

City of Prescott

General Plan Review Committee



September 27, 2023 | 2:00 PM

201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

AGENDA

The following Agenda will be considered by the General Plan Review Committee at their meeting to be held **September 27, 2023**. Notice of this meeting is given pursuant to Arizona Revised Statutes, Section 38-431.02.

1. CALL TO ORDER

2. ROLL CALL

3. OPEN CALL TO THE PUBLIC

The City of Prescott welcomes public engagement and residents may comment & address the Committee on matters NOT included on the Agenda during the Call to the Public. Please complete a speaker card and submit it to the City Staff prior to the meeting being convened. Speakers are limited to four (4) minutes, and the Call to the Public will be limited to forty (40) minutes in total. Citizens are limited to addressing the Committee four (4) times regarding the same topic.

Please Note: Pursuant to A.R.S. §38-431.01(H), members of the Committee may NOT discuss items that are not specifically identified on the Agenda and, therefore, interaction will be limited to the following:

- 1) Responding to criticism
- 2) Requests to staff to investigate & report on the matter
- 3) Request that the matter be scheduled on a future agenda

4. DISCUSSION & ACTION ITEMS

- A. Approval of the June 28, 2023 Revised General Plan Committee Meeting Minutes.

Recommended Action: MOVE to approve the revised meeting minutes as presented

- B. Approval of July 26, 2023 General Plan Committee Meeting Minutes.

Recommended Action: MOVE to approve the meeting minutes as presented

- C. Presentation & Discussion from the Prescott Police Department.

Recommended Action: This item is for discussion only. No formal action will be taken.

- D. Presentation & Discussion From the Public Works Department Environmental Division Regarding Water Quality and Green Infrastructure.

Recommended Action: This is for discussion only. No formal action will be taken.

- E. Presentation & Discussion Regarding Major Plan Amendments.
Recommended Action: Following discussion, provide direction to staff regarding possible revisions to the Major Plan Amendment Process
- F. Presentation & Discussion Regarding a Review of the August 30, 2023, General Plan Open House.
Recommended Action: This is for discussion only. No formal action will be taken.

5. STAFF ANNOUNCEMENTS AND UPDATES

6. ADJOURNMENT

Upon a public majority vote of a quorum of the Board, the Board may hold an executive session, which will not be open to the public, regarding any item listed on the agenda but only for the following purposes:

- (1) Discussion or consideration of personnel matters (A.R.S. §38-431.03(A)(1));
- (2) Discussion or consideration of records exempt by law (A.R.S. §38-431.03(A)(2));
- (3) Discussion or consultation for legal advice with the city's attorneys (A.R.S. §38-431.03(A)(3));
- (4) Discussion or consultation with the city's attorneys regarding the city's position regarding contracts that are the subject of negotiations, in pending or contemplated litigation, or in settlement discussions conducted in order to avoid litigation (A.R.S. § 38-431.03(A)(4));
- (5) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations with employee organizations (A.R.S. §38-431.03(A)(5));
- (6) Discussion, consultation or consideration for negotiations by the city or its designated representatives with members of a tribal council, or its designated representatives, of an Indian reservation located within or adjacent to the city (A.R.S. §38-431.03(A)(6));
- (7) Discussion or consultation with designated representatives of the city to consider its position and instruct its representatives regarding negotiations for the purchase, sale or lease of real property (A.R.S. §38-431.03(A)(7)).

CERTIFICATION OF POSTING OF NOTICE

The undersigned hereby certifies that a copy of the foregoing notice was duly posted at Prescott City Hall on 9/21/23 at 11:00 a.m. in accordance with the statement filed by the Prescott City Council with the City Clerk.



Sarah M. Siep, City Clerk



TO: MAYOR AND CITY COUNCIL
AGENDA: General Plan Committee
DATE: September 27, 2023
DEPT: Community Development
ITEM #: 4.A
SUBJECT: Approval of the June 28, 2023 Revised General Plan Committee Meeting Minutes.

ITEM SUMMARY

Attached for approval are the revised General Plan Committee minutes for the June 28, 2023 meeting.

BACKGROUND

At their July 26, 2023 meeting, the Committee deferred approval of the meeting minutes to allow time to review the meeting to add notes in regards to discussions the Committee members had about the Airport presentation.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to approve the revised meeting minutes as presented

ATTACHMENTS

1. 6.28.23 General Plan Minutes Updated Packet



City of Prescott

General Plan Committee

June 28, 2023 | 2:00 PM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Gambogi called the meeting to order at 2:01 p.m.

2. ROLL CALL

Ted Gambogi, Chair
Terry Sapio, Vice-Chair
Andre Carman
Mary Frederickson
Ralph Hess
Jim Huffman
James McCarver
Don Michelman - arrived at 2:49 p.m.
Rod Moyer
Deborah Thalasis - excused
Gary Worob

3. OPEN CALL TO THE PUBLIC

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Please Note: Pursuant to A.R.S. §38-431.01(H), members of the Committee may NOT discuss items that are not specifically identified on the Agenda and, therefore, interaction will be limited to the following:

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- 3) Request that the matter be scheduled on a future agenda

Member of the public J. D. Greenberg addressed the Committee and advised she has been active in open space and wildlife issues for the past 20 years and looks forward to the changes the General Plan could bring but was disappointed to find out it really does not have teeth. She would like to figure out a way to get General Plan action items into charter amendments and make permanent changes for the city.

Member of the public Warren Tracy spoke as a representative of the Gail Gardener Ad Hock Committee and all neighborhoods in the 1997 General Plan and wanted to make it

a matter of record that those neighborhoods were included based upon the benchmarks that were set back in 1997 that they would be included in the General Plan.

4. DISCUSSION & ACTION ITEMS

- A. Approval of May 31, 2023 Meeting Minutes.

MOTION BY MEMBER WROB FOR APPROVAL OF THE MAY 31, 2023 MEETING MINUTES; SECONDED BY VICE-CHAIR SAPIO: (9 - 0)

- B. Discussion and Presentation From the Library Department.
Prescott Public Library Director, Roger Saft, presented to the Committee (presentation attached).

Member Huffman asked about potential locations for a branch library.

Mr. Saft advised they have looked at a number of locations with the Friends of Prescott Public Library but nothing has been decided.

Member McCarver questioned what has caused a decrease in funding for the library.

Mr. Saft advised the Yavapai County Free Library District has allocated less and less to the Prescott Library.

Member Moyer asked about the cost of digital services.

Mr. Saft responded that the publishing companies charge a lot more to a library for digital items and they have a specified number of uses allocated to the item, then the item has to be purchased again.

Member Frederickson asked which of the two library funding sources provides the most financial support.

Mr. Saft responded that the city's General Fund provides the majority of the library funding.

Councilman Moore asked how many volunteers the library currently has and can they use more.

Mr. Saft advised he has about 117 volunteers currently, which equals about five (5) full-time employees. The library uses volunteers for behind the scenes functions as much as possible.

Chair Gambogi asked how many employees the library currently has.

Mr. Saft responded that they have 22.5 full-time employees.

- C. Discussion and Presentation from the Airport Department.

Airport Director Robin Sobotta presented to the Committee (presentation attached).

Member Michelman arrived at 2:49 p.m.

Member Carman asked if the runway is currently set up for 75 seat aircraft.

Dr. Sobotta responded that it depends on the time of year; because Prescott can be hot and it is a high-elevation airport, there are times that an aircraft will have to operate with limitations.

Vice Chair Sapio asked if there was room on the crosswind runway for an extension.

Dr. Sobotta replied it is not currently planned for an extension and there is some community pressure to close down that runway from both directions for housing needs.

Chair Gambogi asked if a commercial service could take off on the cross runway.

Dr. Sobotta answered that it depends on the size of the aircraft.

Vice Chair Sapio questioned the community desire to see the crosswind runway go away and asked if the crosswind runway, especially if it extended, would give the airport more versatility and also serve as a backup which would enable continued operations in case there is a mishap on the main runway.

Dr. Sobotta replied that the crosswind runway is extremely important, especially for the smaller training aircraft that are more sensitive to the wind, but it would be more valuable to extend the two parallels because only about 18 percent of the traffic currently use the crosswind runway, adding that while it would be helpful for smaller aircraft, it isn't as necessary for the larger commercial service.

Member Worob asked what is the future of noise for the area.

Dr. Sobotta responded that if you move a quarter mile further away from the sensitive communities and you take off, it's going to be much higher and as a result, the impact on those homes underneath will be mitigated. In fact, the aircraft may have already turned into the pattern and not fly over those homes. Being able to extend the runway would be a real advantage to the city, homeowners, and our sensitive community members.

Member McCarver asked who owns the commercial land around the airport.

Dr. Sobotta replied that there are a variety of owners, including the City of Prescott, private owners and the State of Arizona.

Member Worob asked if there are any plans for some kind of

transportation mode for the public to get to the airport without driving their own vehicles.

Dr. Sobotta replied there's been some discussion of mass transit and, in fact, the old terminal building could be used as a transit station, but that is something to address in the plan as we move forward.

Vice Chair Sapio asked if the new tower would be open twenty-four hours a day.

Dr. Sobotta answered that currently the tower operates from six am to ten pm, because of the volume of operations the tower is a candidate for another hour of opening.

D. Discussion and Presentation Regarding Materials for the Upcoming Open House Event.

Ms. DeWitt presented to the Committee slides demonstrating the materials and topics that will be available for the public to view and comment on at the upcoming open house meeting in August. The public will have the opportunity to comment on the topics presented and share what they see as strengths and challenges, or topics they are concerned about. If Committee members have additional ideas, they can email them to Ms. DeWitt. Based on the feedback from the Committee members, the boards for the open house will be updated so they can be finalized at the next meeting.

E. Discussion and Possible Action Regarding the Continuation of a Round Table Discussion Regarding the General Plan Process & Next Steps.

Ms. DeWitt advised the Committee they are continuing the roundtable discussion.

Member Worob provided his feedback on suggested topics for smaller breakout groups: growth, water, transportation, legal and medical.

Vice-Chair Sapio asked member Worob what he meant by legal.

Member Worob replied legal means how do they put legal teeth into the plan.

Member Hess advised he would like some additional information from the city's Legal department on how the smaller breakout groups do not violate open meeting law.

Ms. DeWitt asked the Committee what would be the overall scope for retaining an outside facilitator.

Member Sapio responded that he feels the roundtable set up they have right now is working very well and would like to continue in the same manner.

Member Moyer commented that he is happy with the current meeting format but if additional help is needed from outside the city to help city staff with the General

Plan, then he is supportive of that.

Member Hess advised he missed the September meeting and during that meeting a presentation was made explaining the roles of the Committee members. He advised that now that he has seen that presentation he no longer sees a need for an outside facilitator.

Member Worob added that he thinks staff and the Committee are doing a great job and does not see a need for an outside facilitator.

Member Frederickson left at 5:03 p.m.

5. STAFF UPDATES

Ms. DeWitt advised the Committee that staff workgroups have received the existing plan elements to make updates for their departments.

Ms. DeWitt also provided an update that 284 survey responses have been received and 74 general input questions have been filled out by participants.

6. NEXT MEETING- JULY 26, 2023

Ms. DeWitt advised there will be a water presentation at next meeting and the Committee and staff will finalize the open house materials.

Member Hess suggested having a discussion of the definition of a major plan amendment on a future agenda.

Ms. DeWitt advised that it is a topic in the General Plan and will be discussed.

7. ADJOURNMENT

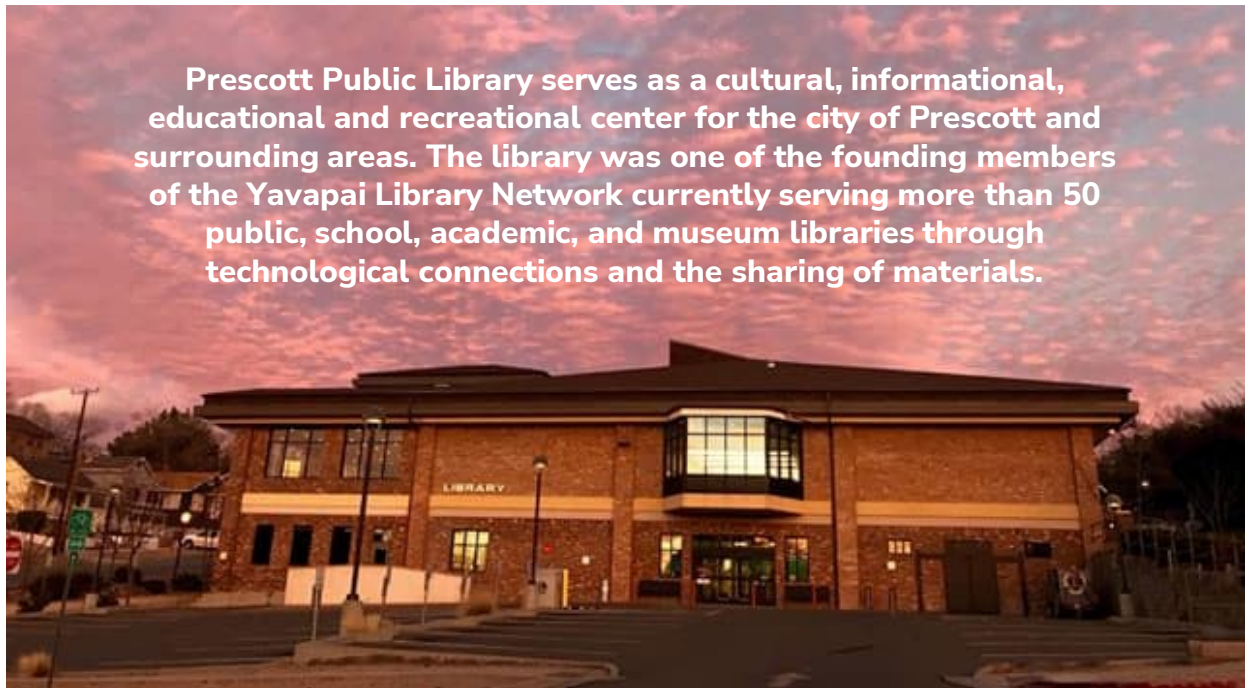
Chair Gambogi adjourned the meeting at 05:10 p.m.

Ted Gambogi, Chair

ATTEST:

Torey Dawson, City Clerk Specialist

Prescott Public Library serves as a cultural, informational, educational and recreational center for the city of Prescott and surrounding areas. The library was one of the founding members of the Yavapai Library Network currently serving more than 50 public, school, academic, and museum libraries through technological connections and the sharing of materials.



1

The library provides free access to print and electronic library resources, programming for citizens of all ages, regional information, business-related resources, library of things, and special home-delivery services to Prescott residents unable to physically come to the library.



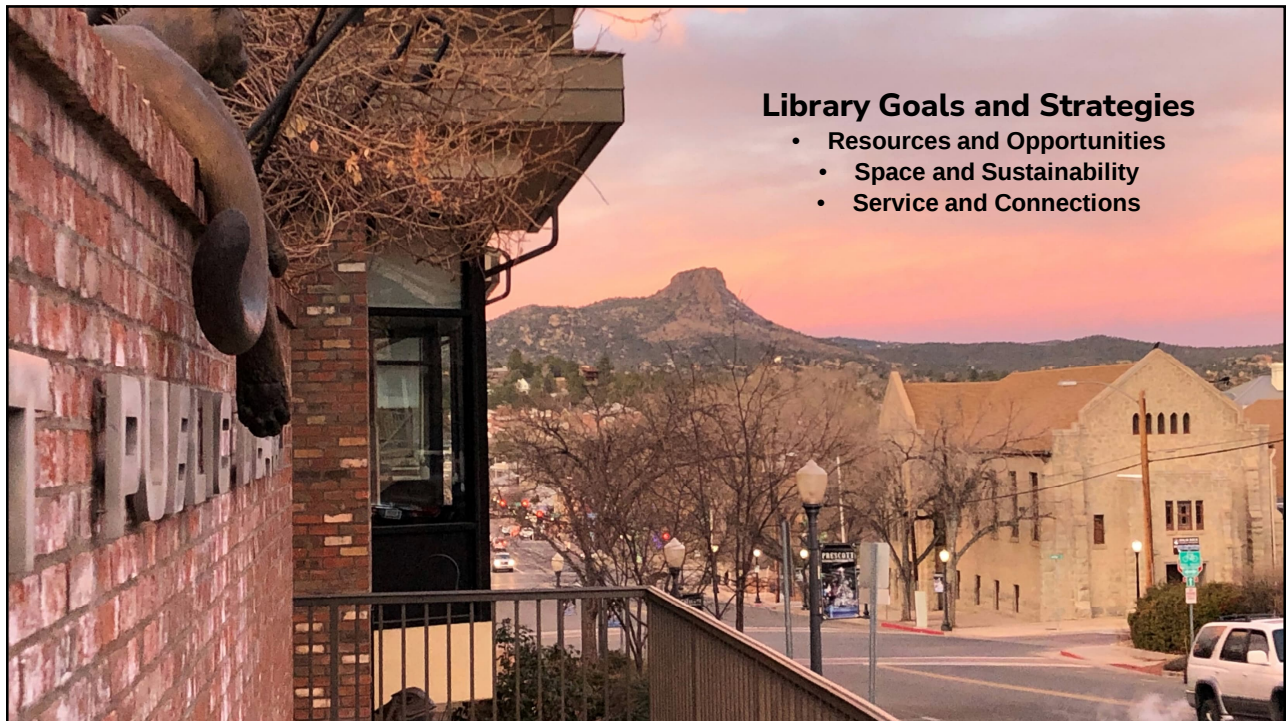
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Although access to books and other traditional library functions remain the core of library services in Prescott, offsite access is provided to patrons and visitors through a combination of electronic resources, wireless connectivity, downloadable audio and e-books, and dispersed return book drops.

The library serves as an anchor for downtown Prescott, daily bringing over a thousand people to the center of Prescott. Visitors to the library will find services and spaces to meet their needs for books and periodicals, quiet reading areas, Internet access and public meeting spaces, as well as expanded cultural opportunities.



3



4



Resources and Opportunities

1. **Diversify and strengthen program offerings to better connect with all segments of the community.**
 - o Offer cross-generational programs and adult cultural programs
 - o Expand drop-in Tech Help
 - o Offer at least one educational opportunity per calendar quarter
 - o Include opportunities for social interaction in programming

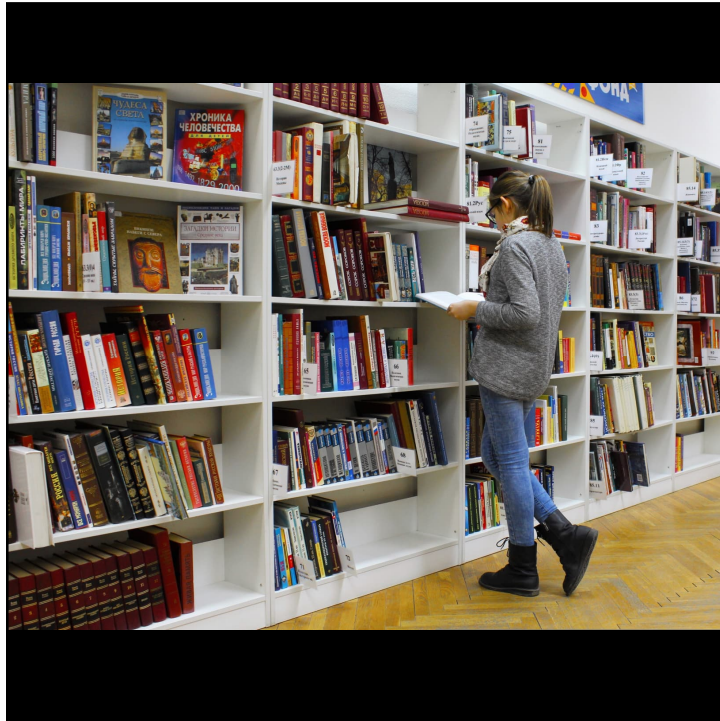
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Resources and Opportunities

2. **Diversify and strengthen outreach offerings to better connect with all segments of the community.**
 - o Identify additional community spaces to extend library presence
 - o Increase outreach to community centers, schools, and other sites for community members.

6



Resources and Opportunities

3. Reassess and build collections and online resources to better meet community needs.

- o Proportionally respond to patron demand of digital items as budget allows.
- o Create Collection Development Plan for Library of Things Collection and create storage solutions for this collection.
- o Leverage display spaces to increase circulation of library materials.
- o Use usage data to create budget and spending plan for library collections.
- o Assess needs of Spanish speaking population and make collection adjustments accordingly.

7

Space and Sustainability

1. Create purposeful, flexible, and accessible spaces to meet the diverse needs of our community.

- o Continue to work with Friends of the Prescott Public Library to determine location and construction of branch library.
- o Relocate study rooms and increase sound-proofing in new build
- o Upgrade Founders Suite to include flexibility for sound and projection on to better utilize both sides of the room and increase use.
- o Redesign Teen Zone to create a welcoming, inclusive, and functional space for teens.
- o Install signage or archway to better delineate children's area.



8

Space and Sustainability

2. Reimagine internal and external spaces to promote social interaction and the library as a community hub.

- o Explore the possibility of a café area.
- o Reconsider spaces and furnishings to best align with current and future patron activities.
- o Redesign the library lawn to increase use and adaptability for programs.



9

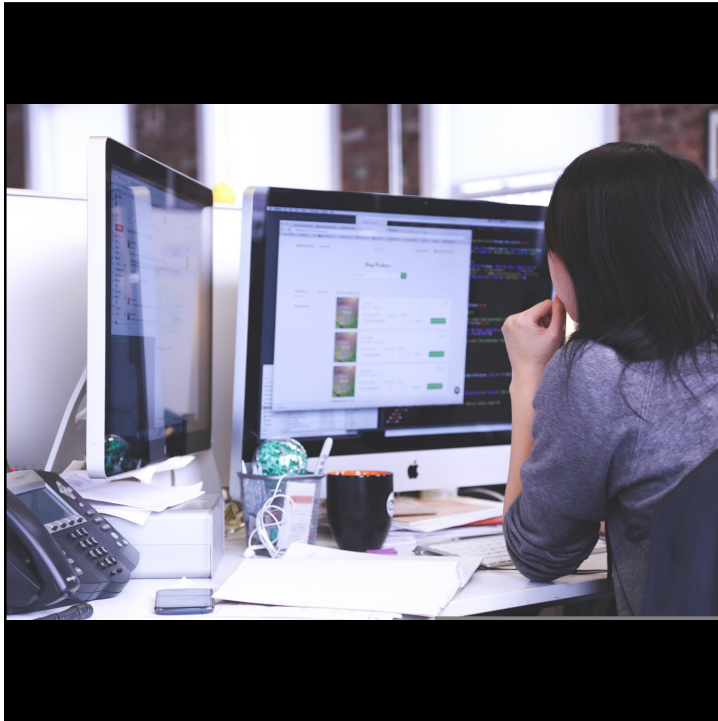
Space and Sustainability

3. Build community support for the library through marketing and speaking engagements.

- o Form outreach team to plan and implement face-to-face opportunities to promote the library.
- o Specifically Invite Council members, Library Advisory Board, and Friends Board members to special events, outreach, and other activities.
- o Network and coordinate within the City Of Prescott to raise awareness about library offerings among City employees.



