

Border Health SI!

August 22, 2001

Meeting Minutes

Marilynn welcomed the group and spoke about the agenda. Everyone in the group introduced themselves. She informed the group that Mr. Lineiro would be explaining the comprehensive plans for Nogales. Marilynn then asked Maia Ingram to give an update for the Yuma project.

Maia Ingram updated that Yuma has been doing very well. Maia and the University team drove to Yuma for a two day stay. On the first day the technical members met with their various groups and the next day the meeting took place. First, in Yuma the walking clubs have begun their walking. They have begun their intervention with family members. This is a unique program and hasn't been done anywhere else. The special action group is doing good. They have quickly developed their priorities and are ahead of the plan that was initially written out in the proposal. Yuma is coming along great. On November 9, 2001 the teams from Yuma and Santa Cruz County will join together in Casa Grande to discuss Border Health Si, Phase II. Maia then extended an invitation to the SAG members to join the meeting. The issue they will be addressing is making the program a sustainable program.

George Lineiro spoke about the legislative mandate passed in 1998. He described the Growing Smarter, Growing Plus program which deals with a general use plan for communities and addresses several issues. The Growing Smarter issues are the following: 1) Open Spaces - the intent is to create or contribute to an interconnected regional open space system to meet existing and future regional and open space needs for the jurisdiction. (The City of Nogales has to address this in the general plan, developers have to provide open space element. 2) Growth area - the intent is to identify specific areas to create a well plan commit use development with efficient circulation, to capitalize limited capital improvement dollars for infrastructure and strategic locations. To create or restore a sense of place and to integrate open space areas with surrounding open space. Example: The City of Nogales, Main Street program for the new growth of the corridors redevelopment . 3) Cost of Development - the intent is to set basis and provide clear relationships between plans and subsequent rules and ordinances on how development pays it's own way - to debate and call on all legal mechanisms in the community. Nogales prefers to finance costs of additional public services. The burden of the cost of development is being shifted to the developer, so they provide all the funds necessary for any development they have without inter-cities or counties taking on the balance. 4) Environmental planning element - this element is to intertwine with and field check with other plan elements. The intent is to uncover potential negative effects to air and water quality and impacts on natural resources and other fine elements to provide litigation strategies for unavoidable negative effects; to modify other plan elements within the process of creation to reduce or eliminate negative effects.

These are the elements that the legislature has mandated to the community that must be addressed in the general plan. In the past, the general plan did not address these issues but, some elements were. In the new general plan they will all need to be addressed.

When the general plan is prepared, it must be submitted for ratification to the voters. When the city council gets the final approval of the document it must then be presented to the community and must be passed by the community. It then must be adopted by the community by general election.

The City of Nogales has to comply with this by December 31, 2002. The city would have to present the plan for the November election in 2002. If legislators don't approve the new general plan, the old general plan stays in effect. Then, negotiations take place to look at what needs to be added in the plan and elections take place until the new general plan is accepted. Mr. Lineiro believes that there are three or four communities who have adopted their general plan within the state. Once the general plan is in effect, there are amendments that take effect.

Mr. Lineiro then spoke in detail about the amendment and procedures. If a major amendment is a substantial alternation of municipality land use mixture or a balance is established. The criteria will then be spelled out in land use element and public participation is a must in the major amendment to this plan. Therefore there is going to be a lot of public participation. This must be heard at an annual single public hearing. The amendment then needs a sixty day notice and needs 2/3 of votes. Mr. Lineiro is not sure if the votes are 2/3 of the governing body or 2/3 of votes from the general public. These are some of the things involved in the amendment and the city cannot use what is known as an "emergency clause" in amending the plan. Mr. Lineiro then spoke on the re-zoning conformity. The intent is to ensure the plan has a team and each re-zoning must conform to the plan. It is intended to be very precise and very strict with the zoning conformity.

Mr. Lineiro then gave an update on how the City of Nogales is going to comply with this and the process they will be using. The City of Nogales has hired a consultant to do a needs assessment. The consultant will be looking at the existing plan, existing traffic study, budget and looking at the ordinance and review what the plan will need to re-enforce to make it fit. The city is also required to not only plan within the city limits but, to also expand the planning boundaries for taken properties.

In the reviewing process public participation for the adoption of this plan will be part of the process. Two committees will then be put together. One would be a technical committee, to help with planning in infrastructure (sewer, water lines and transportation). The second would be a general public committee to ask the public in general and groups (like the SAG group) to give input to the needs that will need to be in the plan. Then there would be four public hearings requesting input from the community. In the final stages, it will then be voted on by the planning and zoning commissions for recommendation or a denial can take place by the city council. The city council then will have the final decision as to accept the general plan being presented. When the city council has accepted the plan it will then go to the general public for a vote. There are a lot of public relations that the City of Nogales will have to do to get this plan but, the intent is to cover all bases of growth in Nogales and direction of growth the community would like.

Mr. Lineiro then gave a brief summary on developments that are in the preliminary stages that will be presented to the City of Nogales. One would be the Escalada/Mastick family trust property, they have developed a preliminary plan and submitted it to his office. In this plan, they have separated the West side of Grand Ave and I-19, the other property is the East side of Grand Ave.

The plan is a residential area and has a designated area as an open space. This open space that will then be deeded or transferred to the City of Nogales for open space development. The intent will be to build things like walking trails or recreation type areas. The plan between Grand Ave and I-19 is an East/West inter-connector between East of Nogales to the West side of Nogales. This would be a long range plan that will entail interactions with I-19.

When development begins the agreement between the Mastick trust and the City of Nogales is that the right of way deed be given to the City of Nogales immediately. Another developer is looking at an area at I-19 and North of Mariposa road for developing industrial property. This gentlemen also owns a residential zone and plans to develop it as residential. The present code calls for a substantial buffer between industrial and residential development. The developer though has agreed to move his boundary wall, so that it will not

leave a wide open space between the industrial lots and the buffer. This will maintain a safe wall between his property line as an open space area.

In conclusion Mr. Lineiro then took various questions and answered on open spaces and the areas developers are looking at. How the areas would connect and the cost. Issues on walking trails and open space. How the trail would be developed for walking or bicycling. These issues would then take place during planning stages. Issues on government for counties and cities and the amount of funds. Has there been any funding from growing smarter, growing smarter plus to the City of Nogales? The department of commerce for the State of Arizona has put aside an amount of \$200,000 for grants for all cities to use. The City of Nogales is looking in spending an amount of about \$100,000. Dr. Barbara Becker also commented that the University has been a source for funding.

Marilynn then had the group divide into two working groups to continue their action planning. After a half hour each group then reported what they discussed and learned within their groups. The short term group looked at a map to see where the parks and walking/recreational sites were. The long term group were involved in conversation with Arturo Garino, Director of Public Works. He spoke about the city development and the inappropriate development of the past. Marilyn handed out a printing from the College of Architecture explaining their community outreach programs. One is for cities to use University Architecture students to develop and work with local government planning offices. The RFP is due in August and December. The group then decided to meet with Mayor Marcos Lopez to discuss issues the group would like to address. Dina Sanchez will be setting a time and date with the mayor.

The next SAG meeting will be September 26, 2001 at the United Church Village.