



2011 GENERAL PLAN COMMITTEE

Community Development Department

Agenda

**2011 General Plan Committee
Regular Meeting
Wednesday, March 28, 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, March 28, 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

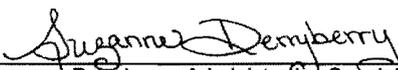
1. Consider approval of the minutes of the March 14, 2012 meeting.
2. Discussion of the General Plan Update Committee Schedule.
3. Status of 2003 Growth Management and Cost of Development Element Goals.
4. Discuss the Growth Management and Cost of Development Element and suggested changes by staff.
5. 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 March 22, 2012 at 3:00 PM in accordance with the statement filed with the City Clerk's Office.


Suzanne Deryberry, Administrative Specialist



**2011 GENERAL PLAN COMMITTEE
REGULAR MEETING
MARCH 14, 2012
PRESCOTT, ARIZONA**

MINUTES OF THE REGULAR MEETING OF THE 2011 GENERAL PLAN COMMITTEE HELD ON MARCH 14, 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

MEMBERS PRESENT	EX OFFICIO MEMBERS
Terry Marshall, Co-Chair	Chris Kuknyo, Councilman
Miriam Haubrich, Co-Chair	Steve Blair, Councilman
Brad Devries	
Zena Mitchell	STAFF MEMBERS PRESENT
Gary Worob	George Worob, Planning Manager
David Quinn	Ryan Smith, Community Planner & Committee Liaison
George Sheats	Cherri Letner, Secretary
Dave Fisher	
Roxane Nielsen	
Elisabeth Ruffner	
Glenn Gooding	

III. Announcements

Mr. Smith provided the committee members with chair-mail that he will discuss later in the meeting which is regarding the combination of goals 4 and 6 in section 5.2.5. He also added page numbers to the staff reports and Ms. Ruffner suggested adding element names on the bottom of the pages as well.

IV. Regular Items

1. Consider approval of the minutes of the February 22, 2012 meeting.

Mr. Worob made a **MOTION: to approve the minutes of the February 22, 2012 meeting.**
Mr. Sheats 2nd. **Vote: 11-0, unanimous.**

Ms. Ruffner wanted it noted that city code allows a 180-day stay on demolition permits for a property in a historic preservation district.

2. Continued discussion of the Land Use Element and suggested changes by staff.

Mr. Smith began by reading goals 4 and 6 in section 5.2.5. He combined the two goals and provided copies of the combined goals to the committee members for their review. He continued by briefly discussing the different strategies under goal 4.

Mr. Smith noted that Strategy 4.1 was shortened due to repeated concepts. Mr. Worob addressed the difference between “non-profit” and “not-for-profit” and he would like them both to be added to the strategy.

Strategy 4.2 was reviewed by Mr. Smith. Ms. Mitchell inquired if putting a manufactured home in a neighborhood would decrease the value of the other homes. Mr. Smith stated that may be true because they don't generally cost as much as stick built houses. He continued by stating that when the strategy is being read he sees it as allowing more flexibility in areas where they are transitioning to other uses or new subdivisions where zoning doesn't allow manufactured housing. Ultimately, a change like that would be something that goes through council; this is only to allow flexibility. Ms. Haubrich questioned the difference between workforce housing and affordable housing. Mr. Smith stated that the term “affordable housing” was the common reference in 2003; he will change that to “workforce housing”. Ms. Ruffner suggested changing every reference to “affordable housing” in the plan to “workforce housing”; Mr. Smith noted the requested change.

Mr. Smith reviewed strategy 4.3. Ms. Ruffner requested additional clarification on the strategy and didn't understand why it needed to be included. Mr. Worley stated that it would shorten the review process by a few days to a few weeks. He also noted that it's not necessary for it to be included if the committee felt it should be removed; it is just an option to create flexibility. Mr. Devries suggested eliminating the second bullet point and combining the first bullet point into the sentence above it; there would be no bullet points in strategy 4.3. Mr. Smith clarified that he will be eliminating the bullet point that discusses the limits on area meetings and then take the remaining bullet point and combine it with the verbiage in the remainder of 4.3.

