

**TOWN OF PRESCOTT VALLEY
WORK STUDY MEETING
MINUTES
January 2, 2014**

Library Auditorium
7401 E. Civic Circle
Prescott Valley, Arizona 86314

1. 3:30 p.m. - *Assemble at Prescott Valley Library Parking Lot*

Council Present: Mayor Skoog, Vice Mayor Nye, Council Member Mallory, Council Member Anderson, Council Member Marshall, and Council Member Grossman

Absent: Council Member Whiting

Planning and Zoning Commission Present: Chairman Duskey, Commissioners Musarra, Roberts, Owen, Dreves and Yeater

2. 3:45 p.m. - *Field Trip to Water Storage Tanks South of Hwy 89A to view Sections 4 & 9, Township 14N, Range 1 East.*

3. 4:15 p.m. - *Field Trip continues to downtown Prescott Valley to Main Street and Florentine Road*

4. 4:45 p.m. - *Return to Prescott Valley Library*

5. 5:30 p.m. *Convene Work Study meeting at the PV Library Auditorium*

6. Call To Order

Mayor Skoog called the meeting to order at 5:30 p.m.

7. Roll Call

Council Present: Mayor Skoog, Vice Mayor Nye, Council Member Mallory, Council Member Anderson, Council Member Whiting, Council Member Marshall, and Council Member Grossman

Planning & Zoning Commission Present: Chairperson Rick Duskey, Commissioners Charles Musarra, Gary Roberts, Warner Owen, Cherie Dreves and John Yeater

8. Presentation - proposed Glassford Heights comprising 1,245 acres in Sections 4 and 9, Township 14 North, Range 1 East located south of State Route 89A and west of the

Granville Master Planned Community.

Com Dev Director Richard Parker commented that everyone just finished a field trip to the site and heard about the geographic aspect of it from the developer. The purpose of the meeting is to answer any questions the Council may have of the developer. The Town has already held a public hearing about the annexation of these two sections of land followed by public comment. Council then authorized that staff move forward to collect the necessary petitions from the property owners. This process requires cooperation from the property owner as the Town Council cannot force someone to annex to the Town of Prescott Valley.

Mr. Jason Geesey responded to Vice Mayor Nye that the site comprises 1,250 acres with density yet to be determined. He expects it will be about 2,800 residential units. This is driven by terrain, topography, drainage and multiple issues. They anticipate being in the annexation and rezone or entitlement process within the first quarter of 2014 and then roll into engineering process in the summer of 2014. Market time is favorable and he expects to begin moving dirt in 2015 on the project.

Vice Mayor Nye commented that she is delighted with the pathways and parks that are included in the development rendering which will be a nice lifestyle enhancement to the development.

Council member Whiting, who was not on the tour, asked for clarification about the provision for water and wastewater services. Mr. Geesey said that water functions as a private enterprise in Prescott Valley. They have been in discussions about that, however they have not purchased water yet. His understanding is they are not required to purchase water until they reach the Final Plan stage when they have to provide a Certificate of Assured Water Supply from Arizona Department of Water Resources (ADWR). They would like to hold off purchasing the water until they are ready to bring the development into production. A second water tank (drawn into the plan) will provide additional capacity at some level.

Town Manager Larry Tarkowski added that the water resource issue will be discussed with the Utility Department as the engineering drawings come in for subsequent phases. This project will likely be 100 percent served by the Summit Tank next to Glassford Hill and will need an additional 2-3 million gallon storage at that site. The wastewater will be processed through the town's sewer plant. Tarkowski added the Town has a Master Wastewater Plan that anticipates the full build out of various sections of ground including these two sections. The plant is built to accommodate 3.75 million gallons of which we are using 2.6 million gallons per day.

Chairman Rick Duskey said the Planning and Zoning Commission is very concerned about the egress up Glassford Hill as it relates to Open Space. He is hoping the maximum amount of Open Space will be available to them as the Commission is very protective of that area and they will be very careful in their evaluation of future documents that come before the commission.

Parker said that the two sections of land are located west of our current corporate boundaries, northwest of Granville West to the foothill of Glassford Hill and north to SR89A. For more information call 928.759.3050 and request the pamphlet about the project. Public hearings will be held on this matter for public involvement of residents.

9. Presentation - proposed 252 unit multiple family apartment project comprising 9.44 acres located south of Florentine Road, between Main Street and Lake Valley Road.

Com Dev Richard Parker commented that this property comprises 9 acres located near Harkins Theater near the roundabout. This property is north of the fountain extending over to Albertson's Grocery Store between Lake Valley to the east and Florentine to the south and Main Street to the west. The property is zoned commercial. An application has been received proposing a 252 unit multi-family project.

Mr. Robert Venburg stated that they are proposing a 252 rental unit, multi-family community, urban three story project with a 360 degree architecture surrounding the building. Venburg said the number of parking spaces meets the minimum spaces required for the development at 1.79 per unit. Offsite parking includes the land surrounding the parcel with additional parking to the south.

Chairman Duskey noted that there are 8 parking spacing at the rec center, 2 of which are handicapped. Venburg said they will provide what is required for handicap parking. He doesn't think that they are looking at what can be considered the final plan with all the correct designations. Parking in front of the club house is intended for people coming in to lease. Additional visitor parking will be all around. Typically parking out front is reserved for those interested in leasing. Offsite parking is along Main Street and spaces to the south of the property too. Onsite parking provisions for visitors have been made. Each unit has its own assigned spaces.

Commissioner Yeater expressed concern about traffic flow egress from Florentine. Venburg said the curb cuts are in place. He was not sure about egress and ingress off of Lake Valley Rd. but with the median there it would allow for a right turn.

