

**Open Space Acquisition Advisory Committee
General Meeting
July 9, 2008
PRESCOTT, ARIZONA**

MINUTES OF THE **General Meeting** OF THE **Open Space Acquisition Advisory Committee** held on **July 9, 2008** in the **City Hall, Lower- Level Conference Room** located at **201 S. Cortez St**, Prescott, Arizona.

1. Roll Call & Approval of Minutes from 6/11/08 Meeting –

Members Present: Michael Byrd, Jeff Low, Brad Bergamini, Dan Campbell, Jeri Smith-Fornara, Jim Lawrence, Ed Lutz, Bruce McKeeman, Ron Smith and Steve Walker. **Members Not Present:** Valarie Isley and Walt Anderson.

Others Present: Councilwoman Lopas, Councilman Luzius, Mayor Wilson, Tom Pettit, Jim Boyd, Ian Cordwell, Judy Greenberg, Joe Gardner and Michelle Stacy

Ed Lutz made a motion to accept the minutes from the June 11th meeting. Bruce McKeeman seconded the motion. Motion approved unanimously.

2. Introduction of Guests

Ian Cordwell, AICP, Director of Planning for the Town of Cave Creek was in attendance to give a presentation on the Annexation and Open Space Preservation of State land in Cave Creek.

Joe Gardner, a member of the City of Prescott Planning and Zoning Commission was in attendance for the discussion on the Open Space Master Plan.

3. Discuss change to meeting time: 5:00 - 6:30 P.M., or earlier afternoon time.

A discussion and vote were held to move the start time for the Open Space Committee meetings to 5:00pm, instead of 5:30pm. A motion was made by Steve Walker to have the Open Space Acquisition Advisory Committee meetings convene at 5:00pm, on the second Wednesday of every month. Jeri Smith-Fornara seconded the motion. Motion was passed unanimously.

4. Presentation on Town of Cave Creek Annexation and Open Space Preservation of State Land- Ian Cordwell, AICP, Director of Planning for the Town

Ian Cordwell gave an overview of the partnership between the Town of Cave Creek, Maricopa County and the State Land Department. Ian explained that a courtship started 5 years ago after the collapse of the Arizona Preserve Initiative and the citizens of Cave Creek turned down the Town's General Plan. The General Plan at that time could have put Open Space along Carefree Highway that would have tied in with the City of Phoenix.

The town revisited the General Plan and set up a meeting with the Arizona State Land Department Commissioner to inquire about changing some acreage of land along Carefree Highway into commercial zoning. To purchase state land for the purpose of open space within the town, a Conceptual Land Use Plan had to be completed and submitted before any State land would be sold. The town complied with the State's Open Space plan by evaluating the town based on certain criteria such as open space vistas, locations of slopes, washes and archeological sites, etc. The town also adopted two classifications for Open Space: Open Space Recreational, which allows for trails, recreational uses and buildings to be built on or around the designated area and Open Space Conservation, which also allows for trails, but preservation of the land as well.

The town incorporated using city sales tax to help pay for the preservation of Spur Cross Ranch, which is a 2,154 acre conservation area that houses great recreational avenues and lush vegetation that is a draw for various wildlife. The town's non-motorized trail system has been upgraded to wrap around the county areas and connect the town from all points. With the citizen approval of \$50 million in bonds, the Utility department now manages the water supply for the town as well as the Desert Hills Water System that supplies water to unincorporated areas within the county. The town has also incorporated the use of open space guidelines for developers to ensure that each development has the same amount of open space in it. For additional information on the town of Cave Creek, you can visit www.cavecreek.org.

5. Discussion of conversion from Committee to Commission

Michael Byrd presented a draft ordinance to the committee for changing the name from a committee to a commission. Michael has requested that the committee members look over the draft ordinance and get any corrections and/or recommendations to Michelle as soon as possible so that a final draft can be approved.

6. Working Group updates

Development Review: Jim Lawrence, Jeff Low, and Councilwoman Lopas held a meeting with Tom Guice and Steve Gaber from Planning and Zoning to discuss recommendations on PAD. At the meeting it was discussed to exclude the following from the definition of Open Space: golf courses, club houses, and swimming pools. The concept of "growing greener" was introduced, which will help keep density at the same level with 50% open space and 50% development. This would bring less roads and privately owned lots and larger community areas. Michael Byrd suggested working with potential developers to see if they would be interested in this concept before taking it to planning and zoning. The working group is also looking into coming up with a process to educate contractors and developers on the "growing greener" concept.

Community Outreach: It was reported that Steve Walker, Valarie Isley, Walt Anderson and Ron Smith met to discuss a television spot, to be done by

CableOne to highlight open space in Prescott. According to Steve Walker, the group is progressing on an outline of topics and will likely send a script out to those involved after the next meeting. The spot should be presented by late summer.

Property Monitoring: Brad Bergamini informed the committee that he and Bruce McKeeman met with Cat Moody from the City of Prescott's GIS department in regard to the potential open space map that was sent out prior to this month's meeting. Brad stated that the group has visited various sites including the Rodeo grounds and concerns have arisen in regard to the vagrant population that has taken up in and around the property. It was suggested by Michael Byrd that photos of the properties be taken quarterly (or at least annually) from established photo-prints so that any discrepancies can be acknowledged and worked on subsequently. Councilwoman Lopas advised the committee that there are volunteers on standby to help plan trail at the Rodeo Grounds property and that she would get with Chris Hosking to see about getting the trails plan on the Rodeo Association meeting agenda.

7. Amendment to Open Space Master Plan- Final approval and recommendation to Present to City Council

Jeff Low presented the committee with the Master Plan updates and corrections made at last month's meeting. It was suggested by Mayor Wilson that the request by the committee to be named a commission and the drafted Open Space master plan be submitted to council together. It was also suggested by Judy Greenberg of the Open Space Alliance that a reference to the pronghorn population be added to Section 5.4.

Mayor Wilson also suggested that it would behoove the committee to get with City Clerk Liz Burke to see when all of the City Council members would all be available and get the ordinance and Master plan on a council agenda. Jeff Low would also like to send Planning and Zoning Department the latest revisions. Jim Lawrence made a motion to adopt the Master Plan with amendments and with the inclusion of the pronghorn population reference. Motion was seconded by Jeri Smith-Fornara. Members voted unanimously, motion approved.

8. Consideration of funding mechanism(s) for management of acquired open space

Michael Byrd informed the committee that he, Councilwoman Lopas and Dan Campbell met with Kristi Edwards to brainstorm on ideas for funding mechanisms. The discussion brought up 3 ways for the committee to maintain funds for the purpose of purchasing open space: creating a new foundation, having the City create a trust, and using an outside entity to manage the fund. Jeri Smith-Fornara posed the question of having a fund that is tax-deductible to encourage people to give more. Dan Campbell informed the committee that The Yavapai Community Foundation would charge approximately $\frac{3}{4}$ of 1% to manage the fund, and Michael Byrd stated that the Foundation is well known and in good standing with the City. It also would be a great marketing tool and will increase opportunities for people to

donate money for open space. Jim Boyd suggested putting a donation drop box at the Community Nature Center.

9. Executive Session

A. Discussions or consultations with designated representatives of the public body in order to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property, pursuant to A.R.S. 38-431.03(A)(7).

i. Properties in the Granite Dells area



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10. Adjournment

Meeting was adjourned at 7:23pm.

9. Next Scheduled Meeting: 8/13/08

Michael Byrd, Co-Chairman

Michelle Stacy, Minute Preparer