10



Service and Connections

1. Communicate effectively with community members about library programs and services.

- o Maximize availability of online, fillable forms.
- o Create monthly press releases to promote library services.
- o Develop and implement printed marketing materials targeted to specific populations.
- o Launch and promote a Resource-A-Month program.

11

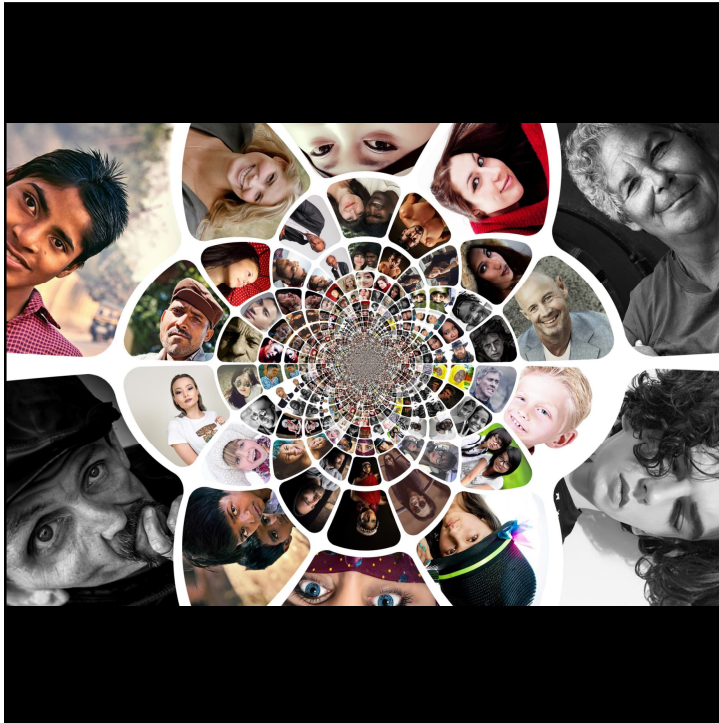


Service and Connections

2. Increase educational opportunities for staff and maximize staff time and expertise to better serve patrons.

- o Increase opportunities for staff continuing education and training
- o Use volunteers to provide point-of-need, directional assistance on the 1st and 2nd floors of the library during the busiest times of day/week.
- o Utilize more volunteer assistance for administrative and program-related tasks.
- o Provide custodial coverage to include additional weekend hours.

12



Service and Connections

3. Continue to develop community partnerships to better serve community members.

- o Collaborate with area agencies to develop opportunities for unsheltered individuals during the day.
- o Reclassify the Community Services Librarian as a full-time position to work with local organizations to promote library services in assisting with technology, navigation of applications, and wayfinding to needed assistance.

PRESCOTT REGIONAL AIRPORT – ERNEST A. LOVE FIELD



GENERAL PLAN AIRPORT CONSIDERATIONS 6/28/2023

**1928 - Granville "Dan" Fain
donates land (to City of Prescott
2028 = 100 years!**



1

Prescott Airport (PRC) History

1947 – First airline flights - TWA DC-3



1978 – Embry-Riddle Aeronautical University



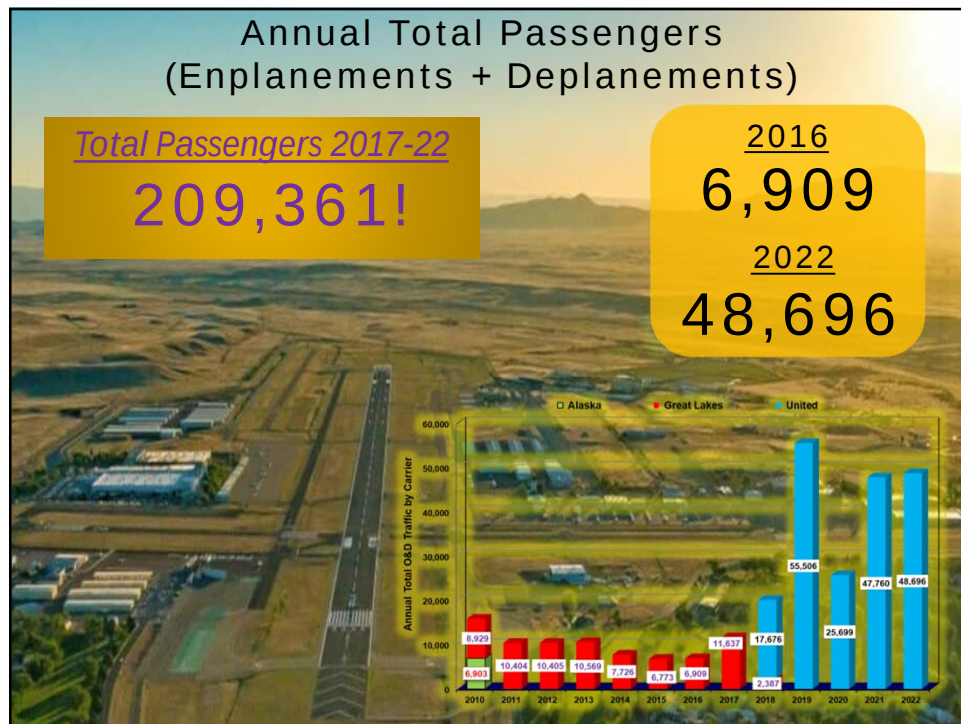
2018 – Inaugural jet service - UA



2021 – New passenger terminal



2



3

Current Non-Stops and Aircraft
 Daily DEN and LAX (plus connects!)
 United - CRJ 200 Regional Jets

The Future
 Destinations: RWY Length Important!
 "Critical Aircraft" EMB 175 (76+ seats)

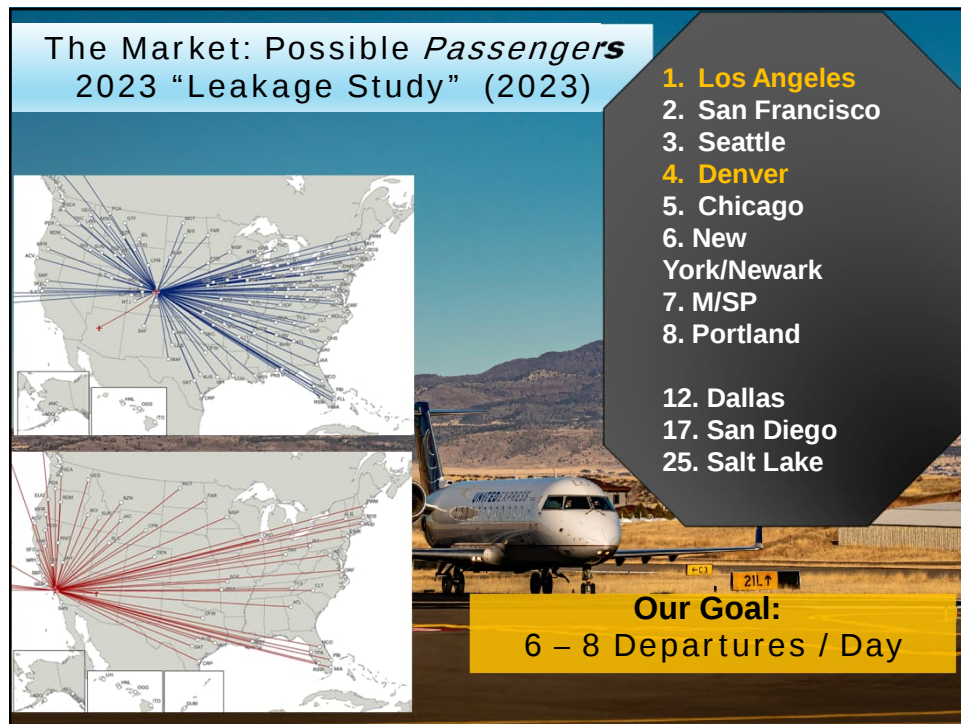




"Will PRC ever become PHX Sky Harbor?"

NO!

4



5



6

Pilot and Technician Outlook 2022-2041

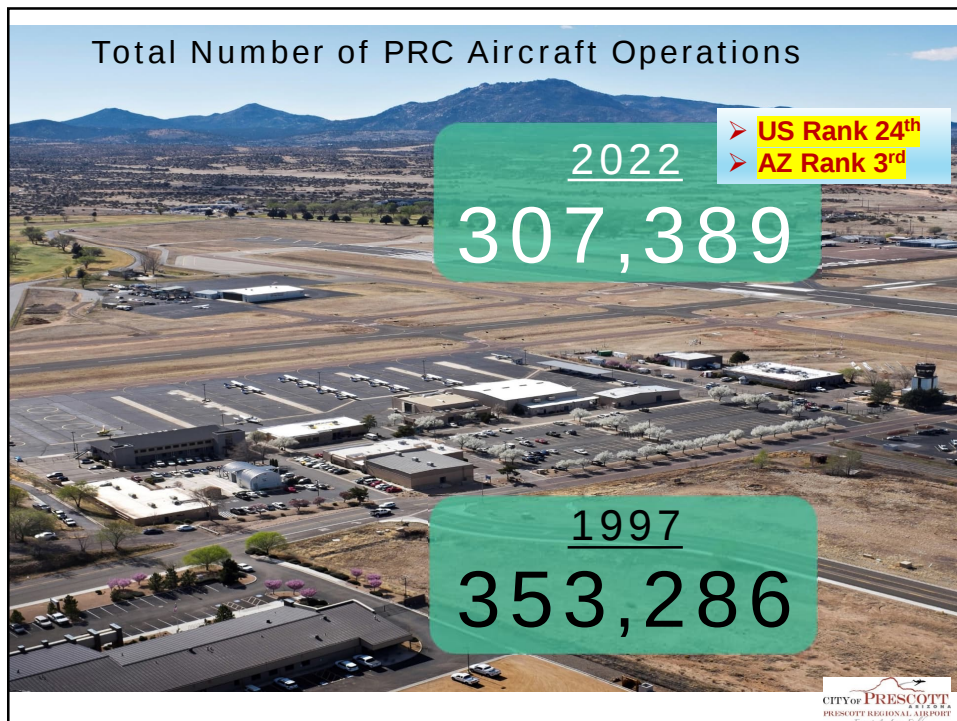
Boeing's 2022 Pilot and Technician Outlook (PTO) projects that 602,000 new pilots, 610,000 new maintenance technicians, and 899,000 new cabin crew members will be needed to fly and maintain the global commercial aviation fleet over the next 20 years.

PILOT SHORTAGE IMPACT:

- **Pilot salaries soaring** (some six-figure signing bonuses)
- **Network Carriers accelerating retirement of 50-seat Regional Jets (RJs)**
- **Network Carriers stopped service at 74 cities since 2020** American-19, Delta-17, United-38
- **Regional Carriers retrofitting 50-seat RJs to 30-seats**
- **Legislative Measures – Pilot Retirement Age, Pilot Training Support, etc.**
- **Smaller cities - must prepare to (either):**
 - **UPGRADE/MARKET** (to profitably support 70+seat RJs), **OR**
 - **DOWNGRADE** (to 30-seat RJs or 9-seat turboprops).

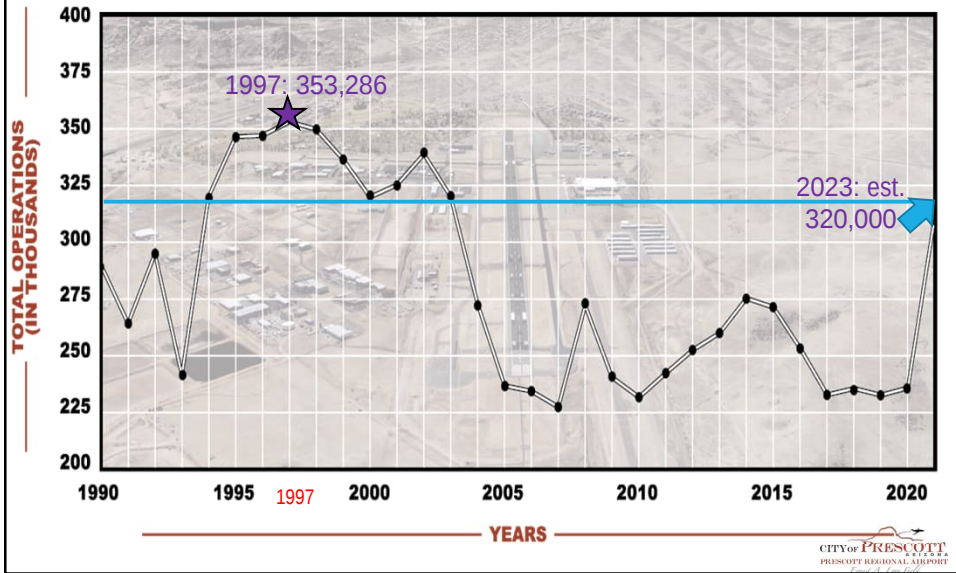
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Total Number of PRC Aircraft Operations



8

PRC Total Operations Through the Years



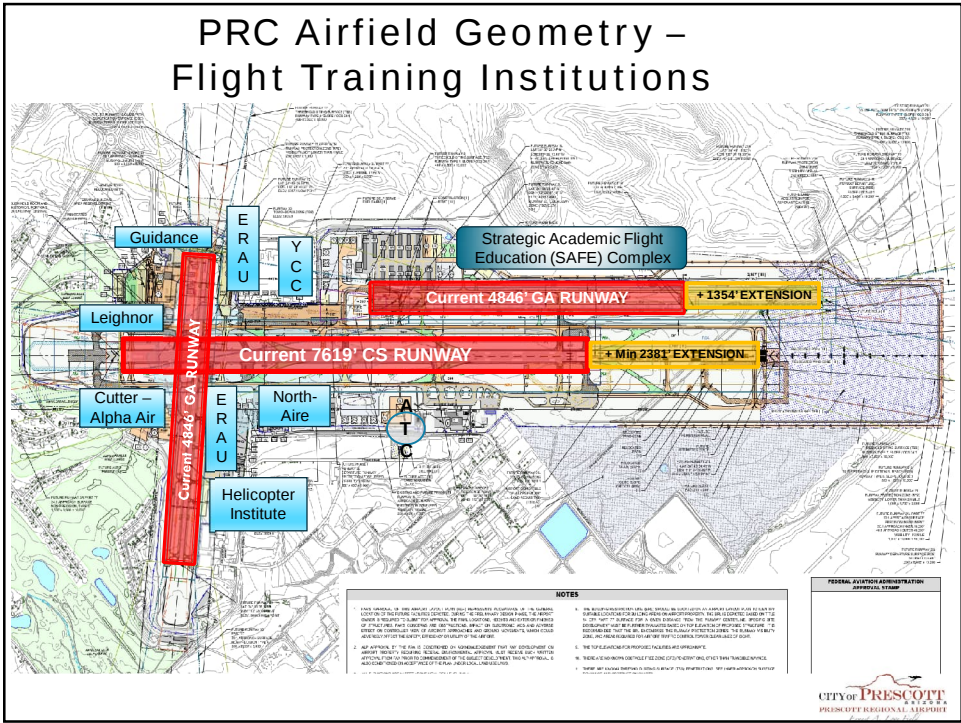
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FUTURE FORECAST 2021+20 YEARS (UNCONSTRAINED)

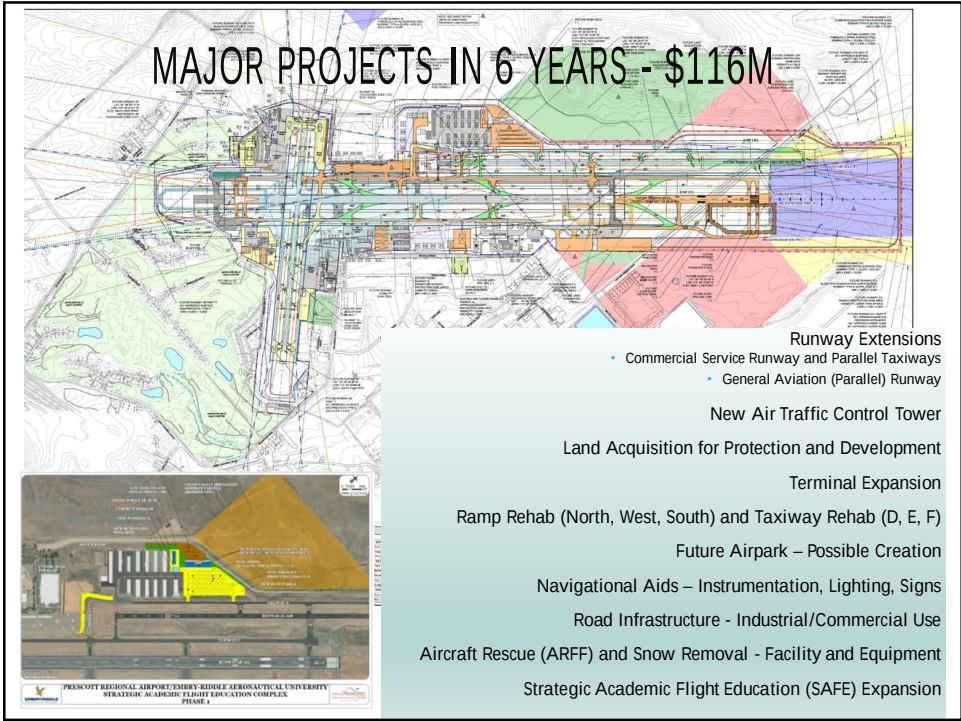



	BASE YEAR	FORECAST		
		2026	2031	2041
ENPLANEMENTS				
	23,626	64,000	102,000	152,000
AIRCRAFT OPERATIONS				
Total Operations	311,342	440,600	455,900	487,400

10



11

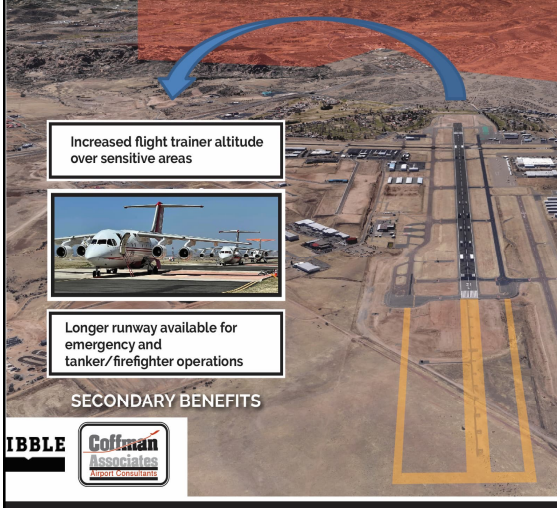


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CITY OF PRESCOTT
ARIZONA
PRESCOTT REGIONAL AIRPORT
Ernest A. Love Field

RUNWAY EXTENSION PURPOSE: SUPPORTING COMMERCIAL AIR SERVICE NEEDS AND SAFETY



Increased flight trainer altitude over sensitive areas

Longer runway available for emergency and tanker/firefighter operations

SECONDARY BENEFITS



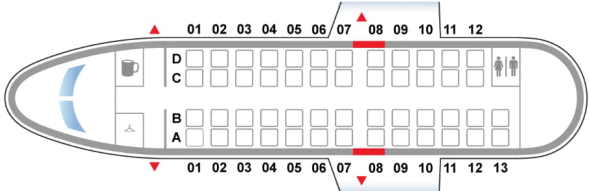



PRIMARY BENEFITS

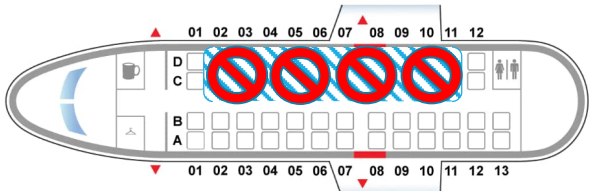
13

“HOT AND HIGH” AIRPORT – LIMITS PAYLOAD

CRJ-200 AVAILABLE SEATS – 50 PER FLIGHT

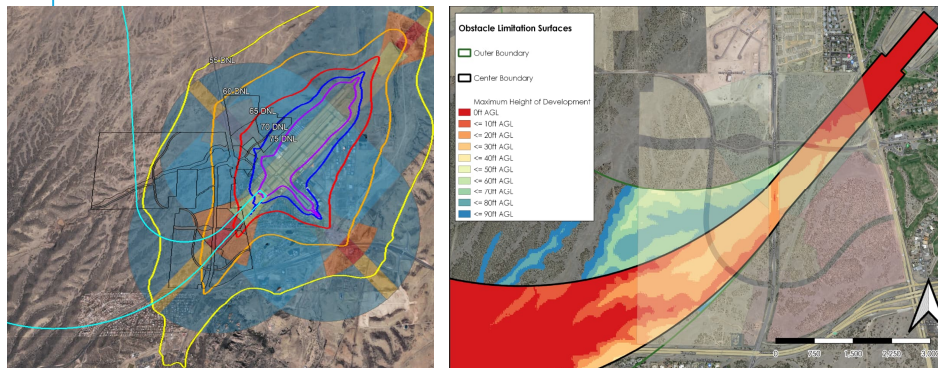


P.M. FLIGHT SEAT SALE BLOCKS (OCT-MAY) 20+ /FLIGHT!



14

AIRLINE “SPLAY”: ONE-ENGINE INOPERATIVE (OEI) DEPARTURE PATH – BOUNDARY PROTECTIONS



Center Surface: Aerodata/SkyWest Boundary. Vertical Component (FAA AC 150-5300-18B C1) Obstacle Limitation Surface over existing terrain/grade.

Outer Surface: All Airline/All Vendor Boundary. Vertical Component (FAR Part 25/ 121/135/91 subpart K) “First Principles One-Engine Inoperative Profile”. Used by SFO, DFW, SJC (San Jose), MIA, FLL, etc.

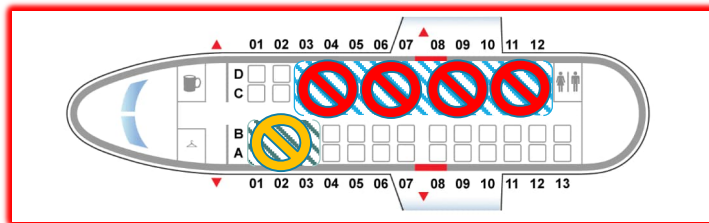
Composite Splay – encompasses areas of multiple PRC-appropriate aircraft (including future critical aircraft)

Sources: Boeing-Jeppesen, Aircraft Performance Group, Automated Systems and Aircraft Performance, NavBlue/Airbus, American/Envoy, Delta, United Airlines, SkyWest, Aero data.

