



2011 GENERAL PLAN COMMITTEE

Community Development Department

Agenda

2011 General Plan Committee
Regular Meeting
Wednesday, February 22, 2012
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, February 22, 2012 in the downstairs conference room, City Hall, 201 S. Cortez Street, Prescott, AZ. 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	<i>EX OFFICIO</i>
Zena Mitchell	Steve Blair, Councilman
Roxane Nielsen	Chris Kuknyo, Councilman
David Quinn	

III. Announcements

IV. Regular Items

1. Consider approval of the minutes of the January 25, 2012 meeting.
2. Consider approval of the minutes of the February 8, 2012 meeting.
3. Continued discussion of the Land Use Element and suggested changes by staff.
4. Call to the Public.

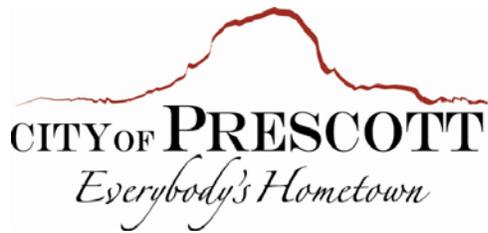
V. Adjournment

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 February 16, 2011 at 4:00 PM in accordance with the statement filed with the City Clerk's Office.


Suzanne Derryberry, Administrative Specialist



**2011 GENERAL PLAN COMMITTEE
REGULAR MEETING
JANUARY 25, 2012
PRESCOTT, ARIZONA**

MINUTES OF THE REGULAR MEETING OF THE 2011 GENERAL PLAN COMMITTEE HELD ON JANUARY 25, 2012 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.

I. Call to Order

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

II. Attendance

<i>MEMBERS PRESENT</i>	<i>EX OFFICIO MEMBERS</i>
Terry Marshall, Co-Chair	Chris Kuknyo, Councilman
Elisabeth Ruffner	Steve Blair, Councilman
Brad Devries	
Zena Mitchell	<i>STAFF MEMBERS PRESENT</i>
Gary Worob	George Worley, Planning Manager
David Quinn	Ryan Smith, Community Planner & Committee Liaison
George Sheats	Suzanne Derryberry, Administrative Specialist
Glenn Gooding	
Roxane Nielsen	<i>Other Council Present (not a committee member)</i>
<i>MEMBERS ABSENT</i>	Jim Lamerson, Councilman
Miriam Haubrich, Co-Chair	
Dave Fisher	

III. Announcements

- Mr. Worob felt that it's important to reiterate the purpose and function of the city staff, council and the committee
- Ms. Ruffner explained those purposes by reading from the introduction of the 2003 plan, which she felt contained the best statement to answer that question
- Mr. Worob continued by discussing the lake capacities and felt that it is important for the public to recognize that there is a capacity that we may not be obtaining that could serve tremendous purpose in the future. Therefore, he felt that it is very important to:
 1. define what is our water
 2. where does it comes from
 3. the quantities available now
 4. the capacity that could ultimately be reached if "we do the right work"
- Mr. Smith explained that the capacity of the lakes is much more then we can legally store for our use in water. There is a strategy and goal stating that those things will be looked at by using our legal limits under the water laws

