



**Planning and Zoning Commission**  
**Monday, June 14, 2021**  
**5:30 PM**  
**Library Auditorium**  
**7401 E. Skoog Blvd.**

----- Minutes -----

**I. Call to Order**

Chairperson Zurcher called the June 14, 2021, public meeting of the Planning and Zoning Commission to order at 5:30 p.m.

**II. Pledge of Allegiance**

**III. Attendance**

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

**IV. Approval of Minutes**

Chairperson Zurcher asked if the Commission had amendments to the minutes from the April 12, 2021, meeting. No revisions were submitted; thus, Chairperson Zurcher called for a motion to approve the minutes. Vice-Chairperson Renken made the MOTION, seconded by Commissioner Griffis, to approve the minutes from the April 12, 2021, Planning Commission meeting.

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

**MOTION carried with 4 ayes and 0 nays.**

**V. Announcements**

- ✚ Chairperson Zurcher outlined the Planning Commission procedures and guidelines and announced that the Action Items will be heard before the Public Hearing Item.

**VI. Action Items**

- 1. PDP21-003.** Upon the application of Nick Grounds, Agent with ASH-Dorn LLC, a Preliminary Development Plan for Mingus West Unit II, a single-family residential community with 243 lots on 151 acres located north of the intersection of State Route 89A and Old Fain Road. APN# 401-14-122J.

Eric Fitzer, Interim Director, stated that the Mingus West Unit II project is generally located north of the intersection of State Route 89A and Old Fain Road within the incorporated Town limits adjacent to the existing Mingus West Unit I subdivision which is currently being built out.

Mr. Fitzer reported that the current zoning for the subject property is R1L-18 (PAD) and C1-3 (PAD) was approved in 1997. At that time, there was a concerted effort to produce this development and the existing owners developed a portion of it as well as certain stub-outs for future development, which Dorn Homes is looking to take over. Mr. Fitzer emphasized that Dorn Homes is not purchasing the portion that is zoned C1-3 (PAD). He noted that the C1-3 (PAD) section is owned by separate property owners on two different sides and there was some consternation specifically as to how they will connect to those C1-3 (PAD) sections. Mr. Fitzer stated that will be addressed in the Final Development Plan stage.

Mr. Fitzer displayed via visual illustrations the proposed Preliminary Development plans and indicated that the developer is meeting all the requirements for the R1L-18 PAD zoning. Mr. Fitzer mentioned that the Town requested a change pertaining to Morningstar Boulevard (formerly Old Fain Rd) to downgrade it. The developer is proposing a collector street section as well as landscape tracts on either side with a 10' multi-use path on one side which meets the Town's regulatory standards.

Mr. Fitzer displayed another illustration of PDP21-003 depicting two sections that are adjacent to SR89A that are commercial noting that there are dead-end streets going into those areas as the Town would like connections to those areas in the event of future development. He mentioned that the developer approached the groups regarding purchase of those areas; however, they were not willing to move forward at this time. Mr. Fitzer indicated that the outlined setbacks meet the required Town standards. Mr. Fitzer displayed an illustration of a preliminary landscape plan that includes an entry monument, landscaping along Morningstar Boulevard as well as providing park facilities and drainage corridors.

Staff recommends the Commission approve the Preliminary Development Plan PDP21-003 for the Mingus West Unit II subdivision subject to stipulations "1" through "3" as outlined below:

1. Development and use of the site shall be consistent with the Preliminary Development Plan, consisting of three (3) sheets entitled "Preliminary Development Plan Mingus West Unit II" dated May 5, 2021, prepared by Terrascope Consulting.
2. Prior to Final Development Plan (FDP) approval, a Transportation Impact Analysis (TIA) shall be reviewed and approved by the Town of Prescott Valley and the Arizona Department of Transportation.
3. Prior to construction, the developer shall enter into a Development Agreement, or other agreement with the Town of Prescott Valley, to address up-sizing the Town's existing ten-inch (10") waterline that runs through the site or installing a parallel (secondary) water supply pipe between the existing water tanks and the existing homes in the original Mingus West Unit II development.

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

Vice-Chairperson Renken asked if Phase 2 was combined with Phase 1 regarding the water certificates.

Mr. Fitzer confirmed that the water certificates were included with Phase 1.