Mr. Smith moved on to strategy 4.4 and noted that it is very specific and can be worded a little more loosely. Ms. Ruffner questioned the rationale behind the idea of not providing water to an individual who is building an owner-occupied lower cost dwelling for low to moderate income families; why is it available to a single builder and why does it have to be a part of the development. Mr. Worley stated that it is a function of how they allocate water. Individually any single property builder obtains an administrative allocation of water and all of the administrative allocations come out of the big pool of water instead of the affordable housing pool of water. Ms. Ruffner wanted to know why the affordable workforce housing water is only available to developers of several units. Mr. Worley stated that it is due to both the policy and the process but they can both be adjusted. The process was established prior to City Council determining that they were going to create a workforce pool of water; it wasn't amended when council created the new pool of water with 20% of each year's allocation. Mr. Smith noted that he added two words which change the strategy to include single homes. It now reads “provide water allocation to new homes or developments”, which would imply that a single home could get an allocation. Mr. Quinn suggested the removal of “10-20%”; Mr. Smith noted the change.

Mr. Smith opened the discussion to the public. Mr. Mattson stated that median income means that half of the people in the city make less than that, what is affordable to the upper half is not affordable housing. Workforce housing is what is available to people who earn half of the median income and there are a lot of people who earn less than that. If they are trying to encourage affordable workforce housing they are “missing the boat by a mile”. Mr. Smith stated that in an earlier section of the Land Use Element there is an actual description of what “affordable” means. If you spend 28% or less of your income at this level of median income, that's what affordable means. Mr. Mattson stated they he believed they are being unreasonable. If they are examining workforce housing they need to look at individuals who make \$18,000 a year in order to be more realistic; \$58,000 is way too high of a number to base on affordable housing. Ms. Haubrich noted that the numbers change and it had just

gone up in December. Mr. Mattson reiterated the fact that there are a lot of properties available to people who earn the median income but there is a shortage of housing for the workforce who are lucky to make \$15,000 a year. Mr. Quinn suggested taking the word "at" and replacing it with "below", or possibly changing it to "at or below". Mr. Smith noted the change and called for any additional comments; there were none.

Mr. Smith stated that strategy 4.5 was shortened from its original form; he then called for any comments. Ms. Haubrich voiced concerns over having the focus solely on developers and builders; she suggested the addition of "housing advocates" to strategy 4.5. Mr. Smith noted the change.

Mr. Smith continued with Strategy 4.6. Mr. Quinn questioned if strategy 4.6 is redundant with strategies 4.2 and 4.3. Mr. Worley stated that 4.2 specifically talks about affordable rather than just compact. Strategy 4.6 focused more on just the compact development. Mr. Smith noted that 4.2 addresses workforce housing, 4.3 addresses moderately priced housing and 4.6 is addressing a type of development, it doesn't address price at all. Mr. Devries suggested removing "affordable" from strategy 4.6 and Mr. Smith noted the change.

Mr. Smith directed the committee members to section 5.6 in the Land Use Element. He added additional information to the 5.6 regarding the airport because our survey has revealed that the members of our community do not understand the airport. Mr. Smith included what the airport does and how it affects Prescott. Ms. Nielsen pointed out the last sentence under 5.6 because she does not like the word "maintain" being used. Mr. Smith noted the change and re-worded the sentence to read "promote Prescott as competitive". Ms. Nielsen continued by questioning the sentence discussing sources of aggregate and wanted to know why it is there. Mr. Smith noted that it is a requirement by the state although he will have to expand on it. Ms. Nielsen felt that it was out of place and it shouldn't be there. Mr. Smith added that it must be included and he felt that was the best place to put it. He again noted that he will expand on it to include more information related to the topic.