Council member Anderson expressed concerns about the existing community garden and remote control (RC Park) park currently located there. Is there a plan to relocate those in the future? There are people concerned about all the work that has gone into both those projects. Anderson stated that most of the building that takes place in the Entertainment District is commercial that provides recurring revenue to the town. Will apartments do that?

Vice Mayor Nye added that we have a pent up means [demand] just for such a development here and asked Richard Parker to address that.

Parker responded that there is a market demand for this type of residence. One rent subsidized facility, not market demand facility, has a waiting list for 260 units. The other two market demand facilities (Glassford Hill Terraces and Glassford Hill project) are both at 98 percent occupancy. Generally both those facilities were running at a 10 percent vacancy. This may be a result of the great recession when people lost their homes and moved into an apartment.

Council member Grossman said his concern is traffic noise from the surrounding streets. Venburg responded that noise abatement will be accommodated through construction materials,

sound proof windows etc., so they do not anticipate that traffic noise will not be detrimental to the residents.

Council member Whiting concurs with Council member Anderson regarding the revenue trade off. He too expressed concern with traffic flow and asked if additional traffic flow studies will be done.

Tarkowski responded that he would defer to the P&Z Commission who asks those questions of the applicant. He suspects that prior studies on Florentine will closely cover this proposed project.

Council member White asked what impact this project would have on water availability in terms of residential versus commercial. Tarkowski said we account for commercial projects in our total water portfolio. A water capacity fee will be charged as there is with every apartment complex built. The fair proportionate water use, assessed both as a capacity fee and utility fee, will be charged as it is applied to all commercial development in Town. All 252 units will be built at once rather than phased in.

Commissioner Musarra asked for a traffic count as those streets are busy. Vice Mayor Nye feels the Town has been on top of traffic for some time. She never has a problem going into or out of Tim's Toyota Center.

Chairman Duskey said this would be the first thing that would need to be changed in the General Plan 2025. Having worked on the General Plan for over a year, he noted that this area was designed to be commercial for a reason. Now the Commission is being asked whether they made a mistake and the suggestion med that they should just allow apartments in there because it seems like a nice idea now. While we have a proposed project that looks viable, he concurs with Council member Anderson regarding the loss of revenue and loss of 9 acres of commercial space forever. That is something that needs to be addressed before amending the General Plan.

Council member Mallory commented that a main entry is located on Florentine. An 'extreme emergency access only' is on Lake Valley. An emergency egress is located by the parking lot. General access and egress is where? Venburg confirmed that the only general access and egress will be on Florentine (controlled access for the residents). The other two egress (exit) locations are at the Lake Valley and Main St. Venburg said these access issues will be finalized when they move further into the process.

Council member Anderson pointed out that a single entrance/exit has been used successfully for many years at Victorian Estates. He doesn't believe it would be an issue.

Tarkowski said he looks forward to the commission's comments as they get further into the details of both of these projects. He thanked both developers for choosing Prescott Valley to locate their projects and looks forward to them coming forward with their finalized proposals. Vice Mayor Nye echoed Tarkowski's remarks and added that there is more coming. Changes to General Plans are always difficult. We do not have a crystal ball; they just use common sense and by understand that visions are just visions. We have to be flexible for the changes known and

unknown. We have to move forward with clarity and good decisions. It is important that these questions are being asked and answered.

Venbug said this project will add another element to the downtown area so that people can live, work, play, shop all without a car.

10. Presentation - proposed establishment of Entertainment District per ARS §4-207 (C) (4), exempting a designated area from distance requirements in relation to churches and schools and various liquor establishments.

Com Dev Director Parker said the state legislature provided a law that enables municipalities to exempt designated areas from distance requirements like the entertainment district that is no greater than a square mile and is largely commercially zoned. They did that in order to exempt certain establishments from the separation requirements between churches and liquor dispensing/selling operations and or schools or similar facilities. We cannot regulate where churches locate so they can impede where a liquor dispensing establishment that creates reoccurring revenues, can locate.

That was always a concern when the Town was developing the downtown area. That issue was faced when Tim's Toyota Center was built next to the school on Lake Valley [Liberty Traditional School]. Adopting this strategy would allow the Town to grow a more vibrant downtown. We may constrain our ability to develop the large commercial pad along Main Street or elsewhere without addressing this. Section 14 along Long Look is ringed with churches and schools which require lawful separation from liquor dispensing/selling operations. The Town could exclude these requirements in more commercially developed area such as the Entertainment District. Staff has developed a resolution as well as a couple of options which they plan to bring to the commission at their January 12th meeting. Any recommendation from the commission will be brought to the Town Council in February. The options mentioned both max out the size by state law, but move different directions on the highway. Only one option can be selected because of state law and the size requirements. Setbacks could be modified, but staff recommends elimination of them as they are constraining to future commercial development because of the preexistence of a school, a large play yard and preexisting church establishments. A church or school will change forever where retail operations can build.

This would not be a necessity for the development of the apartments, currently as there is no school or church located nearby. Should a church land near the commercial core then it would be a problem. There is not separation requirement between a residential zone and a commercial establishment selling spirits. Parker thanked Ivan and Carol Cornell and the legal department for their assistance in bringing this forward.

11. Adjournment

Mayor Skoog adjourned the meeting at 6:11 p.m.

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, Diane Russell, 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 Joint Work Study Meeting of the Town Council and Planning & Zoning Commission of Prescott Valley, held on Thursday, January 2, 2014.

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

Dated this January 3, 2014

Diane Russell, Town Clerk