



2011 GENERAL PLAN COMMITTEE

Community Development Department

Agenda

**2011 General Plan Committee
Regular Meeting
Wednesday, April 11, 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, April 11, 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 28, 2012 meeting.
2. Discussion of General Plan Maps.
3. 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 April 5, 2012 at 2:30 PM in accordance with the statement filed with the City Clerk's Office.


Suzanne Derryberry, Administrative Specialist



**2011 GENERAL PLAN COMMITTEE
REGULAR MEETING
MARCH 28, 2012
PRESCOTT, ARIZONA**

MINUTES OF THE REGULAR MEETING OF THE 2011 GENERAL PLAN COMMITTEE HELD ON MARCH 28, 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 p.m.

II. Attendance

MEMBERS PRESENT	EX OFFICIO MEMBERS
Terry Marshall, Co-Chair	Chris Kuknyo, Councilman (ABSENT)
Elisabeth Ruffner	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	Suzanne Derryberry, Administrative Specialist
Dave Fisher	
Glenn Gooding	
MEMBERS ABSENT	
Miriam Haubrich, Co-Chair	
Roxane Nielsen	

III. Announcements

Mr. Marshall shared concerns about the importance of keeping the committee members on track. If needed, the Co-Chairs, along with staff, will redirect the group to the items on the agenda. It has also been an item of concern that some committee members have not been doing their "homework".

IV. Regular Items

1. Consider approval of the minutes of the March 14, 2012 meeting.

Mr. Mattson shared some minor errors in the minutes which were to be addressed with members of staff outside of the meeting.

Mr. Marshall noted that in the previous meeting, Mr. Smith discussed a presentation that was given to the Prescott Commercial Realtors. Mr. Marshall wanted it noted that the presentation was actually given to the Prescott Area Commercial Real Estate Group; they go by the acronym of PACREG.

Mr. Worob, **MOTION to approve minutes.** Mr. Sheats 2nd. **VOTE 9-0**

2. Discussion of the General Plan Update Committee Schedule.

Mr. Smith inquired if there were any comments from the committee regarding the new committee schedule. Mr. Quinn suggested that there should be a possibility of adding optional elements as he would like to add a financial management section. Mr. Smith stated there is room available at the end of the schedule and also noted that the schedule is not set in stone but he would prefer they stick to it as much as possible. Ms. Ruffner wanted to know the states title of the optional amendment. Mr. Quinn noted that since it's optional, he didn't believe it had been specified. Ms. Ruffner added that it's not on the states list of optional amendments. Mr. Smith noted that the Growing Smarter legislation doesn't prohibit the addition of elements even if they are not listed in the legislation. Ms. Ruffner asked what the title of the amendment would be and Mr. Quinn offered a title of "Financial Management". Mr. Smith stated that they could add a section in the Economic Development portion that deals with financial management, however, he would like to stick with the current schedule until November and then if the committee would still like to add an element it can be discussed then. Mr. Worob suggested waiting until the city does its budget and then deciding if they would like to include an element. Mr. Marshall agreed that we can wait until the city does their part and we can shuffle around some of the elements if needed. Mr. Smith added that if they plan on adding a financial element, then he would suggest a homework assignment to read the budget.

Mr. Blair questioned the importance of having three separate meetings to cover the Circulation Element. Mr. Smith stated that in the past there were issues of contention and he wanted to give a workshop then 2 sessions to actually discuss the element. He added that if the committee wanted to skip the workshop they could just begin on the element right away. Mr. Blair suggested inserting an extra meeting for the budget; he didn't think it's necessary to have 6 hours to discuss the Circulation Element. Mr. Worley added that if they finish an item on the timeline sooner than scheduled that will accelerate the process. Mr. Marshall called to proceed to the next agenda item.

3. Status of 2003 Growth Management and Cost of Development Element Goals.

Mr. Smith began by asking if the committee members had any questions or comments about any of the staff comments to any of the strategies. The committee members appeared to be satisfied with the staff comments.

4. Discuss the Growth Management and Cost of Development Element and suggested changes by staff

Mr. Smith continued with 6.0, Growth Management and Cost of Development. He noted that they were actually combined into one element because they had commonalities. Mr. Smith called for any comments, there were none.

Section 6.1 was shortened from the 2003 plan. Mr. Smith called for any questions or comments. Mr. Blair questioned why multifamily housing had not kept pace with the rate of single family development. Mr. Smith stated that it was not intended to keep pace with single family development, without various levels of housing available to different income levels; multifamily tends to lend itself to the lower-to-moderate income levels. Mr. Blair stated that it is market driven, at one point in time there were so many multifamily housing that half sat empty so they quite building them. He isn't sure why multifamily keeping pace with single family is even being discussed. Ms. Ruffner added that it's merely stating a fact and it's important for the community to know that.

Ms. Ruffner voiced her concerns regarding the workforce management water allocation; it could be amended so that owner built residences could use that water supply if they met the criteria of low cost construction. Mr. Smith stated that they modified one of the strategies in the Land Use Element to open up water allocation from this pot to a single home. Ms. Ruffner suggested expanding on the last sentence of 6.1.1 to better describe what zoning changes for infill areas could mean. Mr. Marshall questioned if they had come to a consensus regarding the multifamily housing statement. Mr. Smith stated that they had not; it is there because it is a trend and it is up to the committee if they think it should be there or not. Mr. Worob suggested that staff look closer at this and that they review it again at a later date so they could move forward with the current element.

