

**MAYOR AND COUNCIL PUBLIC MEETING NOTICE
SPECIAL MEETING PUBLIC HEARING GENERAL PLAN -
MAY 08, 2024 AT 5:00 PM**



MINUTES

The City of Douglas Mayor and Council met in a Special Meeting Public Hearing on Wednesday, May 8, 2024, at 5:09 p.m., at City Hall Council Chamber, 425 10th Street. The Honorable Mayor Donald Huish called the meeting to order.

1. **CALL TO ORDER.** 5:09 p.m.
2. **ROLL CALL.**

	PRESENT	ABSENT
MAYOR, DONALD C. HUISH	X	
MAYOR PRO TEMPORE, MARGARET MORALES	X	
COUNCILMEMBER, JOSE MONTANO	X	
COUNCILMEMBER, DANYA ACOSTA	X	
COUNCILMEMBER, RAY SHELTON	X	
COUNCILMEMBER, MICHAEL BALDENEGRO	X	
COUNCILMEMBER, RICHARD C. ACOSTA	X	
CITY MANAGER, ANA URQUIJO	X	
CITY ATTORNEY, DENIS FITZGIBBONS	X	
CITY TREASURER, LUIS PEDROZA	X	
CITY CLERK, ALMA ANDRADE	X	

3. **PERSONS WISHING TO ADDRESS THE COUNCIL IN WRITING OR VERBALLY ON ANY ITEM NOT ON THE AGENDA.**

Ms. Andrade stated no public participation forms were submitted.

4. **DISCUSSION on PUBLIC HEARING.**

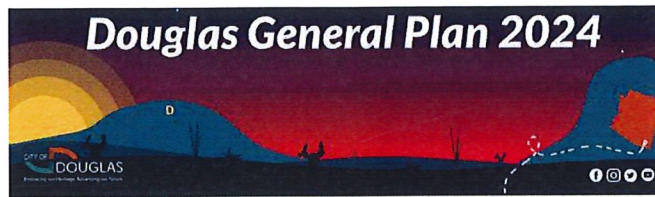
- A. The purpose of the Public Hearing is to allow public participation regarding the **2024 DOUGLAS GENERAL PLAN.**

Xenia Gonzalez presented background on the city updating its 2002 General Plan to include elements such as land use, growth areas, public facilities and services, transportation and circulation, recreation and open space, cost of development, environmental resources, water resources, economic development, and housing. This comprehensive, long-range plan will include community goals, development policies, maps, and diagrams outlining objectives, principles, standards, and proposals, as required by Arizona Revised Statute 9-461.05D and E. Lastly Ms. Gonzalez introduced Jessica Sarkisian from Upfront Planning and Entitlements to present the details of the update.

Jessica Sarkisian from Upfront Planning presented to the council about the required update of the General Plan, which must be revised every ten years as per Arizona law. The city has conducted public outreach, held General Plan Advisory Committee meetings, and collaborated with planning, zoning, and the public to update the plan based on state requirements and population size. The updates include modern standards for affordable housing, an economic development chapter, and detailed sections on transportation and water. Additionally, the growth area map and land use plan have been simplified for easier use by city staff and developers. She explained the timeline and process for updating the General Plan. Several General Plan Advisory Committee meetings and an open house to involve the public have been held.

Ms. Sarkisian clarified that the General Plan is a high-level policy document, not a zoning code. It sets long-term visions, policies, and implementation strategies for zoning codes, public services, transportation, affordable housing, and downtown development. The plan addresses how to update zoning codes and building standards, especially in historic downtown areas, without altering property values or current land use permissions.

Lastly, Ms. Sarkisian emphasized that the General Plan update does not impose any taxes or bonds and serves as a ten-year guiding document for other departments. It is crucial to inform the public that the General Plan is a high-level, amendable policy document, not a static one. Amendments can occur annually or multiple times a year, depending on their scope, and must go through commission and council approval, ensuring a public hearing process for any significant changes like zoning adjustments.



City Council Meeting May 8, 2024

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Douglas General Plan 2024

Purpose: Each municipality must adopt a comprehensive, long-range general plan for the development of the municipality. The general plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals. ARS 9-461.05.D. and E.

