



# 2011 GENERAL PLAN COMMITTEE

## Community Development Department

### Agenda

**2011 General Plan Committee  
Regular Meeting  
Wednesday, May 23, 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, May 23, 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 April 11, 2012 and April 25, 2012 meetings.  
*Minutes of the May 9, 2012 meeting will be deferred to the next meeting.*
2. Continued discussion of updates to the Circulation Element.

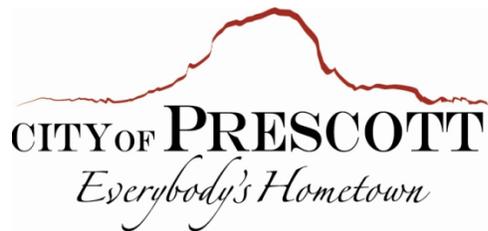
#### V. Adjournment

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 May 18, 2012 at 4:00 AM in accordance with the statement filed with the City Clerk's Office.

  
Suzanne Derryberry, Administrative Specialist



**2011 GENERAL PLAN COMMITTEE  
REGULAR MEETING  
APRIL 11, 2012  
PRESCOTT, ARIZONA**

**MINUTES OF THE REGULAR MEETING OF THE 2011 GENERAL PLAN COMMITTEE HELD ON APRIL 11, 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 4:00 p.m.

**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 (ABSENT)
Brad Devries	
Zena Mitchell	<b><i>STAFF MEMBERS PRESENT</i></b>
Gary Worob	George Worley, Planning Manager
David Quinn	Ryan Smith, Community Planner & Committee Liaison
George Sheats	Suzanne Derryberry, Administrative Specialist
Elisabeth Ruffner	
Roxane Nielsen	
<b><i>MEMBERS ABSENT</i></b>	
Glenn Gooding	
Dave Fisher	

**III. Announcements**

Ms. Ruffner informed the committee that she planned on researching the Prescott Area Wild Land Urban Interface Commission.

Mr. Smith noted that the General Plan Commercial is now available on the website and also airing on Channel 13 and local cable channels.

**IV. Regular Items**

1. Consider approval of the minutes of the March 28, 2012 meeting.

Ms. Ruffner noted that “complete streets” should be capitalized.

Mr. Worob, **MOTION: to approve minutes.** Mr. Quinn 2<sup>nd</sup>. **Vote 9-0.**

## 2. Discussion of General Plan Maps.

Mr. Smith began with the Land Use Map which is a mandated map by Growing Smarter Legislation and it must be included in the General Plan. He noted that the Land Use Map is used by staff, council, citizens and developers who are looking to change or develop something in the city. It is a wish list of how we would like our city to look; it is not a zoning map. The Zoning Map is similar to the Land Use Map in that it has similar categories: residential, commercial, industrial and open space.

Mr. Smith noted that there are a lot of commercial and industrial areas located around the airport because people tend to buy homes near airports and then decide they don't like airplanes, so attempts are made to try and keep residential away from the airport. There can be a minor General Plan amendment which changes the Land Use Map that could allow for other zoning around the airport. State statute says that the General Plan must agree with any rezoning that takes place.

Mr. Quinn stated that if you compare the Land Use Map to the Regional Jurisdictions Map you would get the impression of that area being in the purview of the city to decide how it would be used. Mr. Worley stated that the prime purpose of the map put into the 2003 plan was to show how much state land was available. He also noted that most of areas to the west and south are national forest, it is not undevelopable, but it is very unlikely to develop; they were trying to determine hard boundaries for the cities growth.

Mr. Worob wanted to know where Prescott stands with regard to open space and how it compares to other similar communities. He felt that it is a good indicator that the public should be aware of; whether we put enough precedence on open space and what percentage is considered open space in Prescott. Mr. Smith stated that in his personal experience, Prescott has a lot of open space compared to other communities but it does depend what areas you are talking about.

Mr. Smith continued by noting that over the last ten years there were several minor General Plan amendments which changed the Land Use Map and are not reflected on the current map; it is one of the things staff will update for the new General Plan. In 2003 there was an area west of the airport that was designated as ranching at the owner's request. Staff showed the area east of the airport as commercial and multi-family with major roads planned. They predicted that area would develop in 2003; however, staff is now seeing interest in the west area. In the update, staff would like to include some of the ranching area after speaking to that land owner.

