



2011 GENERAL PLAN COMMITTEE

Community Development Department

Agenda

2011 General Plan Committee
Regular Meeting
Wednesday, August 10, 2011
4:00 PM to 6:00 PM

Downstairs Conference Room, City Hall
201 S. Cortez Street
Prescott, Arizona
928-777-1207

The following agenda will be considered by the PRESCOTT GENERAL PLAN COMMITTEE at its REGULAR MEETING on WEDNESDAY, AUGUST 10, 2011, in the DOWNSTAIRS CONFERENCE ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT, ARIZONA. Notice of this meeting is given pursuant to *Arizona Revised Statutes, Section 38-431.02.*

- I. Call to Order
- II. Attendance

MEMBERS

Miriam Haubrich, Co-Chair	Elisabeth Ruffner
Terry Marshall, Co-Chair	George Sheats
Brad Devries	Gary Worob
Dave Fisher	
Glenn Gooding	EX OFFICIO
Zena Mitchell	Steve Blair, Councilman
Roxane Nielsen	John Hanna, Councilman
David Quinn	

III. Announcements

IV. Regular Items

- 1. Consider approval of the minutes of the July 27, 2011 meeting.
- 2. Discussion: Future Challenges to the Community (5 years, 10 years)
- 3. Call to the Public

IV. Adjournment

THE CITY OF PRESCOTT ENDEAVORS TO MAKE ALL PUBLIC MEETINGS ACCESSIBLE TO PERSONS WITH DISABILITIES. WITH 48 HOURS ADVANCE NOTICE, SPECIAL ASSISTANCE CAN BE PROVIDED FOR SIGHT AND/OR HEARING IMPAIRED PERSONS AT PUBLIC MEETINGS. PLEASE CALL 777-1272 OR 777-1100 (TDD) TO REQUEST AN ACCOMMODATION TO PARTICIPATE IN THIS MEETING.

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall and on the City's website on August 3, 2011 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.

Kathy Dudek, Administrative Assistant
Community Development Department

2011 GENERAL PLAN COMMITTEE
 REGULAR MEETING
 JULY 27, 2011
 PRESCOTT, ARIZONA

MINUTES OF THE REGULAR MEETING OF THE 2011 GENERAL PLAN COMMITTEE HELD ON JULY 27, 2011 AT 4:00 PM IN THE DOWNSTAIRS CONFERENCE ROOM, CITY HALL, 201 S. CORTEZ STREET, PRESCOTT ARIZONA. *Notice of this meeting was given pursuant to Arizona Revised Statutes, Section 38-431.02.*

1. Call to Order

Co-chairman Haubrich called the meeting to order at 4:00 PM.

2. Attendance

<i>MEMBERS PRESENT</i>	<i>EX OFFICIO MEMBERS</i>
Miriam Haubrich, Co-Chair	Steve Blair, Councilman --
Terry Marshall, Co-Chair	John Hanna, Councilman -- absent
Brad Devries	
Dave Fisher	<i>STAFF MEMBERS PRESENT</i>
Glenn Gooding	Craig McConnell, City Manager
Zena Mitchell	Tom Guice, Community Development Director
Roxane Nielsen	George Worley, Planning Manager
David Quinn	Ryan Smith, Community Planner & Committee Liaison
Elisabeth Ruffner	Ruth Hennings, Community Planner
George Sheats	Kathy Dudek, Administrative Assistant &
Gary Worob	Recording/Transcribing Secretary to the Committee

3. Announcements

Co-chairman Marshall thanked everyone for submitting their biographies.

4. Consider approval of the minutes of the July 13, 2011 meeting.

Mr. Worob, **MOTION: to approve the minutes** of the July 13, 2011 meeting. Mr. Gooding, 2nd. **Vote: 10-0** (unanimous).