Commissioner Griffis asked for more in-depth details of the downgrading of the road and who will maintain it.

Mr. Fitzer explained that Old Fain Road was originally looked at going from north to south through the subdivision and continuing north. Due to the development of Fain Road to the east, it did not necessitate the 100' wide corridor through their subdivision. Mr. Fitzer reported that the discussion with the developer recommended downgrading it to a collector standard that connects north to south thus meeting the requirements of the Town. He noted that the developer is electing to provide landscape buffers as well as open space adjacent to.

Commissioner Griffis asked if the developer is fine with collector standards.

Mr. Fitzer checked with the developer that was in attendance – they are fine with the collector standards.

Commissioner Griffis inquired as to who will maintain it.

Mr. Fitzer stated that the Town will maintain the right-of-way and an HOA will maintain the landscaped areas.

Chairperson Zurcher clarified that the question was who would maintain the street.

Mr. Fitzer stated that the street would be turned over to the Town for maintenance and operation.

Vice-Chairperson Renken asked if the entry area will be like Phase 1 with turn lanes, etc.

Mr. Fitzer stated that the Transportation Impact Analysis (TIA) was still being worked through and will go through Town approval as well as ADOT approval during the Final Development Plan stage.

Commissioner Laney inquired about the multitude of cul-de-sacs within the proposed subdivision and wondered if they will be designed to accommodate complete fire truck turnarounds.

Mr. Fitzer reported that the PDP has gone through fire department review and meets their standards.

Commissioner Laney asked if a neighborhood meeting was held.

Mr. Fitzer stated that the developer has had discussions with various folks in the area. He noted that the Preliminary Development Plan process does not require a formal neighborhood meeting. Mr. Fitzer reported that he has not received any feedback from neighboring communities.

Commissioner Griffis mentioned that within the staff brief, it was noted that “Central Arizona Fire and Medical Authority (CAFMA) had comments; however, they provided no objections.” Commissioner Griffis asked what comments were received from CAFMA.

Mr. Fitzer stated that their comments were specifically about fire requirements for the area and that they were in favor of this project.

Commissioner Griffis suggested that comments from the reviewing agencies could be included within the Commission packets.

Mr. Fitzer explained that Staff strives to address all comments prior to going before the Commission. He noted that if there were comments or conditions specific to an application, they are added as stipulations.

Commissioner Griffis asked who the reviewing agencies are.

Mr. Fitzer stated that there are internal agencies such as Planning Staff, Engineering, Public Works, Police Department and external include CAFMA, ADOT and various utilities such as APS.

Commissioner Laney asked if traffic is included in the review process.

Mr. Fitzer confirmed yes and explained that “traffic” internally is the Public Works Department and externally would be ADOT.

Commissioner Laney asked if the Town could include in their staff reports whether properties were on septic or Town sewer and whether they are on wells or Town water.

Mr. Fitzer replied, “yes, we can definitely do that.”

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

Dave Grounds and Duane Hunn, Dorn Homes, addressed the Commission.

Commissioner Griffis asked upon approval, how soon they would start construction.

Mr. Grounds stated that they are ready to go once they receive all the approvals from the Town. He noted that they are excited for this project as they feel there is a demand for housing on large homesites and they will offer options such as RV garages and three car garages.

Vice-Chairperson Renken asked if Dorn Homes will be building all the homes within this project.

Mr. Grounds replied “yes, sir.”

Chairperson Zurcher asked if he had anything to add to the Town’s presentation.

Mr. Grounds stated that they are investing a lot into the landscaping and the overall aesthetics so it will be something not only the homeowners, but the neighboring communities will be proud of and will hopefully increase values in the area. He noted that they plan to create traditional parks as well as dog parks. Mr. Grounds stated that the architectural designs will consist of Farmhouse,

Ranch and Craftsman. He noted that it is rare to find lots that are 135' x 135'.

Mr. Hunn reported that they submitted their preliminary TIA to ADOT, and they just received comments back from them. They will be submitting their full formal TIA to the Town as well as ADOT within the next few weeks. He noted that they will more than likely have some type of turn lanes like Phase 1.

Chairperson Zurcher commented that most of this project is surrounded by State Trust Land and asked if they are planning to develop further north in the future.