- Mr. Smith does not want a specific number placed on such an issue because it could change in the future
- Mr. Worob does not care if a number is included, he just wants it stated that it's acknowledged that SRP has said there is a capacity and "we may not be there and in the future we may need to be there"
- Mr. Worob asks what the purpose of council and staff is; is it to steer us or is it to provide information
- Mr. Lamerson stated that it is both
- There is a contractual agreement between SRP and the City of Prescott
- We will only maintain a certain amount of water and at some point when it gets over that amount we have to release some water
- At certain times of the year water is required to be released whether they want to release it or not
- Mr. Lamerson agreed that it's important for the community to recognize we have limitations with regards to what we do with the water in those lakes, but it's also important for the public to understand the City of Prescott does not have total control of the water
- Mr. Smith assured the committee that the water element will be brought back at some point, at which time those sorts of questions can be answered
- Mr. Blair suggested putting in some language regarding increasing the volumes in the lakes.
- Mr. Smith believes there is already such language included in the element and he will take another look at that when the element comes back to the committee
- Ms. Ruffner suggested that when they go back to the final edit, they will be sure that there are statements within the water element that satisfy Mr. Worob's interpretation of what we need to be telling the public
- Mr. Smith asked the committee what section they would like that to be added, and what type of wording they would like to use
- Mr. Worob said he would be happy to go over the information and sit with Mr. Smith to decide on the wording
- Co-chairman Marshall asked that the previous issues be highlighted in the minutes so as not to forget this issue which needs future attention
- Mr. Smith informed the committee that it can take weeks, even months to prepare the element for the committee to begin working on it
- He will need to know ahead of time what element they would like to work on in advance so he will have the time to prepare it
- Ms. Ruffner believes it was a totally wrong approach to take the water element out of context. She believes the reason that these elements are listed that way is because of the way they affect the plan
- She felt that they didn't start in the right place
- Mr. Blair disagreed and stated that if you don't have the water, you can't plan the land
- He believed that water is the driving factor for the future of Prescott, so water should be the number one element
- Mr. Marshall asked the committee if there is any problem in following the 2003 plan as a list of order to follow; no one spoke up with any disagreements
- Mr. Smith noted that they received a couple requests to look at pharmaceuticals in the water supply and also explaining some language on exempt wells
- Ms. Graser will be looking into those requests and she will have the information in the near future
- Mr. Smith notified the committee members that there will be a TV commercial showing a small clip of the General Plan Meetings

- Ms. Ruffner shared with the committee that the Prescott Creeks report is now available

IV. Regular Items

1. Consider approval of the minutes of the January 11, 2011 meeting

Ms. Ruffner noted a change of the minutes on page 3; she requested a spelling correction of the word “contaminants”; Co-chairman Marshall noted the change

Mr. Quinn made a **MOTION: to approve the minutes of the January 11, 2012 meeting**
Vote: 9-0, unanimous.

2. Introduction and discussion of the Land Use Element (including element highlights and the Land Use Map)

- Mr. Smith gave a brief description of the different sections of the land use element
- The introduction discussed the population and the forecasted population
- The following section discussed Prescott’s land use base
- The next section went into issues regarding annexation
- The topic discussed next in the land use element was planning documents.
- The following section discussed neighborhoods and housing balance
- Section 5.2.2 was formerly called housing stock; Mr. Smith is suggesting to change it to “housing stock and the economy”
- The next section discussed the effects of zoning
- At 4:50 Mr. Marshall made a call to public
- Mr. Mattson addressed the committee to discuss the issue of the amount of people that rent housing verses owning
- He is concerned that there should be more workforce housing in areas where it is close to work opportunities
- He believes that we should have an intelligently designed community and we need to discuss how to build the city in a way that gives small compact communities
- Mr. Smith suggested possibly adding additional verbiage regarding housing and rental housing. He also noted that the 2003 plan doesn’t really mention this issue at all
- Ms. Ruffner wanted to know if they will be given statistics on how much HUD assisted rental housing has been developed since 2003
- Mr. Smith stated he was unsure how to obtain that information
- Ms. Ruffner suggested contacting HUD rent assisted housing which is located somewhere on Gurley Street
- Co-chairman Marshall announced to the committee that it will be Ryan’s call to stop and debate certain issues that come up during the introduction of the land use element; he is concerned about moving ahead in a timelier manner
- Mr. Smith continued by noting that he left out some areas from the 2003 plan that are not pertinent to the 2012 plan
- He also noted that the Prescott Municipal Airport section was expanded
- Mr. Smith displayed the land use map for the committee to view
- Mr. Smith noted that the land use map is not zoning
- He compared the zoning map and the land use map

- He pointed out that the general plan map expands beyond the city limits because state law gives us the ability to reach out further into un-annexed areas under the assumption that the city might annex them someday
- Mr. Smith points out that the land use map reflects what the desired vision of growth is in this city
- It mainly deals with vacant parcels, un-annexed areas and growth areas of the city.
- Mr. Worob asked where and even if the issue of the homeless population will be addressed in the general plan
- Mr. Worley suggested including that particular issue in the housing portion of the general plan
- At 5:28pm Co-chairman Marshall excused Mr. Hanna and Mr. Blair from the remainder of the meeting
- Mr. Quinn expressed his views regarding the other elements in the general plan, specifically economic development
- He would like the committee to think about how to get higher paying jobs in the community
- Mr. Smith stated that they are anticipating change in potential growth areas
- He noted there will probably be more development to the west of the airport as opposed to the east
- Co-chairman Marshall asked if Mr. Smith was finished with the discussion of the land use element
- Mr. Smith stated he had covered all areas which needed to be addressed and no other committee members had any questions or comments at that time

