



City of Prescott
General Plan Review Committee

May 29, 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 - Excused
Mary Frederickson
Ralph Hess
Jim Huffman
Thomas Hutchison - Excused
James McCarver - Excused
Rod Moyer
Tom Reilly

3. OPEN CALL TO THE PUBLIC

None.

4. DISCUSSION & ACTION ITEMS

A. Approval of the April 24, 2024 General Plan Committee Meeting Minutes.

Member Hess requested page 2 of the minutes be updated to add additional details of staff recommendations to omit page 4-6 and pages 11-14 of the Community Connected Section.

MOTION BY MEMBER HESS TO APPROVE THE APRIL 24, 2024 GENERAL PLAN COMMITTEE MEETING MINUTES WITH UPDATES; SECONDED BY MEMBER MOYER: PASSED (7 - 0)

B. Presentation & Discussion Regarding Resiliency and Sustainability Chapter of the General Plan.

Community Planner Tammy DeWitt introduced the topic for discussion.

Member Reilly asked what is meant by assisting in the creation of a Community Development Corporation and Community Housing Development Organization in Strategy 1.2.

Ms. DeWitt responded that the Workforce Housing Committee is considering the creation of a third-party group to support housing initiatives. This group would

provide staff time, support, and possible to help secure financial grants to facilitate the process.

Member Frederickson commented that Strategy 2.3 focuses on promoting positive movements among existing privately owned housing stock. Unlike Strategy 2.4, which provides specific suggestions for promoting production of new housing stock, there are no clear indications in Strategy 2.3 on how to achieve this. The challenge lies within encouraging actions related to existing housing rather than future construction.

Community Development Director Chelsea Walton responded that while the operational details for meeting strategies are still being determined, there will be checkboxes to track progress. The focus is on community outreach, including educational efforts and possible incentive packages for homeowners. These steps aim to enhance community wellness and raise awareness about property values through cleanups and other positive actions.

Planning Manager George Worley added that goals and strategies should include action-oriented words.

Member Reilly asked who is going to pay for the conceptual housing plan referenced in Goal 2.

Ms. DeWitt responded that the grant funding the Workforce Housing Committee received will help create a needs assessment which will then help create a housing plan.

Member Reilly commented that in Goal 2, Strategy 2.4 where it says "provide regulatory incentives to reduce production costs and promote production of workforce housing", there's several areas that are in specific conflict potentially with that statement.

Chair Sapio added that many of the goals are wonderful but expensive and can drive up the cost of housing.

Member Hess commented to also include the 2015 General Plan on line 14 on page 1 in the list of prior General Plans.

Chair Sapio asked if there is anything currently in the works for water allocations for workforce housing regarding the numbers mentioned in Strategy 2.5.

Ms. DeWitt responded nothing is in the works at this time, however, can try to get it incorporated if there is an update to the water policy.

Vice-Chair Michelman asked if there is a provision for water allocations for workforce housing developments different than standard housing allocations.

Ms. DeWitt responded that in the current water policy there is not.

Chair Sapio commented on line 25 under "The Prescott Fire Department" heading, which says not if a fire occurs but when a fire occurs. He sees this as a public safety issue due to the possibility of cell service being at full capacity during a

large emergency, since everyone will be calling for help and checking on others. There is a need to include public safety infrastructure such as communications and cell towers.

Ms. DeWitt responded that the cell phone topic is covered in the connectivity chapter and will leave it there since the section being discussed is things specifically for the Fire Department to work on.

Member Reilly commented on Goal 2, Strategy 2.1, and could a specific goal for response times be specified. He asked what is meant by "invest and partner", and would like more specifics listed so the plan can be actionable. He requested more specifics, so there are more teeth in the plan.

Ms. DeWitt moved to the next section of the chapter, Environmental Planning.

Vice-Chair Sapio, commented on Goal 1, Strategy 1.1 and requested to add how the city will encourage EPA-approved wood stoves.

Member Huffman asked what does "first flush" mean as referenced in Strategy 1.4 under Water Quality.

Water Resource & Environmental Services Manager Brian Ruiz responded that first flush refers to the first flow of water from a storm that carries pollutants off of surfaces.

Vice-Chair Michelman asked to include a definition of "first flush".

Member Reilly commented on Strategy 1.5 regarding removing the 1 acre threshold, as not to encourage increased costs of construction and need to make sure it can be applied appropriately.

Mr. Ruiz responded they can discuss it with the Environmental Program Manager and get his feedback on the issue.

Member Reilly commented on Strategy 1.6, suggested rewording to "when redevelopment occurs" instead of redevelopment being "required" to address first flush pollutants. A required redevelopment can be expensive.

Ms. DeWitt stated they can check what the intention is with that statement, it may have been worded incorrectly.

Member Reilly discussed Strategy 1.1 under Green infrastructure and asked if this is moving the city in the direction we want to go, as we need to make sure can be applied consistently if a rule is going to be established.

Vice-Chair Michelman asked for clarification on the application of lot size of 1/4 acre in Strategy 1.1 under Green infrastructure.

Ms. DeWitt responded she would get clarification.

Member Frederickson asked if there is any sense yet on adjacent jurisdictions being open to working together on storm water policies as addressed in Strategy

1.4.

Mr. Ruiz commented that Prescott Valley recently put together a storm water management plan, so we can look at their plan and see if their ideas align with ours.