5. **Water Presentation** – Craig McConnell, City Manager; Leslie Graser, Water Resources Specialist

Mr. McConnell proffered that water in Arizona is very strictly regulated; consequently, as an assured water supplier, Prescott has a very detailed responsibility and monitors the water usage very carefully. Mr. McConnell noted that today's focus will be on water

orientation and that a more detailed analysis may occur when the committee actually tackles water for the revised General Plan.

Ms. Graser's water resources presentation included:

State Groundwater Statutes

- 1980 Groundwater Management Act
- Active Management Areas
- Prescott Active Management Area
- 1991 Groundwater Transportation Act
- 1999 Declaration of Groundwater Mining in the Prescott AMA
- 2010 Big Chino Sub-Basin, including Senate Bill 1445

City of Prescott Water Resources as an Assured Provider

- Assured Water Supply Designation
- Water Quality
- Water Conservation Program
- 2005-2010 Water Management Policy, extended through 2011 including: allocations, balances, reservations of blocks of water, terms of allocation, no new golf course water
- City of Prescott Water Portfolio (ADWRs view) including: surface water, effluent, pumping, availability amount for development, assumptions/factors affecting estimates, water service agreements,

Throughout the presentation, Mr. McConnell clarified, responded or added the following:

Litigation

- The Arizona Court of Appeals ruled, last week, on the Yavapai-Apache Nation and Fort McDowell's litigation in favor of the City of Prescott
- The nation/tribe now has 60 days to appeal to the Supreme Court
- There is no guarantee that the Supreme Court will hear the appeal
- Water service agreements must be for "real projects" and performance by the parties must take place, i.e., the WSA expires if the property is not developed within a set time of five years for final plats which go to City Council
- Vacant parcels, residentially zoned, are taken into account and discounted by 75% when topography is looked at
- The City's approach to water is conservative, and it is a policy determination of the City Council to take care of the residential property owners who have vacant land
- A condition of the final platting process in Arizona is that water rights run with the land and, once approved, is vested for all time
- The legal, physical and economic availability of water from sources which are known or can be reasonably anticipated, including the costs of water rights and infrastructure to access and deliver it, will constrain future development of the City, whether through major infill redevelopment or annexations
- Even with strong market demand, the availabilities of water and capital will be key determinants in the long-term growth of the City
- If the City is not recharging water, it is not holding up to what the City said it will do
- Alternative water available will be reduced if quantities of treated effluent and surface water actually recharged are less than projected

- Doubling the density of lots within the city limits will necessitate more water for the additional customers
- Water credits are “paper water”
- If there is no “Big Chino” project, how much water will the City have for development—the General Plan must take this into account
- Capital and water will be key determinants in the long-term growth of the City
- Things to consider include: what will the market bear, what will future customers be willing to pay, will customers be willing to pay differing rates if they live in different parts of town as does Prescott Valley with its differentiated water rates. Usually, people try to “unwind” these types of water rates
- The GP should address the community as a whole, not disparate parts
- The role of the GP Committee is to articulate policies it wants in the GP that the public will discuss and ultimately vote on
- When the 2008 Decision Order is finalized, the City will commence its long-term water plan to contribute to safe yield
- Approximately 10% to 15% of the water goes to entities outside the City of Prescott
- 4,000 customers’ water is not being run through the water treatment plant
- The City’s water system is probably the most complex in the state, due to pumping, transmission zones and topography
- The expense for operating the water system is perpetual, and the goals and policies must be set in the GP that “we will take care of what we have” and needs to be done prudently and efficiently
- Will “growth pay for growth” or will “growth partially pay for growth” – especially in terms of the moratorium on impact fees that might ultimately go away – and needs to be an identified statement in the GP
- Costs should be factored into the GP (differential rates, special districts, etc.)
- How will the City deal with, and service, debt already incurred

6. Suggested Topic(s) for the August 10, 2011 meeting:

- Co-chair Haubrich indicated “Elements of the GP and Future Challenges” appear to be the consensus for the August 10, 2011 meeting
- Mr. Smith is keeping a list of the other items proposed by committee members for future meetings

7. Call to the Public

Mr. Howard Mechanic, 309 Bloom Place, noted that there is a misconception that ADWR will get us [Prescott] to safe yield. Under state law, ADWR does not have the power to do that. He indicated a need to get together with the other jurisdictions within the district and formulate a plan. Mr. Mechanic requests that the GP Committee include a proposal within the GP to have Prescott take leadership in getting jurisdictions together to discuss safe yield.

