

**MINUTES**  
**TOWN OF QUARTZSITE**  
**465 NORTH PLYMOUTH AVENUE, QUARTZSITE, AZ, 85346**  
**WORK SESSION OF THE**  
**PLANNING & ZONING COMMISSION**  
**THURSDAY JULY 11, 2013 AT 2:00 PM**

**CALL TO ORDER:**

▶ 2:05 PM

**PLEDGE OF ALLEGIANCE:**

Chairman Simpson led the pledge.

**ROLL CALL:**

**Present:** Chairman Norm Simpson, Vice Chairman Jesse Hearne, Commissioner Jim Murphy and Commissioner Dennis Kuehl

**ABSENT:** Commissioner Barbara Bowman

**STAFF PRESENT:** Steve Henrichs, Community Development Services, Tina Abriani, Secretary

**WORK SESSION:**



1. Review and discuss Land Use, Transportation and Housing Elements.

▶ Land Use Element - Arizona Revised Statute Section 9-461.07 is the state law that requires this element.

▶ Annex areas – need more information to update the plan.

▶ Recreation – parks and entertainment areas

▶ Visitor accommodations should be addressed.

▶ The Town airport – Steve Henrichs will get the latest information as he can find it.

▶ Evaluation and Analysis – the 2003 General Plan is out of date. Steve Henrichs needs to get current data for that.

▶ Spatial Relationship – building intensity governed by the Town Council ultimately. Steve Henrichs is attempting to get the maps updated.

▶ Standards for Population Density – no foreseeable no changes, other than the correct numbers being plugged in there.

- ▶ Heavy Industrial – we need to look into a little bit better.
- ▶ Public Spatial Element – parks, schools, community facilities, e.g., the Community Center
- ▶ Medical Services – one ideal solution would be to have the health clinic have more staff as the need arises.
- ▶ Goals and Objectives – have not changed that much since ten years ago
- ▶ The Town shall require consistency between the Towns zoning regulations and the General Plan. As a general rule, spot zoning should be discouraged.
- ▶ Goal – to promote and encourage an efficient land use development pattern with new development taking place where there is infrastructure in place to support it.
- ▶ The Town shall encourage annexation that is beneficial to the community.
- ▶ Goal – to establish a business district
- ▶ Promote new retail development and encourage existing businesses expand
- ▶ Chairman Simpson would like updated information (from the 2003 G.P.) on the following:
  - ▶ Page L-1 – bottom of the second paragraph, the existing land use pattern was taken into consideration and it will be retained as much as possible
  - ▶ Page L-6 – areas for single multiple family; 24-hour health clinic – sighting Blythe may be incorrect not
  - ▶ Page L-9 – land use categories, second paragraph, four land use categories: rural, residential, commercial and industrial – possibly add a mixed use category to attract certain businesses
  - ▶ Page L-12 – neighborhood commercial, C-1, third line down, virtually nonexistent
  - ▶ Page L-13 – C-2 commercial – development standards for the desirable land use should be designed as flexible and unrestrictive without impacting good planning practices

Steve Henrichs said he will look into these issues for updated information.

- ▶ Transportation Element - Chairman Simpson read aloud from the Transportation Element in the 2013 General Plan. This element is broken down into four sections: Background and Existing Conditions; Evaluation and Analysis; Goals, Objectives and Policies; and a phases Action Plan.
- ▶ Traffic studies. Airports. Arterial streets. Dead end roads. There should be more east and west and north and south streets running through Town.

- ▶ Collector streets bring you up to the highways.
- ▶ Parking facilities – we do not currently have adequate parking facilities
- ▶ Existing circulation system includes the bus service
- ▶ Lack of parking
- ▶ Traffic counts
- ▶ Bicycles and pedestrians
- ▶ Bicycle Facilities
- ▶ Street maintenance should include right hand bicycle paths
- ▶ Mass Transit – Transit Service
- ▶ Seasonal Shuttle Bus Service
- ▶ Goals, Objectives and Policies
- ▶ Phase II of the Action Plan
- ▶ Add to the General Plan: coordinate with Public Works to have signage match
- ▶ RECESS at 3:38 PM
- ▶ Back in session at 3:46 PM
- ▶ Housing Element, a requirement from Arizona Revised Statute Section 9-461.05 E.6, was read aloud by Steve Henrichs
- ▶ The Town has a cross-sectional group of people in the Town. Some people would like to see more senior housing, assisted living and more subsidized housing.
- ▶ All three of these elements work together to make for a desirable place maintained by good management practices.
- ▶ Existing Conditions and Trends - understanding population and housing characteristics and trends is important when planning a comprehensive housing strategy to address some issues within the community.
- ▶ Update for population trends were way off the mark from what was planned. Steve Henrichs will get current information.
- ▶ Racial and ethnic composition of the Towns population is directly related to housing needs based on unique characteristics exhibited by different racial and ethnic groups.
- ▶ Steve Henrichs will get current information for the population of the disabled, elderly and size of household

- ▶ Definition of quality housing: does not need to be changed.
- ▶ A lot of this will depend on the census reports and demographic information that is current.
- ▶ Housing stock: availability, type and cost
- ▶ Goal: a variety of housing opportunities for all residents.
- ▶ Housing Assistance Program – create an action plan to achieve goals and needs.
- ▶ For the housing element we would need updated information, which Steve Henrichs will get.
- ▶ Summary and Conclusion - Chairman Simpson read aloud: It is important to note that while the primary focus of this element was affordable housing, a successful housing program will depend on a balance of all levels and types of housing. A diverse housing stock is essential to a healthy community.

2.▶ Public comment on Item #1.

▶ Jennifer Jones spoke regarding transportation. She stated that the transportation needs of the outside world will be increasing. She is advising the looking forward toward how the commercial trucking will be routed and handled.

**ADJOURNMENT:**

▶ 4:15 PM

**CERTIFICATION:**

I hereby certify that the foregoing minutes are a true and correct copy of the minutes of the Special Meeting held July 11, 2013, of the Planning and Zoning Commission of Quartzsite, Arizona.

I further certify that the meeting was duly called and held and that a quorum was present.

DATED this \_\_\_\_\_th day of \_\_\_\_\_, 2013

Tina Abriani, Secretary  
On behalf of the Commission

Approved:

Norm Simpson, Chairman