



City of Prescott

General Plan Review Committee

October 30, 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, Member
Thomas Davis, Member
Mary Frederickson, Member
J.D. Greenberg, Member
Ralph Hess, Member (Excused)
Jim Huffman, Member
James McCarver, Member (Arrived 2:03 p.m.)
Rod Moyer, Member
Tom Reilly, Member

3. DISCUSSION & ACTION ITEMS

- A. Approval of the July 31, 2024 and August 21, 2024 General Plan Committee Meeting Minutes.

MOTION BY VICE- CHAIR MICHELMAN TO APPROVE THE JULY 31 MEETING MINUTES; SECONDED BY MEMBER REILLY: PASSED (9 - 0)

MOTION BY MEMBER REILLY TO APPROVE THE AUGUST 21 MEETING MINUTES; SECONDED BY MEMBER HUFFMAN: PASSED (9 - 0)

- B. Presentation & Discussion Regarding the Review of Comments Submitted During the 60-Day Public Comment Period.

Tammy DeWitt, Community Planner, reported that the 60-day public comment period started on September 23 and will end on November 21. The draft plan and virtual meeting room went live on September 23 at planpreset.com. Two open houses have been held: one on September 23 at the Adult Center with 28 attendees, and another on October 24 with 22 attendees. Attendance was lower than expected, likely due to fewer city projects and election fatigue. Public comments have been incorporated into the plan throughout this transparent process, resulting in minimal additional feedback.

Ms. DeWitt stated that one topic that comes up in the public comments is the Rodeo property. Residents want the Rodeo property, which is currently shown as

a recreation area, to require a major amendment for any rezoning. If kept as open space, any zoning changes will need a major amendment. If labeled as residential, only rezoning over 10 acres would trigger this, allowing smaller adjustments without the full amendment process.

Member McCarver asked for clarification on the current zoning.

Ms. DeWitt responded that it is zoned high density residential, but we are looking at the land use map which is different from the zoning map. If the Rodeo property remains designated as "Recreation," any rezoning request would require a major amendment. However, if reverted to "Medium-High Density" like in the 2015 General Plan, only rezoning over 10 acres would need a major amendment. Smaller rezoning requests would only need a minor, or simple, map amendment. The Rodeo property is a city-owned special use park, like the dog park, skate park, and Antelope Hills Golf Course. Although a rezoning proposal was submitted for it, it's currently on hold, but there is ongoing discussion about potential changes to the property.

Vice Chair Michelman commented that the property is owned by the city and would be the ones asking for the rezone.

George Worley, Planning Manager, highlighted a concern with the 10-year plan: if the city decided to sell part of the Rodeo property that is not used for the rodeo, a smaller portion (under 10 acres) could be sold and developed with only a minor amendment, which involves a simpler public process than a major amendment. Minor amendments still require public hearings with the Planning Commission and Council but lack the extended 60-day comment period and additional notices.

Ms. DeWitt asked for consensus on whether to designate the Rodeo Fairground property as "Recreation" or revert it to "Medium-High Density Residential" on the future land use map. She clarified that this map is not a zoning map. Development under the current residential zoning wouldn't require changes, public comment, or a major amendment—only a rezoning request would trigger review using the land use map and potentially require a major amendment.

Vice Chair Michelman clarified that if the Rodeo property remains designated as a city park but zoned for high density, high-density residential development could still proceed. However, if the zoning were to change to commercial, it would require a major plan amendment.

Ms. DeWitt added that public comments currently indicate that citizens want any change to the rodeo property to be a major plan amendment.

Member Greenberg commented that the Rodeo property holds great importance to the community and should be protected as much as possible, even if this requires a major plan amendment.

Member Reilly added that designating the Rodeo property as open space on the future land use map won't ensure it requires a major plan amendment for rezoning because the property is currently zoned for multifamily use. They

explained that changing the map color to represent open space won't affect the amendment process, as any zoning change to commercial or other non-residential uses would still require a major amendment regardless of its designation on the land use map.

Member Davis asked for clarification that the General Plan is the city's primary land use policy document, with zoning intended to align with it. Any future rezoning requests must match the General Plan or go through an amendment process. If someone wants to develop the property as it's currently zoned, the Planning and Zoning Commission may or may not recommend approval if the zoning doesn't align with the general plan.

Ms. DeWitt responded that the Planning and Zoning Commission likely wouldn't review development if it aligns with existing zoning, as it's permitted "by right." The land use map and major plan amendment table are only referenced when there's a rezoning request. If the property is already zoned for a particular use, development can proceed without further review or amendment.

Councilwoman Fruhwirth mentioned a group working on a potential charter amendment to permanently protect open space and wondered if the Rodeo property was part of those efforts, as designating it as open space might safeguard it in the long term.

Member Moyer added that since the property is city-owned, the city could proactively rezone it as open space before any discussions about selling portions of it arise.

The consensus of the committee was to leave the Rodeo property as recreation on the land use map.

Councilman Gambogi commented that the 2015 General Plan recommended certain areas, like the stretch of land on Willow Creek and Pioneer Parkway, to be designated for business use. While the general plan outlines land use recommendations, it's up to the Planning Commission and City Council to decide on zoning changes.

Member Greenberg added that many people are working to protect open space permanently, whether through the city charter or other methods, and believes that goal should be reflected in the plan.

Ms. DeWitt responded that there is a goal and strategy in the plan to protect open space potentially through a charter amendment.

Ms. DeWitt displayed a summary of additional comments received through the virtual meeting room. Some suggestions are statutorily not an option due to state laws. At the next meeting, the Committee will be provided the full comments, and department heads will review them to determine if they can be addressed in the plan or if they will be handled through other processes.

Member Moyer commented that many of the comments focus on how specific

departments carry out their work, and emphasized that the General Plan should not include such detailed operational matters.

Ms. DeWitt acknowledged that many public comments, like those from last year's survey, are about specific issues (e.g., snow plowing or fire hydrant meters) that aren't relevant to the General Plan. However, they emphasized the importance of addressing all comments as part of the public hearing process.

Member Greenberg suggested a change to remove "acquisition" from the open space advisory commission to include maintenance oversight in the purview of that commission.

Mr. Worley added that today's discussion focuses on the list of comments received. These comments will be reviewed, and changes to the plan will be proposed where possible. For comments that can't be addressed, information will be provided to allow for decisions on potential changes in the next draft submission.

This item was for discussion only, no formal action was taken.

4. UPDATES FROM STAFF

November 13th - Next meeting

November 21st - End of comment period

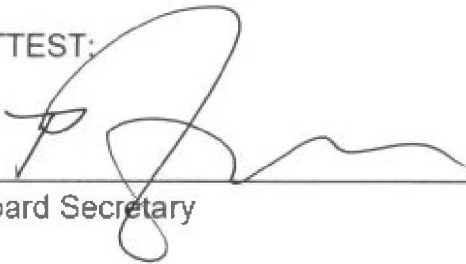
December 11th - Committee meeting

January - schedule a meeting to start the General Plan Ambassador Program

5. ADJOURNMENT

Chair Sapio adjourned the meeting at 2:51 p.m.

ATTEST:



Board Secretary



Terry Sapio, Chair