Mr. Grounds stated that they would love to; however, they have not been able to find any available land. He noted that if there were an opportunity to expand in the future, they would jump at it.

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

Steve Caros, Pronghorn Ranch resident, addressed the Commission. Mr. Caros stated that he appreciates Dorn's excitement about their development; however, it must be acknowledged that we are in the worst drought in recorded AZ history. He indicated that we have a declining water table per statistics from ADWR (Arizona Department of Water Resources.) Mr. Caros noted that he has been informed that the City of Prescott must apply to renew their assured water provider designation later this year and it is predicted that the allocations will be less than what they were granted in 2009. He suggested that this should send a message to start pumping the brakes on development. Mr. Caros stated that he rarely hears anyone mention water concerns at the Commission meetings.

Chairperson Zurcher explained that they are forbidden to discuss water rights as Prescott Valley falls within the Prescott Active Management Area which is administered by the ADWR; therefore, they cannot take water rights into consideration.

Mr. Hunn readdressed the Commission. Mr. Hunn stated that as businesspeople and residents of the area, they share the same concerns regarding water. He noted that this project had a certificate of assured water supply from ADWR and will be submitting paperwork to update the ownership. Mr. Hunn reported that they have voluntarily included within the CC&R's a restriction to turf on any of the lots unless the owners use a rain catchment or cistern system to water the yard without the need of potable water. Landscape is limited to low water use plants to minimize the water use within the development.

Chairperson Zurcher brought the item back to the Commission for discussion.

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 PDP21-003**

**Vice-Chairperson Renken moved to approve PDP21-003 as submitted with conditions.**

1. Development and use of the site shall be consistent with the Preliminary Development Plan, consisting of three (3) sheets entitled “Preliminary Development Plan Mingus West Unit II” dated May 5, 2021, prepared by Terrascope Consulting.
2. Prior to Final Development Plan (FDP) approval, a Transportation Impact Analysis (TIA) shall be reviewed and approved by the Town of Prescott Valley and the Arizona Department of Transportation.
3. Prior to construction, the developer shall enter into a Development Agreement, or other agreement with the Town of Prescott Valley, to address up-sizing the Town’s existing ten-inch (10”) waterline that runs through the site or installing a parallel (secondary) water supply pipe between the existing water tanks and the existing homes in the original Mingus West Unit II development.

**Commissioner Laney seconded the motion.**

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

**MOTION carried with 4 ayes and 0 nays.**

2. **PDP21-004.** Upon the application of Anessa Andrews with Prescott Valley Signature Entertainment OZ LLC, a Preliminary Development Plan for Homestead II, a mixed-use retail, restaurant, parking garage and apartment complex with 7,624 square feet of retail space, 5,456 square feet of restaurant space and 329 one-, two- and three-bedroom apartment units with ancillary office and amenities on 5.65 acres located at the southwest corner of Main Street and Florentine Road. APN#s 103-02-748U and 103-02-748S.

Mr. Fitzer stated that the subject property is generally located approximately at the southwest corner of Main St. and Florentine Rd. APN#s 103-02-748U and 103-02-748S within the incorporated Town limits and is an exciting addition to the Entertainment District.

Mr. Fitzer displayed the vicinity and site maps of the project. He noted that the zoning is C2-PAD (Commercial; General Sales and Services-Planned Area Development) which allows these uses, specifically in this area. Mr. Fitzer also displayed a generalized Preliminary Development Plan which illustrated that access will be off Main Street, parking will be provided along Florentine Road as well as a multi-level garage facility. Mr. Fitzer stated that the original Homestead are 3-story apartment complexes whereas this project is more vertical. He noted that this project will include a retail component on the bottom level with storefronts along Florentine Road with a portion on Main Street. Another proposed feature is a top floor (6<sup>th</sup> floor) restaurant which will create a unique setting. Mr. Fitzer indicated that the project will offer 329 one-, two- and three-bedroom apartment units, a clubhouse area as well as three courtyards – one of which will have a pool and the other two courtyards will have open space areas. He noted that each individual unit will open onto a courtyard.

