



City of Prescott

General Plan Review Committee

April 24, 2024 | 2:00 PM
201 N. Montezuma Street
Council Chambers, 3rd Floor
Prescott, AZ 86301

MINUTES

1. **CALL TO ORDER**

Chair Sapio called the meeting to order at 2:00 p.m.

2. **ROLL CALL**

Terry Sapio, Chair
Don Michelman, Vice-Chair
Andre Carman - Absent
Mary Frederickson
Ralph Hess
Jim Huffman
Thomas Hutchison
James McCarver
Rod Moyer
Tom Reilly
Gary Worob

3. **OPEN CALL TO THE PUBLIC**

None.

4. **DISCUSSION & ACTION ITEMS**

A. Approval of the March 27, 2024 General Plan Committee Minutes.

MOTION BY MEMBER WOROB TO APPROVE THE MARCH 27, 2024, GENERAL PLAN COMMITTEE MINUTES AS PRESENTED; SECONDED BY VICE-CHAIR MICHELMAN: PASSED (10 - 0)

Member Hess complimented the minutes.

B. Presentation & Discussion Regarding the Community Connected Chapter of the General Plan.

Planner Tammy DeWitt introduced the Community Connected Chapter of the General Plan and read a letter from City Traffic Engineer Ian Mattingly.

Member Moyer commented that the element format is missing from the current format. Just need to keep in mind how the public likes to read these types of documents.

Ms. DeWitt responded, that will be updated later, trying to get the details down now and will format later.

Member Frederickson asked for clarification if the CYMPO elements were asked to be removed.

Ms. DeWitt clarified that the information on pages 4-6, and pages 11-14 would be removed from the current format of the Community Connected section reviewed today. The CYMPO regional transportation references are currently outdated and are in the process of being updated, links to CYMPO's website that houses their plans will be used instead to keep the information current.

Member Reilly asked for clarification on what is going to be taken out of the Plan. Need to remember they are educating the public.

Ms. DeWitt clarified some information is outdated so those will be updated with current details or removed. Some portions are no longer parts of approved plans or are now included in the CYMPO regional transportation plan so that plan will be referenced with a link to the current plan. Information on pages 4-6, and pages 11-14 would be removed from the current format of the Community Connected section reviewed at this meeting.

Member Moyer agreed and suggested avoiding mentioning specific items altogether due to past issues where other agencies implied public approval, which isn't the intent of the general plan.

Member Reilly suggested including a synopsis of CYMPO as an organization, not just a link, and listing past studies without detailed information but with links back to the transportation study. He emphasized the importance of including the existing studies, as predicting the future is impossible.

Chair Sapio agreed with member Reilly and commented that CYMPO looks ahead quite a way, their most recent is the 2045 plan.

Vice Chair Michelman agrees to reference with a link to the CYMPO website.

Member Huffman commented that they need to remember what the citizens are voting on, they are not voting on CYMPO.

Member McCarver emphasized the importance of education, a lot of the traffic references are outside of the city limits but do connect and have an impact on the city.

Member Hutchison added that the CYMPO plans and studies have data that can provide information and support actions.

Member Hess agreed with omitting certain pages, citing reasons such as the projected cost of \$151 million, strong public opposition, and potential requirements for voter approval under Prop 401. He concurred with the staff's suggestion to omit the referenced pages.

Member Moyer agreed with the previous points and emphasized the need for clarity in any references to the mentioned projects. They suggested that the text should explicitly state that public approval of the General Plan does not equate to

approval of those specific projects.

Member Worob expressed his support for simplicity, echoing the sentiment to leave things as they are if they're straightforward. He noted the applause from the audience for discarding unnecessary elements and agreed with the decision to remove them. He endorsed Member Hess' suggestion regarding Prop 401 and emphasized the importance of keeping the document simple for easy understanding and voting purposes, advocating against unnecessary additions.

Member Frederickson concurred with the decision to leave out the discussed elements, indicating alignment with the consensus reached in the meeting.

Chair Sapio commented on the cost share per segment for the proposed Sundog Connector. There is a lot of public interest in not building the Sundog Connector, but the City only has discretion in a portion of it currently.

Member Hess commented that the development agreement with Storm Ranch only requires the city to widen the road.

Member Moyer added that the development agreement permits the developer to construct the road, and while the city may need to provide the right-of-way, it does not imply bearing the full burden of building a major highway.

Member Reilly commented that it bothers him that information is being left out, General Plan should give direction to the city to guide them in a direction the voters agree on. Concerned with leaving important parts out of the plan.

Member Hess suggested adding water to the list of regional approach topics. In Strategy 1.1 he suggested adding some examples for clarification. Would like to add "open space" and "trails" to the last line on page 1.

Member Reilly commented that he agrees with the changes Member Hess has suggested.

Member McCarver commented that he would like to keep things succinct.

Member Worob commented that he would like to see emphasis on the importance of open space, trails, and outdoor recreation, highlighting global trends of connecting businesses, housing, and schools to these amenities. He urged the community to prioritize these aspects for economic and health reasons, lamenting that not doing so limits potential funding opportunities and undermines their own interests.

Ms. DeWitt commented that if changes are just editing, those changes can be emailed to her.

Chair Sapio suggested adding an easier and quicker approval process for cell towers to gain digital connectivity within Prescott. Suggested to include trailhead parking areas.

Member Worob added that a park or open space area is suggested to be within 10 minutes of a person's home.

Member Hess proposed a goal aimed at engaging residents in decision-making regarding the preservation and maintenance of landscape, trails, and open spaces and suggested relocating this section to where goals and strategies for open space are outlined.

Member of the public Mike Parrish spoke as chairman of Sundog Disconnect and requested that mention of the Sundog Connector be removed from the General Plan. He feels that there is an impression that the Sundog Connector is already approved.