Mr. Marshall made a call to the public. Mr. Mattson stood to address the committee and briefly discussed goals 4 and 6. He continued with the issue of affordable housing and voiced concerns that something further needs to be done. Mr. Worob disagreed with Mr. Mattson and stated that they did a really good job by saying they will work with non-profit and not-for-profit organizations. Mr. Worob added that he attended the General Plan Meeting in Prescott Valley and spoke to the affordable housing person there and suggested they combine efforts with the tri-city area which would open the door for collaborative efforts with the city. Mr. Marshall called for a ten minute break.

Mr. Smith continued with section 5.6.1 regarding the airport and called for any comments. Ms. Nielson inquired if the airport really has the means and capability to attract regional carriers, cargo and aviation businesses. Mr. Smith stated that they do in fact have the capabilities to handle that kind of business. Mr. Smith moved onto the goals and strategies and asked for comments regarding any of the goals. He also noted that he combined a lot of the goals into one longer goal section. Mr. Devries asked if there are any areas that are currently looked at for annexation for industrial development. Mr. Smith stated that the next section, the Land Use Map, is where they would discuss that topic. Mr. Quinn pointed out the paragraph preceding the discussion of the Airport Master Plan. He wanted to know if we got the intergovernmental cooperation at the time the Airport Master Plan was reviewed and accepted by the neighboring jurisdictions. Mr. Smith stated the master plan affects the City of Prescott. The County and the Town of Prescott Valley did not adopt it so we still need their cooperation to implement our master plan. Mr. Quinn inquired what we are doing in order to get their cooperation; is there a strategy that lines up with that need. Mr. Smith stated that it is addressed in the master plan, the strategies involve keeping them informed

with what we are doing and talking to land owners in the area and trying to get their cooperation. We do not want residential close to the airport, but county zoning and land owners do want residential close to the airport; if we put houses close to airport we will have problems. Mr. Smith added that he is working with the Public Works Department on the Transportation Element and one of the things he found out is that they are going to update their Transportation Plan based on what we do in the General Plan. He explained to them that our growth is limited by water and this is the first time we are going to do that. There is going to be a presentation by Transportation Planning to address some of what is going on in the County and with ADOT. Mr. Worob noted that strategy 1.2 had eliminated recreation and added that nobody is going to move somewhere that doesn't have great recreation. Mr. Worob would like the concept of recreation and outdoor usage to be looked at as an economic driver. He questioned if it should be included in this portion of the plan. Mr. Smith stated he believed it would be inappropriate to add to this section which is why he removed it, he offered to add it back in if the committee so wished. Mr. Smith added that the Cost of Development and the Economic Development Elements touch on that subject as well. Mr. Quinn brought the attention to goal 2 and stated he would like to see a strategy under goal 2 which specifically singles out industrial development in the community as part of enhancing not only the tax base but also the employment options for our citizens. There is a dearth of industry in this city and that's where the higher paying jobs are and we need to up our efforts with respect to attracting industrial use of our available land. Mr. Smith noted the change and added additional wording under goal 2. Mr. Quinn continued with goal 3 and stated that it sounded like it's saying to build another Prescott Valley. He suggested as part of a more forwarding looking community development strategy, they would want to avoid turning Highway 69 and Highway 89 into a commercial strip. Mr. Smith called for any other questions regarding goals since they were running out of time. Mr. Quinn felt that strategies 3.1 and 3.2 belonged in the Circulation Element. Mr. Smith added that they do address land uses though, so if you look at the goal and the strategies they do go together. Mr. Worley added that strategy 3.1 does follow the comments of the goal but that 3.2 could potentially be moved to the circulation element. Mr. Quinn continued with goal 5 and stated that it looks like it's covered by the Airport Master Plan and if it's necessary to restate that information. Mr. Smith noted that there were a lot more goals and strategies regarding the airport. The one goal and three strategies were the ones that he felt were the most important. Goal 5 does address land uses so it is appropriate in the Land Use Element. There is a lot more on the airport in the Growth and Circulation Elements. Mr. Smith added that he would like to come back to that issue at a later date. Ms. Ruffner suggested writing out "Land Development Code" because using the acronyms slows down the reader. Mr. Smith noted the change.