3. Presentation and discussion of the results from the on-line General Plan survey

- Mr. Smith began by giving the highlights of the survey
- He stated that most people think the quality of life is good in Prescott
- They believe open space, the plaza and the climate are the most attractive things about living in Prescott
- Nobody wants anymore growth
- The building and development codes are about right
- Most people live in single family homes
- Most of the information about the City came from the internet, paper and word of mouth
- Most people believe there is adequate shopping and professional services
- Most people wanted better bike routes and alternative transportation
- The airport appears to be very misunderstood
- Water awareness is higher than it used to be
- Compact neighborhoods are preferred
- Air and water quality are good, but there is concern for the quality in the future
- Mr. Smith noted that this is important information that should be taken into consideration when dealing with the other elements

4. Call to the Public

- Mr. Mattson informed the committee that he is a homeless advocate
- He stated that there are a lot of people in town that are trying to work their way back into housing and that the lack of decent workforce housing is a very large problem

- The county has a lot of rehab facilities so there should be an effort to address some of the more problematic people in that group
- He just wanted to let the committee members know that when there are issues involving the homeless, he is willing to help

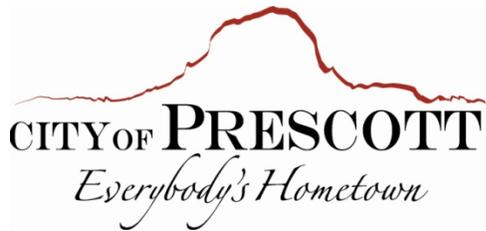
V. Adjournment

Co-chairman Marshall adjourned the meeting at 6:01 p.m.

Terry Marshall
Co-Chairman

Miriam Haubrich
Co-Chairman


Suzanne Derryberry
Administrative Specialist



**2011 GENERAL PLAN COMMITTEE
REGULAR MEETING
FEBRUARY 8, 2012
PRESCOTT, ARIZONA**

MINUTES OF THE REGULAR MEETING OF THE 2011 GENERAL PLAN COMMITTEE HELD ON FEBRUARY 8, 2012 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.

I. Call to Order

Co-chairman Haubrich called the meeting to order at 4:01 PM.

II. Attendance

<i>MEMBERS PRESENT</i>	<i>EX OFFICIO MEMBERS</i>
Terry Marshall, Co-Chair	Chris Kuknyo, Councilman
Miriam Haubrich, Co-Chair	Steve Blair, Councilman
Brad Devries	
Zena Mitchell	<i>STAFF MEMBERS PRESENT</i>
Gary Worob	George Worley, Planning Manager
David Quinn	Ryan Smith, Community Planner & Committee Liaison
George Sheats	Cherri Letner, Secretary
Dave Fisher	
Roxane Nielsen	Other Council Present (not a committee member)
Elisabeth Ruffner	Jim Lamerson, Councilman
<i>MEMBERS ABSENT</i>	
Glenn Gooding	

III. Announcements

No announcements

IV. Regular Items

1. Consider approval of the minutes of the January 25, 2012 meeting.

Voting on meeting minutes have been deferred to the next meeting.

2. Evaluation and explanation of available data regarding the 2003 General Plan Element Goals.

Mr. Smith provided an opportunity for the committee members to voice any questions or concerns regarding the staff responses to the 2003 goals and strategies. There were no responses.

Ms. Ruffner inquired if there has been a change in attitude on the part of the council and the staff if we are not continuing to do specific area plans as was done in 2009. Mr. Smith briefly discussed specific area plans and stated that they are usually done on an as needed basis. Mr. Worley noted that specific area plans are a sort of mini general plan for a limited geographic area. He added that at this point in time we are either developed in the areas where we don't have them or we have them in place for areas that are developing; there has not been a need yet to create a new specific area plan. Ms. Nielsen questioned the difference between a planned area development and a subdivision. Mr. Smith stated that a planned area development is a type of subdivision; it allows developers to deviate slightly from standard subdivision rules.

3. Discussion of the Land Use Element and suggested changes by staff.

Mr. Smith began by explaining that the Land Use Element was prepared in a manner similar to the Water Use Element, in that staff tried to eliminate anything that was redundant. The information in this element was updated with the 2010 census information. Mr. Smith indicated that an assumption of a 2% annual growth was estimated based on the three previous decades. This estimate predicts a population of nearly 50,500 in the year 2022; 10 years from now which is the life of a general plan.

