

**Town of Superior**  
**Community Development Committee**

**MINUTES**

**Thursday, January 27, 2022 6:00 P.M.**  
**Superior Town Hall**  
**199 N. Lobb Avenue, Superior, AZ 85173**

Pursuant to A.R.S. 38-431.02, notice is hereby given to the members of the Superior Community Development Committee and to the public that the Superior Community Development Committee held a Regular Meeting open to the public set forth above.

**This Meeting was live-streamed on the Town's youtube channel.**

**<https://www.youtube.com/channel/UCd2f5D2dfTkaazjwNyhAXRA> .**

**1. CALL TO ORDER**

Committee Member Nathan Taylor called the meeting to order at 6:02 PM.

**2. ROLL CALL**

**PRESENT:**

Vanessa Navarrette

Jim Schenck

Nathan Taylor

Hesston Klenck – RCM - Telephonically

**ABSENT:**

Valerie Garcia - Excused

Tiffany Rowell

**STAFF PRESENT:**

Todd Pryor, Town Manager

Ruby Cervantes, Town Clerk

Lana Clark, Engineer Teck

**PUBLIC PRESENT:**

Amy Garinger, Kimley-Horn

**3. PLEDGE OF ALLEGIANCE**

Nathan Taylor led everyone in the Pledge of Allegiance.

**4. CONSENT AGENDA**

Pursuant to Section 2-4-6 (D), matters listed under the Consent Calendar are considered to be routine and will be enacted by one motion and one vote. Prior to consideration of the Consent Agenda, the Chairperson will ask whether any members of the Committee request any item be removed from the Consent Agenda for separate discussion.

1. Approval of Minutes of CDC Regular Session Minutes from July 22, 2021.

**Motion to approve the Minutes of July 22, 2021 made by Committee Member Schenck, second by Committee Member Navarrette, Motion Carries.**

AYES – 4 Jim Schenck, Vanessa Navarrette, Hesston Klenck, Nathan Taylor

NOES – 0

ABSTINATIONS – 0

ABSENT – 3 Valerie Garcia, Tiffany Rowell, Anna Vargas

## 5. NEW BUSINESS

- A. Public Hearing/Discussion on the proposed Town of Superior General Plan Update. Amy Garinger, from Kimley-Horn will present a PPT presentation.

Mr. Taylor opened the Public Hearing at 6:05 PM.

Amy Garinger from Kimley-Horn presented a PPT presentation on the General Plan. The General Plan is required by the State and is updated every 10 years. The purpose of the Plan is a 20-year vision generally for development in the Town and it is a tool or guide for the Town when making development decisions.

There are 4 Visions for the Future driving the General Plan. Vision 1 – Resilient and Versatile. Vision 2: Vibrant and Welcoming to current and future residents. Vision 3: Supported and Connected. Vision 4: Local and Historic Calendar.

The Community Engagement consisted of Stakeholder Interviews, Steering Committee and Public Survey.

The Stakeholder Involvement included:

Stake holder interviews with key stakeholders and influencers: Downtown Merchants, Rebuild Superior, Faith-based Leaders, Economic Development and the Chamber of Commerce.

The Steering Committee was formed to provide guidance on the direction of the Plan.

Representatives from Community Development Committee, Planning and Zoning and Town Council. (Hank Gutierrez, Jesse Garcia, Bruce Armitage, Jim Schenck)

There was a Public Survey which was advertised with flyers, facebook, newspaper. You could complete it online or hard copies were available to fill out. Most important to preserve: Natural Land, Town's History & Small-Town feel. Most important to change/improve: Roadways-pavement, Housing, Businesses-a variety, General Aesthetics. Pertaining to Investments and Development: Investment should be made in existing neighborhoods and Superior's Downtown. Development is most needed in a single family housing and mixed uses.

Other items on the PPT were: Land Use, Housing and Development; Transportation; Open Space; Environment and Water Resources; Economic and Community Development; Financing Development; Implementing and Updating our Plan.