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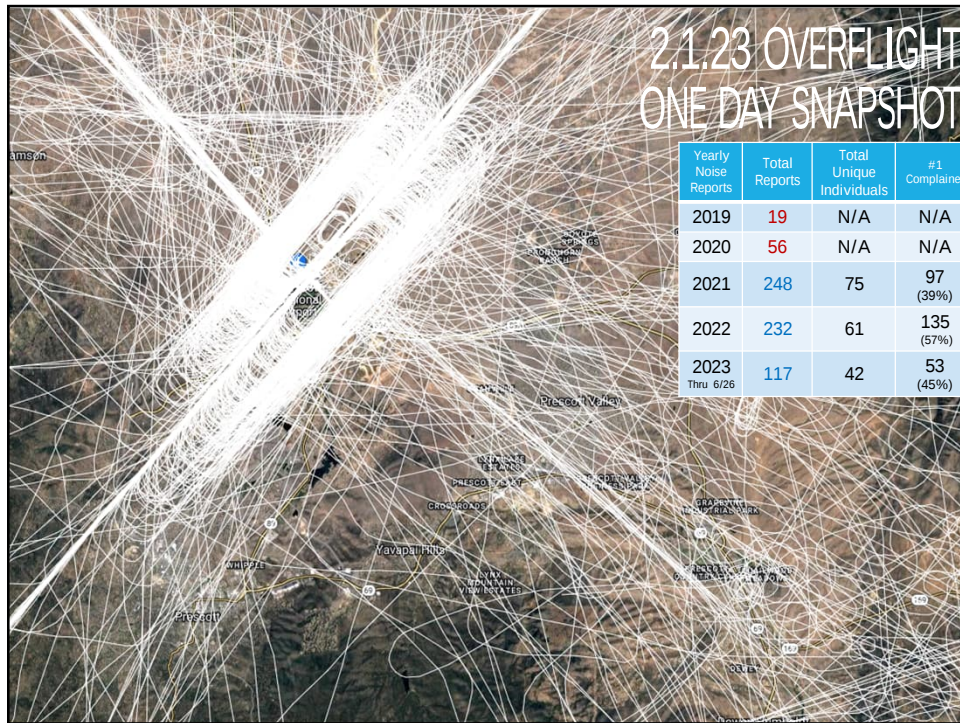
BENEFIT-COST CONSIDERATION:

IF NEW OBSTRUCTION(S) CAN PENETRATE
AIRLINE “OEI” DEPARTURE SPLAY . . .



HOW MANY MORE SEATS BLOCKED? 

16



19

Airport Noise/Outreach/Mitigation

➤ *We WANT to be a Good Neighbor and do "Our Part"*

EDUCATION

ENGAGEMENT

SIGNAGE

RELATIONSHIP BUILDING

CITY OF PRESCOTT
PRESCOTT REGIONAL AIRPORT
Prescott, Arizona

20

2023 CITY COUNCIL STRATEGIC PLAN

SETTING
A COURSE FOR
IMPLEMENTATION

Goal 2 - Economic Development (ED)

1c: Consider ED study - assess land impacts near airport and evaluate options for ED in airport area, inc. marketing & sale of the "W".

1g: Consider ED strategic plan to potentially include commercial corridor study.

Goal 3 – Airport

1a: Better utilize regional common interests (public/private) to support airport/airport growth, development and roadway access.

1b: Collaborate w/ neighboring jurisdictions and consider IGAs.

1c: Evaluate LUP and strategic land acquisition, and placement of infrastructure to incentivize compatible LU around the airport.

1d: Bolster industry/business growth . . . in conjunction with potential ED strategic plan and assessment of land around the airport.

1e: Update ASAP, AMP, ALP, and LDC to reduce encroachment and support future airport evolution.

Update and Sync:

- General Plan
- Airport Specific Area Plan (ASAP)
- Airport Master Plan (including Land Use Plan)
- Airport Layout Plan
- Economic Development Strategic Plan
- Commercial Corridor Study (89/89A) w/ PV, CV
- Infrastructure and Transportation Plans (Roads, Drainage, etc.)
- Land Development Code (LDC)

21

2015 Voter-Approved General Plan

IMPLEMENTATION/ACTION WEAKNESS (p.3):

1.3 Implementation Process
The General Plan provides a long range vision for the community with goals and strategies for managing growth. The implementation of the goals and strategies contained in this Plan may be accomplished through the development of a strategic plan for the City and through the creation of Specific Area Plans for geographic areas in need of specific planning consideration.

A strategic plan is implemented through the City Council annual budget process. The General Plan's goals and strategies are used to assist the City Council in prioritizing budget and capital fund allocations and in measuring the direction of development trends in the community.

"AIRPORT" REFERENCED 145 TIMES

SO -- NO NEED TO REINVENT GOALS/STRATEGIES IN 2025 GP!

INSTEAD SEEK TO:

REINFORCE, EXPAND (IF MISSED), AND ACT/IMPLEMENT (INCLUDING CODIFY!)

Airport Goal(s)/Strategies ←

Airport Highlighted ←

Airport Missed ←

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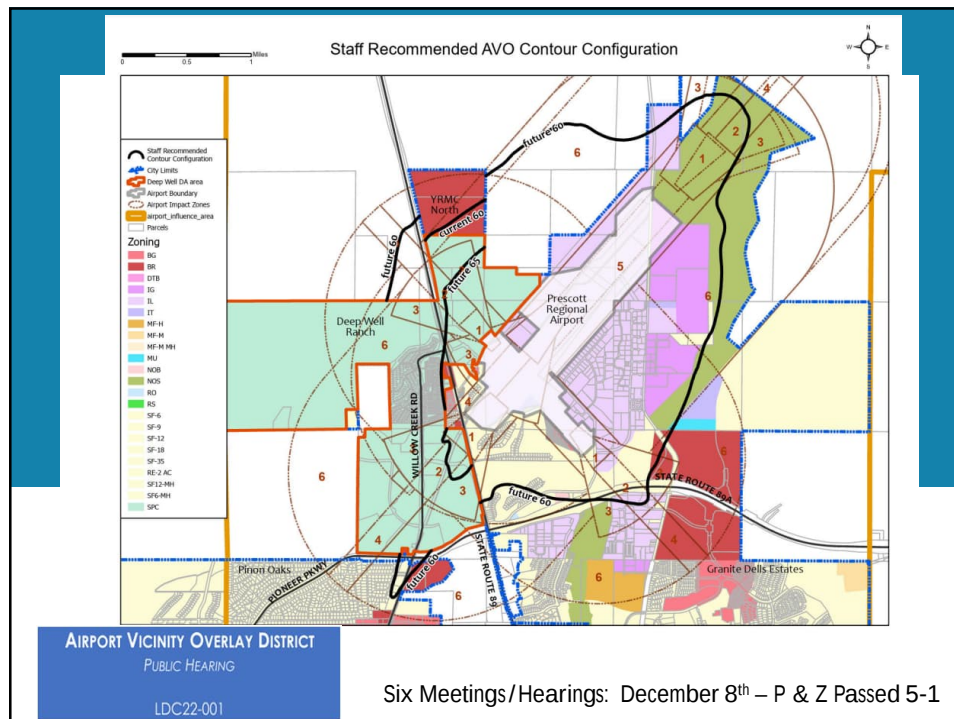
22

2015 GENERAL PLAN - EXAMPLE

Apply compatible land uses within the airport impact zones & airport area which permit continued responsible development & protect [airport] viability.

- SS 5.1 Protect airport from encroachment of incompatible land uses thru amendments to LDC and ASAP to reflect FAA guidelines and enforcement of land use designations and policies, and zoning designations.
- SS 5.2 Establish an airport-area commercial employment zoning district [no residential uses] to assure commercial land availability [near] the airport.

23

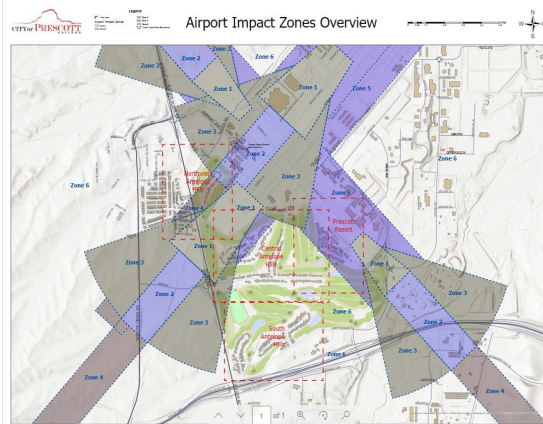


24

Airport Master Plan - Appendix 3: (Airport) Land Use Plan

Airport Impact Zones (from NTSB data) adopted to:

- limit damages caused by an aviation accident
- protect airport viability
- limit noise & overflight impact on residential/sensitive uses



Impact Zone 1 (Runway Protection Zone): 20-21% of impacts, risk level = "very high"

Impact Zone 2 (Inner Safety Zone): 8-22% of impacts, risk level = "high"

Impact Zone 3 (Inner Turning Zone): 4-8% of impacts, risk level = "moderate to high"

Impact Zone 4 (Outer Safety Zone): 2-6% of impacts, risk level = "moderate"

Impact Zone 5 (Sideline Safety Zone): 3-5% of impacts, risk level = "low to moderate"

Impact Zone 6 (Traffic Pattern Zone): 18-29% of impacts, risk level = "low" (LARGER AREA) + *risk is higher under contours (overflight)*

Sources: Land Use Compatibility & Airports (FAA); Airport Land Use Plan (City of Prescott, 2011); Cal Airport LU Planning Handbook, 2011).

25

AIRPORT VICINITY OVERLAY (AVO) GOALS

- ✓ Provides mapped boundaries for airspace and easement areas
- ✓ Lists allowable uses within impact zones and noise contours
- ✓ Supports fair notice disclosure to buyers and renters
- ✓ Provides measures for obstruction prevention, mitigation and removal
- ✓ Supports future airport/airline improvements and firefighting operations
- ✓ Protects the airport as a major employment center and economic driver
- ✓ Promotes community health, safety and welfare
- ✓ Complies with Federal/State grant assurances - obstructions, compatible land use

Reflects a tapestry of Prescott City plans - to protect both airport & community

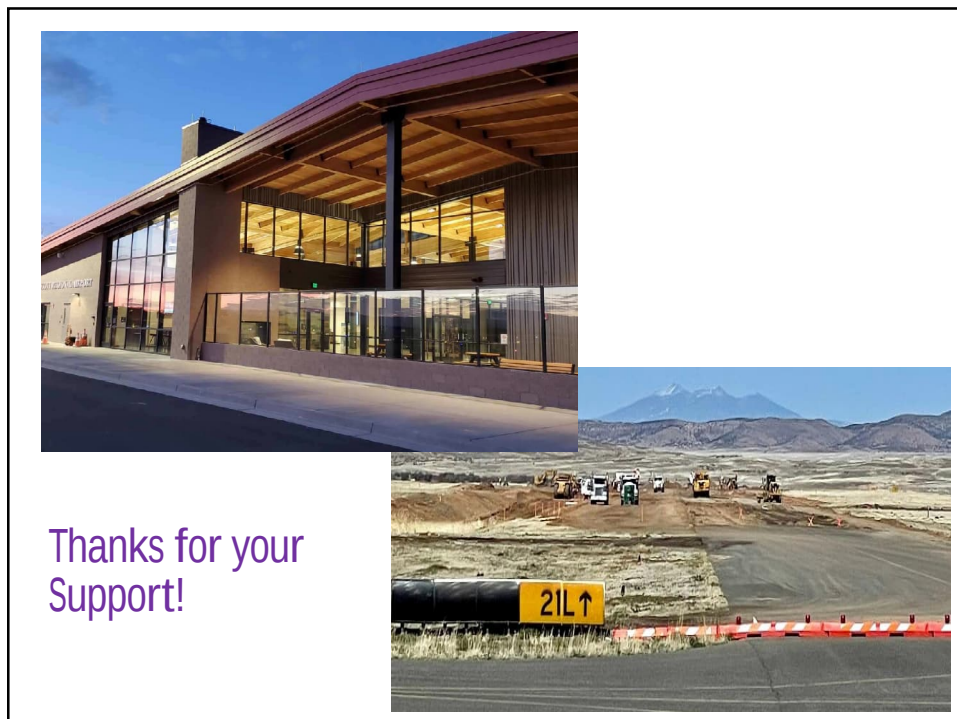
- **Land Use Plan (2009):** Created Impact (Safety) Zones & Noise Contours
- **Airport Specific Area Plan (2011):** Adopted Impact Zones & Contours (+ Land Use)
- **Voter-Approved General Plan (2015):** Amend Land Development Code with protections!

26

2021 ADOT AZ Aviation Economic Impact Study



27



28



General Plan Review Committee Meeting

June 28, 2023

1

Agenda

- Approval of May 31, 2023 Meeting minutes.
- Discussion and Presentation from the Library Department.
- Discussion and Presentation form the Airport Director.
- Discussion and Presentation Regarding Materials for the Upcoming Open House Event.
- Discussion and Possible Action Regarding the Continuation of a Round Table Discussion Regarding the General Plan Process & Next Steps.