Member Reilly added that first flush comes up again in Goal 2 and would like to make sure what is decided is reflected throughout and does not get lost in the different paragraphs.

Ms. DeWitt responded that the consultants are also reviewing the text of the General Plan and help catch inconsistencies.

Member Reilly commented he would like to add to the Lakes section the reasons why the city has to let water out of the lakes.

Member Frederickson asked if there is a sense of the impact of the solar water aerators installed on the lakes.

Ms. DeWitt added that Matt Killeen advised that it would be about a year before the city expected to see results.

Ms. DeWitt moved on to the Water Resources topic of the chapter.

Mr. Ruiz stated that he is on his third round of reviews with the Water Issues Subcommittee for this section, so there might be more feedback received at their next meeting in June.

Member Reilly expressed concern about the quantity of information and wants to make sure the citizens have resources to be educated. Links to where they can find more information are suggested.

Vice-Chair Michelman asked if a development occurs within the city, does the development itself need to demonstrate a 100-year water supply, or can it rely on the city's existing 100-year water supply.

Mr. Ruiz responded that they would use the city's assured water supply.

Ms. DeWitt moved to the Climate and Energy section of the chapter.

Chair Sapio commented that there are a lot of good ideas but we must consider the costs and benefits of each one.

Vice-Chair Michelman commented on Goal 2, and asked if they should tie promoting energy efficiency to planning and zoning for a possible energy efficiency review and possible incentives.

Ms. DeWitt replied they do have the energy code but have to be careful of what the city requires because it can be a problem with state statutes.

Member Reilly commented that he is for energy efficiency but it can also be costly; needs to also be consistent in application.

Member Moyer added that educating existing homeowners may be what is needed to let them know how much they could save by making energy efficient upgrades and changes.

Member Reilly commented staff would need training to implement some of these ideas so that should also be mentioned in the plan. Something in the plan for zoning incentives should possibly be added.

Member of the public Patrick Grady commented that Council in May of 2022 voted unanimously to create the quad city climate profile report, which was presented to Council in February of 2023. He supports the current draft of the climate and energy section of the General Plan.

Member of the public Greg Murray recommended a better introduction in the first paragraph to define the words used in the title of this section.

Member of the public Gary Beverly suggested keeping the plan relevant and would like a goal to create a committee for General Plan monitoring.

Member of the public Stephen Cook spoke regarding energy zoning, as a tiny home uses 1/6 of the energy of a standard home.

Member Frederickson commented that the goal is for the General Plan to be an action plan and have a tracking mechanism to keep the city on track.

Ms. DeWitt added that there will be an implementation section in which there will be a spreadsheet with all the goals and strategies with who is responsible and a timeline for completion so every year it can be reviewed when Council does their strategic planning.

C. Presentation and Discussion of the Introduction to the General Plan.

Vice-Chair Michelman asked for clarification on the median income number found on page 7, maybe need to add more detail about where the number is derived from.

Chair Sapio asked what is the ultimate goal with the language for the city not condoning discrimination or harassment, as he is worried that it may open the city to litigation.

Member of the public Jim Helbling of the Prescott MLK Jr. Peace and Justice Committee said there is a perception that Prescott condones discrimination. Wants everyone to feel welcome in Prescott.

Member Frederickson commented that there may be a perception but does not believe it is a reality, would like to get more specific about the language and should add that the city has not and will not condone discrimination and harassment.

Member Moyer added that he agrees with Member Frederickson and does not want the Plan to seem to imply that there is any control over how people feel.

Member Hess added the language to him does not run the risk of spurring additional litigation.

Chair Sapio commented that the City of Prescott has never condoned discrimination.

Member of the public Robert Shegog commented that he has experienced discrimination in Prescott.

Member Reilly commented that the current version is not all-inclusive, and maybe we should phrase it that Prescott has never and will never condone discrimination and that refers to the city staff and elected officials.

Chair Sapio commented that we should change the wording, specifically the last sentence of the second paragraph of the introduction, from will not condone to does not condone to make it a positive statement.

Mr. Helbling was asked whether that was acceptable to which he replied it was for now and he would confer with the MLK Jr. Committee.

Member Hess commented that residential and water resources should be added to paragraph 5 of the introduction and suggested reorganization of the following paragraph. Under "Physical Setting and History" he added that wording should be revised to say "pre-historic peoples".

Mr. Worley added that new population numbers usually get updated from census data in July.

Member Hess recommended to add how Prescott is very much affected by the growth trends under first paragraph in Regional population trends.

Member Reilly added that the population swells during the day in Prescott.

Member of the public Stephen Cook commented on the livability of goals, and feels current livability goals are themes for goals, not the goals themselves.

5. STAFF UPDATES

Ms. DeWitt stated the next meeting will cover Great Places and Neighborhoods, will be a large amount of information and will be the last review meeting for the final chapter. In July, we'll present the new format with edits, aiming for two meetings on the 17th and 31st. We hope to finish in one meeting, but prepared for two. August and September will be a 60-day public comment period, with virtual and in-person open houses. Planning and Zoning reviews will begin in October, targeting Council approval by January. Final ambassador training is planned for February. The next scheduled meeting is Wednesday, June 26th.

Member Hess asked for handouts to be emailed to the committee members as well so they can have an electronic version.


6. ADJOURNMENT

Chair Sapio adjourned the meeting at 4:24 p.m.



Terry Sapio, Chair

ATTEST:



Board Secretary