

Jim Harris, Chairman  
Lucas Still, Vice-Chairman  
Mychal Gorden  
Doug Hardy  
John Kendig  
Dan McGowan  
Chad Nelson

Don Bergen, Alternate  
Leo Biasiucci, Alternate  
Christy Cunningham, Alternate



Lake Havasu City  
Police Facility  
2360 McCulloch Blvd North  
Lake Havasu City, Arizona  
86403  
www.lhcaz.gov

## **Planning and Zoning Commission Regular Meeting**

### **Minutes - Final**

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Wednesday, September 20, 2017

9:00 AM

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#### **1. CALL TO ORDER**

Chairman Harris called the meeting to order at 9:00 a.m.

#### **2. PLEDGE OF ALLEGIANCE**

Chairman Harris lead in the Pledge of Allegiance.

#### **3. ROLL CALL**

Mr. Bergen and Mr. Biasiucci were seated.

**Present:** 8 - Christy Cunningham, Jim Harris, John Kendig, Chad Nelson,  
Dan McGowan, Leo Biasiucci, Donald Bergen and Doug Hardy

**Absent:** 2 - Lucas Still and Mychal Gorden

#### **4. MINUTES**

Approval of Regular Meeting minutes from September 6, 2017.

**Mr. Nelson made a motion to approve the minutes of the last meeting, seconded by Mr. McGowan, and carried by the following vote:**

**Aye:** 7 - Harris, Kendig, Nelson, McGowan, Biasiucci, Bergen and Hardy

**Absent:** 3 - Still, Gorden and Cunningham

#### **5. CORRESPONDENCE AND ANNOUNCEMENTS**

Mr. Morris introduced himself and stated he would be making the presentation in the absence of Mr. Schmeling.

#### **6. PUBLIC HEARING**

[ID 17-1345](#) A Request for a Preliminary Subdivision Plat, Window Rock Road Estates, to Include 85 Single Family Lots and Public Streets

Mr. Morris thanked the Chairman and presented a PowerPoint slideshow and narrative including some of the following key points:

- Property location, description, and size

- Zoning of the surrounding area
- Applicant is requesting a preliminary subdivision plat approval for Window Rock Road Estates including 85 single-family lots
- Developed properties will be RE and R-1 lots
- Rest of area will be open space due to topography
- Anticipating submittal of a Rezone application to establish zonings
- Staff will be recommending the dedication of a right-of-way for a future connection, to reduce length of cul-de-sac
- Exception to future connection would be for residences to have fire sprinklers
- Review comment received from Utilities to add an 8-foot Utility Easement at front part of properties

Mr. Nelson and Mr. Morris engaged in conversation regarding the location and requirements of the future connection.

Mr. McGowan asked where the entrance to the RE residential units would be located. Mr. Morris stated those units will have an access off of Window Rock Road.

Chairman Harris opened the Public Hearing, hearing none, he closed the Public Hearing.

Mr. Morris stated that Staff finds that the proposed subdivision plat meets most the requirements set forth in Title 13. Based on the findings, the Development Review Committee recommends that land use action 17-1345 be approved with the following conditions:

- An 8-foot Public Utility and Drainage Easement should be dedicated along the fronts of all lots within the subdivision.
- The property should be rezoned to R-1 and RE to accommodate the residential lots proposed.
- A 60 foot right-of-way shall be dedicated from Street "A" westerly to allow for a possible connection to the 80 acre parcel to the west and reduce the length of the proposed cul-de-sac to less than 1,200 feet.

Mr. Nelson, Chairman Harris, Ms. Garry, and Mr. Morris engaged in further discussion regarding the requirement of fire sprinklers in lieu of a right-of-way.

**Mr. Nelson made a motion to approve ID 17-1345, a request for a Preliminary Subdivision Plat, Window Rock Estates, to include 85 Single Family lots and public streets, with Staff recommendations, seconded by Mr. Biasiucci, and carried by the following vote:**

**Aye:**                                 7 - Harris, Kendig, Nelson, McGowan, Biasiucci, Bergen and Hardy

**Absent:** 3 - Still, Gorden and Cunningham

**7. CALL TO PUBLIC**

None

**8. FUTURE MEETING**

Regular meeting for October 4, 2017 has been canceled. No items have been submitted for the October 18, 2017 meeting; however, the Commission will be informed if the meeting is canceled.

**9. ADJOURNMENT**

Chariman Harris adjourned the meeting at 9:28 a.m.

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Jim Harris, Chairman

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Maria LaFrano, Recording Secretary