2

Open House Discussion

Public Facilities and Services

Economic Development

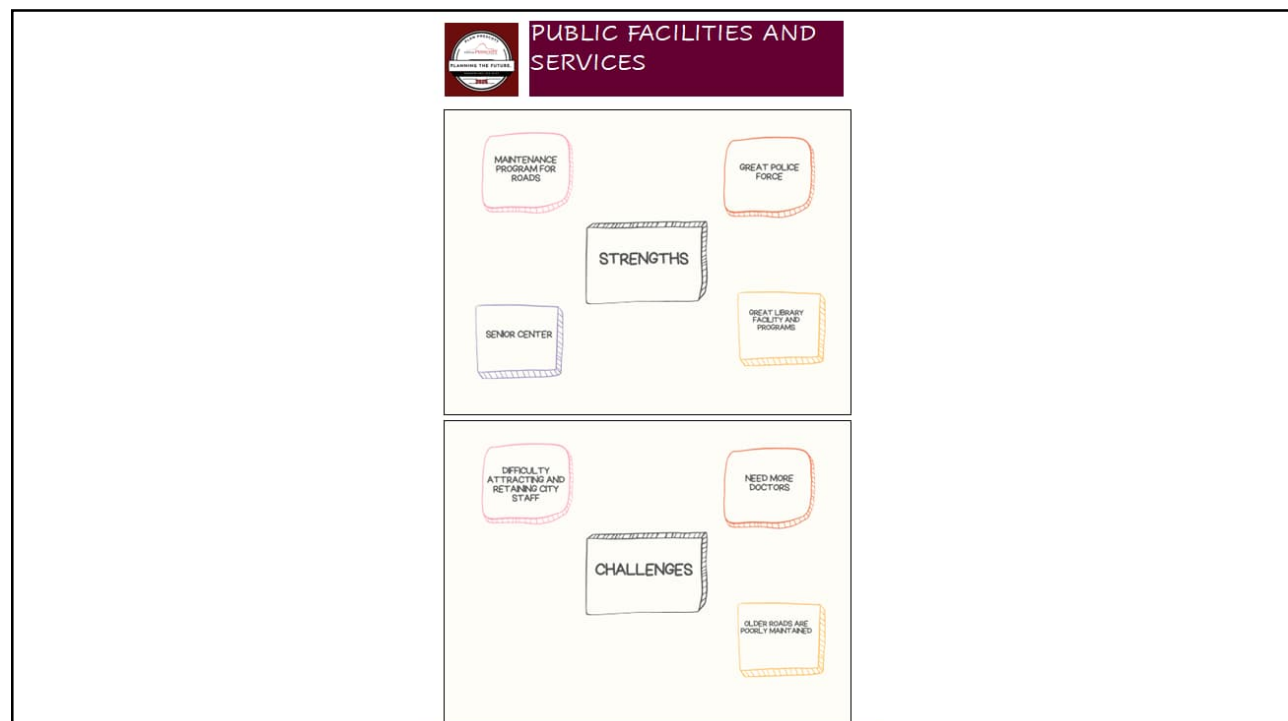
Land Use

Circulation

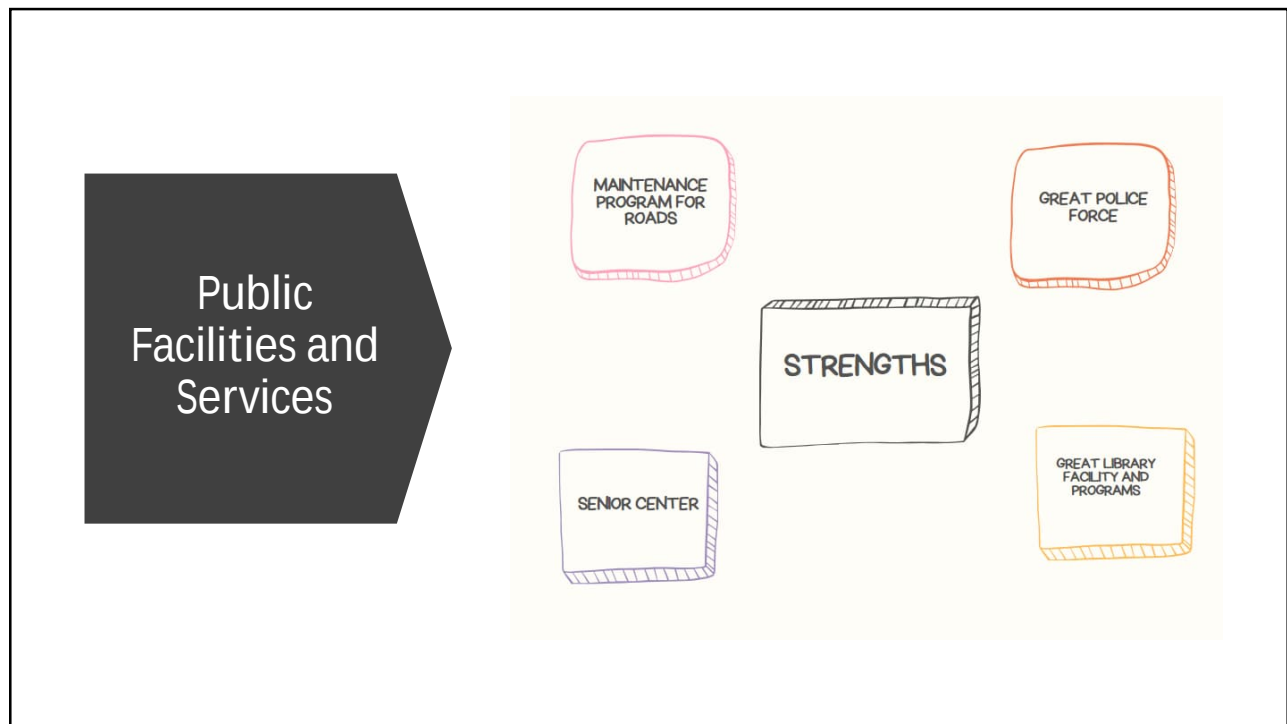
Workforce Housing

Open Space and Recreation

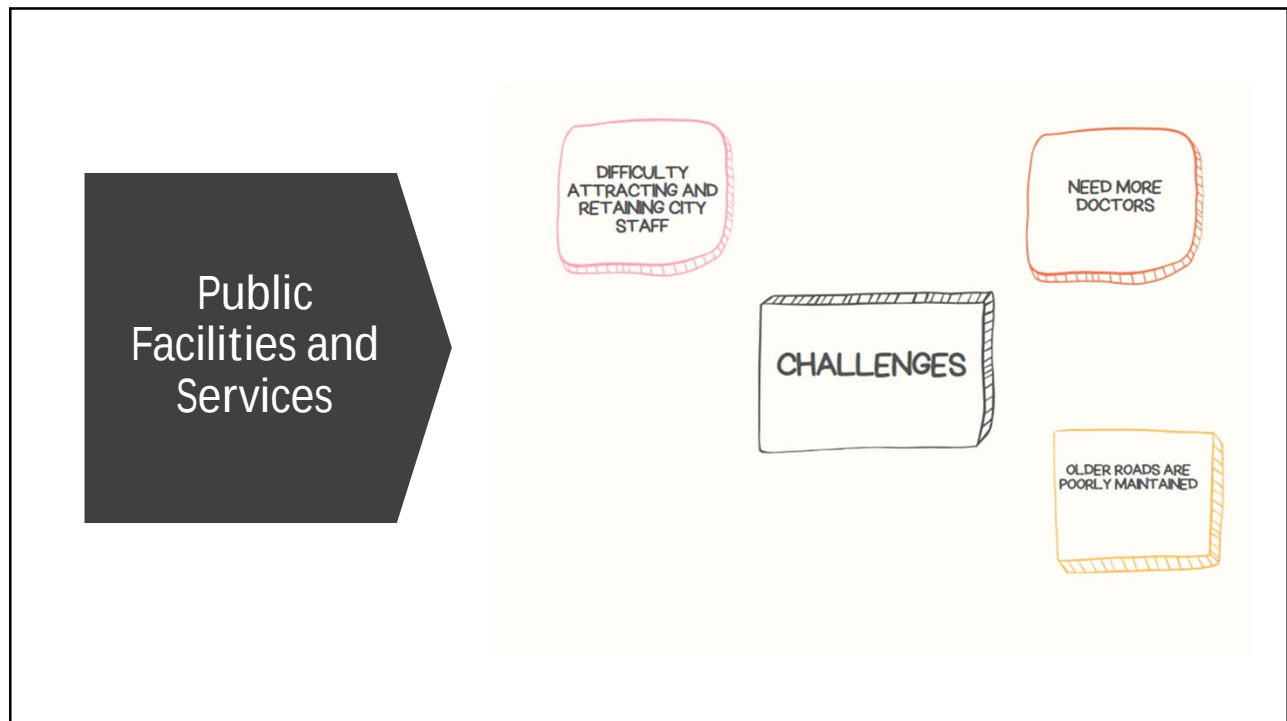
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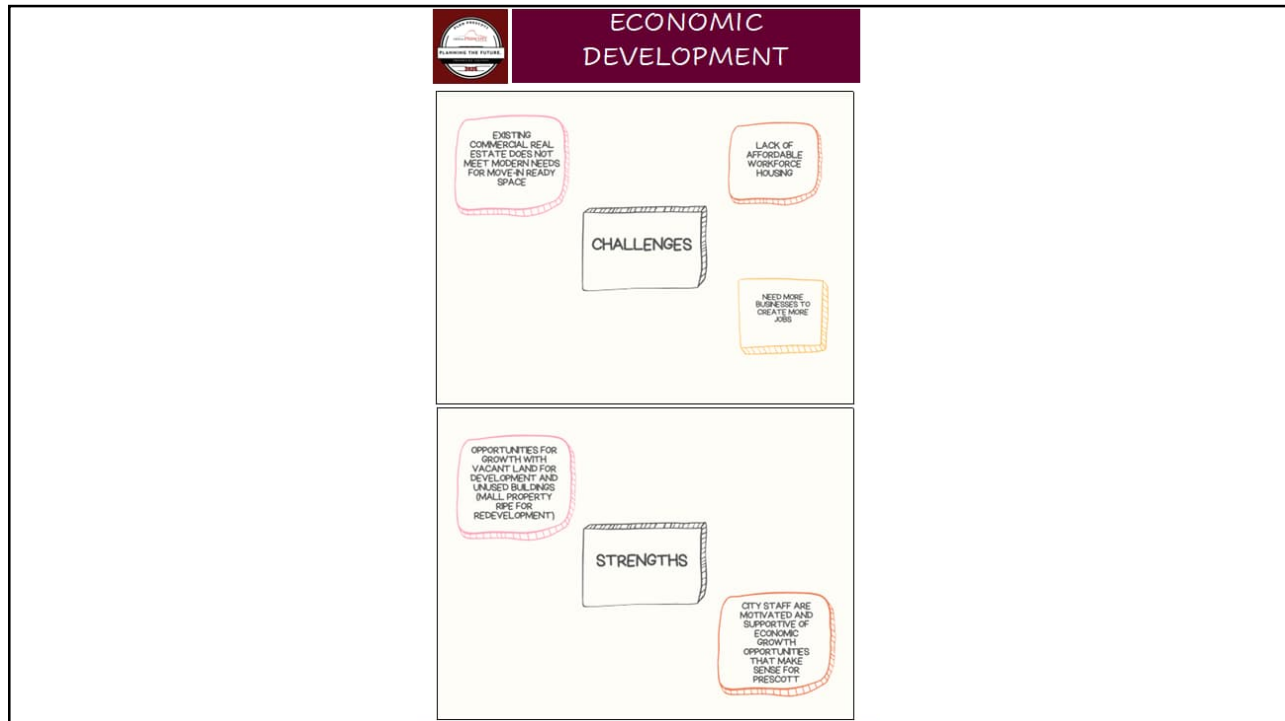
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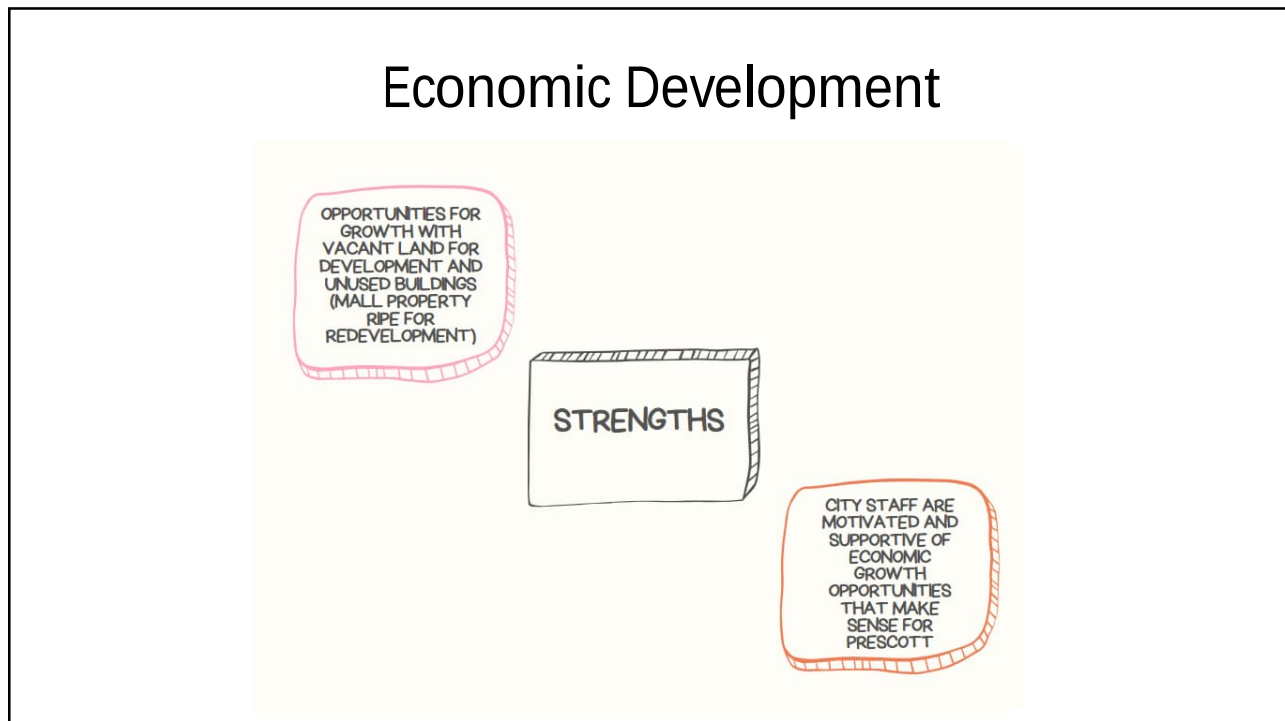
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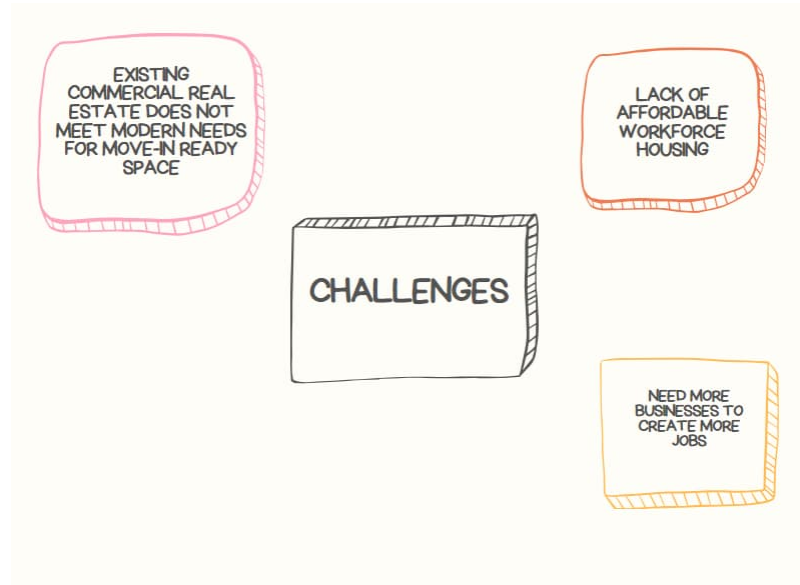


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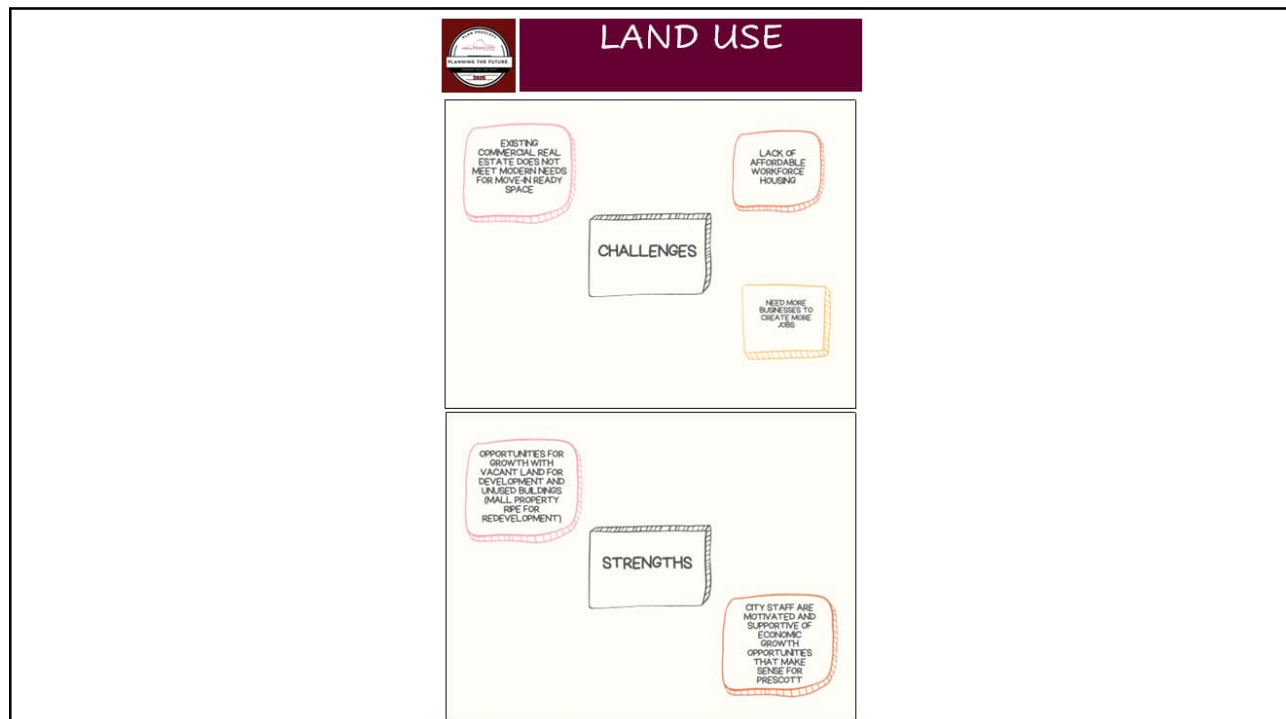


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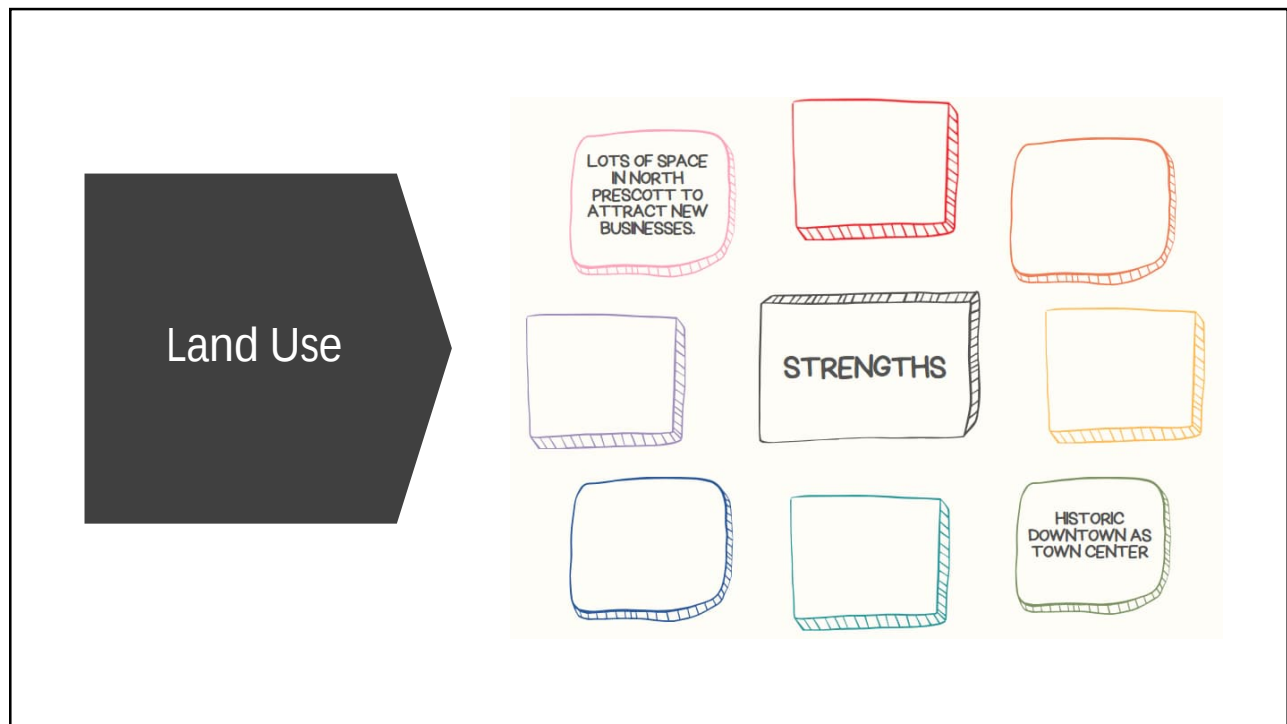
Economic Development



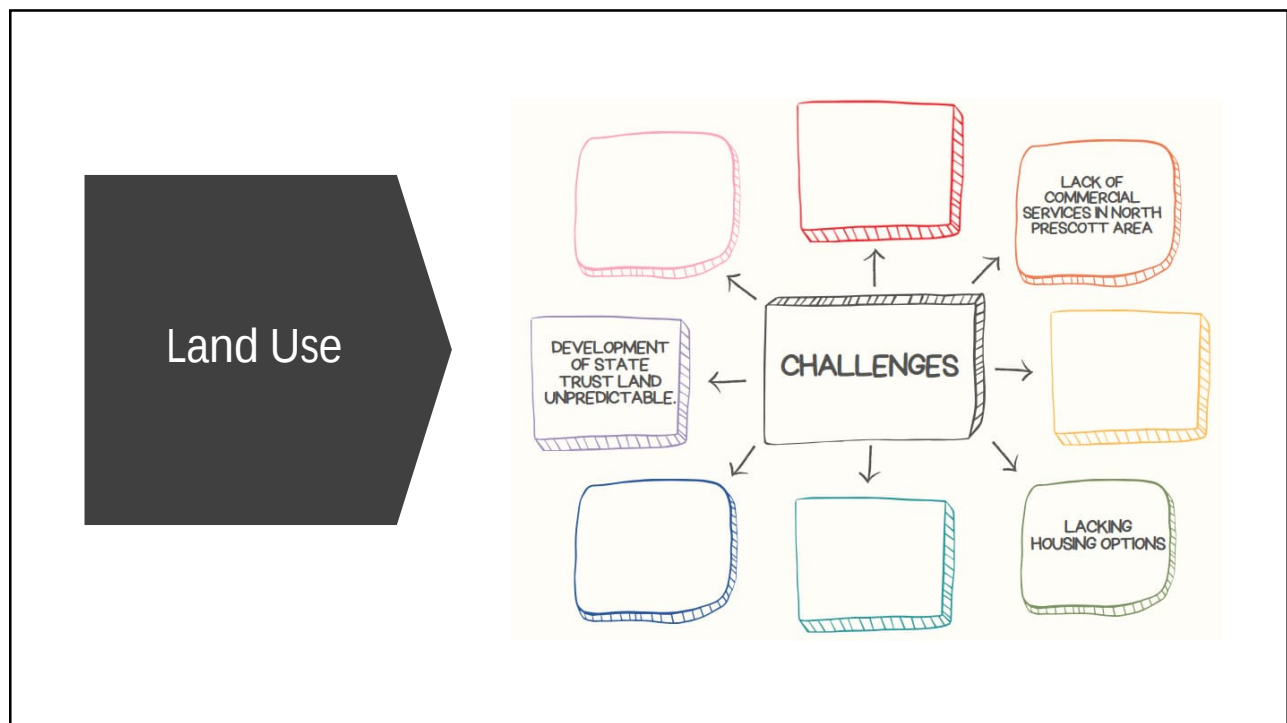
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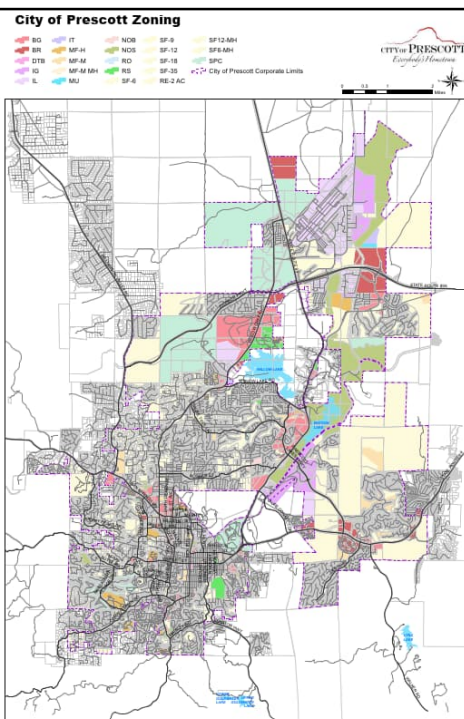


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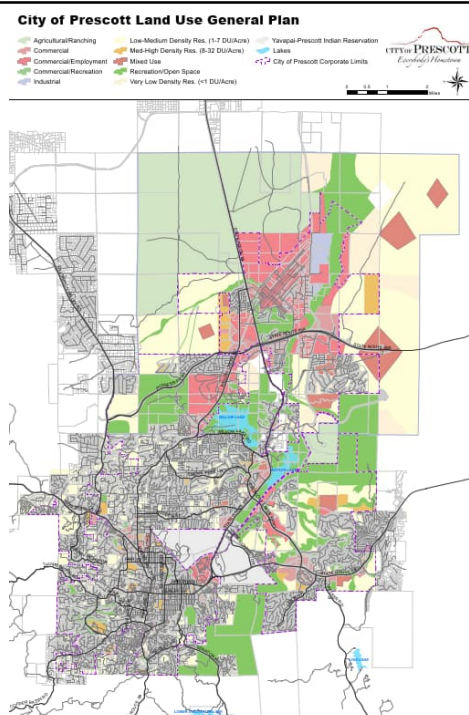
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Land Use Zoning Map



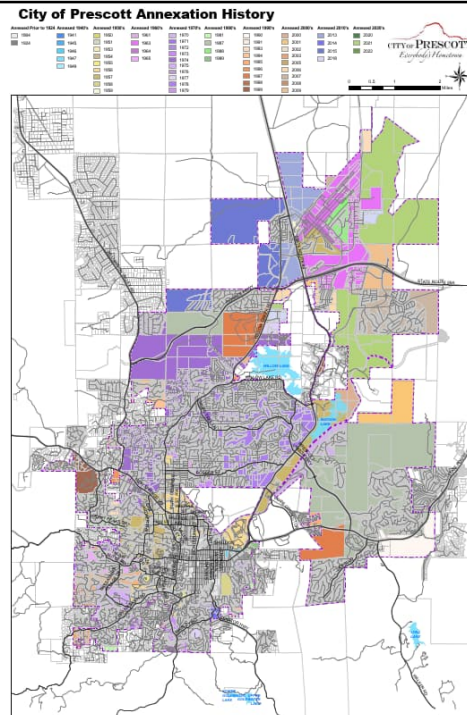
13

Land Use General Plan Map

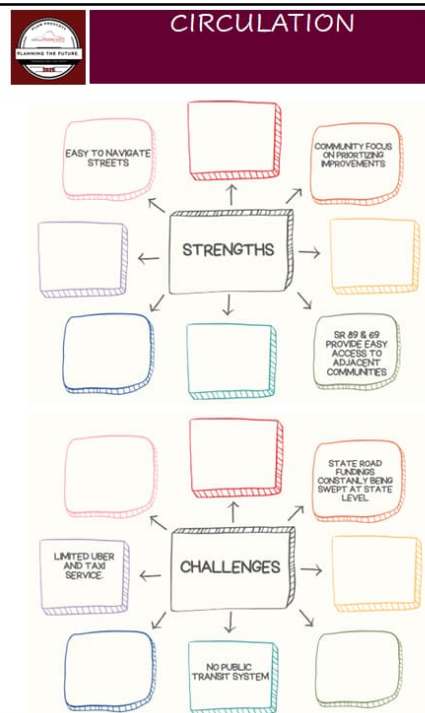


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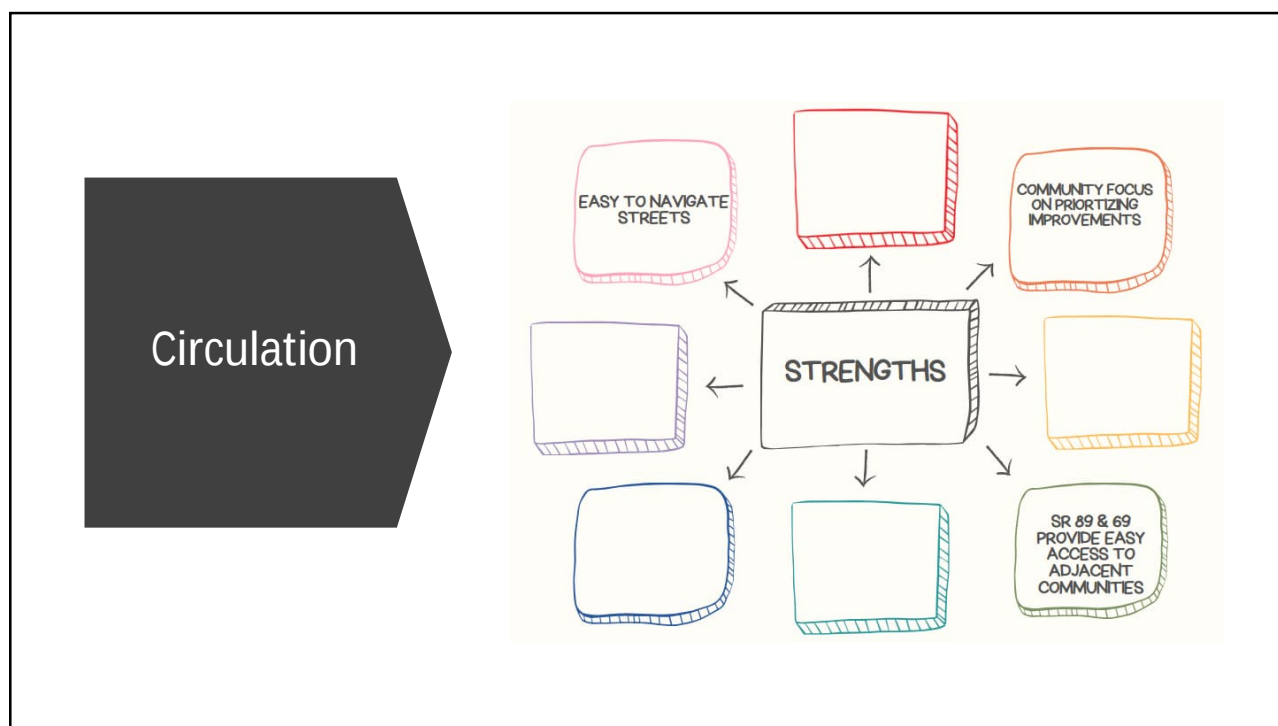
Annexation Map



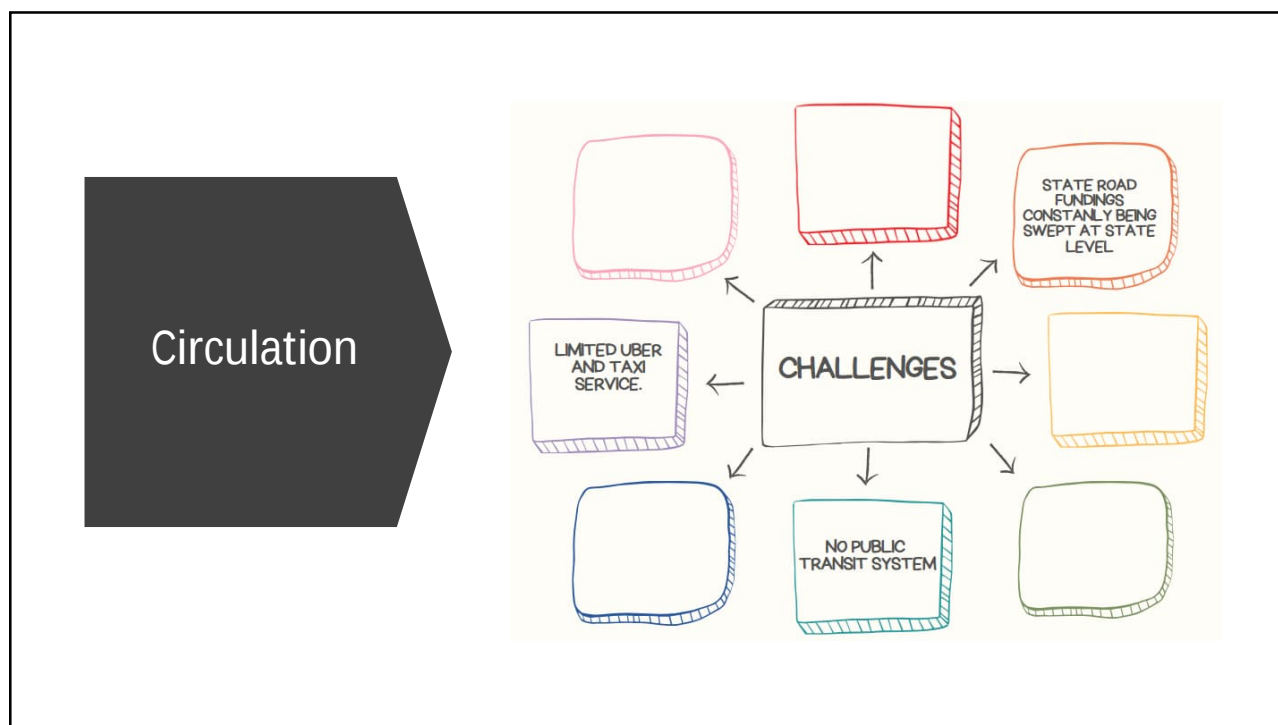
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18



WORKFORCE HOUSING

COMMUNITY INPUT TELLS US THERE IS A NEED FOR WORKFORCE HOUSING WHICH OFTEN COMES IN THE FORM OF MULTI-FAMILY AND MANUFACTURED HOUSING. Place a green sticker on the type of housing you would like to see more of within the City or a red sticker if you disagree. You may select multiple options.



