

PLANNING AND ZONING MINUTES
MINUTES OF THE BENSON PLANNING AND ZONING COMMISSION
April 2, 2019

1. CALL TO ORDER

Commissioner Angie Roberts opened the meeting at 7:08pm.

2. PLEDGE

Commissioner Angie Roberts led the pledge.

3. ROLL CALL

Angie Roberts, Dennis Bringham, David Lambert and Elton Bowman were present. A quorum was present. Andrew Abernathy arrived a few minutes tardy.

4. CALL TO THE PUBLIC

Kevin Dirksen introduced himself, noting that he lives in the vicinity of the rezoning. Looking at the current version of the map, Mr. Dirksen questioned if the 1.5 acre housing area H would cross between holes 8 and 9. He suggested that the placement could interrupt golfing. He also commented that having the main roads immediately adjacent to the wastewater treatment plant was likely to create an odor issue. Mr. Dirksen noted that even though the developers only want the ADOT tunnel onto Pearl to be used for emergency access, that it will get used more heavily and likely on a daily basis which would be additional traffic into the neighborhood. He requested the Commission to take these issues into consideration.

Trisha Gerrodette introduced herself as a resident of Sierra Vista. She appreciated having the history of the property and questioned what conservation actions had been taken on the “reminder” property that had been set aside by City Council as part of the 2016 rezoning, noting that action was supposed to have occurred within 2 years. Ms. Gerrodette suggested that a sunset clause be part of the recommendation, commenting that if time passes with no forward progress for this development, the city may not desire to keep the R-2 zoning district and there should be a mechanism to revert to the prior single family zoning district. She noted that going from 50 to 150 homes is a large increase and the city should not be fixed to it forever.

4. APPROVAL OF MINUTES

Commissioner David Lamberts motioned to approve the February 20, 2019 Special Meeting minutes and March 12, 2019 Special Meeting minutes. Commissioner Angie Roberts seconded. Motion passed 5-0.

5. PUBLIC HEARING

The public hearing opened at 7:16pm.

Kevin Dirksen introduced himself, stating that he was concerned about traffic through tunnel onto Pearl and County Road. He stated that he wasn't opposed to the road layout within the golf course since the road appear to mainly be around the wastewater treatment plant and shouldn't interfere with golf activities, but he did point out that housing area H would cut across a cart path

at holes 8 and 9. With a housing area between the holes, he questioned how traffic, such as trash trucks, and golf carts fit together in the relatively tight area. He also noted that the housing areas are located close to unburnt areas of the river so if there was ever a fire it wouldn't be able to be put out easily. Mr. Dirksen closed by stating that other than those concerns, the plan was a pretty good job.

Trisha Gerrodette introduced herself and asked if anyone knew the status of remainder property which was area deemed undevelopable and set aside for conservation purposes as part of the 2016 rezoning. Ms. Gerrodette questioned why the areas adjacent to the river that are deemed undevelopable aren't classified as open space in the General Plan.

The public hearing closed at 7:21pm.

6. OLD BUSINESS

7. NEW BUSINESS

Rezoning of multiple parcels within and surrounding the San Pedro Golf Course

George Scott, the local representative for San Pedro Real Estate, responded to Ms. Gerrodette's question about the remainder property. He concurred that there was a 2 year timeline for action from the November 2016 rezoning, but action stalled when the property owner, Mr. Tom Hartley, died. He stated that the current owner, Mr. Tom Barenburg, has the same intent so either the city or an environmental group will be offered ownership of the property. Mr. Rob Longaker, WLB Group, displayed a map of the proposed rezoning area, pointing out the green swaths that represent the 2016 remainder areas set aside for non-development. He noted that the current layout does not show any roads or housing areas within the green swath.

Mr. Longaker introduced the rezoning noting that the request is consistent with the current General Development Plan category of Medium Density. He stated that the higher density R-2 zoning will allow the property to be more easily marketed.

Mr. Longaker acknowledged that several issues that had been brought up at the Citizen Review. He stated that the General Plan allows 8 dwelling units per acre. With 19 acres known to be available for development, he requested 152 dwelling units, an increase from the 40 home sites shown on the 2016 proposed layout. Mr. Longaker commented that the type and location of the individual dwelling units will be determined with the subdivision plat or development plan process and will also consider how housing and roads will interact with the golf course. He acknowledged that additional factors could be identified during the platting process that would further restrict development.

Mr. Longaker noted that access to the home sites would be from Ocotillo to Darby, turning right onto Madison and then entering via Harvest way. Using the map, he showed where golfers would turn left onto Madison, so the homeowners wouldn't be using the same route toward the restaurant and clubhouse as the golfers. Mr. Longaker stated that SEAGO estimates 2400 trips per day on Ocotillo, which appears to have capacity for the additional trips a development would create. He confirmed that a traffic impact analysis would be performed by the developer during the platting process to determine what, if any, offsite road improvements are required. Mr.

Longaker also stated that other city regulations, including landscaping and drainage, will be followed by the developer of the property.

Mr. Longaker closed by commenting that Mr. Tom Barenburg of San Pedro Real Estate is hopeful to find a buyer for the property and that the rezoning to allow more housing units is the first step in bringing the property to market.

Chair Andrew Abernathy asked if Commissioners had any questions or comments.

Commissioner Elton Bowman motioned to recommend approval of the R-2 rezoning. Commissioner Dennis Bringham seconded.

Planner Michelle Johnson asked if the conditions included the staff recommendation were part of the motion or if it was a recommendation without conditions.

Commissioner Elton Bowman amended his motion to recommend approval of the R-2 zoning with the conditions of a 152 dwelling unit cap and that the remainder area as described in the 2016 rezoning continue to be set aside as undevelopable land for open space or conservation uses. Commissioner Dennis Bringham seconded this amended motion.

There was no further discussion.

Motion passed 5-0.

8. ADJOURNMENT

Commissioner David Lambert motioned to adjourn the meeting. Commissioner Elton Bowman seconded. Meeting adjourned at 7:34 pm.