Continuing, Mr. Fitzer displayed the proposed landscaping plan which includes ample landscaping

in and around the pool area, courtyards as well as landscaping along Florentine Road specific to areas around the parking. He reiterated that ingress/egress is from Main Street. Mr. Fitzer stated that they are providing multiple parking spaces on a peripheral basis to ensure their residents as well as the public can utilize the spaces. Mr. Fitzer also displayed the proposed elevations while pointing out various features of the development. He noted that the architectural design is intended to be similar to the surrounding areas and it complements the existing architecture well. Mr. Fitzer displayed an illustration of the proposed photometrics and noted that meets all Town standards. He explained that they are keeping the lighting as minimal as possible.

Staff recommends the Commission approve the Preliminary Development Plan PDP21-004 for Homestead II subject to stipulations “1” through “7” as outlined below:

1. Development and use of the site shall be consistent with the Preliminary Development Plan Site Plan dated May 4, 2021, consisting of nine (9) sheets entitled “Homestead II Apartments” prepared by Todd + Associates.
2. Building Elevations shall be consistent with the Elevations entitled “Homestead II Apartments” consisting of four (4) sheets prepared by Todd + Associates dated May 4, 2021.
3. Landscaping of the site shall be consistent with the Landscape Plan entitled “Homestead II Apartments” consisting of two (2) sheets prepared by Todd + Associates dated April 30, 2021.
4. Photometric Plans and cutsheets shall be consistent with the Photometric and Cutsheet Plan entitled “Homestead II Apartments” consisting of three (3) sheets prepared by Todd + Associates dated April 30, 2021.
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. Refuse containers are required to be screened from public view in accordance with Article 13-26-050 D 1.
7. Per 13-26-050 4. All ground mounted mechanical shall be screened from view by screen walls, on all sides, of a height equal to or greater than the mechanical equipment. Any roof mounted mechanical shall be concealed on all sides with screening devices which are equal to or greater in height than the mechanical equipment. The screening devices shall be or appear to be an integral part of the building.

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

Vice-Chairperson Renken inquired about the angled parking on Florentine as he does not recall seeing angled parking anywhere else within the Town.

Mr. Fitzer stated that there was a lot of discussion regarding the parking along Florentine Road. He indicated that there were discussions about parallel parking; however, Public Works did not

support that idea. Public Works suggested the angled parking. Mr. Fitzer reported that the angular parking will be owned by the Town; thus, making it public parking. This will offset some of the parking requirements in the area such as with the Findlay Toyota Event Center. He mentioned that a TIA will be associated with this project in the Final Development Plan stage; however, Public Works has already signed off on this concept along Florentine Road.

Vice-Chairperson Renken inquired about storage requirements.

Mr. Fitzer stated that the applicant included plans for each apartment configuration and each unit has the required storage. He apologized for not including that in the Commission packets.

Commissioner Griffis shared her concerns about the angled parking along Florentine and wondered if part of the sidewalks and dirt will be removed to make room for the angled parking.

Mr. Fitzer reported that there will be some movement of those items; however, the developer is providing sidewalk area and landscaping along Florentine.

Commissioner Griffis asked what would happen if the TIA disagreed with the angled parking.

Mr. Fitzer indicated in this specific case, he does not believe that the TIA will spell out what will be allowed or not allowed regarding the angled parking; that is the call of the Public Works department. He noted that if Public Works had issue with the angled parking; it would be included as a stipulation.

Commissioner Griffis commented that under C2 density regulations, the maximum height cannot exceed 3 stories and wondered how the subject property is allowed to have 6 stories.

Mr. Fitzer stated that one of the items specific to the Town Center area is a Planned Area Development (PAD) overlay that was approved several years ago. The maximum height allowance in this specific PAD is approximately 80 feet and the proposed height for the project is 74.6 feet. He explained that the density district and PAD for this area was designed to allow as much as possible with a goal of creating an urban living type area.

Commissioner Griffis mentioned that this is a very exciting project and commended Mr. Fitzer for his work on this project.

Commissioner Laney shared that she is very excited about this project as well. She asked how the public will access the restaurant (which is located on the 6<sup>th</sup> floor.)

Mr. Fitzer responded that the question is better suited for the applicant to answer.