APARTMENTS

An apartment is defined as a residence that is rented, often as part of a larger residential building.



TOWNHOMES

Townhomes are attached to one another, with each having at least one shared wall with adjacent townhomes and can have ownership instead or renting.



ACCESSORY DWELLING UNITS (ADUs)

An ADU is a smaller residential dwelling unit located on the same lot as a stand-alone single-family residence. Can be attached or detached to the primary residence.



ACCESSORY AREAS FOR MANUFACTURED HOUSING

A manufactured home is a factory-built residence that can be placed on a piece of land.

19



WORKFORCE HOUSING

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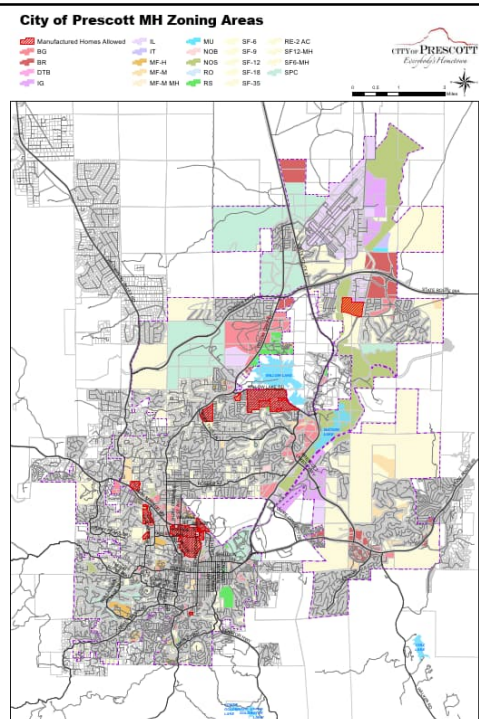
ACCESSORY DWELLING UNIT (ADU)
 An ADU is a smaller residential dwelling unit located on the same lot as a stand-alone single-family residence. Can be attached or detached to the primary residence.



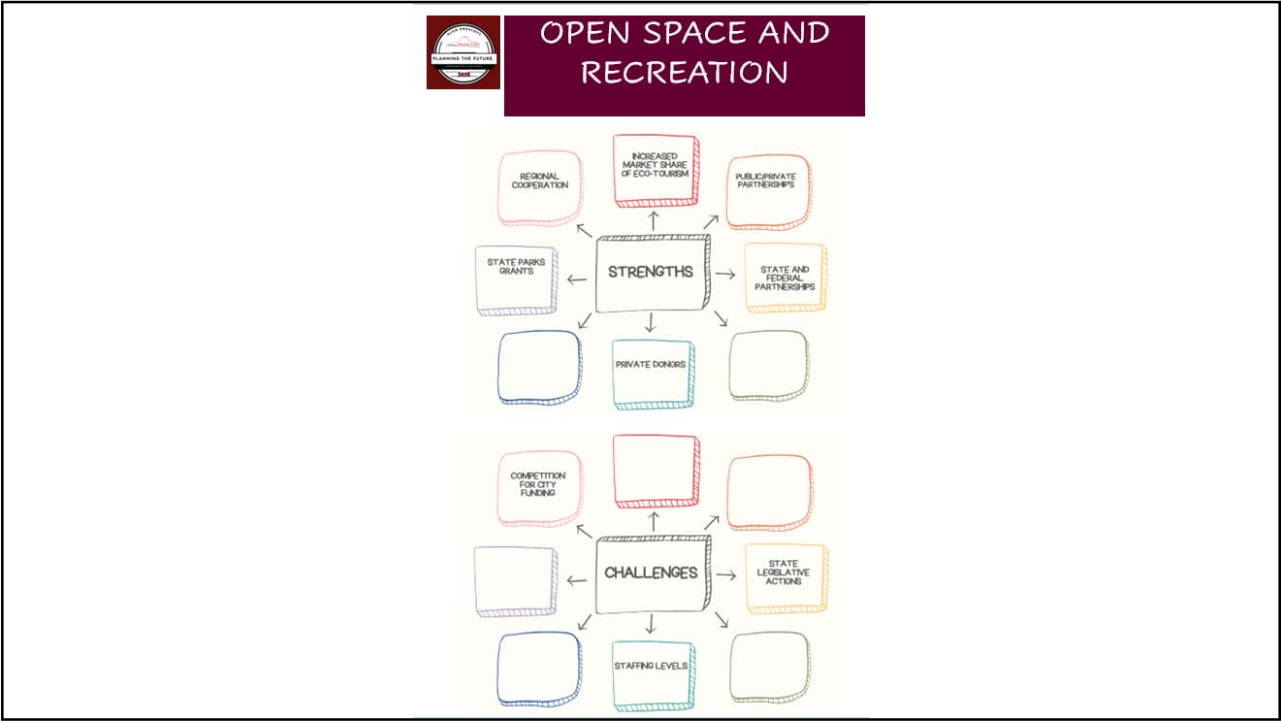
ADDITIONAL AREAS FOR MANUFACTURED HOUSING
 A Manufactured Home is a factory-built residence that can be placed on a piece of land.

21

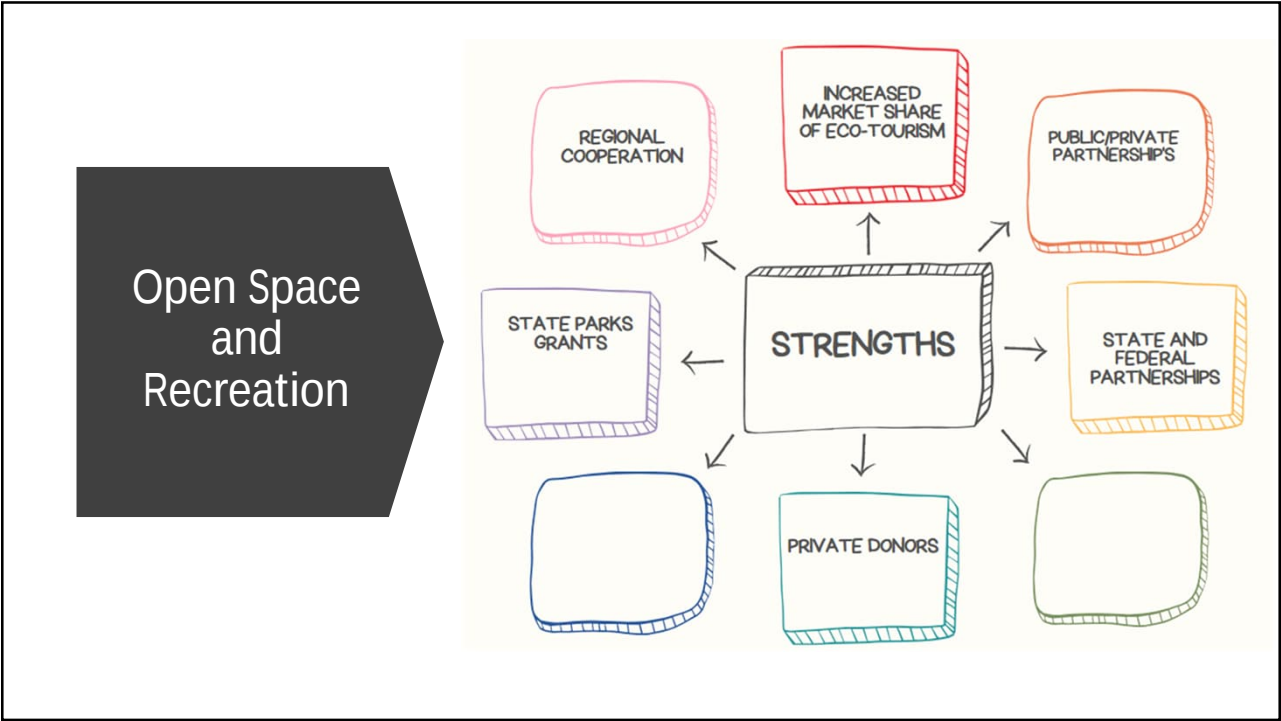
Manufactured Home Overlay Map



22

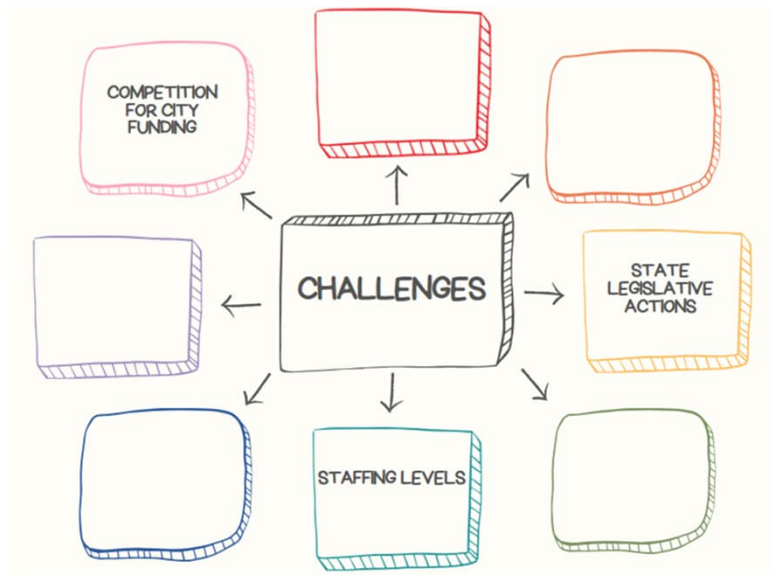


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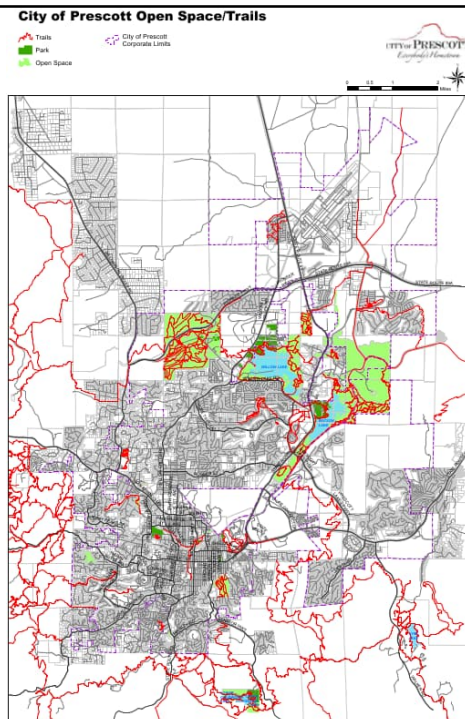
24

Open Space and Recreation



25

Open Space and Recreation



26

Any other topics?

Public Facilities and Services

Economic Development

Land Use

Circulation

Workforce Housing

Open Space and Recreation

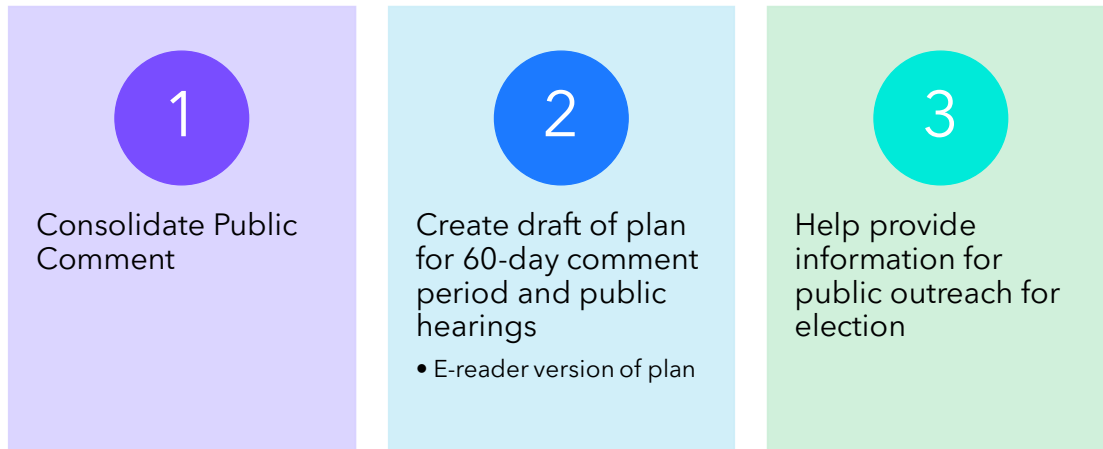
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Continuation of Roundtable Discussion

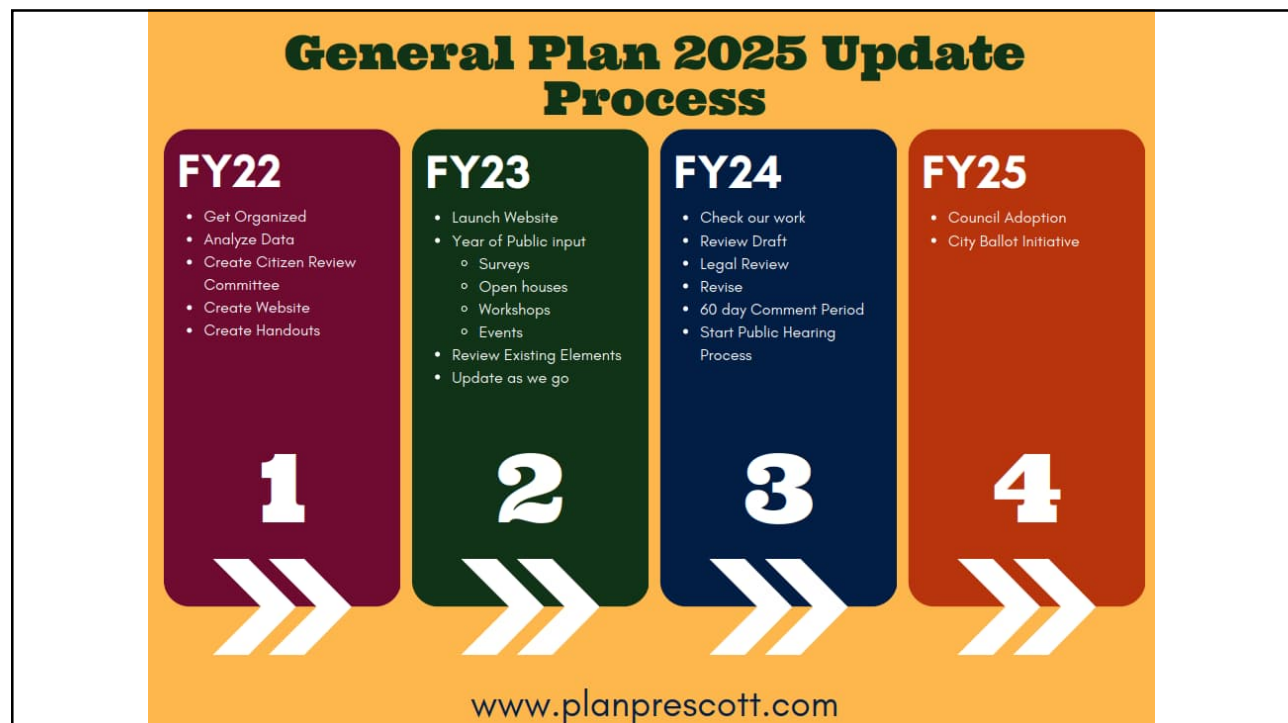
1. What topics would the Committee like to discuss in smaller breakout groups?
2. What would be the overall scope for retaining an Outside Facilitator?
3. Discuss ideas for additional public outreach and messaging.
4. Discussion of required elements and potential new elements in the plan.

28

What I need from a Consultant



29



30



OPEN HOUSE

General Plan and Historic Preservation Master Plan Updates

The City of Prescott is requesting public comment on the General Plan and Historic Preservation Master Plan Updates. Come learn more about the updates and provide public comment. Visit planprescott.com for more information.

Save the Date





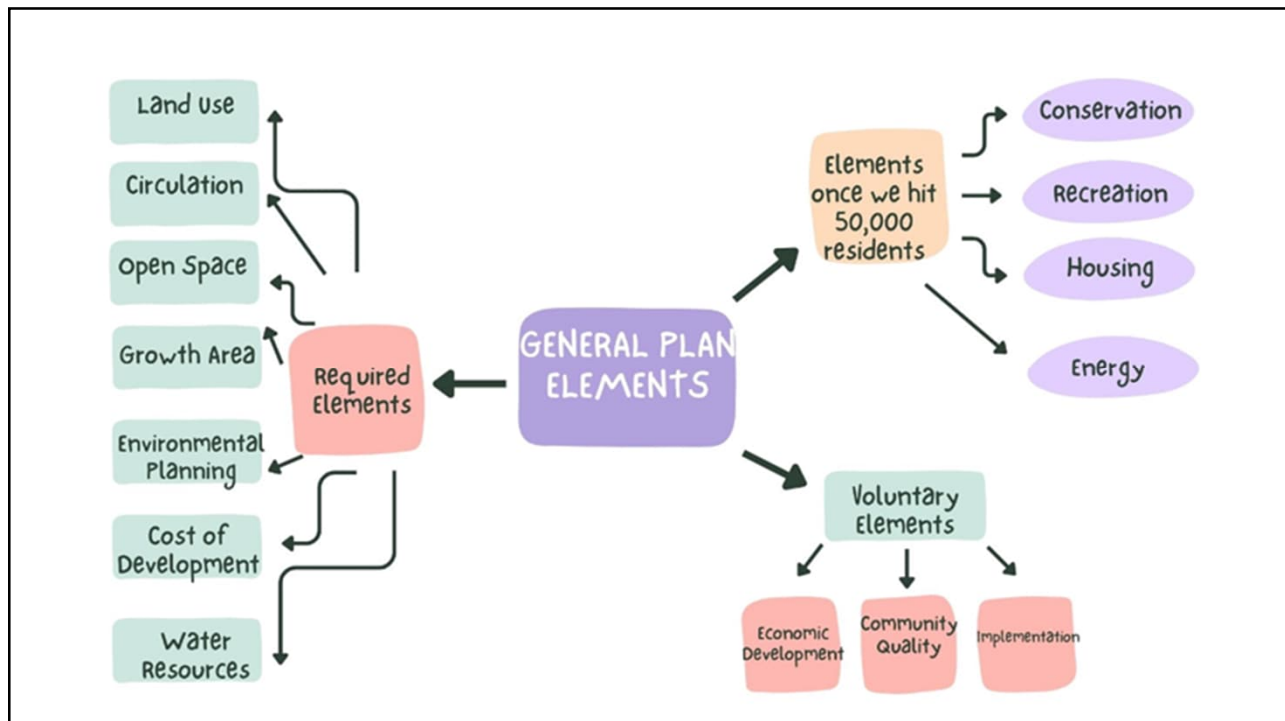
Rowle Adult Center
Rosser Street



Wednesday, August 30th
@ 3-6 pm

Come and join us!

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Staff Updates

Survey responses: 284 participants

General Input Questions: 74 participants

Staff Work Group Update

33

Next Meeting: July 26th

Presentation by Water Resources Department

Finalizing Materials for Open House

- Think about how you will be involved:
 - Check-In table
 - What area would you like to be at to help answer questions and collect input
 - Any other ideas?

Other items Committee Members would like to see on the agenda

34



TO: MAYOR AND CITY COUNCIL
AGENDA: General Plan Committee
DATE: September 27, 2023
DEPT: Community Development
ITEM #: 4.B
SUBJECT: Approval of July 26, 2023 General Plan Committee Meeting Minutes.

ITEM SUMMARY

Attached for approval are the General Plan Committee minutes for the July 26, 2023 meeting.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact at this time.

RECOMMENDED ACTION

MOVE to approve the meeting minutes as presented

ATTACHMENTS

1. 07.26.23 GP Minutes



City of Prescott

General Plan Committee Meeting

July 26, 2023 | 2:00 PM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. CALL TO ORDER

Chair Gambogi called the meeting to order at 2 p.m.

2. ROLL CALL

Ted Gambogi, Chair
Terry Sapio, Vice-Chair
Andre Carman - Arrived at 3:04 p.m.
Mary Frederickson
Ralph Hess - Absent
Jim Huffman
James McCarver
Don Michelman
Rod Moyer
Deborah Thalasis
Gary Worob

3. OPEN CALL TO THE PUBLIC

Member of the public Jim Helbling spoke as a member of the Martin Luther King Committee along with co-member Robert Shegog. Mr. Helbling proposed to the Committee that some wording be included in the General Plan stating that the city will not condone discrimination of any kind. They recommend that a subsection titled cultural diversity be added. Mr. Helbling requested that Mr. Shegog and himself be put on a future agenda so they may share more information relative to what they have done and why they think it is important for the city.

4. DISCUSSION & ACTION ITEMS

A. Approval of June 28, 2023 Meeting Minutes.

Member Fredrickson noted that more discussion regarding the airport department's presentation may be necessary.