Mr. Marshall asked Mr. Smith to summarize the updates. Mr. Smith stated that they would include updates from the General Plan Amendments and some of the west airport area; they don't anticipate any big changes.

Mr. Quinn stated that the Land Use Map is somewhat of a wish list and added that previously, Mr. Smith had stated that owners could prevent staff from changing the map to reflect something other than what they wish. Mr. Worley added that the land owners may object to what staff puts on the plan map but they cannot stop the city from doing so, however, they can stop the city from implementing it through zoning. Mr. Smith stated that you cannot designate open space on the map without owner's permission because open space may potentially take value away from their property.

Mr. Smith spoke about state land and added that staff will review those areas and determine how to designate those areas.

Mr. Smith discussed the Circulation Map and noted that it is required to be included in the General Plan. The Circulation Map is more for planning purposes and to provide a better idea of where future roads may be. The information is obtained by looking at regional plans and getting information from CYMPO and ADOT. Mr. Smith continued to discuss possible development in various areas.

Mr. Smith discussed the Growth Map and pointed out areas where there was thought to be growth. The update will include two areas in the city that are most likely to develop in the coming years; the west airport area and the 69 corridor. Mr. Smith wanted the committee members to think about whether they felt this map should be included in the update.

Member of the public, Dava Hoffman, discussed potential growth of Prescott.

Mr. Smith continued by discussing the Regional Jurisdictions Map. Mr. Marshall questioned why there were checker board markings on the map. Ms. Ruffner stated that the markings indicated wide open undevelopable space and that in the western states every other section would be owned by the state to help support public education, in some places they were taken up for other uses but essentially this whole state was checker boarded. Mr. Smith stated that it's a purely informational map that was included in 2003, at the time the state was working on their Conceptual Land Use Plan. Ms. Nielson noted that the Cavin property contains many of the spots in their property that they don't own and if the development started there they would have to buy the land from the state. Mr. Worley added that they probably have grazing rights to those areas.

Ms. Haubrich called for a break at 4:56 p.m.

Ms. Haubrich called the meeting back to order at 5:08 p.m.

Mr. Smith discussed the Open Space Map which showed where all of the open space existed in 2003. Mr. Sheats added that the Council prioritized a lot of the purchases towards the dells; they had 40 million to spend and have spent 16 million already. The Council decided since we have land now around both lakes that they didn't want to buy bulk purchases there unless it's a unique situation. Instead, they have been doing agreements for leases for trail easements and license agreements to where we can have access to the key open spaces but not have the ownership. Mr. Smith added that the map is purely informational and it's up to the committee to decide if they want to keep it. Mr. Sheats discussed the amount of money available to spend on open space. Mr. Quinn stated that they need to remember that the General Plan is supposed to represent the view of the citizens and he felt that a map would be very helpful. He also noted that the current map is deficient and they should make sure the Open Space Element identifies and prioritizes the target for future acquisitions.

Mr. Smith discussed the Commercial Nodes and Corridors Map and agreed with Mr. Kuknyo that it might be a good idea to differentiate between commercial and industrial areas.

Mr. Smith discussed the Transitional Areas Map and stated that it is similar to the Growth Map; they show areas where they thought they would see transition. He wanted to know if they would like to include the map and if they thought it was useful.

Dava Hoffman gave a presentation regarding the aging population and noted that the recent census showed that 54 years old is the median age in Prescott; the state of Arizona is less than 36 years old. She noted that she did research on that subject and found information suggesting that very few cities are prepared for a "senior tsunami". She stated that there are 78 million people over the age of 65, and if you're currently between the ages of 48 and 66 you are part of the "senior tsunami" generation. She added that as things are now, there won't be enough health care workers to take care of the elderly.

Ms. Hoffman noted that when staff does the Open Space Element, state law says you're supposed to show how you coordinate open space with other communities. She continued by discussing transportation issues and stated that it should be a regional issue; it would aid commuters, senior citizens and school children. She suggested creating a district where people can age in place and make that one of the primary goals of the whole community. Mr. Quinn stated that there is suburbanization of some of the destinations that seniors need access to. Ms. Hoffman stated that the CYMPO Maps do nothing for the City of Prescott and everything is oriented toward speed and convenience for automobiles.

### 3. Call to the Public.

Ms. Haubrich made a call to the public at 5:50 p.m. Daniel Mattson discussed issues dealing with housing and transit.