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

Anessa Andrews, Fain Signature Group, addressed the Commission. Ms. Andrews stated that there will be a vestibule located at the corner of Main Street and Florentine Road that will take people from the parking garage out onto the corner of the Event Plaza thus allowing the public to park in

the parking garage for events at Findlay Toyota Event Center. The vestibule will also have access to an elevator that goes to the top floor for restaurant access.

Commissioner Laney asked if the first two floors of the parking garage will be public parking.

Ms. Andrews could not confirm that public parking will be on the entire first two floors; however, there will be approximately 120 public parking spaces within the parking garage.

Commissioner Laney asked how the parking will be restricted so the public does not park in spaces designated for the residents.

Ms. Andrews explained that there will be a gate for access to the private parking spaces and the residents will have a FOB to access the parking garage.

Vice-Chairperson Renken asked what the occupancy rate for the first Homestead development is.

Ms. Andrews responded that it is 99% and the reason it is not 100% is that two apartments are used as models for potential tenants to view. She noted that people like living near services and that became apparent during the pandemic. Ms. Andrews mentioned that the project is currently dubbed Homestead II until they officially name it.

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

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

#### **Action PDP21-004**

##### **Commissioner Griffis moved to approve PDP21-004 as submitted with conditions.**

1. Development and use of the site shall be consistent with the Preliminary Development Plan Site Plan dated May 4, 2021, consisting of nine (9) sheets entitled “Homestead II Apartments” prepared by Todd + Associates.
2. Building Elevations shall be consistent with the Elevations entitled “Homestead II Apartments” consisting of four (4) sheets prepared by Todd + Associates dated May 4, 2021.
3. Landscaping of the site shall be consistent with the Landscape Plan entitled “Homestead II Apartments” consisting of two (2) sheets prepared by Todd + Associates dated April 30, 2021.
4. Photometric Plans and cutsheets shall be consistent with the Photometric and Cutsheet Plan entitled “Homestead II Apartments” consisting of three (3) sheets prepared by Todd + Associates dated April 30, 2021.

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. Refuse containers are required to be screened from public view in accordance with Article 13-26-050 D 1.
7. Per 13-26-050 4. All ground mounted mechanical shall be screened from view by screen walls, on all sides, of a height equal to or greater than the mechanical equipment. Any roof mounted mechanical shall be concealed on all sides with screening devices which are equal to or greater in height than the mechanical equipment. The screening devices shall be or appear to be an integral part of the building.

Vice-Chairperson Renken seconded the motion.

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

**MOTION carried with 4 ayes and 0 nays.**

## **VII. Public Hearing Items**

1. **GPA21-001.** Upon the initiation of the Town of Prescott Valley Planning and Zoning Commission, pursuant to ARS 9-461.06, a Public Hearing for the purpose of reviewing and making a recommendation to the Town Council related to the proposed public participation plan to be used in assisting the community in updated the Town's General Plan to be known as the *Prescott Valley General Plan 2035*.

Mr. Fitzer noted that this is just the proposed public participation plan associated with the General Plan update. He reported that the *Prescott Valley General Plan 2025* was ratified by the voters in March 2013. State law requires that municipalities update a general plan every ten (10) years. The approval of the public participation plan is the first step in the process.

Mr. Fitzer stated that the proposed 2035 General Plan will include the following elements: Land Use; Circulation; Open Space; Growth Area; Environmental & Water Resources; Housing; Economic Development along with a new addition of Education. By statute, there is not an education type element; therefore, it is usually housed with another element.

Mr. Fitzer reported that the previous General Plan update was done towards the end of the economic downturn. At the time, the State Legislature allowed municipalities to move a little bit slower regarding the requirement of bringing a General Plan through the update process due to items such as consultant fees. Mr. Fitzer noted that they would like to keep the update to the General Plan in house. The General Plan has served the Town well for many years and we would like to continue to do that. Mr. Fitzer indicated that they will make updates based on the 2020 Census data as well as updating the housing strategy.

Mr. Fitzer stated that since we are not making manifest changes to the General Plan, it will be processed through the Planning & Zoning Commission as well as the Town Council. He reviewed the proposed timeline.

