



## PLANNING AND ZONING COMMISSION MEETING

LIBRARY PROGRAM ROOM  
808 S 7<sup>th</sup> AVENUE, SAFFORD  
THURSDAY, MAY 19, 2016  
5:30 PM

### MINUTE RECORD

**COMMISSIONERS PRESENT:** Gene Fowler, Chairman; Diane Junion, Vice-Chair; E.C. “Buff” Cunningham III, Commissioner; John Q. Figueroa, Commissioner; Boyce McBride, Commissioner; James F. Moser, Commissioner; Tracey O’Donnal, Commissioner

**STAFF PRESENT:** Dustin Welker, Planning & Community Development Director; Amber Hogle, Administrative Assistant; Cade Bryce, IT Specialist

**OTHERS PRESENT:** Maria Masque, The Planning Center

1. **WELCOME AND CALL TO ORDER:** Chairman Fowler called the meeting to order at 5:32 p.m.
2. **ROLL CALL:** All Commissioners were present. Vice-Chair Junion was excused at 6:45 p.m. and Commissioner Moser was excused at 6:35 p.m. for prior engagements.
3. **PUBLIC COMMENT ON AGENDA:** None
4. **MINUTES:** It was motioned by Vice-Chair Junion, seconded by Commissioner Figueroa and carried unanimously to approve minutes of the April 21, 2016 Planning and Zoning Commission Meeting as presented. **MOTION ADOPTED**
5. **PLANNING AND ZONING COMMISSION:**
  - 5.1 **General Plan:** The Commission will review and discuss the proposed General Plan Update.

Mr. Welker introduced the item and announced this meeting is to receive the Commission’s feedback regarding the General Plan. He invited Maria Masque with The Planning Center to the podium and she presented a slide show (see attached) highlighting the many sections of the new General Plan document.

Ms. Masque clarified this will be an adopted policy document by the City. The Background and Current Conditions document provided to the Commission looks at the conditions of other documents the City has adopted and things around the area. It is the backbone for the General Plan, used as a reference document, however it is not part of the General Plan document for adoption. Ms. Masque updated the Commission on the process and current status of this project:

- Tonight's study session
- Council study session
- 60 day review period for ADOT, Thatcher, County and other local entities
- P&Z Public Hearing after 60 day waiting period
- Council Public Hearing for adoption

Ms. Masque also clarified the proposed General Plan includes options for getting the various aspects done, however it is not demanding it is how it will be done.

After the PowerPoint presentation, attached, the Commissioners had the following comments:

Commissioner Moser feels the document was well done and he likes the layout as well as the goals and ways to accomplish them.

Commissioner McBride thinks it is great if monies are available.

Chairman Fowler noted the sports park complex as a great idea although he feels he will never see it in his lifetime. He also noted if monies came available to fund the project, this plan would allow for it. Chairman Fowler appreciated the plan looking towards the future of what the general population wants to see.

Commissioner McBride inquired if there was any "low hanging fruit" as Ms. Masque kept referring to during her presentation? Ms. Masque referred to the Implementation matrix of the plan and stated it looks at all aspects of the proposed plan and includes the time frame for each item. She assured the Commission the matrix would be updated prior to adoption in more completeness.

Commissioner Figueroa likes the focus on identification of growth areas within the plan.

Chairman Fowler thanked Ms. Masque for her presentation.

Mr. Welker commended Ms. Masque and The Planning Center for their work on this project. He stated this document is more of a tool with a vision. Mr. Welker feels the matrix is a good tool as well and similar to the matrix used for the downtown study project done years ago. The citizens made a plan years ago for the downtown area and recently saw some of that plan come to life with completion of the bump out project.

6. **PROJECT UPDATES AND ANNOUNCEMENTS:**

Sun Pumps is continuing work on their office expansion.

Received annexation and rezone request this week for the Circle K east of town.

The Golf Course is back under the Community Development department for management as it was years ago. The City has entered in to a 3 year contract with OB Sports, known for their high end golf course management. The Clubhouse is being renovated and will be holding a grand opening soon. The Pro shop has also been restocked with merchandise. The City sees the course as an amenity that it supports. The Town of Thatcher has helped in sharing financial expenses since the course resides in their town.

The Skate Park project at Firth Park is almost complete.

Swimming pool opens May 27.

Housing permits have been low for the first part of this year, however we have finally had some; more remodels are happening than rebuilds.

Commissioner Figueroa inquired about the hold up for improvements on 7<sup>th</sup> Street to Central Avenue? Mr. Welker replied it is in the budget to fix the road this coming budget year. It is an engineering project.

City is looking in to improvement of 14<sup>th</sup> Avenue between Relation Street and 8<sup>th</sup> Street.

Commissioner McBride inquired about recent discussions to bypass Safford (highway)? Mr. Welker said there was a study done by ADOT about 5 years ago that stated Highway 70 would be unusable within 20-30 years. Their alternative was to bypass on the south side of town and tie back in to Highway 70 just before Pima. Mr. Welker stated that the City does not support that; we do not want to see Safford bypassed because it hurts our businesses, therefore we have incorporated a plan within our General Plan to make ADOT aware of what we want with proposed suggested routes. ADOT looks at General Plans to see what the public wants, therefor the General Plan is a strong backing on what the public wants.

7. **CALL TO THE PUBLIC:** None

8. **NEXT SCHEDULED MEETING:** TBA

9. **ADJOURN:** It was motioned by Commissioner Figueroa, seconded by Commissioner O'Donnal and carried unanimously to adjourn the meeting at 6:51 p.m. **MOTION ADOPTED**