## V. Adjournment

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

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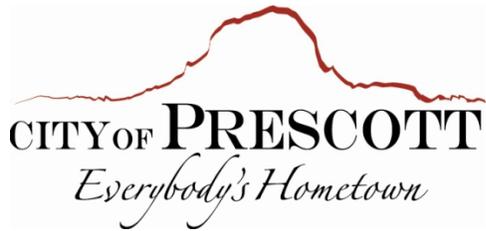
**Terry Marshall**  
Co-Chairman

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**Miriam Haubrich**  
Co-Chairman

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**Suzanne Derryberry**  
Administrative Specialist



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

**MINUTES OF THE REGULAR MEETING OF THE 2011 GENERAL PLAN COMMITTEE HELD ON APRIL 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 Haubrich called the meeting to order at 4:01 p.m.

**II. Attendance**

<i>MEMBERS PRESENT</i>	<i>EX OFFICIO MEMBERS</i>
Miriam Haubrich, Co-Chair	Chris Kuknyo, Councilman
Elisabeth Ruffner	Steve Blair, Councilman (ABSENT)
Brad Devries	Marlin Kuykendall, Mayor
Zena Mitchell	<b>STAFF MEMBERS PRESENT</b>
Gary Worob	Ryan Smith, Community Planner & Committee Liaison
Roxane Nielsen	Suzanne Derryberry, Administrative Specialist
George Sheats	
<b>MEMBERS ABSENT</b>	
Terry Marshall, Co-Chair	
David Quinn	
Glenn Gooding	
Dave Fisher	

**III. Announcements**

None

**IV. Regular Items**

1. Consider approval of the minutes of the April 11, 2012 meeting.

*Minutes were deferred to the next meeting.*

2. Presentation on circulation and traffic management.

Ian Mattingly, City of Prescott Traffic Engineer, discussed general traffic elements to aid the committee members when dealing with the Circulation Element in the General Plan. He discussed basic terminology and transportation elements which would apply to both the Circulation Element and general city business.

Mr. Mattingly's presentation covered four sections:

- General terminology
- Traffic management
- Design considerations
- Traffic safety

Mr. Mattingly discussed intersection delays and congestion. Ms. Ruffner questioned why the CYMPO plan wouldn't address the problem of intersection congestion. Mr. Mattingly stated that it would be too cumbersome and detailed because there are so many intersections; Prescott alone has fifty signalized intersections.

Ms. Mitchell asked how it is determined whether or not there should be bicycle lanes. Mr. Mattingly stated that the city had adopted sections for new roadways and primarily all of them include pedestrian facilities/sidewalks, many of them don't always have bike facilities. The higher classified roads like major collectors, minor arterials and major arterials do have bike lanes included on them. Mr. Mattingly noted that there are no federal requirements regarding bike facilities; they depend on the elected officials to determine where and when bike lanes are provided. Ms. Ruffner added that she hopes that when new streets are built using the money of the tax payers, that they accommodate all modes of transportation.

Mr. Worob discussed turn signals at Montezuma and Goodwin. Mr. Mattingly stated that multiple warrant studies had been done in that area and they will have a protected permissive in that area due to congestion on Whiskey Row.

Mr. Mattingly continued by discussing functional roadway classification. He noted that it is used instead of street classification. It's a method of classifying roads by the service they provide as part of the overall highway system. There are six functional classifications for our roadway network: major arterial, minor arterial, major collector, minor collector, local commercial and local residential.

Mr. Mattingly discussed speed limits and related concepts. Ms. Mitchell wanted to know the statistics that indicate the effectiveness of traffic calming. Mr. Mattingly stated that if he were to look for references to provide evidence he would have to provide information geared toward a specific device and most of those are listed in documents that cover installation of those specific devices.

Mr. Mattingly continued by discussing the primary objectives of access management and roadway networks. A roadway network is defined as a system of interconnected streets and highways open to the public for travel. Ms. Nelson asked if roundabouts are cheaper than traffic signals. Mr. Mattingly stated that they are usually more expensive. Mr. Tkach added that the thing about roundabouts is that they don't have fatality accidents that you have with signals because they artificially force you to slow down.