Member of the public Robert Forte spoke as a member of the Yavapai Hills neighborhood and requested the removal of Sundog Connector from the General Plan.

Member of the public Mary Gunn commented that she does not think the Sundog Connector needs to be mentioned in a city plan.

Member of the public Joanne Oellers spoke as a member of Save the Dells and feels there is a missing connection between the mention of wildlife preservation and its implementation in the circulation chapter, urging better integration of wildlife considerations into road building. She recommended ensuring that referenced websites provide up-to-date information to maintain relevance in the planning process.

Member of the public Roseann Del Gandio commented that if the Sundog Connector is not built then buy the land as open space.

Member Reilly recommended adding that cellular and internet access is vital for public safety (911) to the first sentence on page two (2).

Ms. DeWitt commented that the full document will be available in July for a final review. If Committee members have feedback, please send it to her.

Member Reilly confirmed that he agrees to remove sub pervious information from the plan.

Member Hess clarified that the circulation element will come back for review.

Ms. DeWitt confirmed that she will share the updated document with the Committee members for their feedback.

Member Hess requested to add another bullet point in the Open Space section to protect in perpetuity city owned open space.

Chair Sapio commented there may be situations in the future where some of that land may be needed for fire or police stations for the benefit of the public.

Member Reilly suggested that adding what open space can and cannot be used for.

Recreation Services Director Joe Baynes commented that there are different types of open space and identifying the spaces may be the way to go.

Member Hess commented that it does not have to be too specific as the General Plan is a guiding document.

Vice-Chair Michelman commented that they should indicate if state land in city limits is ever sold, specific uses would be designated such as open space, schools, or public safety.

Ms. DeWitt commented they can put that under the land use section that if state land is developed it would be a planned area development or master plan including open space requirements.

Member McCarver asked about Strategy 1.3 and if a list was ever created regarding potential open space.

Mr. Worley responded the list is not available to the public because it can undermine negotiations with private property owners for potential future purchases.

Member Reilly suggested adding how to pay for open space acquisitions, currently there is no mention of a budget for this topic.

Member Worob commented he would like to make sure the public is aware of funding sources.

Mr. Baynes suggested including all possible funding sources in the wording.

Member Hess questioned the reference to an advisory committee in Strategy 1.2.

Member of the public Joanne Oellers spoke as a member of Save the Dells regarding the open space topic and suggested adding wording to include public input. Would like the language of open space included in the wildlife corridors

section.

Member of the public Greg Murray thanked the Committee and staff for their work on the plan and suggested adding wording of connecting open space to one another which is beneficial for wildlife to thrive. Connected open spaces also increase the public's recreational opportunities.

Member Worob commented on the funding, he sits on the board of a non-profit organization that is for open space, outdoor recreation and trails and they do contribute to funding.

Member Moyer clarified that there is a difference between wildlife crossings and corridors. Corridors connect open spaces to facilitate wildlife movement, while crossings specifically refer to structures over roads. Crossings are a subset of corridors, which are broader.

Member Frederickson asked if there has been discussion with the Tribe for possible landing of the wildlife crossing.

Ms. DeWitt responded that they were involved in the conversations with the widening of Highway 69 that looked at the wildlife crossing issues.

Member Reilly commented that in Strategy 1.1 of Wildlife Corridors Implementation it makes sense to evaluate animal species on larger developments, but smaller developments may not require the same level of evaluation. He suggested that there should be consideration of size when determining the requirements for wildlife evaluations in developments.

Chair Sapio commented that he would like to add a Strategy 1.5 under Digital Connectivity Goals to encourage building new cell towers and making the approval process more efficient.

Member Huffman suggested adding wording for alternatives to cell towers also to the Digital Connectivity section.

Member Reilly commented that the importance of digital connectivity is public safety.

Member Hess commented that there is a thought that cell towers negatively impact property values, he believes this includes two different things seeing a cell tower is not what people want near their property, but they most likely do want the ability to have cellular connections.

Member Reilly commented that he disagrees and those are the same issue.

Ms. DeWitt commented that text takes less data, but capacity is the issue, and

the area cannot accommodate the capacity needed when many people are using their devices at the same time.

Member Huffman asked for clarification of the AASHTO acronym in the Plan and suggested providing examples for some of the arterial roads.

Vice-Chair Michelman suggested adding something in the plan about revisiting older street designs to bring them up to date with new rules designating one side as no parking, citing benefits of increased access particularly during events or emergencies like fire truck access.

Member Moyer mentioned there is a specific city ordinance designating one side of the street as a fire lane where no parking is permitted. Whether this regulation applies to a particular street depends on its width.

Member Reilly asked if there would be a glossary included in the plan document.

Ms. DeWitt confirmed that, yes, there will be a glossary.

Member Hess asked that they revisit the topic of major plan amendment provision.

Chair Sapio commented that he agrees with Member Hess to discuss plan amendments again.

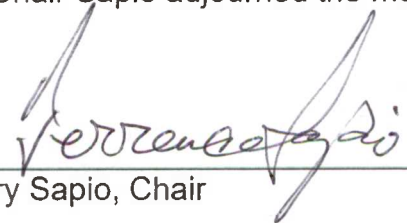
Member of the public Roseann Del Gandio commented that she does not understand why it is difficult to get cell towers in the area.

5. UPDATES

Ms. DeWitt advised the Committee that Resiliency and Sustainability would be the topic discussed at the next meeting, and requested that members please send her questions ahead of time.

6. ADJOURNMENT

There being no further business to discuss, Chair Sapio adjourned the meeting at 4:11 p.m.



Terry Sapio, Chair

ATTEST:



Torey Dawson, Deputy City Clerk