## The Prescott Valley General Plan 2035

### TIMELINE

Activity	Potential Schedule
Planning and Zoning Commission approve Public Participation Plan	June 14 <sup>th</sup> , 2021
Town Council adopts Resolution No. ____ for Public Participation Plan	July 8 <sup>th</sup> , 2021
Staff Review and Chapter Update Period	July 2021 - September 2021
Compilation of Amended Plan	September 2021
Planning and Zoning - Review of each refreshed element of proposed <i>General Plan 2035</i> via monthly work-study/workshops @ regularly scheduled P&Z meetings	October 11 <sup>th</sup> , 2021 & November 8 <sup>th</sup> , 2021
Final modifications made and presented to the Planning and Zoning Commission in a public hearing	December 13 <sup>th</sup> , 2021
Sixty (60) Day Agency Review Begins	December 14 <sup>th</sup> , 2021
Outreach Meetings	January 2022 - February 2022
Sixty (60) Day Agency Review Ends	February 12 <sup>th</sup> , 2022
Planning & Zoning Commission Hearing No.1	March 14 <sup>th</sup> , 2022
Planning & Zoning Commission Hearing No. 2	April 11 <sup>th</sup> , 2022
Town Council Public Hearing and Action	June 23 <sup>rd</sup> , 2022 (no later than)
ARS 9-461(M) 120-day deadline	July 11 <sup>th</sup> , 2022
Possible Election Date	November 8 <sup>th</sup> , 2022

Mr. Fitzer stated that Staff supports the Public Participation Plan as set forth and recommends the Commission approve GPA21-001.

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

Vice-Chairperson Renken asked if the work studies are primarily for reviewing the proposed updated elements.

Mr. Fitzer indicated that the Commission will be reviewing the proposed updates at the work studies; in addition, citizens will be allowed to make public comments during the work studies.

Vice-Chairperson Renken commented that they can review the *General Plan 2025* to be familiar with it by the work studies in the fall.

Mr. Fitzer stated that they will be making tract changes to a Word version of the *General Plan 2025* and will also supply clean copies as well.

Commissioner Griffis applauded the proposed participation plan schedule and thanked Mr. Fitzer.

Commissioner Laney asked for clarification that the citizen participation will only be during the public hearings.

Mr. Fitzer replied “no” and explained that there will be a website setup for information and public comments, there will be outreach meetings and every work study session and regular meetings of the Planning Commission will be advertised and will allow public comment. The entire process will be a public process.

Commissioner Laney asked if the various HOA communities will be contacted as well.

Mr. Fitzer replied “yes.” He noted that he is relatively new to the area and is welcome to any suggestions on specific groups that should be included.

Vice-Chairperson Renken mentioned that during the previous General Plan update, a questionnaire went out with the water bills.

Mr. Fitzer noted that is a great resource to utilized.

Chairperson Zurcher asked if any of the work study sessions would be joint sessions with the Town Council or just the Planning Commission.

Mr. Fitzer commented that it is a great suggestion to hold a joint session.

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

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 GPA21-001**

**Vice-Chairperson Renken moved to approve GPA21-001 and forward to the Town Council with a recommendation for approval. Commissioner Griffis seconded the motion.**

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

**MOTION carried with 4 ayes and 0 nays.**

**VIII. 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.

Steve Caros, Pronghorn Ranch resident, readdressed the Commission. Mr. Caros wanted to discuss Unit 20 in the northwest end of Pronghorn Ranch and whatever the other side that was left vacated in Viewpoint. He indicated that he had been told by Dorn staff that the area would not be developed. Mr. Caros reported that the declarant of Pronghorn Ranch has initiated an engineering study from Kinder Morgan, who owns the 20 to 24" natural gas transmission pipeline through this high consequence area. He indicated that the pipeline carries a minimum of 150 psi. Mr. Caros stated that it is proposed that 3 to 4 residential roads will be crossing over the transmission line in a very small area. Numerous homes on the west side will have no way to exit the area except to cross over the pipeline. Mr. Caros stated that this area is also in a floodplain and the channels would need to be brought down deeper and made narrower to accommodate the homes. He noted that there are 5 county communities along with 3 Town communities that have a flawed egress design. Mr. Caros indicated that the developers should pay for and complete such infrastructure before any further building is approved.

**IX. Adjournment**

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

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

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

**MOTION carried with 4 ayes and 0 nays.**

The June 14, 2021, meeting of the Planning and Zoning Commission adjourned at 6:38 p.m.

  
Chairperson Zurcher