Mr. Worob asked, from a planning perspective, what he would see as a major inhibitor for the future of road safety and all that is included. Mr. Mattingly stated that financing is a huge issue. He felt that updates to the 2030 plan will still show that there will be a need, especially out by the airport area, to have some of the regional roadways built and improved. As far as safety, he felt that overall our roadway network of Prescott flows pretty good and that we don't really have a lot of congestion. He noted that we do have areas that need specific attention but usually small improvements can be done. He really didn't see a lot of big challenges but he wasn't sure of the direction of the future regarding bikes and pedestrians. Ms. Ruffner asked if the Circulation Element would include the trail system. Mr. Smith stated that the trail system is more in the open Space Element; the Circulation Element focuses more on streets.

Ms. Haubrich made a call to the public. Mr. Mattson discussed low-speed streets and wanted to know the ten most crash prone intersections in Prescott. Mr. Mattingly stated that it changes from year-to-year and that it's based the crash rate which is the number of crashes related to the intersection per million vehicles through the intersection. Greg Hull from Prescott alternative transportation discussed bike routes. Ms. Ruffner asked for Greg to provide the information he discussed in writing so that the committee members would not neglect to include such important information.

Ms. Haubrich called for a 5 min. break at 5:15 PM.  
Ms. Haubrich resumed the meeting at 5:20 PM.

Scott Tkach, City of Prescott Engineer, gave a presentation regarding Capital Improvement Projects and the Pavement Preservation Program. Mr. Tkach discussed the NPDES program and added that they plan on funding that every year. Mr. Smith asked what NPDES stood for; Mr. Tkach stated it is the National Pollution Discharge Elimination System. Mr. Sheats asked if Willow Lake is completely under the city's jurisdiction. Mr. Smith stated that it is all still in County, he noted that there were plans to annex it but it just didn't happen, he added that we own the property but it's in the County.

Mr. Tkach continued by discussing preservation and rehabilitation. A member of the public (did not state his name or address) asked for Mr. Tkach to describe the capital approval process. Mr. Tkach stated that they look at the pavement management program and view the different variables which they would benefit. The Engineering and Public Works staff views the information every year; they go through a CIP budget process that could be adopted by the City Council. The member of the public wanted to know if the capital improvement plan is published anywhere, Mr. Koch stated it is available on our website. The member of the public wanted to know when it is published; Mr. Tkach stated that it is usually adopted in either May or June.

Chris Bridges, CYMPO Administrator, provided information to the committee regarding the Central Yavapai Metropolitan Planning Organization which was formed in 2003 after the 2000 census put Prescott and Prescott Valley in an urbanized boundary over the population level of 50,000. Mr. Bridges continued to discuss other elements of CYMPO including growth rates of Prescott and the surrounding areas. Mr. Smith added that for different communities the growth rate is different.

Mr. Worob asked if the General Plan comes up with the adoption of a stronger alternative transportation system how will CYMPO be involved. Mr. Bridges stated that the transportation enhancement process is something you could use to help fund the building of trails. He noted that the state looks at "trails" as being a shared use path and the primary function of paths are to move people between point A and B.

Mr. Bridges stated that the federal government is looking at a new highway bill that would remove the automatic set-asides where they automatically take 15% to go towards enhancements and other projects. Mr. Worob wanted to know when those decisions would be made; Mr. Bridges stated it could be anytime between now or as long as a couple of years.

A member of the public (he did not state his name) stated that he had been to CYMPO meetings where there were representatives from Chino Valley, Dewey, Prescott Valley and Prescott but he had never seen a representative from the tribe. Mr. Bridges stated that the tribe has been asked to join many times and most recently they have shown a lot of interest and he is hoping that sometime this summer he will actually get a resolution from the tribe to join. They have never really had any interest in joining until he informed them how he could give them money for projects; he noted that having them on board would make us a stronger regional agency.

Mr. Bridges stated they can provide upfront planning and show how to make projects happen; what funding sources could be available such as multiple planning sources and enhancement money, construction money, grant money and safety money. There are all kinds of things that he could manipulate to get money from other areas where they are spending the money to fund a proposed project. Mr. Bridges continued by stating that local funding is drying up and state funding has dried up. AYMPO is 100% federally funded as far as state projects go.

3. Call to the Public.  
None.

## V. Adjournment

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

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**Terry Marshall**  
Co-Chairman

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**Miriam Haubrich**  
Co-Chairman

  
**Suzanne Derryberry**  
Administrative Specialist