
**Wednesday, April 13, 2022
6:00 pm**

Note from the Clerk: The April 13, 2022, Special Planning Commission meeting was hosted online using the online Zoom Cloud Meeting platform.

1. WELCOME AND CALL TO ORDER

Chair Thompson called the Special Meeting to order at 6:00 p.m.

2. ROLL CALL

The following members and representations were present:

COMMISSIONERS PRESENT IN PERSON/PHONE/VIDEO

Chair, Christopher Thompson
Vice Chair, Lisa Osborne
Commissioner Alisha Meginnis
Commissioner Denise Stanfield
Commissioner Linda Warren
Commissioner Larry White
Commissioner Alan Agundez Castillo

Note: Commissioner Stanfield arrived after roll call.

CITY STAFF PRESENT

Eric Fitzer, Planning Manager
Stephen Kemp, City Attorney
Barbara Cason, Administrative Assistant

3. OPENING STATEMENT AND INSTRUCTIONS

Chair Thompson read the Opening Statement.

4. APPROVAL OF MINUTES

Chair Thompson called for a motion on the minutes. Vice Chair Osborne motioned to approve the minutes; Commissioner White seconded the motion.

Chair, Christopher Thompson	Aye
Vice Chair, Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	N/A
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez Castillo	Aye

Motion passes 6 to 0

5. PUBLIC HEARING ITEM

a. Updated Avondale General Plan 2030 – Readoption – Application PL-22-0052

Eric Fitzer, Planning Manager, reviewed the Updated Avondale General Plan 2030, Readoption (Application PL-22-0052) presentation slides: Purpose, Economic/Vitality, Background, General Plan, Next Steps, and Recommendation.

The purpose of this item tonight is to review purposed readoption updated Avondale 2030 General Plan and conduct a public hearing. No action will be taken this evening. There are a couple of items from the general plan specifically the cover page the Economic Vitality page and one of the main changes that we've seen over the past years is the updated Avondale land use plan with the varying modifications changes major and minor amendments to the plan over that timeframe.

A little background. The plan was adopted by City Council resolution 336-412 on April 2, 2012, was then sent to voters and the voters ratified on August 28, 2012. City has approved approximately 44 general plan amendments including one text amendment. There are currently 3 more in review, one major and two minor. The general plan for ARS9-461 is effective for up to 10 years after the adoption and ratification and the general plan may be readopted in accordance with the same statutes which require the following: 60 day review, two planning commission public hearings (one tonight, another next week), one City Council public hearing and a ratification by voters. The 60-day review began on February 16, 2022, were City Staff sent it out to the multiple entities, neighboring jurisdictions and so forth for the review. It is somewhat similar to a process which we are all aware of from last year which we ran through with our major general plan amendments so it's a similar type of process running it the Planning and Zoning Commission Council but then it has the subsequent sent to voters for potential vote later this year.

General Plan. Total of eight themes and 119 elements.

- Land Use Theme – Land Use Element
- Economic Vitality Theme – Economic, Growth Area and Cost of Development Elements
- Neighborhood theme – Housing, Conservation, Rehabilitation, and Redevelopment, Neighborhood Preservation and Revitalization elements
- Sustainability Theme – Energy, Environmental Planning and Conservation Elements
- Open Space Theme – Open Space, Recreational Amenities elements
- Community Mobility Theme – Circulation, Bicycling, Transit Oriented Development elements
- Community Facilities theme – Public Buildings, Service and Facilities, safety, Water Resources Elements
- Quality of Life Theme – Urban Design, Art and Heritage, Public Participation Elements

There is also a specific section of plan which talks about how we make changes to plan, plan administration and so forth, which wasn't included on here but over-all it rounds out the general plan without going through the 189 pages of reading.

Next steps.

Looking to finalize the 60-day review - February 16, 2022, through April 17, 2022. Up to this point, we have had one conversation with regards to any of the reviewing agencies that was with AZ State Land Department there only question was where the land use changing. My answer to them was, "No, that at this point. We are currently looking for readoption but this readoption also includes all the changes up to point

Second Planning Commission Public Hearing and Action – April 20, 2022. Next week at regular meeting.

City Council Public Hearing and Action – May 2, 2022

Election Date – August 2, 2022

Staff Recommendations:

Conduct public hearing on General Plan. No action taken

Questions and Answers/Telephone Requests:

- Q. Alternate Commissioner Castillo: I was wondering if you heard any updates from ADOT concerning state route 30? In the General Plan it is a planned route, so I wanted to know if there have been any updates.
- A. Eric Fitzer: Once a month I have a "red letter" meetings with an ADOT representatives. We specifically go over any future development projects which have been proposed to the City within half mile of the preferred corridor. We talk through those. Since that time, no specific updates on timing and so forth. My understanding is that the SR30 corridor and construction will potentially be included within Prop 500 measure which could go to voters. But at this time, there is no further specifics relative to construction time. Hope this answers your questions.

No questions or comments from the public.

5. PLANNING DIVISION REPORT

Next meeting in person in City Council Chambers. A couple of action items on the agenda.

6. CALENDAR

The next Planning Commission meeting is scheduled for April 20, 2022, in person at Avondale City Hall.

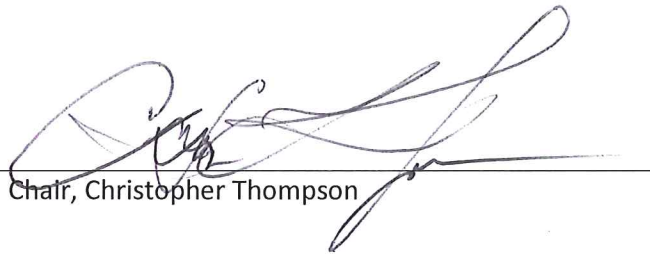
7. ADJOURNMENT

Commissioner White moved to adjourn the Special Meeting; Commissioner White seconded the motion.

Chair, Christopher Thompson	Aye
Vice Chair, Lisa Osborne	Aye
Commissioner Alisha Meginnis	Aye
Commissioner Denise Stanfield	Aye
Commissioner Linda Warren	Aye
Commissioner Larry White	Aye
Commissioner Alan Agundez Castillo	Aye

Motion passes 7 to 0

Meeting adjourned at: 6:13 p.m.



Chair, Christopher Thompson

24 APR 2022
Date