

**Open Space Acquisition Advisory Committee
General Meeting
August 13, 2008
PRESCOTT, ARIZONA**

MINUTES OF THE **General Meeting** OF THE **Open Space Acquisition Advisory Committee** held on **August 13, 2008** in the **City Hall, Lower- Level Conference Room** located at **201 S. Cortez St**, Prescott, Arizona.

1. Roll Call & Approval of Minutes from 7/09/08 Meeting –

Members Present: Jeff Low, Walt Anderson, Brad Bergamini, Dan Campbell, Jim Lawrence, Ed Lutz, Bruce McKeeman, Ron Smith

Members Absent: Michael Byrd, Jeri Smith-Fornara, Valarie Isley, Steve Walker

Others Present: Councilwoman Lora Lopas, Councilman Bob Roecker, Chad Daines, Judy Greenberg, Jim Boyd, Diana Fister

Meeting called to order at 5:00 P.M. Minutes of 07/09/08 meeting accepted without discussion.

2. Introduction of Guests

Councilman Roecker addressed the Committee, thanking all for their continued hard work. He noted that the groundwork and paths laid out by the committee members over the years were now bearing fruit, substantial progress is being made. The committee, he believes, is doing the work the public has asked them to do. He eloquently stated, "...we have picked up several little jewels, and a few diamonds, with one big diamond left." He congratulated the committee on success thus far, encouraging all to keep up the hard work.

**3. Presentation from Chad Daines, Yavapai County Development Services
Assistant Director on County's Draft Open Space Preservation Subdivision
Ordinance**

Mr. Daines has worked for Yavapai County for 3 months, coming here from Peoria, AZ, where his department put in place many tools to help preserve Peoria's mountainous acreage. The draft he presented this evening is very preliminary – he expects many changes as the review process continues. See attachments A and B: a copy of the draft ordinance and Mr. Daines' Power Point presentation.

Mr. Daines stressed the main goal of the ordinance is to prevent lot splits and to encourage clustered subdivisions. Citizen participation requirements will be infused into the ordinance.

Dan Campbell expressed concern that the ordinance might be likely to expedite growth and development on ranchlands, and that the clustered housing elements would develop in the areas of natural alluvial settlement, with negative impacts on

the aquifer. Mr. Daines said the committee developing the ordinance had talked about these issues as well, and that this subdivision ordinance is designed for the 20 acre parcel, not the 1,000 acre parcel of ranchland, to minimize potential impact to water resources.

Jim Lawrence noted that Prescott needs to match the standards of the Yavapai County ordinance with its own ordinance as land on the north side of Prescott is annexed., to discourage sprawl. Brad Bergamini observed that the Yavapai County ordinance would bring value to valueless land, referring to clustering development to offset steep slopes on many parcels. Mr. Daines once again stressed the point that the goal of the ordinance is to encourage people not to lot-split.

4. Management of Granite Gardens/Hazelwood Parcel, Jim Boyd, City Parks & Rec.

Jim Boyd's memo to the committee re: Management of Open Space Property is attached. Mr. Boyd wanted committee members to know what he has been working on. He can be reached by e-mail at jim.boyd@cityofprescott.net or by phone at 1-928-607-6054. Mr. Boyd shared his ideas about a Master Plan for the Granite Gardens area; a need to increase revenues through development of recreational opportunities in open space areas; and a bronze monument to be placed on the White Spar Creekside Preserve at the entrance to Prescott from the south. Committee members offered suggestions about others in the community that can assist in planning and management issues, such as Rachel Peters of Prescott College, who has experience obtaining permits and planning activities. The Open Space Alliance is a good resource also, in coordinating citizens and organizations.

5. Work Group Updates

Community Outreach: Dan Campbell reported that this group has come up with a complete marketing program. He suggests rolling out the marketing campaign in conjunction with a public event celebrating the passage of the ordinance creating the Open Space and Natural Area Commission, or with the approval of the Open Space Master Plan. Walt Anderson has been doing photography suitable to serve a slides in a PowerPoint presentation, and is still working with Cable One to produce a video.

Property Monitoring: Bruce McKeeman reports establishment of monitoring points in order to take photo records from the same spot over time. Brad Bergamini says that photo records have already revealed changes in some places due to erosion.

Development Review: Jim Lawrence has attended meeting of Yavapai County's Sustainable Planning Committee and has been pleased with his observations of their progress. Their committee is making sure that the development community is educated on sustainable building methods, and has participation from the largest development companies in the County. Tom Guice of City of Prescott Community Development is setting up a meeting with City staff, developers and members of this committee to further the education process and continue dialog on sustainable planning.

6. Review of Open Space and Natural Area Commission Draft Ordinance – Vote to approve forwarding to City Attorney for review and future Council Agenda item.

A draft of the proposed ordinance has been provided to each member of the committee. Members are instructed to review and forward comments to Jeff Low and Michael Byrd, who will revise the document before next month's committee meeting. Jim Lawrence put forth a motion to put together a better version and vote on it next month, seconded by Walt Anderson. Motion carried unanimously. The time line is to approve a draft at September's meeting, forward the draft to City Attorney Gary Kidd for approval, then review the final version at the October meeting. The item is scheduled for presentation to City Council at their October 14th meeting.

7. 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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Document

8. Meeting adjourned at 6:51 P.M.

Jeff Low, Co-Chairman

Diana Fister, Minute Preparer