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**Land Use Meeting  
Minutes 10/18/2006**

People Present:

Alan Benoit	The Superior Bar	<a href="mailto:alan@thesuperiorbar.com">alan@thesuperiorbar.com</a>	602-526-1800
Chuck Davison	P&Z		520-689-5341
Curt Williams	Home2U		480-600-7828
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Elizabeth Magallenez			520-689-5752
Hank Gutierrez		<a href="mailto:hank.gutierrez@ubiquitytel.com">hank.gutierrez@ubiquitytel.com</a>	520-689-2156
Heather Patel	CAAG	<a href="mailto:hlippert@caagcentral.org">hlippert@caagcentral.org</a>	520-689-5004
Hema Dandekar	ASU	<a href="mailto:hema@asu.edu">hema@asu.edu</a>	480-965-8676
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Pam Rabago	Dalton Realty	<a href="mailto:pamela@daltonrealtyaz.com">pamela@daltonrealtyaz.com</a>	
Robert Cervantes	School Board/ P&Z		520-689-2131
Rosalyn Boxer	ADOC	<a href="mailto:RosalynB@AZcommerce.com">RosalynB@AZcommerce.com</a>	602-771-1185
Tina Rose	Picket Post House		520-689-2845

1. Pamela Rabago called the meeting to order, and introduced the Planning and Zoning members attending the meeting, and asked the people present to introduce themselves.
2. Rosalyn Boxer did a brief review of the purpose and focus of the Town Planning Committee.
  - a. She gave examples of the Tourism Committees projects underway as examples of the successes already occurring through the subcommittees.
  - b. She briefly discussed projects for the Land Use Committee, such as, what is going to happen with land from the BHP Land Exchange.
  - c. She discussed dealing with maintaining the integrity and feel of existing neighborhoods as the town expands.
3. Hema Dandekar, Director of the ASU School of Planning and Mary Kihl, Professor were introduced to talk about the Capstone Studio project in the graduate school.
  - a. The Capstone Studio is a required project for second year graduate students. It is an integrative exercise where teams of senior students are to pull together what they have learned in a real world project, working hand in hand with communities. Past projects have included Apache Junction, Peoria, Goodyear, Buckeye, Tempe, West Phoenix, Maryvale, and Surprise. This semester they have been working with Gold Canyon, Surprise, and others.
  - b. Superior is under consideration as a Capstone Studio project that would help to envision the future of the town while providing for the

diversity and independence of the community, and engaging the community for insight and information as well as a sounding board for ideas.

- c. Roz commented that possible foci could be,
  - i. How could the airport property that would come to the Town in the land exchange be used?
  - ii. How could the historic identity and nature of the existing neighborhoods be identified?
  - iii. How does the Town want to see the diversity of the community evolve, i.e. as industrial, arts, bedroom or local business?
  - iv. Other mentioned foci were
    - 1. How do we define the boundaries of the community?
    - 2. How do we decide whether we capitalize on the beauty of the Town as a Tourist destination, as a bedroom community, as an artists colony, and /or a diversified business community with a good quality of life and environment and a great view?
    - 3. How can we work on broadening the zoning for downtown to make it a more vital area and keep businesses from leaving and entice new business in?
    - 4. How to cope with the impact of large corporations, those here (i.e. Harbor Light Mining Consortium), or those that may want to move in as the town grows (i.e. Walmart)?

All these were put up as fuel for thought, and informal consensus was that Superior would be more than happy to work with ASU should the town be chosen for a Capstone Studio project.

- 4. Lani Lott presented her latest revisions to the Land Use Committee's Two Year plan.
  - a. She added the Capstone project to the plan, and recommends making it a priority, as it would provide an informed yet impartial global view to planning town development. (Copy attached).
  - b. She discussing considering goals for proposing code and zoning changes.
  - c. Do we need additional commercial zones, or do we need to just broaden the ones we have?
  - d. Should some former business areas, now zoned for residential, become multi use areas?
  - e. Consider how to incorporate multi-residential dwellings into the community?
  - f. She recommended strongly that the committees look at the code and make recommendations
    - i. To add flexibility
    - ii. Accommodate new needs as assessed.
- 5. The group then discussed what actions should be taken first.

- a. Bob Cervantes recommended that the Planning and Zoning committee start work sessions within the next two weeks (Pamela to inform Eileen when date is scheduled,) to discuss recommendations and then
    - i. Engage the City Council to inform them what the committee wants to do and why.
  - b. Chuck Davison recommended finding new ways to positively engage the town government.
  - c. Once the above is done, host a Town Hall Meeting for the community to become informed.
6. Lani continued with the next Core Strategy of the Plan, maintaining affordable housing for the community.
- a. Heather Patel from CAAG discussed working on the Pinal County Affordable Housing Study.
  - b. Roz brought up the fact that we should invite someone from the AZ Dept of Housing, as the department interfaces with the Federal Department of Housing, so that we could learn about resources available from those sources. Heather said that Paul Harris would be the appropriate person to contact, Roz to contact.
7. Lani concluded with the Last Core Strategy, to maintain the integrity of existing neighborhoods.
- a. The town needs to encourage remodels or rebuilds.
  - b. Determine as the town grows, how and where, consider annexation from the large parcels owned by BHP and Resolution.
  - c. Get mapping of existing properties, and an inventory of existing conditions.
  - d. Alan Benoit recommended developing a design review board for new construction.
  - e. Lani recommended determining a way to decide what and how to preserve the existing neighborhoods.
  - f. Investigate Community Development Block grants, next CDBG meeting is 11/2. Heather Patel has info. Fund applied for now will be available 10/2007.
  - g. General discussion of strategies for neighborhood cleanup.
  - h. Sub committee for neighborhood clean up formed of Pamela Rabago, Bob Cervantes, Curt Williams and Eileen Bertie. First meeting Monday 10/23 9 AM Dalton Realty office.

Next Land Use Committee meeting will continue on third Wednesday of the month, November 15, 2006, 3:00 PM – 5:00 PM in the Roosevelt School Band Room at 199 Lobb Avenue, Superior, AZ, 85273.