ordinance No. 694, by title only on two separate occasions, approving a Zoning Map Change as requested by Fain Signature Group (ZMC07-006)*

There were no further comments.

Vice-Mayor Wise made the MOTION, seconded by Council member Schumacher, to read Ordinance No. 694 by title only on two separate occasions and place the same on final passage, by roll call vote. MOTION carried with 6 ayes, 0 nays and 1 abstain (Council member Baker).

Town Clerk, Diane Russell, read Ordinance No. 694 by title only.

- j. Consideration of approving the reading of Ordinance No. 692, by title only as an emergency measure, approving the proposed annexation of 69.15 acres lying in T.14N., R.1W., Section 14, G.&S.R.M. (ANX07-003)*

Planner, Joe Scott, reported that this proposed annexation (ANX07-003) comprises approximately sixty nine (69.15) acres lying in Section 14, Township 14 North, Range 1 West, G.&S.R.M. and located at the northeast intersection of Glassford Hill Road and Lakeshore Drive. This annexation will incorporate another portion of the Town Center (Section 14) into the Prescott Valley Town Limits and allow for future rezoning and development of the property.

A blank petition for annexation ANX07-003 was filed with the Yavapai County Recorder's Office on June 4, 2007, starting the necessary thirty (30) day waiting period prescribed in ARS §9-471. A public hearing was held on June 21, 2007, after statutory notice and public comment was received. Said notice included advertisement in the *Daily Courier*, postings in at least three (3) locations, a site posting, and mailings to listed property owners and to the Yavapai County Board of Supervisors.

Once the thirty (30) day waiting period elapsed, signed annexation petitions were obtained from the owners of property that would be subject to taxation by the Town and representing more than one-half (1/2) of the owners of the real and personal property in the annexation territory, and one-

half (1/2) or more in value of the real and personal property in the annexation territory. Those signed petitions were filed with the Yavapai County Recorder's Office on July 9, 2007.

Council member Flannery asked why the property is taken all the way up to Long Look. Joe Scott responded that the hatched area is already in the town. A 400' strip is already in the town. This will complete the rest of that. Council member Schumacher asked if this is the last piece. Joe Scott said there is one piece just north of the high school and south of Glassford Hill Road that are still unincorporated. The Fains are working on developing this and he expects an annexation coming soon.

Council member Baker made the MOTION, seconded by Vice-Mayor Wise, to read Ordinance No. 692 once by title only as an emergency measure, then place the same on final passage, by roll call vote. MOTION carried with 7 ayes and 0 nays.

Mayor Skoog directed Town Clerk, Diane Russell, to read Ordinance 692 by title only as an emergency measure. The Mayor then asked "Shall the Ordinance Pass? MOTION carried 7 ayes and 0 nays.

- k. *Consideration of authorizing the Mayor to sign Resolution No. 1516 approving a Final Development Plan and Comprehensive Sign Package for North Central University located in T.14N., R.1E., Section 17 (FDP07-011)*

Community Development Director, Richard Parker, reported that this request is for approval of a Final Development Plan comprising a Comprehensive Sign Package for NorthCentral University (NCU). The subject property is zoned PL – PAD (Public Land – Planned Area Development), is approximately forty nine and one-half (49.32) acres in size, and is located in the northwest corner of Section 17, Township 14 North, Range 1 East (see location map).

A Final Development Plan for development of the NCU campus was approved August , 25, 2005 by Resolution No. 1379 and included the first phase of a fifty-two thousand, three hundred twenty (52,320) square foot campus administration and office building. The building is now constructed and occupied and the owners wish to finalize the signage for the campus.

The Sign Package will be comprised of a site plan indicating the location of entry, monument, and directional and building signage, along with eight (8) detail sheets. All signage will be subject to issuance of permits and will be in conformance with all Town building codes and "dark sky" lighting codes.

Council member Schumacher asked if any of the lights have light in them. The response was that they are all "dark sky" compliant. Everything is shining downward but there are some illuminated signs that will be necessary to direct people. The monument sign, as an example, would be illuminated so you can see it at night when you are entering the facility.

Council member Schumacher made the MOTION, seconded by Vice-Mayor Wise to authorize the Mayor (or, in his absence, the Vice Mayor) to sign Resolution No. 1516 adopting and approving a Final Development Plan related to a Sign Package for NorthCentral University, by roll call vote. MOTION carried with 7 ayes and 0 nays.