On the Implementing and Updating the Plan:

Function of a Plan-

Documentation of visions at this point in time- things change!

Strategies are design to be adaptable- can/should be reviewed and updated annually.

Formal Amendments-

Someone want to do something different from what is in the Plan.(ex. Land Use Map)

Changes in community views and priorities.

Next Steps for the General Plan:

Present draft General Plan

Public Hearing #2 – February 3, 2022 at 6:00 PM to Planning and Zoning Committee.

Council Presentation – March 10, 2022 at 7:00 PM.

Review General Plan and ask for feedback.

Full draft document and Executive Summary available at Town's Planning and Zoning Page under the "Plans and Studies" link.

Mr Pryor stated that this Committee isn't required to adopt this to Code. Specific code by how General Plans are adopted. Planning and Zoning has to adopt the Resolution. Council has to adopt this. This is just an information item. Ask any questions you like. If anything has to be refined before it goes to Planning and Zoning, now is the time so we have a nice clean version when it goes to Council. Don't have to answer tonight. Can put in comments and we'll pass them on to Kimley Horne.

Mr. Scheck stated this has gone through 5 versions.

Ms. Navarrette stated the Council is meeting March 10<sup>th</sup>. But prior to that don't we have a meeting ?

Mr Pryor stated the concern is that if Planning and Zoning has comments/changes it would have to be posted the day after the Planning and Zoning Meeting. We wouldn't have time to post the meeting Friday before the Council meeting date.

Hesston asked to go back to the Economic Development slide. In talking about the challenges and opportunities, he understands the challenge that Resolution Copper has been opposed from an Economic standpoint but its also a gigantic opportunity, largest rural investment in Arizona. What he didn't see in the objectives strategies to harness the opportunities. Objectives got more geared toward outdoor recreation and other things and there wasn't anything specific to really taking advantage of the opportunity. The Company is working on a regional development plan and it would be good to see something with the Town working with us; a vision of a shared benefit.

Amy stated this was a really great comment. She will take this item back to see how we do have some language around that. If there are some refinements that can be made. It is a great point. That planning effort would be good to potentially call out specifically .

Mr. Schenck stated that when you do these plans its required by law and its focus is on the Town. But there is regional development going on but we don't really talk about that in the plan, do we? We belong to the Copper Corridor. Bring in a EIC.

Amy will bring in both points. .Doesn't dive into specifics.

Mr. Taylor closed the Public Hearing at 7:11 PM.

## 6. SUMMARY OF CURRENT EVENTS

### A. Committee Members

Ms. Navarrette – suggested that on next Agenda have updates on WayFinding Signs and the planning for MultiGen. We haven't had any updates for a while.

Mr. Pryor stated we've reached a multi stone of accomplishments. Now we have to actually do something with it. Will put it on next month's agenda.

Mr. Schenck – there is a WayFinding Meeting February 1, 2022.

Ms Navarrette asked who's on that committee since she thought that was part of this committee.

Mr. Schenck – its not a committee meeting. It's a meeting with Todd, Kimley Horn.

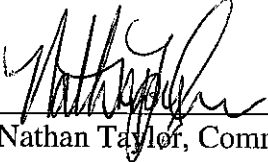
Mr. Pryor – They are very close on that. Ready to approve that as well. Hopefully have a draft ready for approval next month.

7. **SCHEDULING OF NEXT MEETING**

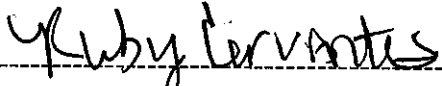
Community Development Committee Meeting – February 24, 2022.

8. **ADJOURNMENT**

Motion to Adjourn the meeting of the Community Development Committee made by Committee Member Navarrette, second by Committee Member Schenck, Motion Carries. Meeting adjourns at 7:14 PM.

  
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Nathan Taylor, Committee Member

ATTEST:

  
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Ruby Cervantes, Town Clerk