Ms. DeWitt advised the minutes will be revised and brought back at the next meeting for approval.

**MOTION BY MEMBER MICHELMAN TO DEFER THE APPROVAL OF
JUNE 28, 2023 MEETING MINUTES TO THE NEXT MEETING;
SECONDED BY MEMBER WOROB: (9 - 0)**

B. Discussion and Presentation from the Water Resources Department.

Water Resource and Environmental Services Manager Brian Ruiz provided a presentation to the Committee regarding Water Resources (Attached).

Member Michelman asked how the 2.9-million-acre feet estimate is calculated.

Mr. Ruiz replied that groundwater modeling helps establish what the supply is that is available.

Chair Gambogi asked what date the 2.9-million-acre feet of water estimate was established.

Water Resource Project Manager Leslie Graser replied it was most likely established back in 2006 or 2007.

Vice Chair Sapio asked if there were numbers available for how long the water would last, how much it is going down, how fast it is going down, is it replenished and how much is replenished.

Mr. Ruiz answered that he does not have those numbers but will review what it's going to take to get to that point where we can make those types of estimates and make good decisions based on the information that we have.

Chair Gambogi asked if there is a water portfolio chart available for the other nearby areas like Chino Valley, Dewy Humboldt, and Prescott Valley.

Mr. Ruiz responded that there is not. These areas are not designated water providers like Prescott is.

Ms. Graser expanded that the other communities work through certificates of assured water supply which are brought by the developer themselves to that community so what their portfolio looks like they are not required to disclose it like the City of Prescott, they don't have it in a legal document.

Chair Gambogi noted that data points tend to cluster together over the years, except for a couple of years with major drops. He asked about the cause of these dips.

Mr. Ruiz responded that prior to 1995, agriculture was a major water consumer, leading to rapid water withdrawal and subsequent rebounds.

Member McCarver asked if multiple wells were being monitored and whether they exhibited similar groundwater level declines.

Mr. Ruiz explained that there were indeed multiple monitored wells, but the presented data was from one representative well. A general decline in the aquifer level over the years was acknowledged.

Member Michelman inquired about the number of wells in Chino and their water source.

Mr. Ruiz clarified that Chino Valley has five wells and receives water from the same source as the present group.

Ms. Graser added that Chino Valley's water is an independent service area with a mix of wells, they do have water supply arrangements with the city as well. The complexity of the situation was acknowledged, particularly regarding Chino Valley's diverse water sources and water usage patterns. The aquifer's role in serving various areas and the challenges posed by differing geological conditions were also highlighted.

Member Thalasis sought confirmation that the entire area enclosed by this red line constituted the Active Management Area (AMA).

Ms. Graser clarified that the red line indicated the general boundary, established as of 2015, and defined the limits of the AMA.

Member Thalasis inquired about water usage of entities situated outside the Active Management Area (AMA), specifically whether these entities were also utilizing water from the "little Chino."

Ms. Graser pointed out the sourcing of water for different areas and discussed the distinction in aquifer usage for regions both within and beyond the AMA boundaries. Clarifications were provided regarding the aquifers that supplied water to various locations. It was noted that the distinction in water source had implications for water availability and management strategies. The complexity of these dynamics was acknowledged and the importance of understanding these patterns for effective water resource planning.

Member McCarver questioned the ranches located north of the Active Management Area (AMA) boundaries and whether these ranches were also extracting water from the same aquifer.

Mr. Ruiz clarified that these ranches were drawing water from a different aquifer.

Member Worob asked if there were maps available to see where the monitoring wells were located.

Mr. Ruiz replied that those maps can be found on the ADWR's website.

Member Worob asked what percentage of water released from Watson and Willow goes back to recharge.

Mr. Ruiz responded that he does not know that number, but it may be available in a study done so he will check if he can find that exact figure.

Chair Gambogi commented that while development of a long-term water management plan was part of the 2015 General Plan it has not yet been completed, and asked if it is included in the 2025 General Plan.

Mr. Ruiz advised that it is a major goal of the water element.

Chair Gambogi asked how citizens become aware of rebate programs offered by the city.

Mr. Ruiz replied there are a few ways, such as social media and the city's water conservation website.

Member Frederickson asked about the status of the forever chemical issue.

Mr. Ruiz stated that the utility department does a monthly update on the readings and measurable quantities of PFAS which is available on the city's website.

Member Worob directed his question to the mayor who was in attendance and asked if the city is currently in litigation over water contaminants.

Mayor Goode responded that yes, the city is party to a multi-district lawsuit.

Chair Gambogi asked what percentage of water is not reclaimed and if there is a monetary value that can be placed on what is not reclaimed.

Mr. Ruiz said he would have to investigate the studies done and see what the numbers were.

Member Worob asked if someone hooks up to city water, are they required to abandon their well.

Ms. Graser explained that it is a city policy that when someone switches to city water, their well must be abandoned.

Member Worob expressed concern that the public has a general assumption that septic systems are bad but understands this topic may be covered in more detail in a future meeting when the Public Works' Environmental Unit speaks.

Chair Gambogi asked if the Big Chino sub basin is the only additional water resource.

Mr. Ruiz replied that at this time, the Big Chino sub basin is the only imported water resource.

Chair Gambogi asked Ms. DeWitt if she had a copy of Prescott Valley's and Chino Valley's General Plans and do they address water.

Ms. DeWitt replied yes, she has a copy of Prescott Valley's, and it does address water, Chino Valley is working on their plan now.

Member Thalasis asked which department is responsible for storm water.

Mr. Ruiz replied that it falls under the Environmental portion of Public Works and will be discussed at their presentation in a future meeting.

Member Michelman asked why some of the strategies from the previous general plan were not implemented.

Mr. Ruiz replied that as time moves forward goals and perspectives can change, and he believes that is what happened over the last approximately 10 years.

Chair Gambogi commented that he would like to get a better assessment of whether the community could live off the Little Chino aquifer. He also voiced concern that Prescott may claim to manage water well, there is uncertainty about whether the other communities tapping into the same AMA are doing the same. He suggested a need for stronger collaboration and coordination with these neighboring areas to establish more comprehensive measures for water management.

C. Discussion and Presentation Regarding Materials for the August 30th Open House Event.

Planner Tammy DeWitt presented the materials for the Open House Event.

Member Thalasis commented that she would like to add on to the challenges the lack of a comprehensive economic development master plan.

Chair Gambogi commented that to attract and retain essential professionals like police, fire, and teachers, they should have access to capital growth, which is hindered if they only rent. He suggested that financial considerations should include aspects such as salary and assistance with down payments to enable individuals to make mortgage payments instead of rental payments, encouraging them to stay in the area.

Ms. DeWitt advised they will be talking to the Workforce Housing group about that, and it could become a new element of the General Plan.

Member Frederickson wanted to make sure the challenge of the Rodeo Grounds growth or lack of growth is covered in some area since that is a hot topic.

Member Worob asked Ms. DeWitt to talk about the marketing for the 2025 General Plan and open house meeting.

Ms. DeWitt responded that they have created and shared flyers, there will be information on the radio and on the city's social media and can reach out to the newspaper.

Member Carman requested that the current population be listed on the information sheet so citizens can see how close the population may be to the 50,000 number.

5. STAFF UPDATES

Ms. DeWitt provided a preview for the next regular meeting to be held on September 27th:

- Environmental/Green Infrastructure Presentation
- Police Presentation
- Recap Open House
- Review responses from survey and Open House
- First Chapter review and input
- Any proposed language or Goals for any elements needs to be sent in to be incorporated in updates

6. ADJOURNMENT

Chair Gambogi adjourned the meeting at 3:57 p.m.

Ted Gambogi, Chair

ATTEST:

Torey Dawson, City Clerk Specialist



Public Works Water Resource Management and Environmental Services

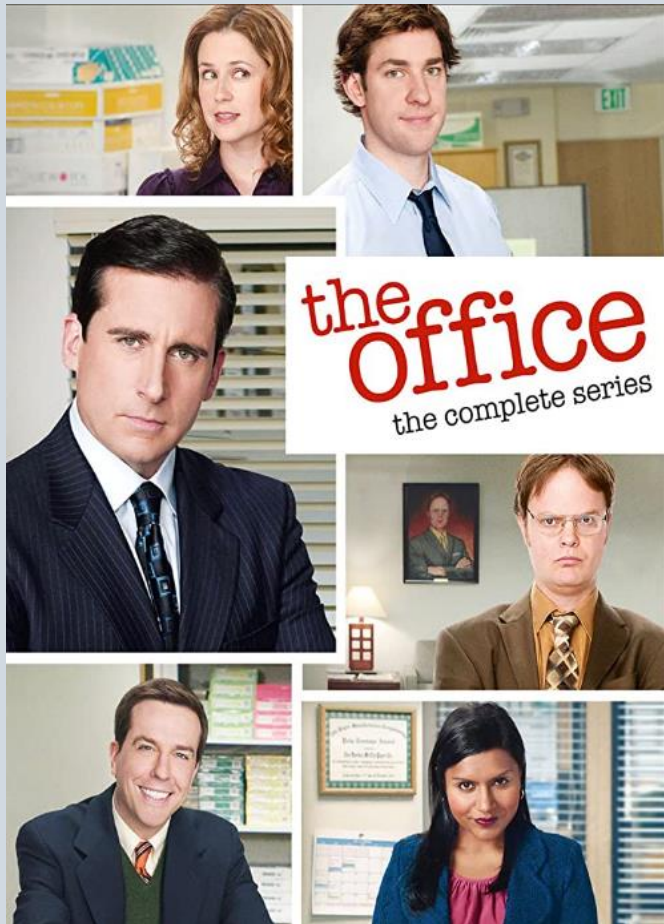
INTRODUCTION - STATUS, PLANS, AND GOALS

City General Plan Commission
July 26, 2023



The Basics

Who we are





General Plan – Water Resources Element

ARS 9-461.05 C. 5.

5. A water resources element that **addresses**:

- (a) The known **legally and physically available surface water, groundwater and effluent supplies**.
- (b) The **demand** for water that will result **from future growth projected in the general plan, added to existing uses**.
- (c) An analysis of **how the demand** for water that will result from future growth projected in the general plan **will be served by the water supplies identified** in subdivision (a) of this paragraph or a plan to obtain additional necessary water supplies.

General Plan – Water Resources Element

ARS 9-461.05 C. 5. (cont'd)

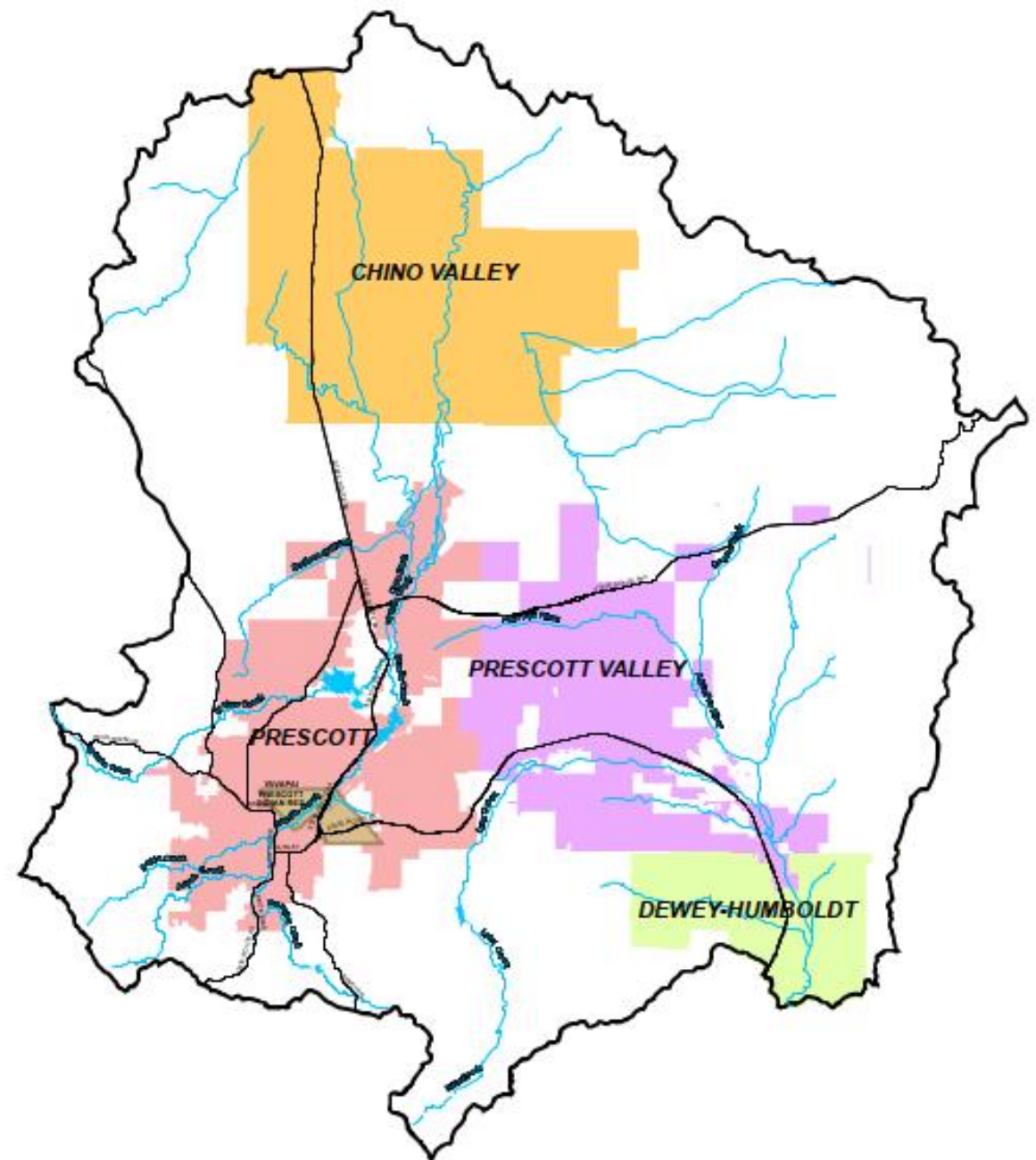
C. The general plan shall consist of a **statement of community goals and development policies**. The plan shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals. The plan shall include the following elements:

1. **A land use element** that:

(a) Designates the proposed **general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.**

Prescott Active Management Area

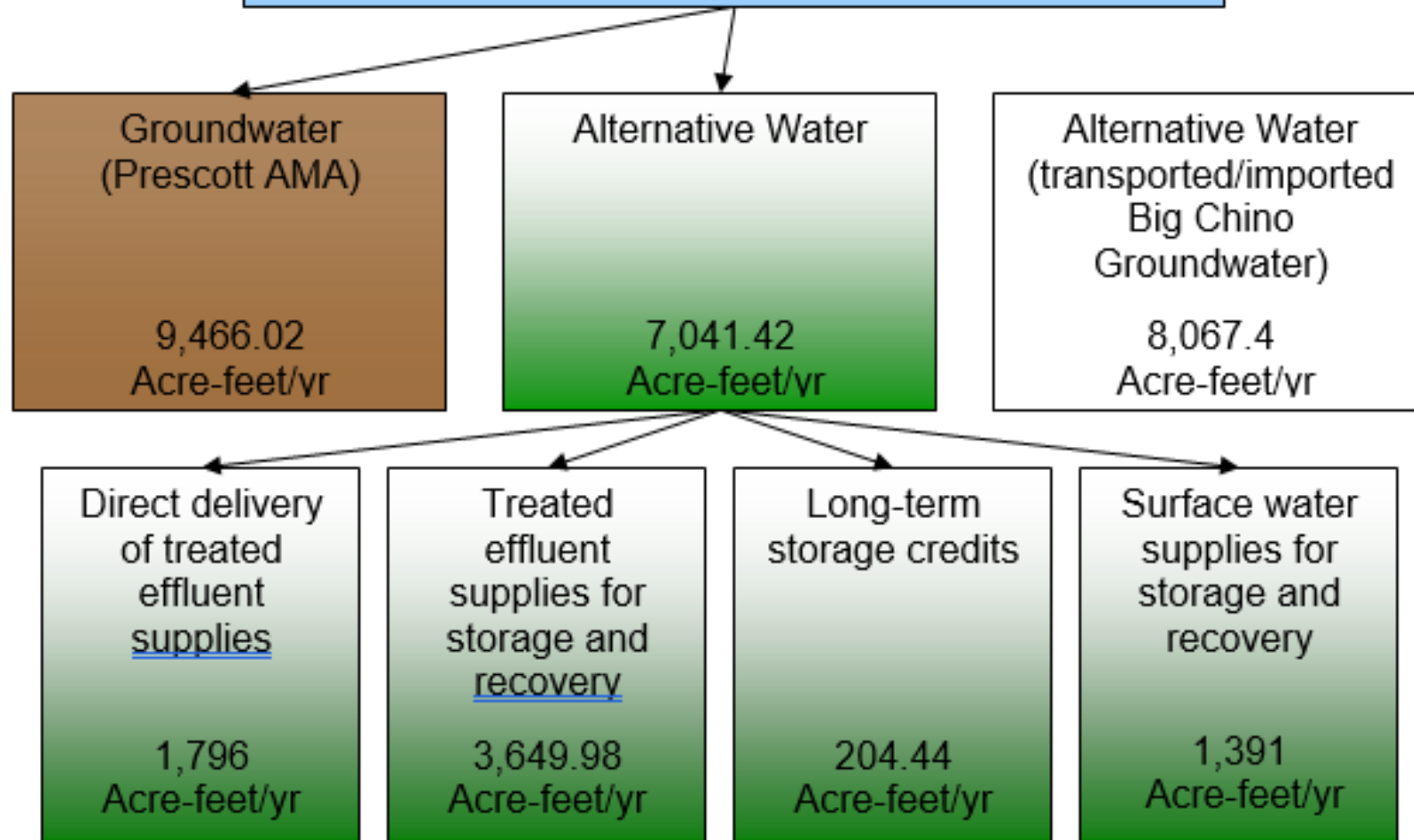
- Established in 1980 within the Groundwater Management Act
- 485 square miles
- Elevation varies from 4400' to 7800'
- Precipitation from 13 to 25 inches per year
- Groundwater depth varies from land surface to 500 feet below land surface
- 2.9 million acre-feet in storage



City of Prescott Water Portfolio

24,574.84 acre-feet/yr

(Based on 2009 Decision and Order)

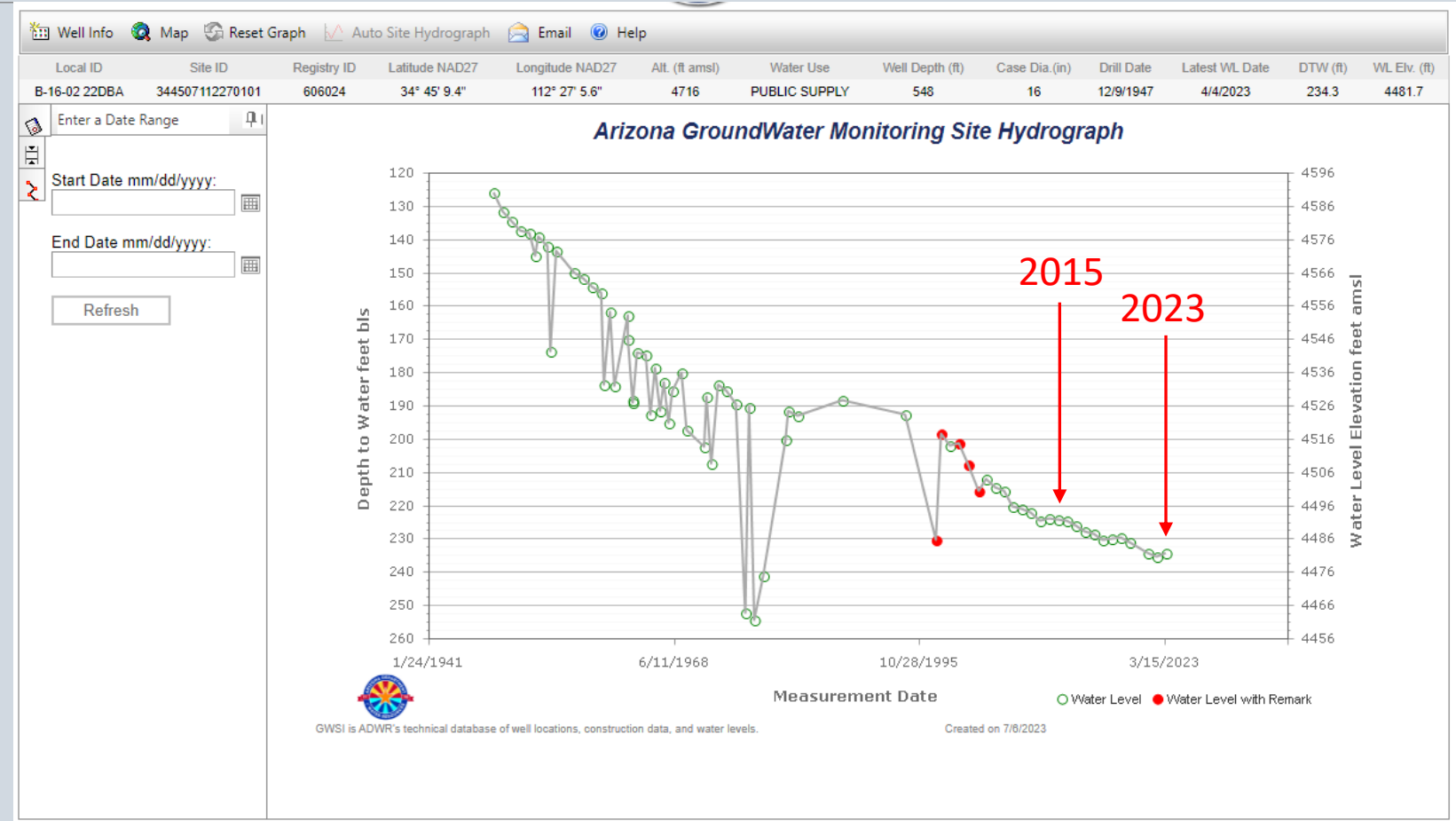




Comparison of the 2015 General Plan and Current Conditions

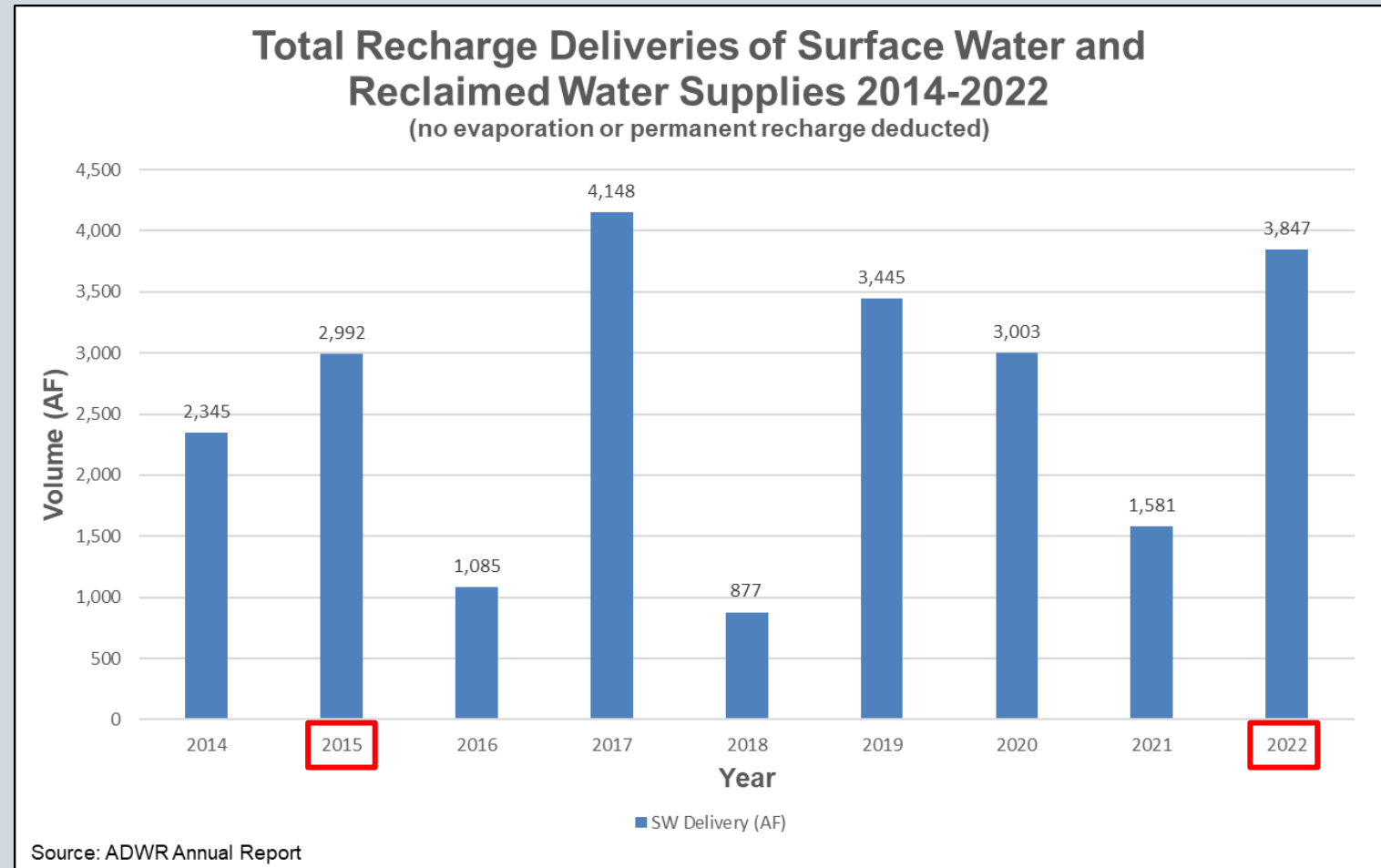
Comparison of the 2015 General Plan and Current Conditions

