



ITEM NO.7a

**TOWN OF PRESCOTT VALLEY
STAFF REPORT**

DATE: November 10, 2025

TO: Planning and Zoning Commission

FROM: Stacey Bristow, Development Services Interim Director

DEPARTMENT: Development Services

AGENDA TYPE: Public Hearing Items

SUBJECT: GPA25-001 Government Tank Borrow Pit - Consideration & Possible Action [Chris Norlock, Development Services Urban Planner II]

VISION 2024 FOCUS AREA: Enhancing the health of neighborhoods by promoting well-being for all through safety, infrastructure, housing, connectivity, recreational space, and community engagement.

SUMMARY/BACKGROUND

PROJECT LOCATION: South of Old Black Canyon Highway, Southeast of StoneRidge, Southwest of Prescott Country Club

PROPERTY OWNER: Fain Enterprises, Inc.

APPLICANT: Fain Enterprises, Inc.

ZONING DISTRICT: RL-70

GENERAL PLAN DESIGNATION: Village PAD-I

GENERAL PLAN AMENDING TO: Industrial

GROSS ACREAGE: Approximately 40 Acres (39.07)

Upon application of Brad Fain, member of Fain Enterprises, Inc., a request for a Major General Plan Amendment (GPA25-001) from Village PAD-I to Industrial to allow for a sand and gravel pit operation. The site is approximately forty (39.07) acres of vacant land South of Old Black Canyon Highway, Southeast of StoneRidge, Southwest of Prescott Country Club, APN: 402-14-004.

- The operator, Asphalt Paving & Supply currently operates on 2400 N Glassford Hill Road which is just east of 4th Street and South of 2nd Street.
- The site will be accessed by a 4.5 mile gravel road that will use water trucks for dust control, that crosses Old Black Canyon Highway, with a speed limit of 15mph.
- Once the rock is harvested, it will be hauled back to the current plant operations for processing.

NEIGHBORHOOD FEEDBACK

There were three neighborhood meetings for the Major General Plan Amendment and Zone Map Change held in different locations. The first of which was held on September 15th, 2025 at The Warehouse 5880 N Prairie Lane Prescott Valley, AZ. The second neighborhood meeting was held at the StoneRidge Community Center on September 25th, 2025. The third meeting was held virtually to accommodate anyone not able to attend the two in person meetings on October 8th, 2025 via Microsoft Teams.

TIMELINE

August 22: Staff noticed the following of the Major General Plan Amendment via mail:

- Planning Agency of Yavapai County
- City of Prescott
- Town of Chino Valley

- Town of Dewey-Humboldt
- Northern Arizona Council of Governments
- Arizona Department of Commerce
- Planning and Zoning Commission
- Town Council
- Written Requestors
- Arizona Department of Environmental Quality
- Arizona Department of Water Resources
- Arizona State Mine Inspector
- Arizona Game and Fish
- Humboldt Unified School District

October 17: Staff sent the ad to the Daily Courier to be published on October 26.

October 24: Site was posted for the public hearing dates.

November 10: First Planning and Zoning Meeting on the Major General Plan Amendment.

December 8: Second Planning and Zoning Meeting with recommendation to Town Council on the Major General Plan Amendment and Zone Map Change at Humboldt Unified School District.

ZONING SUMMARY

- The site is bound on the north and east by RL-70 (Residential; General Limited), R1-35 (Yavapai County land designation, Residential) to the south, and RU-18 (Residential; Rural) to the west.
- The site is 1.2 miles to the closest home in Prescott Country Club, 1.5 miles to the closest home in StoneRidge, .25 miles to the closest property line in Blue Hills and greater than .25 miles to the closest home in Blue Hills.

GENERAL PLAN 2035

The Town of Prescott Valley General Plan 2035 designates the project area as Village PAD-I. Growth Tier I is the most preferred area of growth as it is close to essential services such as water and sewer infrastructure. The change of this area to Industrial would allow for a variety of small-, medium- and large-sized industrial and compatible office-and-support commercial uses that may be more intensive with Town approval.

TOWN ENGINEER SUMMARY

- The design, construction, and maintenance of the access road crossing at Old Black Canyon Highway will be per approval of the Town Engineer.

DRAINAGE SUMMARY

- A drainage report will be required at the time of the Engineering permit submittal.

UTILITIES SUMMARY

- No utilities are being proposed for this project.

FLOODPLAIN ADMINISTRATOR SUMMARY

- No comments are required from the Floodplain Administrator on this project.

FIRE SUMMARY

- CAFMA has reviewed this project and all CAFMA Code requirements will be

required to be met.

PROPOSED CONDITIONS OF APPROVAL:

1. The project shall remain in conformance with all State and Town Code requirements.
2. The Developer shall meet the Town Code noise ordinance.
3. The Developer shall be in conformance with the Development Agreement.

[Note: In accordance with ARS §12-1134(I), the applicant has been asked to sign the standard Proposition 207 waiver agreement.]

STAFF RECOMMENDATION:

Staff recommends approval of General Plan Amendment GPA25-001.

RECOMMENDED MOTION:

Motion to recommend to Town Council, for the General Plan Amendment for Government Tank Burrow Pit with conditions as stated, OR Motion to not recommend approval to Town Council of GPA25-001.

ATTACHMENTS: Yes