Mr. Smith continued on with the land use map. He stated that it is the current General Plan Land Use Map. They were not anticipating on changing it very much, however, in the last couple of weeks staff had been looking at it and they realized they didn't address some of the areas around the airport. Our general plan is allowed to address it through Arizona Revised Statutes. They are thinking they should include additional areas; staff will look at the map and make appropriate changes. If the committee sees something in the land use map they think should be changed now would be time to do that. As it is now, they should ignore the East and North portion of the airport; any other area can be addressed. He met with the utilities department and they discussed areas in the city that have infrastructure that can handle growth and those areas are located near the airport and along Highway 69. Mr. Marshall inquired if staff plans to bring back to the committee a more enlarged extended presentation. Mr. Smith agreed and added that they will devote a lot of time to present what they think the land use map should look like. Ms. Nielsen requested that when Mr. Smith brings back the land use map if he can provide it in print form as well. Mr. Smith agreed.

3. Status of 2003 Growth Management and Cost of Development Element Goals.
4. Discuss the Growth Management and Cost of Development Element and suggested changes by staff
5. Call to the Public.

Mr. Marshall made a call to the public. Mr. Mattson stood and addressed the committee regarding the minutes from the previous meeting. He requested clarification regarding Mr. Quinn's discussion of strategies. Mr. Quinn provided an explanation to Mr. Mattson.

Mr. Smith noted that they will begin the next meeting with the Growth Element.

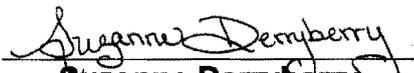
Mr. Smith also noted that along with Ms. Haubrich and Mr. Marshall, they gave a presentation to the Prescott Commercial Realtors. They spoke about the committee, website, survey and also focused on commercial activity. They are shooting out public service announcement commercial and he will bring in a draft so the committee can see how it turned out.

V. Adjournment

Co-chairman Marshall adjourned the meeting at 6:00 p.m.

Terry Marshall
Co-Chairman

Miriam Haubrich
Co-Chairman


Suzanne Derryberry
Administrative Specialist



2011 General Plan Committee Community Development

Date: Wednesday, March 28, 2012

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

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

Staff Memo General Plan Update Committee Schedule

PURPOSE:

Concerns regarding the timely completion of the General Plan Update have been raised. The Committee will not meet our original timeline of Council adoption of the updated General Plan by the fall of 2012. The proposed attached timeline is offered for the Council adoption of the updated General Plan by the Spring of 2013 and placement on the next regularly scheduled election ballot or special election.

Focus areas, such as Housing under the Growth Management Element, Trails under the Open Space Element and Tourism under the Economic Development Element, were taken under consideration during discussions regarding how much time should be devoted to each element. A schedule is viewed as a needed step to keep the Committee focused and to prepare before hand for a discussion of important topics.

2012 General Plan Committee - Schedule

Public Participation Plan - done

Water Element - done

Land Use Element - done

March 28 Growth Management Element
April 11 Cost of Development Element
April 25 Circulation Element Study Workshop

April P&Z and Council Update of Water, Land Use, Growth & Cost Dev

May 9 Circulation Element
May 23 Circulation Element
June 13 Open Space Element
June 27 Open Space Element
July 11 Environmental Planning Element
July 25 Economic Development Element

July P&Z and Council Update of Circulation, Open Space & Environmental

August 8 Economic Development Element
August 22 Community Quality Element
September 12 Community Quality Element
September 26 Vision
October 10 History, Existing Conditions, Future Challenges
October 24 Review Complete Draft of the 2012 General Plan

October P&Z and Council Update of Economic, Community Quality and Vision

November 14 Continue Review of Draft 2012 General Plan
November 28 Final Thoughts

***** Required 60 Day Agency Review, Public Workshops (Dec, Jan) *****
Make changes as needed.

February and March 2013 P&Z Public Hearings (City Hall and Adult Center)

April and May 2013 Council Action by Resolution

***** Required 120 Day Waiting Period (Jun, Jul, Aug, Sep) *****

***** Continued Public Participation *****

***** Voter Approval by General or Special Election *****