- Groundwater



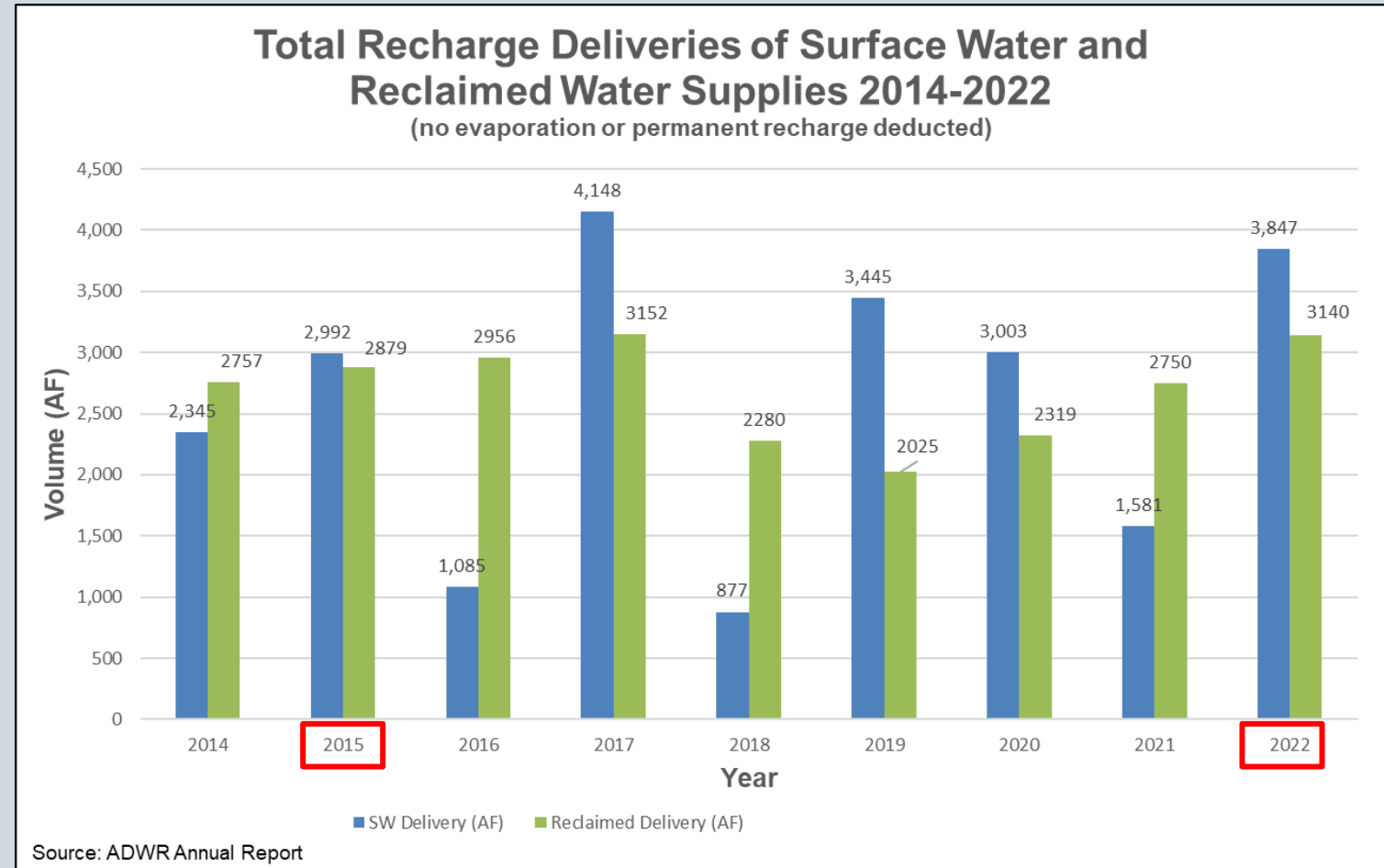
Comparison of the 2015 General Plan and Current Conditions

- Groundwater
- Surface Water



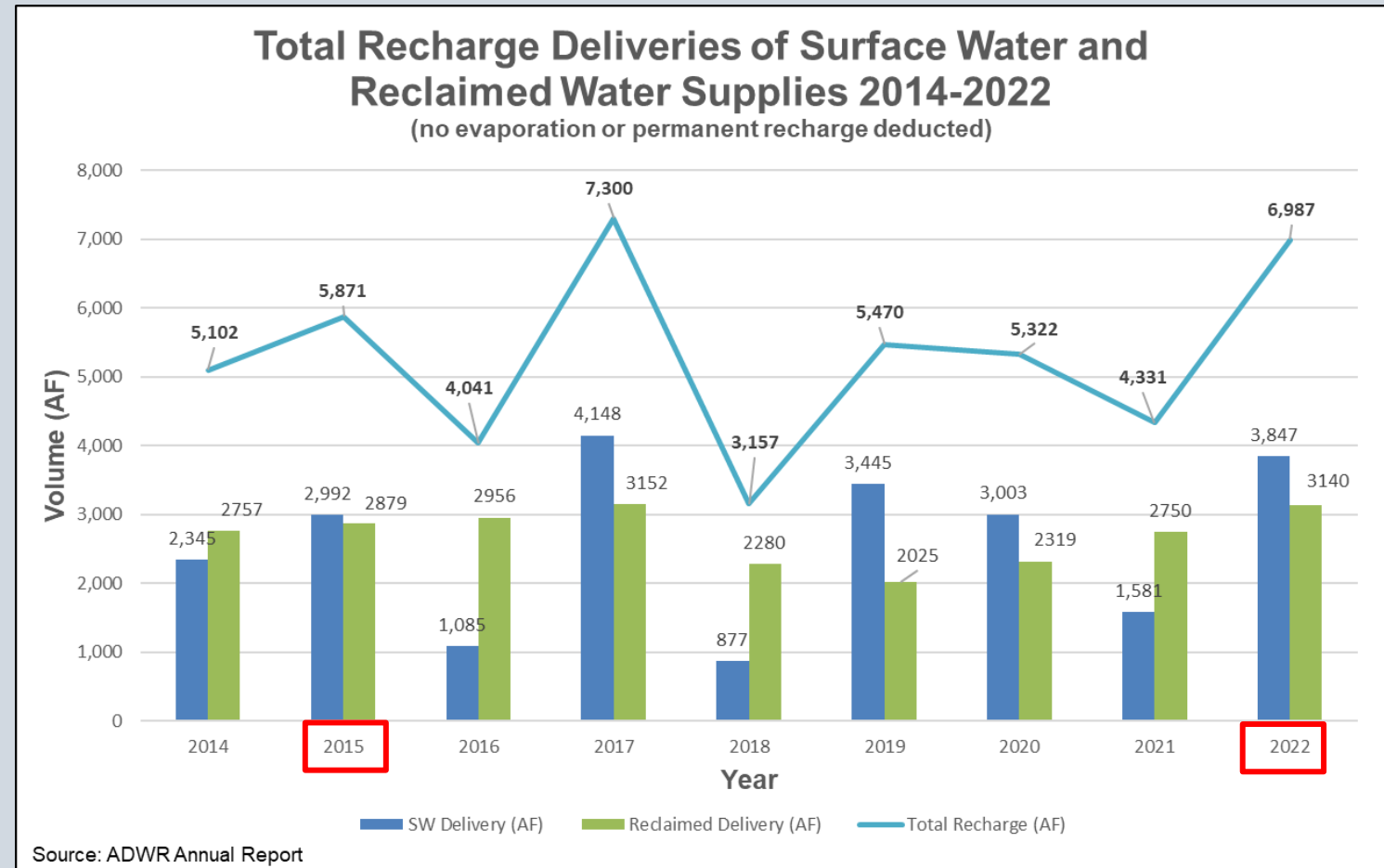
Comparison of the 2015 General Plan and Current Conditions

- Groundwater
- Surface Water
- Effluent/Reclaimed



Comparison of the 2015 General Plan and Current Conditions

- Groundwater
- Surface Water
- Effluent/Reclaimed





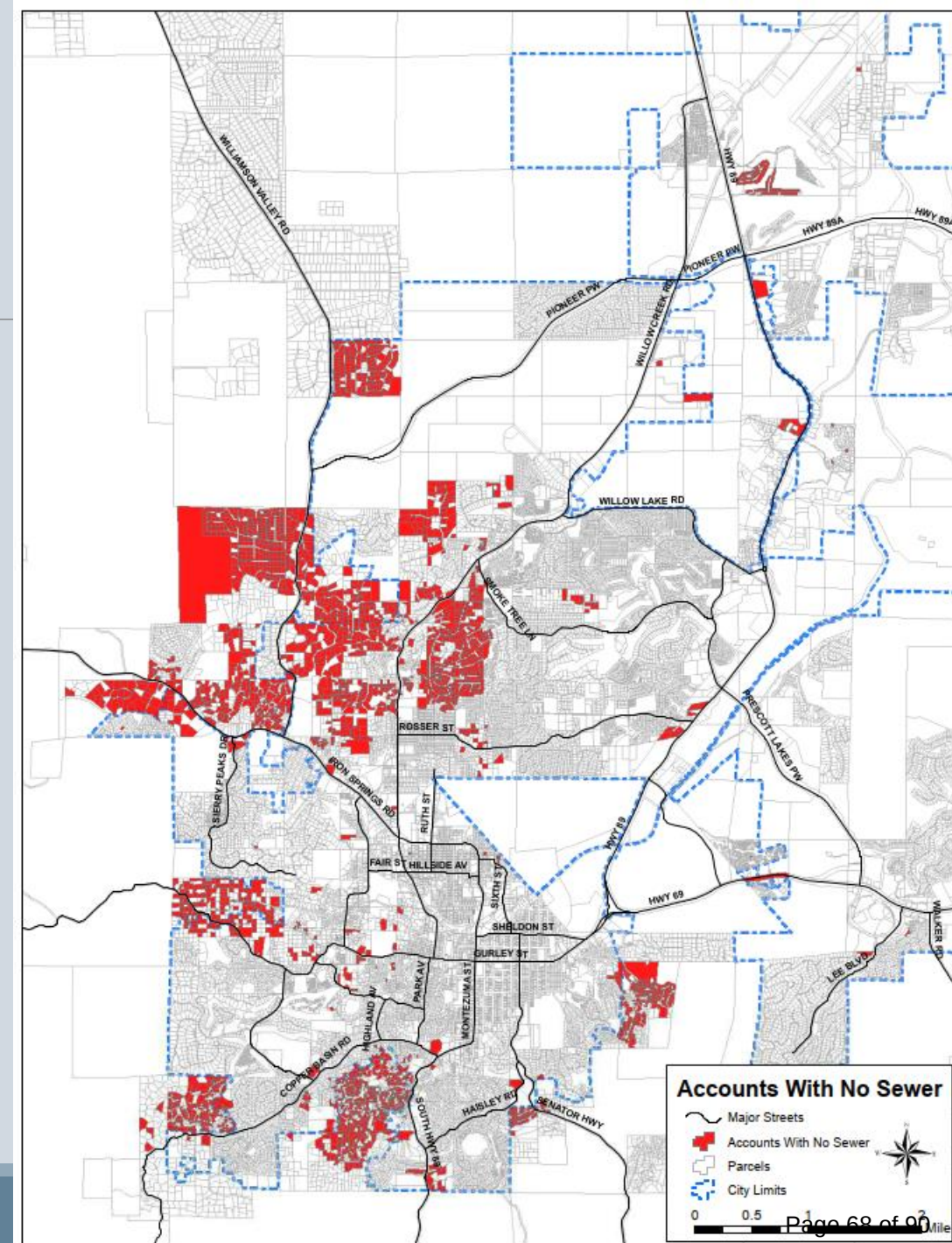
What has been implemented from the
2015 General Plan?

Goal 1 - Provide a water supply sufficient for the City to implement this General Plan

Strategy 1.1	Develop a Long-Term Water Management Plan	Not implemented , but data repository completed to support a plan
Strategy 1.2	Annually review the city water budget and balance new allocations with available resources in accordance with the City's water management plan	Records exist from 1999-approximately 2017
Strategy 1.3	Reduce lost and unaccounted for water through monitoring, more accurate reporting and system improvements.	In 2021, the City saw a decrease to their percent lost as shown in ADWR reporting
Strategy 1.4	Continuously seek, evaluate, and implement additional measures for the City's Conservation Program.	Implemented . Rebate program updates were made in Code in 2016, 2019, 2021, and 2022
Strategy 1.5	Maintain a water rate structure aligned to conservation.	Implemented . In November 2019, Ordinance 2019-1698 was adopted resulting in annual increases to the tier water rate structure
Strategy 1.6	Comply with Federal mandates pertaining to emerging contaminants	During this timeframe, pharmaceuticals were of concern. The City follows primary and secondary drinking water standards

Goal 2 - Optimize the use of effluent resource component

Strategy 2.1	Maximize recharge of renewable resources (treated effluent and surface water)	Implemented
Strategy 2.2	Seek extension of sanitary sewers into areas presently served by septic or other alternative disposal systems where feasible to increase return flow to water reclamation plants.	See Mayor's Commission on Unsewered Areas (2020)



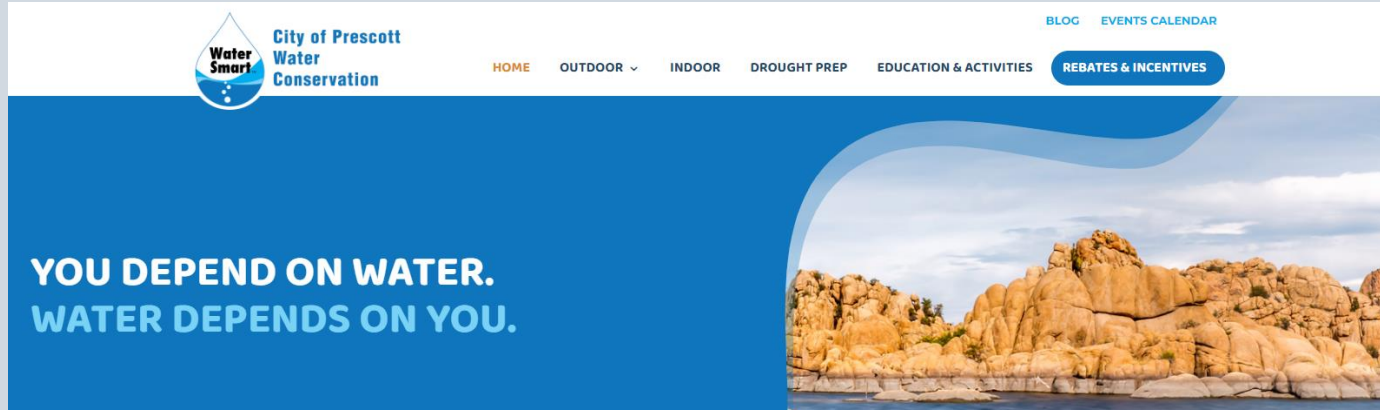
Goal 3 - Augment City water supplies

Strategy 3.1	Seek additional water resources to reduce depletion of local ground water reserves and contribute to the achievement of “safe-yield” in the AMA.	Not implemented. Note the City had already acquired imported supplies from the Big Chino Sub-basin. See Goal 5.
Strategy 3.2	Develop funding strategies to finance new water sources and technologies.	Starting July 2004, the City implemented a Water Resource Development Impact Fee on new construction to recover 80% of the importation costs. The other 20% was included in the rate calculation for water sales revenue. Then 2011 Legislative changes to A.R.S 9-463.05, primarily a restriction that Impact Fee funds had to be expended or committed within 15 years of collection, led to the pipeline construction being removed from the City’s Infrastructure Improvement Plan. (Woodfill, 2023)
Strategy 3.3	Track literature and technologies that have resulted in proven methods to increase water supply.	Not implemented.
Strategy 3.4	Operate City-owned lakes to balance storage for surface water recharge with recreational values.	Implemented

Goal 4 - Increase public information availability, awareness, and involvement in water management

Strategy 4.1	Promote public participation in water policy and initiatives through media outreach and public informational dissemination	Implemented
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Note! The recent update to the City's Water Conservation webpage.



WATER
EDUCATION



INTRODUCTION
to WaterSmart

January 2018

Welcome! This is a **WaterSmart "Drop by Drop"** factsheet; the new water education program sponsored by the City of Prescott. Each month learn more about Prescott's water resources. From history to infrastructure, together we'll discuss Prescott water one drop at a time!

What is WaterSmart?

WaterSmart is the City of Prescott's Water Education & Conservation Program. Since 2006, the City has been committed to delivering useful information and assistance regarding water and water efficiency.

What is WaterSmart: Drop by Drop?

WaterSmart: Drop by Drop is the City's updated community education initiative. This is an interactive educational service addressing water supply and water conservation. On the 3rd Wednesday of each month at noon, a presentation will be offered at the Prescott Public Library including a factsheet followed by participant questions. Can't make it to the library? See the City's website. Newspaper, radio, and social media will support the monthly topics. Program kickoff is January 2018 so mark your calendars!

2018 WATERSMART SERIES AND SCHEDULE

Join us every month at the Prescott Public Library for WaterSmart: Drop by Drop!

JANUARY 17TH WaterSmart: Drop by Drop Series Kickoff! Get the schedule, ask questions, and meet City Water Resource personnel!	JULY 18TH Understanding your Water Bill Why does water cost so much?
FEBRUARY 21ST Prescott's Urban Water Cycle Our water is delivered through 500 miles of pipeline?	AUGUST 15TH City of Prescott Water Resource Management What is in a water management plan?
MARCH 21ST How a Watershed Works Did I hear you say John Wesley Powell and watershed?	SEPTEMBER 19TH Big Chino Water Ranch Why and how this supply was acquired for our community needs
APRIL 18TH Prescott Water History Prescottians once had water supplies from Goldwater Lake?	OCTOBER 17TH Water for New Development Determining and accounting for new water needs
MAY 16TH Conservation Do I really use 120 gallons of water per day?	NOVEMBER 21TH Groundwater A supply for a region; a long-time commitment to the City's water customers
JUNE 20TH Outdoor Conservation Whoa partner! No sprinklers between 8am and 8pm, and other wild west water wasting wrong doings.	DECEMBER 19TH Summary of the Water Education Series Fun Activity 2018 by the numbers

Join us at noon on the 3rd Wednesday every month at the Prescott Public Library.



