

PRESCOTT CITY COUNCIL
JOINT WORKSHOP/SPECIAL MEETING
TUESDAY, OCTOBER 28, 2008
PRESCOTT, ARIZONA

MINUTES of the Prescott City Council Joint Workshop/Special Meeting held on October 28, 2008 in the City Hall Council Chambers, 201 South Cortez, Prescott, Arizona.

◆ CALL TO ORDER

Mayor Wilson called the meeting to order at 1:00 p.m.

◆ ROLL CALL

Present:

Absent:

Mayor Wilson
Councilman Bell
Councilman Lamerson
Councilwoman Lopas
Councilman Luzius
Councilman Roecker
Councilwoman Suttles

None

WORKSHOP

1. Presentation and Discussion by Roger Eastman with the City of Flagstaff on Form-Based Codes.

Matt Ackerman, Chairman of the Mayor's 2050 Smart Growth Committee and Yavapai County Sustainable Planning Committee, with Catalyst Architecture, began the discussion with a PowerPoint presentation (Exhibit A attached hereto and made a part hereof) that reviewed the following,

- ▶ TND Development – Smart Growth & Smart Code
 - ▶ What is “Smart Growth”?
- ▶ Prescott: A Case Study of Contrasts
- ▶ SmartCode-Resource: Form-Based vs. Use-Based Code
- ▶ SmartCode-Development Patterns
- ▶ SmartCode Social & Economic Benefits
- ▶ SmartCode Environmental Benefits

At this time, Mr. Ackerman introduced Roger Eastman of the City of Flagstaff, who continued with a presentation, attached hereto as Exhibit B.

- ▶ An Overview of the City of Flagstaff's TND Ordinance
- ▶ Implementing the General Plan
- ▶ What is Smart Growth?
- ▶ Principles of Smart Growth
- ▶ Advantages of a TND
- ▶ Traditional Neighborhood Development (TND)
- ▶ Characteristics
- ▶ 6 Basic Needs
- ▶ Form-Based Codes – quick look
- ▶ Conventional and FBC's compared
- ▶ How Zoning Defines a One-Block Parcel
- ▶ How Design Guidelines Define a One-Block Parcel
- ▶ What is the purpose of a form-based code
- ▶ Form based code application
- ▶ TND Ordinance for Flagstaff

Mayor Wilson asked Mr. Eastman how long it took to adapt to their needs in Flagstaff. Mr. Eastman said that it was about nine months in total.

- ▶ The proposed TND ordinance for Flagstaff
- ▶ An Ecological/Natural Transect
- ▶ Overview of Transects T1 through T6
- ▶ Overview of the TND
- ▶ Chapter 3 - New Community Plans
- ▶ Chapter 4- Infill Community Plans
- ▶ Chapter 6 – 17 Tables
- ▶ Design Charettes – Requirement of TND approval
- ▶ 3 Important Principles
- ▶ TND Thoroughfare Standards
- ▶ Function
- ▶ Table 3A
- ▶ Successes/Lessons
- ▶ 4 C's of Good Planning

Mayor Wilson thanked Mr. Eastman for taking the time to come down from Flagstaff to make the presentation. Councilwoman Suttles said that the

presentation was great. She said that for a City the size of Prescott she sees nothing but pluses, and asked how they got buy-in from the developers and landowners.

Mr. Eastman said that they worked with the Northern Arizona Builders Association and they really did not have a major problem with them. Once he did a presentation before them they sat down and talked, and realized it was a different way of doing business. He said that what is important with form-based codes is that they build predictability for City staff and the citizens on what gets built, and the developer on what they can build.

Councilwoman Suttles asked Mr. Eastman if the Juniper Point development he referred to was new. Mr. Eastman said that it was; it was a greenfield site. He said that the idea of the TND came up with a reasonable plan in 1991. He said that the City of Flagstaff is now considering impact fees, although they have been diluted because of public input.

Councilman Lamerson thanked them for the presentation. He said that it appears that this type of zoning provides basic service at a lower cost than does urban sprawl. Mr. Eastman said that there are a lot of tremendous materials available that he will send to City staff for distribution to the Council. He said that Flagstaff is currently considering \$705 for fire and police impact fees, although at one point it was well over \$20,000. He said that it is still a controversial issue.

Mayor Wilson said that what is important to understand is that it is an option code; it does not replace the Land Development Code. He said that he found the issue of incentives interesting, and would like to know which ones they considered and what they ultimately ended up with.

Mr. Eastman said that there is no simple answer. They could actually have a form-based code as mandatory and some have done that; Flagstaff chose not to do that. He said that in a greenfield development where they might have existing zoning allowing one unit for five acres, a developer could come in with 33 times the density with a TND, and that in itself is a huge incentive. They established minimum densities in certain areas of the City. Another thing is resource calculations, and performance-based zoning codes. He said that Flagstaff prides themselves on their ability to protect Ponderosa pine trees. Using performance standards for slopes, trees, etc. they determine how much development can be done. Once they got those standards established, they started playing with performance numbers for affordable housing. They do have a policy that sets aside some of the provisions of the LDC to get more affordable housing.

Mr. Eastman said that built into the idea of reduced fees, they also have a fast turnaround for approval. They have done all the work up front through initial approvals, and once it is done and approved and the form-based code becomes

the addendum, it is a staff review. That certainty is built into the Code and that saves the developer a lot of money.

Mayor Wilson told Mr. Eastman that they would be in contact with him in the future, and opened it up for two questions from the audience. Someone from the audience asked for information on the training institute. Mr. Eastman said that they could get more information at www.forbasedcodes.org.

Mayor Wilson said that they would try to put up the information from the presentation on the city website.

~~2. Discussion of Implementation of Business Licenses and Direction.*~~

~~32.~~ Adjournment.

SPECIAL MEETING* (2:00 p.m.)

I. Call to Order.

Mayor Wilson called the special meeting to order at 2:00 p.m.

MAYOR WILSON MOVED TO RECESS INTO EXECUTIVE SESSION; SECONDED BY COUNCILMAN BELL; PASSED 6-1 WITH COUNCILMAN LAMERSON CASTING THE DISSENTING VOTE. The Prescott City Council recessed into Executive Session at 2:02 p.m.

II. Recess into Executive Session.

A.* Discussion or consultation for legal advice with the attorney or attorneys of the public body and discussion or consultation with the attorneys of the public body in order to consider its position and instruct its attorneys regarding the public body's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation or in settlement discussions conducted in order to avoid or resolve litigation, pursuant to A.R.S. §§38-431.03(A)(3) and (4).

1. Big Chino Water Ranch.

III. Adjournment.

The Prescott City Council reconvened into Open Session at 2:53 p.m. at which time the Special Meeting adjourned.

JACK D. WILSON, Mayor

ATTEST:

ELIZABETH A. BURKE, City Clerk