Mr. Daniel Mattson, 148 E. Merritt Street, noted that in trying to reach safe yield, the “market” should not be the driving factor.

8. Adjournment

Co-chairman Haubrich adjourned the meeting at 5:54 PM.

Miriam Haubrich, Co-Chairman

Terry Marshall, Co-Chairman

Kathy Dudek, Administrative Assistant
& Recording/Transcribing Secretary to
the Committee



2011 General Plan Committee Community Development

Date: Wednesday, August 10, 2011

To: Councilman Steve Blair, Brad Devries, Dave Fisher, Glenn Gooding, Councilman John Hanna, Miriam Haubrich, Terry Marshall, Zena Mitchell, Roxanne Nielsen, David Quinn, Elisabeth Ruffner, George Sheats and Gary Worob

From: Tom Guice, Community Development Director
George Worley, Planning Manager
Ryan Smith, Community Planner 

Staff Memo Future Challenges to the Community (5 years, 10 years)

PURPOSE:

The General Plan Committee has heard presentations on finance, infrastructure and water. Consequently, we have also heard information regarding fees, costs and their possible effects on growth. We can begin to or ask more detailed questions in the hope of forming our goals. To begin this process, Committee members have an opportunity to start a dialog regarding the challenges we face in the coming years. Identify the limits and constraints to growth.

BACKGROUND:

Regional Transportation System

- CYMPO planning boundary
- Developable land
- Regional transportation model inputs, considerations and methods (Note: the CYMPO 2030 Plan was not constrained by present or future availability of water funding)
- City of Prescott General Plan Land Use Map
- Levels of service for automobile, bicycle, pedestrian and bus traffic
- 2030 forecast levels of service and traffic volumes
- 2030 regional service map, highway system and improvement projects
- Study recommendations, estimated cost (\$1.2 billion which does not include right-of-way acquisition)
- 2030 CYMPO plan update (due June 30, 2011)
- Regional funding
- Regional highway projects of key interest to Prescott (Great Western Corridor which includes Highway 89A)

City of Prescott Street System

- Future airport area (including future street network that engages major property stakeholders; airport area transportation plan boundaries; airport impact zones and noise contours; existing system and land ownership; the “Triangle” between Willow Creek Road, State Route 89A and Pioneer Parkway)
- Current City of Prescott street system including: Major arterials, minor arterials, major collectors, minor collectors, local and commercial streets; pavement conditions, street improvements and maintenance)

Financial

- Comprehensive Annual Financial Report and financial documents [available on the City’s website: www.cityofprescott.net];
- Annual property taxes & recent Annual Tax Levy Ordinance before City Council;
- 10-Year Summary of the Tax Rate Chart;
- Property Tax Rate Comparison Chart;
- Debt financing;
- Service Levels: fire, police, roads, fire districts, schools, etc. (as compared to Chino Valley, Prescott Valley);
- Contractual obligations/commitments of the City in regard to the Chino water ranch, specifically the pipeline as well as monitoring, attorney fees, Prop. 401; Impact fees, water resources, fees for new development;
- Total debt of City as of June 30, 2011: \$126,373,077;
- Potential grant funds and how grants are submitted;
- Limits of sales tax and shared revenue;
- General Fund Revenue comparison;
- Impact fees, on hold due to legislative moratorium, includes: fire, library, police, streets, parks and recreation, public buildings, water fund, wastewater fund, infrastructure; and, Communication efforts of the City to address the problem(s) with the legislature.

Water - State Groundwater Statutes

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