- l. *Consideration of authorizing the Mayor to sign **Resolution No. 1517** approving a Final Development Plan for Northern Arizona Truck Repair located at 782 S. Bennett Dr within the Antelope Meadows Commercial Center located on the north side of SR 169 (FDP07-013)*

Community Development Director, Richard Parker, reported that this request is for approval of a Final Development Plan (FDP) related to the development of a truck repair business comprised of a sixty-five hundred (6,500) square foot building on an approximately one (1) acre site located at 782 S. Bennett Drive within the Antelope Meadows Commercial Center located on the north side of State Route 169, approximately two-thousand (2000) feet east of State Route 69 (APN 402-02-356Q). The zoning on the property is that of M1-PAD. This is a trucking facility.

This FDP has been reviewed by the Town Zoning and Engineering Departments and conforms to the approved Preliminary Development Plan and other Town Code requirements. Final building and engineering plans will be reviewed at the time of building permit submittal. Landscaping and lighting will be installed per requirements of Town Code Articles 13-26 and 13-26a, respectively.

Council member Edwards asked if the facility was in the vicinity of the recycling plant. The response was yes it is in the back portion of the property. The front portion of the property is zoned C3 (heavy commercial use district). Council member Baker said that the map indicates that there is a 1000 gallon septic tank. In the Development Agreement with Antelope Meadows it says that in January 2004 the Town agreed to the extension of water and wastewater facilities. Is this planned in the future for that particular area? Parker responded that Antelope Meadows has not been served by municipal sewer. Antelope Meadows has been served by municipal water which was done by the Water District as part of the Development Agreement for this project. The sewer system will be installed as part of the extension of the second phase of the Southside Commercial Community Facilities District. The District was created for the purpose of extending sanitary sewer in an area around the Prescott Country Club, all the way down to Leff-T's Steak House. That will be Phase 1. Phase 2 will continue to the south and then over to the east and then would involve sewer for these properties. When the sewer becomes available, the development of this project is required to install dry sewers. So sewers exist in the public right-of-way and these septic tanks would all have to be abandoned and be hooked to the sanitary sewer when sewer becomes available. Time frame on all of that is approximately two years.

Vice-Mayor Wise made the MOTION, seconded by Council member Baker to authorize the Mayor (or, in his absence, the Vice-Mayor) to sign Resolution No. 1517 adopting Final Development Plan 07-013, by roll call vote. MOTION carried with 7 ayes and 0 nays.

## *9. COMMENTS FROM THE PUBLIC*

- Jerry Minas - asked about Zoning Map Changes 07-006. On the map it says that Fain Signature Group has developed a Section 14 regional drainage plan. Is that where the construction is taking place right now for the detention pond? Community Development Director, Richard Parker, responded that yes this is one of two major regional detention facilities for downtown (Section 14). The other one is over by the cross town path by

Windsong and the apartments. Mr. Minas went on to say that the town paid for the one at Valley View and Long Look. Was that land deeded to the town where the construction is going on now? Parker stated that it has not been deeded yet, however, there will be, as part of those improvements, a park installed there and ultimately this will be a town facility. Town Attorney, Ivan Legler, said that this area has been deeded.

- Ben Harper – saw the census report and the age median has changed from 37 to 35 years old. The education program shows 87% of the people in Prescott Valley have a high school education. 16% of the people have college education. 6% have advanced degrees. There is an excellent school system here and the Superintendent of Schools is doing an excellent job. We need to build more apartments, houses and duplexes here. The council and volunteers we have in town has done a wonderful job.

*10. ADJOURNMENT*

Vice-Mayor Wise made the MOTION, seconded by Council member Schumacher, to adjourn the meeting, by roll call vote. MOTION carried with 7 ayes and 0 nays. Mayor Skoog adjourned the meeting at approximately 7:34 pm.

ATTEST:

APPROVED:

\_\_\_\_\_  
Diane Russell, Town Clerk

\_\_\_\_\_  
Harvey Skoog, Mayor

STATE OF ARIZONA)  
COUNTY OF YAVAPAI) ss:  
TOWN OF PRESCOTT VALLEY)

CERTIFICATE OF COUNCIL MINUTES

I, Candice McElhaney, Deputy Town Clerk of the Town of Prescott Valley, Arizona, hereby certify that the foregoing minutes are a true and correct copy of the Minutes of the Regular Meeting of the Town Council of the Town of Prescott Valley, held on Thursday, July 12, 2007.

I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 31<sup>st</sup> day of July, 2007

\_\_\_\_\_  
Candice McElhaney, Deputy Town Clerk