Section 6.1.2 talked about transition areas and areas of special study. It is in the Growth Element because transition is a type of growth, especially if residential is converting into commercial. Mr. Smith then asked for any comments. Ms. Ruffner suggested a wording change between conservation and preservation. Mr. Smith noted the change. There were no other comments.

In section 6.1.3, Mr. Smith noted the removal of "fire wise communities" because fire wise communities were voluntary programs that subdivisions take on, it wasn't administered through the city. Mr. Smith called for any comments. From recommendations by Ms. Ruffner, Mr. Smith stated that he will do some research on prescribed patterns and add additional information if necessary.

Mr. Smith briefly discussed section 6.1.4, and then called for any comments. Ms. Ruffner questioned why it was necessary to include information regarding adjacent municipalities potentially drawing away crucial sales tax revenue from Prescott. The committee members debated the issue and ultimately decided to keep the information in the section.

Mr. Smith continued by briefly discussing an overview of section 6.2. He noted a lack of information related to annexation. He then asked the committee members if they wanted to see something about annexation noting that staff doesn't foresee any giant annexations in the next 10 years. Mr. Blair stated he would prefer to leave it out. Mr. Quinn noted that it is an echo from the Land Use Element but still thinks it is appropriate.

Mr. Smith moved on to the goals and strategies and called for questions. Mr. Sheats pointed out that multi-modal means one thing to the state and another to other groups. To the state it does not include bicycles and pedestrians it means buses and motorized type transportation. Mr. Smith noted that he will elaborate on that to include all modes of transportation. After much debate over proposed wording it was decided that it would state all modes of transportation with complete streets in parenthesis.

Mr. Marshall made a call to the public. Mr. Mattson briefly discussed items such as mass transit, affordable housing and ways to promote better public involvement. He continued by questioning the 60 day review period and wanted to know if during that time the committee could still meet to discuss changes that were recommended. Mr. Worley stated that it doesn't stop the committee from meeting during that time period, with Mr. Smith adding that it does stop them from making any changes to the draft. Mr. Quinn wanted to address section 6.2.1, goal 1 and stated that "all income levels" is a strong statement and wanted to change it to "various income levels". Mr. Smith noted the change. Mr. Marshall called for a ten minute break.

Mr. Quinn requested an addition to goal 5 related to artificial light pollution and its negative impacts. Members of the committee discussed various instances of light pollution within the city. Mr. Smith called for any other comments regarding the section on growth management; there were none.

Mr. Smith moved on by briefly discussing section 6.3, Cost of Development. Mr. Quinn expressed concerns regarding property tax. He stated that it has languished at low levels for 20 to 30 years and noted that if we took the 2% allowance every year, over 10-15 years it could become a significant source of revenue. Ms. Ruffner suggested the removal of "effectively locked into" with Mr. Quinn agreeing with the change.

Continuing with secondary property taxes, Ms. Ruffner questioned if they had already paid off the Willow/Watson bond. Mr. Blair indicated that it will be paid off next year. Mr. Blair and Ms. Ruffner suggested that Mr. Smith take special note of the paragraph discussing secondary property tax to reevaluate it in the fall of 2012.

Intergovernmental revenues were explained by Mr. Blair. There were no questions from the committee.

User fees and impact fees were discussed by Mr. Smith; there were no questions from the committee.

Mr. Smith discussed building permit fees. Mr. Sheats suggested adding verbiage regarding parking fees. Mr. Blair voiced concerns dealing with property owners paying impact fees.

Mr. Smith continued by discussing existing residential areas seeking annexation. There were no comments.

Ms. Ruffner went back to Mr. Blair's concerns regarding impact fees. She proposed discussion of that issue along with the financing topic.

In section 6.3.1., Ms. Ruffner requested the removal of "As mentioned above". Mr. Smith noted the change and asked if the committee wanted him to go through each item one by one. Ms. Ruffner requested the addition of "easements" to the dedications of land. Mr. Smith noted the change and called for any other questions or comments regarding the 2 goals; there were none.

Continuing with 6.4, Mr. Smith called for any comments regarding the goals and strategies. Mr. Devries discussed strategy 1.1 and suggested removal of the specific examples given. Mr. Worley added that it should carry over to strategies 1.2 and 1.3 as well. General consensus of the committee agreed with the removal. There were no other comments.

5. Call to the Public.

Mr. Mattson noted that the last sentence of the In-Lieu Fees section did not make sense.

V. Adjournment

Co-chairman Marshall adjourned the meeting at 5:47 p.m.

Terry Marshall
Co-Chairman

Miriam Haubrich
Co-Chairman


Suzanne Derryberry
Administrative Specialist



2011 General Plan Committee Community Development

Date: Wednesday, April 11, 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 *GW*
Ryan Smith, Community Planner *RS*

Staff Memo General Plan Maps - Discussion

PURPOSE:

The 2003 General Plan contains 7 maps, which were included in your Committee binders:

1. Land Use
2. Potential Growth Areas
3. Regional Jurisdictions
4. Circulation
5. 1999 Open Space Plan
6. Commercial Nodes and Corridors
7. Transitional Areas

The Committee will be asked to evaluate these maps for use in the updated General Plan. Staff will then provide a brief explanation of the update process and seek direction on focus areas. Please bring your binders as a reference during the discussion.