Goal 5 - Maintain participation in regional water resource and management efforts

Strategy 5.1	Jointly formulate a plan to achieve safe-yield within the Prescott AMA with other jurisdictions.	UVRWPC Safe Yield Workgroup Final Report dated March 24, 2010.
Strategy 5.2	Partner with other jurisdictions and contribute resources, where necessary, for development of feasible intergovernmental water management programs.	Not implemented
Strategy 5.3	Work with regional partners to influence and modify Arizona state water laws and regulations of significant importance to the City and AMA, when necessary.	Implemented/ongoing



Challenges and Opportunities

Challenges and Opportunities

Challenges

City is in an active update of its Decision and Order of Assured Water Supply w/ADWR

The GP area is currently zoned RE-2, but it is understood the density will be greater when annexed

Future physical supplies

Emerging Contaminants and where they will be discussed in the 2023 GP

Continued drought and reduced Colorado River water supply

Opportunities

Mayor's Commission for the Review and Tracking of Water Policy is completing its work

Stormwater recharge and green infrastructure

\$3M Grant for AMI

Emerging water technologies



Goals for the next 5-10 years

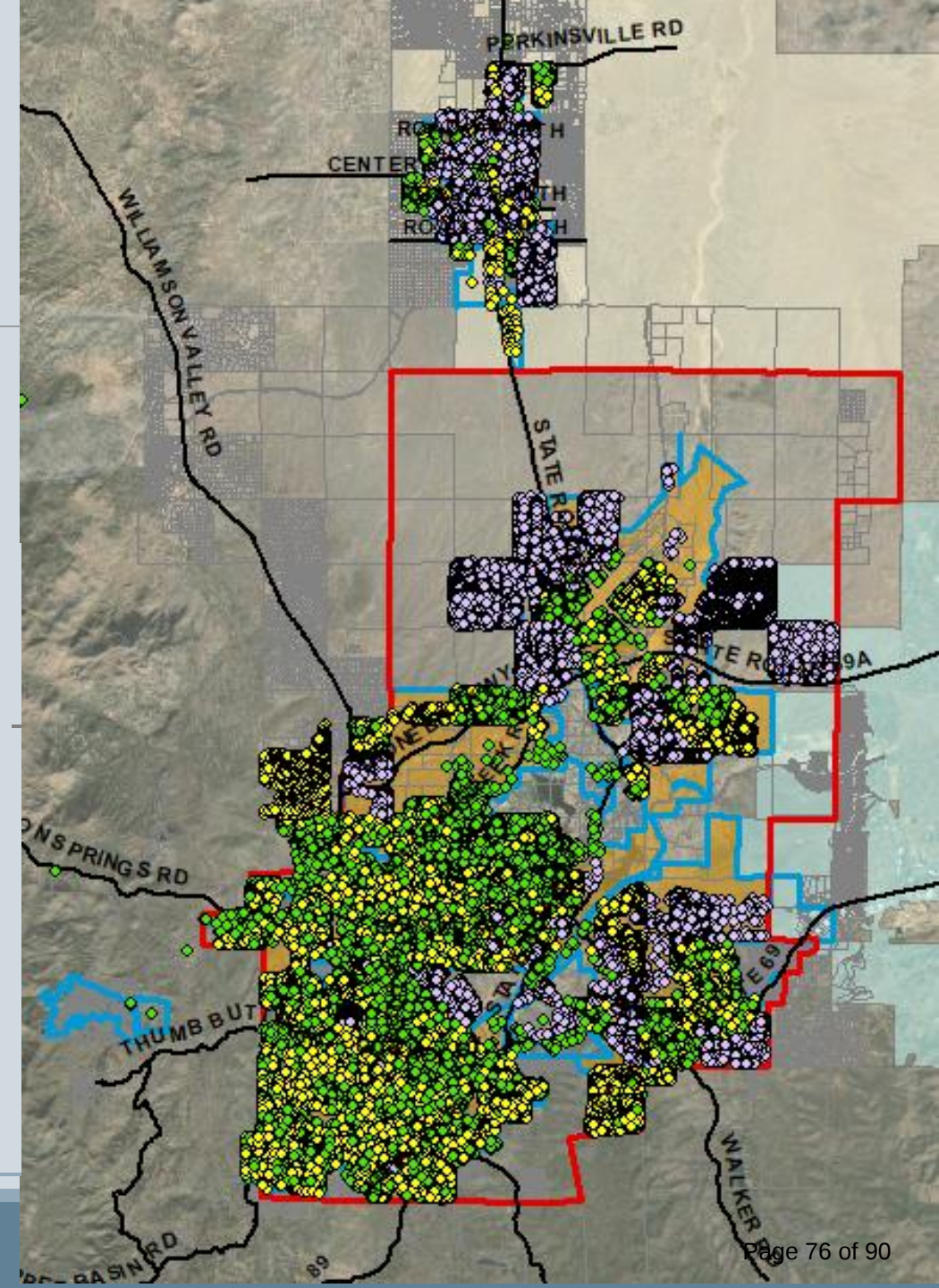
Goals for the next 5-10 years

1. The City will need to continue a goal for ensuring a water supply sufficient to implement the City's General Plan. A Long-Term Water Management Plan.
2. Optimizing reclaimed (effluent) supplies remains important but should be handled within a long-term water management plan that examines all water supply types.
3. Augment City water supplies remains important, and again should be addressed within a long-term water management plan.
4. Public education, outreach, and involvement will always be important. From a long-term water management plan, the City should identify the baseline outreach as well as the "mission critical" from the public to protect and provide water supplies for many generations
5. The City will need to engage in forward-thinking regional partnerships with measurable and attainable plans.

Water Resource Management Model

LEGEND

Prescott AMA (**purple line**),
City of Prescott water service area (**blue**),
City of Prescott General Plan Area (**red**),
and
billing points (**green** = current, **yellow** = committed, and **purple** = projected)





Questions?



TO: MAYOR AND CITY COUNCIL
AGENDA: General Plan Committee
DATE: September 27, 2023
DEPT: Community Development
ITEM #: 4.C
SUBJECT: Presentation & Discussion from the Prescott Police Department.

ITEM SUMMARY

Presentation from the Police Department to discuss challenges, opportunities, and goals for the department as they are completing their Strategic Plan.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

This item is for discussion only. No formal action will be taken.

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: General Plan Committee
DATE: September 27, 2023
DEPT: Community Development
ITEM #: 4.D
SUBJECT: Presentation & Discussion From the Public Works Department Environmental Division Regarding Water Quality and Green Infrastructure.

ITEM SUMMARY

Discussion from the Environmental Division of Public Works in regards to the water quality of the creeks and lakes. Information in regards to Green Infrastructure.

BACKGROUND

None.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

This is for discussion only. No formal action will be taken.

ATTACHMENTS

None



TO: MAYOR AND CITY COUNCIL
AGENDA: General Plan Committee
DATE: September 27, 2023
DEPT: Community Development
ITEM #: 4.E
SUBJECT: Presentation & Discussion Regarding Major Plan Amendments.

ITEM SUMMARY

Member Hess will provide a presentation to the Committee on the following:

Frequent changes to the adopted General Plan are both ill-advised and, statutorily restricted. The General Plan was prepared with public input and analysis of existing conditions and community needs. Permitting multiple, uncoordinated alterations undermines the community's investment in the planning process and is counterproductive to achieving the long term, agreed upon vision for Prescott.

There are two types of General Plan Amendments, Major and Minor. A Major Amendment is a revision to the Prescott General Plan text or Land Use Map that has far-reaching consequences on the land areas, demand on available infrastructure and/or substantially alters or is inconsistent with specified residential density or development intensity. A Minor Amendment is any other revision to the General Plan Map or text that does not meet the criteria for a Major Plan Amendment approved by the City Council.

BACKGROUND

When the Growing Smarter Legislation created the process for General Plans, it left the ability for the local jurisdictions to create a definition of what would be considered a Major Plan Amendment. In 2002, the City Council approved Resolution No. 3449, which defined what would be considered a Major Plan Amendment and was then added to the General Plan (Chapter 13).

General Plan Major Amendments are governed by Arizona Statutes, ARS 9-461.06. The process for a Major Plan Amendment is similar to the process of adopting a new or revised General Plan. Public participation is critical to the processing of a Major Map Amendment. A Public Participation Program, similar to the one applied to the General Plan process, will be followed to achieve a high level of citizen participation.

The following is the basic process for a General Plan Major Map Amendment:

- Applicants will attend a pre-application meeting prior to submitting an application.
- Applications will be accepted for processing within the required 12-month timeframe at any time to be processed.
- At least sixty days before the Major Map Amendment is noticed for Planning and Zoning Commission Public Hearing the City will transmit the proposal to the Planning and Zoning Commission and City Council and submit a copy, for review and further comment, to Yavapai County Development Services Department, Central Arizona Association of Governments, State Commerce Authority, Arizona Department of Water Resources (if a Water Resources Element is included), any other jurisdictions within one mile of the subject property, and anyone who requests it.

- All Major Map Amendments require two Planning and Zoning Commission public hearings prior to the City Council public hearing.
- City Council public hearings to consider Major Plan Map Amendments will occur within 12 months that the application was submitted.
- State law requires a two-thirds majority vote by City Council to approve a Major Map Amendment.

FINANCIAL IMPACT

There is no financial impact.

RECOMMENDED ACTION

Following discussion, provide direction to staff regarding possible revisions to the Major Plan Amendment Process

ATTACHMENTS

1. CC - Resolutions - 3449 - 6252002
2. 13 Major Plan Amendments
3. 9-461.06 - Adoption and amendment of general plan; expiration and readoption

RESOLUTION NO. 3449

A RESOLUTION OF THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT, YAVAPAI COUNTY, ARIZONA, AMENDING RESOLUTION NUMBER 2992 BY AMENDING THE PRESCOTT GENERAL PLAN APPROVED THEREIN BY ADDING THE DEFINITION OF "MAJOR PLAN AMENDMENT" THERETO.

WHEREAS, the City Council, on the 26th day of August, 1997, passed Resolution No. 2992, which approved the City of Prescott General Plan; and

WHEREAS, the state Growing Smarter legislation requires the City to adopt a definition of a "major plan amendment"; and

WHEREAS, the City Council has determined that the definition provided for herein would represent those instances which would constitute a substantial alteration of the City's land use mixture or balance as established in the City's existing general plan land use element; and

WHEREAS, the City Council wishes to preserve Open Space and Recreational Space within the City limits, but understands that the protection thereof is provided for by zoning, planned area developments and development agreements which implement the provisions of the General Plan.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND COUNCIL OF THE CITY OF PRESCOTT AS FOLLOWS:

SECTION 1. THAT, the City's General Plan, as adopted pursuant to Resolution Number 2992, is hereby amended by adding the following definition thereto of a "Major Plan Amendment":

"MAJOR PLAN AMENDMENT:

(A) The following shall constitute a Major Plan Amendment, as contemplated by ARS Section 9-461.06(G):

1. Any change on the General Existing and Planned Land Use Patterns Map (hereinafter referred to as the "Map") from "Residential" to "Commercial" or "Mixed Use"; from "Commercial" to "Residential" or "Mixed Use"; from "Mixed Use" to "Residential" or "Commercial"; or from "Open Space" or "Recreational" to any other designation, in the following instances:

a. encompassing greater than 40 acres (but no more than 160 acres) and which contains 400 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change; or

RESOLUTION NO. 3449 – continued:

b. encompassing greater than 160 acres (but no more than 640 acres) and which contains 200 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change; or

c. encompassing greater than 640 acres and which contains 50 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change.

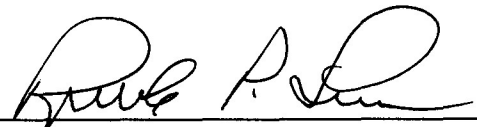
2. General Plan text amendments that change existing guiding principles and/or goals, policies and objectives. However, text amendments which are simply complementary, illustrative or otherwise compatible with the existing goals, objectives and policies are deemed not to be Major Amendments.

(B) In those areas on the Map which do not have a land use designation, the applicable Area Plan or Neighborhood Plan will guide the determination of the underlying land use categories. Compliance with such Area Plan or Neighborhood Plan shall not constitute a Plan Amendment.

(C) An amendment to an Area Plan or Neighborhood Plan, which Plan has not been formally incorporated into the General Plan, shall not, in and of itself, require a General Plan amendment.

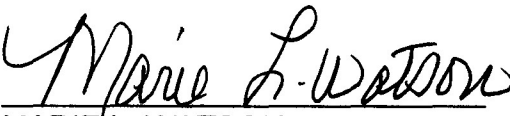
(D) Inclusion of additional territory into the City limits by annexation and the initial zoning thereof, as required by ARS Section 9-471(L), shall not constitute a Plan Amendment. The subsequent rezoning of said additional territory shall constitute a Plan Amendment (unless said territory has an appropriate land use designation in the City's General Plan, or if Paragraph B above applies. If said property comes within the criteria as set forth in Paragraph A above, it shall constitute a Major Plan Amendment."

PASSED, APPROVED AND ADOPTED by the Mayor and Council of the City of Prescott, Arizona, this 25th day of JUNE, 2002.



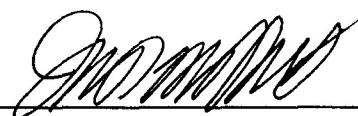
ROWLE P. SIMMONS, Mayor

ATTEST:



MARIE L. WATSON
City Clerk

APPROVED AS TO FORM:



JOHN R. MOFFITT
City Attorney

13.0 MAJOR PLAN AMENDMENTS

(A) The following shall constitute a Major Plan Amendment, as required by ARS Section 9-461.06(G):

1. Any change on the Land Use Map from a Residential designation to a Commercial or Mixed Use designation; from a Commercial designation to a Residential or Mixed Use designation; from a Mixed Use designation to a Residential or Commercial designation; or from an Open Space designation to any other designation, in the following instances:

a. encompassing greater than 40 acres (but no more than 160 acres) and which contains 400 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change; or

b. encompassing greater than 160 acres (but no more than 640 acres) and which contains 200 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change; or

c. encompassing greater than 640 acres and which contains 50 or more single family residential dwelling units within 1,320 feet of the perimeter of the property being considered for a change.

2. General Plan text amendments that change existing guiding principles and/or goals or strategies. However, text amendments that are simply complementary, illustrative or otherwise compatible with the existing goals, objectives and policies are deemed not to be Major Plan Amendments.

(B) For the purpose of determining the class of use designations, as referenced in Paragraph (A), the following shall apply:

Residential Use	Commercial Use	Mixed Use	Open Space
Very Low Density Residential	Commercial	Agriculture/Ranching	Recreation/Open Space
Low-Medium Density Residential	Commercial/Employment	Mixed-Use	
Medium-High Density Residential	Commercial/Recreation		
	Industrial		

(C) An amendment to an Area Plan or Neighborhood Plan, which Plan has not been formally incorporated into the General Plan, shall not, in and of itself, require a General Plan amendment.

(D) Inclusion of additional territory into the City limits by annexation and the initial zoning thereof, as required by ARS Section 9-471(L), shall not constitute a Plan Amendment. If the subsequent rezoning of said additional territory comes within the criteria as set forth in Paragraph A above, it shall constitute a Major Plan Amendment.

General Plan Map Amendments

If the Project is:	And there are this many Homes within $\frac{1}{4}$ mile:	Then it is:
40 acres or more in size	400 or more	A Major Amendment
160 acres or more in size	200 or more	A Major Amendment
640 acres or more in size	50 or more	A Major Amendment

9-461.06. Adoption and amendment of general plan; expiration and readoption

A. In municipalities that have territory in a high noise or accident potential zone as defined in section 28-8461, the legislature finds that in general plans and amendments to general plans land use compatibility with the continued operation of a military airport or ancillary military facility as defined in section 28-8461 is a matter of statewide concern.

B. The general plan and any amendment to such plan shall be adopted or readopted in the manner provided in this article.

C. The governing body shall:

1. Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

- (a) The broad dissemination of proposals and alternatives.
- (b) The opportunity for written comments.
- (c) Public hearings after effective notice.
- (d) Open discussions, communications programs and information services.
- (e) Consideration of public comments.

2. Consult with, advise and provide an opportunity for official comment by public officials and agencies, the county, school districts, associations of governments, public land management agencies, the military airport if the municipality has territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, other appropriate government jurisdictions, public utility companies, civic, educational, professional and other organizations, property owners and citizens generally to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan.

D. At least sixty days before the general plan or an element or major amendment of a general plan is noticed pursuant to subsection E of this section, the planning agency shall transmit the proposal to the planning commission, if any, and the governing body and shall submit a copy for review and further comment to:

- 1. The planning agency of the county in which the municipality is located.
- 2. Each county or municipality that is contiguous to the corporate limits of the municipality or its area of extraterritorial jurisdiction.
- 3. The regional planning agency within which the municipality is located.
- 4. The Arizona commerce authority or any other state agency that is subsequently designated as the general planning agency for this state.
- 5. The department of water resources for review and comment on the water resources element, if a water resources element is required.
- 6. If the general plan or an element or amendment of the general plan is applicable to territory in the vicinity of a military airport or ancillary military facility as defined in section 28-8461, the military airport.
- 7. If the general plan or an element or major amendment of the general plan is applicable to property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the attorney general. For the purposes of this paragraph, "major amendment" means a substantial alteration of

the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

8. Any person or entity that requests in writing to receive a review copy of the proposal.

E. If the municipality has a planning commission, after considering any recommendations from the review required under subsection D of this section, the planning commission shall hold at least one public hearing before approving a general plan or any amendment to such plan. When the general plan or any major amendment is being adopted, planning commissions in municipalities with populations of more than twenty-five thousand persons shall hold two or more public hearings at different locations within the municipality to promote citizen participation. Notice of the time and place of a hearing and availability of studies and summaries related to the hearing shall be given at least fifteen and not more than thirty calendar days before the hearing by:

1. Publication at least once in a newspaper of general circulation published or circulated in the municipality, or if there is none, the notice shall be posted in at least ten public places in the municipality.

2. Such other manner in addition to publication as the municipality may deem necessary or desirable.

F. Action by the planning commission on the general plan or any amendment to the plan shall be transmitted to the governing body of the municipality.

G. Before adopting the general plan, or any amendment to it, the governing body shall hold at least one public hearing. Notice of the time and place of the hearing shall be given in the time and manner provided for the giving of notice of the hearing by the planning commission as specified in subsection E of this section.

H. The adoption or readoption of the general plan or any amendment to such plan shall be by resolution of the governing body of the municipality, after notice as provided for in subsection E of this section. The adoption or readoption of or a major amendment to the general plan shall be approved by affirmative vote of at least two-thirds of the members of the governing body of the municipality. All major amendments to the general plan proposed for adoption by the governing body of a municipality shall be presented at a public hearing within twelve months of when the proposal is made. The general plan, or any amendment to the plan, shall be endorsed in the manner provided by the governing body to show that it has been adopted by the governing body. If the municipality includes property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461, the governing body of the municipality shall send notice of the approval, adoption or readoption of the general plan or major amendment to the general plan to the attorney general by certified mail, return receipt requested, within three business days after the approval, adoption or readoption. If the attorney general determines the approval, adoption or readoption of the general plan or major amendment to the general plan is not in compliance with section 28-8481, subsection J, the attorney general shall notify the municipality by certified mail, return receipt requested, of the determination of noncompliance. The municipality shall receive the notice from the attorney general within twenty-five days after the notice from the municipality to the attorney general is mailed pursuant to this subsection. The effective date of any approval, adoption or readoption of, or major amendment to, the general plan shall be thirty days after the governing body's receipt of the attorney general's determination of noncompliance. Within thirty days after the receipt of a determination of noncompliance by the attorney general as prescribed by this section, the governing body of the municipality shall reconsider any approval, adoption or readoption of, or major amendment to, the general plan that impacts property in the high noise or accident potential zone of a military airport or ancillary military facility as defined in section 28-8461. If the governing body reaffirms a prior action subject to an attorney general's determination of noncompliance pursuant to this section, the attorney general may institute a civil action pursuant to section 28-8481, subsection L. If the governing body timely sends notice pursuant to this subsection and the attorney general fails to timely notify the governing body of a determination of noncompliance, the general plan or major amendment to the general plan shall be deemed to comply with section 28-8481, subsection J. If the motion to adopt or readopt a general plan or an amendment to the general plan fails to pass, the governing body may reconsider the motion in any manner allowed by the governing body's rules of procedure, but any subsequent motion for the adoption or readoption of the general plan or a major

amendment to the general plan must be approved by an affirmative vote of at least two-thirds of the members of the governing body. For the purposes of this subsection, "major amendment" means a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element. The municipality's general plan shall define the criteria to determine if a proposed amendment to the general plan effects a substantial alteration of the municipality's land use mixture or balance as established in the municipality's existing general plan land use element.

I. If the municipality does not have a planning commission, the only procedural steps required for the adoption of the general plan, or any amendment to such plan, shall be those provided in this article for action by the governing body.

J. A copy of the adopted general plan of a municipality shall be sent to the planning agency of the county within which the municipality is located, and such plan or any portion of the plan may be adopted as a part of the county general plan.

K. A general plan, with any amendments, is effective for up to ten years after the date the plan was initially adopted and ratified pursuant to subsection M of this section, or until the plan is readopted pursuant to this subsection and ratified pursuant to subsection M of this section or a new plan is adopted pursuant to this subsection and ratified pursuant to subsection M of this section, and becomes effective. On or before the tenth anniversary of the plan's most recent adoption, the governing body of the municipality shall either readopt the existing plan for an additional term of up to ten years or shall adopt a new general plan as provided by this article.

L. Except for general plans that are required to be submitted to the voters for ratification pursuant to subsection M of this section, the adoption or readoption of a general plan, and any amendment to a general plan, shall not be enacted as an emergency measure and is subject to referendum as provided by article IV, part 1, section 1, subsection (8), Constitution of Arizona, and title 19, chapter 1, article 4.

M. The governing body of a city or town having a population of more than two thousand five hundred persons but less than ten thousand persons and whose population growth rate exceeded an average of two percent per year for the ten-year period before the most recent United States decennial census, and any city or town having a population of ten thousand or more persons, shall submit each new general plan adopted pursuant to subsection K of this section to the voters for ratification at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body adopted the plan pursuant to section 16-204. The governing body shall include a general description of the plan and its elements in the municipal election pamphlet and shall provide public copies of the plan in at least two locations that are easily accessible to the public and may include posting on the municipality's official internet website. If a majority of the qualified electors voting on the proposition approves the new plan, it shall become effective as provided by law. If a majority of the qualified electors voting on the proposition fails to approve the new plan, the current plan remains in effect until a new plan is approved by the voters pursuant to this subsection. The governing body shall either resubmit the proposed new plan, or revise the new plan as provided by this section, for subsequent submission to the voters at the next regularly scheduled municipal election or at a special election scheduled at least one hundred twenty days after the governing body readopted the new or revised new plan. All subsequent adoptions and submissions of the new plan or revised plans must comply with the procedures prescribed by this section until the plan is ratified.

N. In applying an open space element or a growth element of a general plan, a municipality shall not designate private land or state trust land as open space, recreation, conservation or agriculture unless the municipality receives the written consent of the landowner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner. A municipality may designate land as open space without complying with the requirements of this subsection if the land was zoned as open space and used as a golf course pursuant to a zoning ordinance adopted pursuant to article 6.1 of this chapter before May 1, 2000 and the designation does not impose

additional conditions, limitations or restrictions on the golf course, unless the land is state trust land that was not planned and zoned as open space pursuant to title 37, chapter 2, article 5.1.

O. A person, after having participated in the public hearing pursuant to subsection H of this section, may file a petition for special action in superior court to review the governing body's decision that does not comply with the mandatory requirement prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g) within thirty days after the governing body has rendered its decision. The court may affirm, reverse or remand to the governing body, in whole or in part, the decision reviewed for further action that is necessary to comply with the mandatory requirements prescribed in section 9-461.05, subsection C, paragraph 1, subdivision (g).



TO: MAYOR AND CITY COUNCIL
AGENDA: General Plan Committee
DATE: September 27, 2023
DEPT: Community Development
ITEM #: 4.F
SUBJECT: Presentation & Discussion Regarding a Review of the August 30, 2023, General Plan Open House.

ITEM SUMMARY

Recap of Open House held on August 30th and what worked and what could be improved for next event.

BACKGROUND

The first Open House for the General Plan was held on August 30, 2023, with around 200 public attendees. This event was held to get initial feedback from the public in regards to challenges and opportunities for updating the General Plan.

FINANCIAL IMPACT

There is no fiscal impact.

RECOMMENDED ACTION

This is for discussion only. No formal action will be taken.

ATTACHMENTS

None