Ms. Ruffner suggested adding wording in the Prescott's land use base to include creeks and trails as assets of the town; Mr. Smith noted the suggested change. Mr. Smith continued by pointing out that figure 5.1 has not yet been updated due to issues getting figures from the geographic information systems department. The annexation section was updated with current information.

Mr. Smith moved on by discussing the planning documents and noted that it is a long section which basically describes the difference between the area plans and neighborhood plans.

Mr. Smith pointed out that the neighborhoods and housing balance section addresses the issue of aging population. The 20-64 year old group has declined in the last few years, whereas the 65+ continues to go up in number.

Ms. Ruffner conveyed her dislike of the term "flipping" under the housing stock and the economy section. She believes it does not have any meaning or value and would like it removed. Ultimately, the majority of the committee decided that it should be removed; Mr. Smith noted such suggested change.

Ms. Nielsen requested they go back to section 5.2.1 under generational lifestyle diversity. She disagreed with the first sentence reading "Prescott should accommodate...", she felt that using the word "should" is an opinion and that the wording needs to be revised. Mr. Blair suggested changing the verbiage to "Prescott strives...", or something similar. Mr. Smith again noted the suggested change.

Mr. Worley asked the committee members to review figure 5-3 and asked if they felt the chart was helpful. The committee members decided that the written dialog covered the information clearly and that the chart merely confused things. Mr. Smith noted the suggested change.

Mr. Smith informed the committee that there is an interest of viewing the general plan on the internet, so at some point he would like to possibly insert photos to make the online viewing more appealing. Mr. Quinn offered his opinion that if photos will be included, that they are illustrative under the specific condition or problem that is being discussed in that particular portion of the plan. The committee appeared to agree with Mr. Quinn's suggestion.

Ms. Nielsen offered her thoughts on the possible ways of locating items like the 2003 Arizona affordable housing profile. Mr. Smith noted that the housing profile is searchable online. Mr. Blair suggested adding an asterisk to those items which will be referenced in the back of the plan informing the reader how to locate such information. Mr. Devries suggested making it a hotlink in the online version. Mr. Smith noted the committee's suggestions. Ms. Ruffner disagreed with such suggestions but the committee members reiterated the need for such items. Mr. Smith explained that the need for the references is to help explain how we got to where we are today. Ms. Nielsen stated that the background information is important for those individuals who have not been exposed to this before.

Ms. Ruffner continued by discussing the usage of "housing value" and felt that it should be changed to "housing price". She felt that "value" is incorrect because value is set by an assessor and price is what you pay when you buy. The committee members agreed with Ms. Ruffner's recommendation.

In section 5.2.4, the committee suggested the change of the wording "the creation of a housing master plan...". Mr. Smith again noted the changes.

Committee members proposed the entire removal of Goal 2 and all of the strategies that went along with it. Mr. Smith noted the change.

Mr. Quinn discussed strategy 1.1 with the committee. He felt that neighborhood plans are normally initiated by citizen activity this sounds like we would be proactively going out and developing plans. But as the need is identified you would react appropriately. Mr. Quinn would like strategy 1.1 to just begin with the words "as the need is identified...". Mr. Smith noted the change.

The committee members continued for quite awhile suggesting other various changes to grammar and the adjustment of wording throughout the plan. Mr. Smith made note of all suggested requests and by Mr. Quinn's proposal, once he is done with the adjustments, he will submit a revised document for review to the committee members.

4. Call to the Public

At 4:50 Co-chairman Haubrick made a call to the public. Mr. Mattson made the request to have the packet files e-mailed as separate PDF files, at which point the committee members agreed.

There was a second call to the public, where Mr. Mattson offered his opinion regarding the digital version of the general plan. He felt that it should be made as simple and straightforward as possible. He would like to keep illustrations to a minimum and make sure the plan is easily searchable by others.

Mr. Mattson also had information to share about several groups in our area that will be doing a poverty simulation on February 25th, 2012. He is hoping some of our community leadership members will be able to attend in order to gain a better understanding of the issues with poverty.

V. Adjournment

Co-chairman Haubrich adjourned the meeting at 5:58 p.m.

Terry Marshall
Co-Chairman

Miriam Haubrich
Co-Chairman


Suzanne Derryberry
Administrative Specialist