Requirements: <50k pop. (est. 15,589): a land use plan, a circulation element, a growth area element, an open space element, environmental planning, cost of development and water resources. The general plan shall include provisions that constitute amendments and major amendments. Plans are good for 10 years.

Why Update the Plan Now? Arizona municipalities are required to update their General Plan every 10 years. The Arizona Revised Statute requires public outreach engage with a comprehensive range of topics. These topics assist the City in making informed decisions on policies and objectives in the Plan.

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Douglas General Plan 2024

What is the General Plan?

The General Plan is a tool which provides high level goals and objectives for the City. It offers opportunities and direction for City staff and officials, residents and developers as to what the City could be in the future and should try to attain relating to: land use, growth areas, open space, natural resources, economic development, infrastructure, public services, and transportation. It is used to guide the implementation of future more detailed plans, codes and action items to be directed for future implementation in the annual budget when feasible.

What is NOT the General Plan?

The General Plan DOES NOT:

- change zoning
- place or prohibit a specific user/ business on a parcel of land
- change existing uses on the property
- change permitted uses on the property already allowed
- change your tax status on the property
- allow non permitted uses without a rezone

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Douglas General Plan 2024

Existing Douglas General Plan:

- Adopted in 2002 "Douglas 2002"
- 8 Existing Elements:
 - Growth Areas
 - Land Use
 - Transportation/Circulation
 - Housing
 - Cost of Development
 - Recreation and Open Space
 - Environmental Resources
 - Water Resources
- Land Use Map Circular Nodes and Gateways
- Lack of residential target densities
- Growth Areas over the entire City, not targeted
- Needed updating and new policies for updates in energy, building types and changes in port location opportunities.

City of Douglas: Future Land Use Plan



City of Douglas: Growth Areas Plan



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Timeline:



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Public Outreach Process:

- Community Vision Survey on Website (83 responses)
- Element Surveys on Website (28 response)
- Open House Meeting (December 18, 2023; 18 public members attended)
- GPAC Meetings (January 11, 25 and 30, 2024)
- Public Hearing (February 2, 2024)
- Planning Commission Work session (March 19, 2024; recommendation of approval)

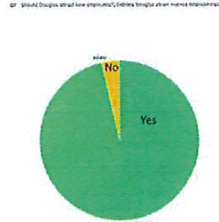


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Douglas General Plan 2024

Vision Survey Responses: 83 Responses

Q1: Should Douglas remain the same or grow? (Douglas debería seguir igual o crecer?)

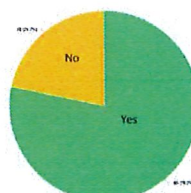


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Vision Survey Responses: 83 Responses

Q4: Should Douglas encourage more open space parks? (Douglas debería fomentar más espacios verdes?)



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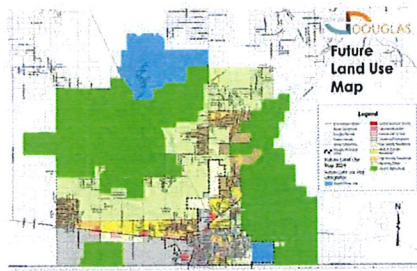
Q5: Should Douglas focus on new development opportunities and transit? (Douglas debería enfocarse en nuevas oportunidades y oportunidades de desarrollo?)



Douglas General Plan 2024

Updated Douglas General Plan:

- Updated "Douglas 2024"
- Larger Study Area
- 10 Proposed Elements:
 - Land Use
 - Growth Areas
 - Public Facilities and Services
 - Transportation & Circulation
 - Recreation & Open Space
 - Cost of Development
 - Environmental Resources
 - Water Resources
 - Economic Development
 - Housing
- New/ Updated Maps



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Introduction & Implementation:

Douglas, Arizona is a community with a thriving economy, evolving and modern infrastructure, and a destination for international business where Downtown remains the heart of Douglas; showcasing its history, entertainment, art, retail and tradition worldwide.

Added and Updated:

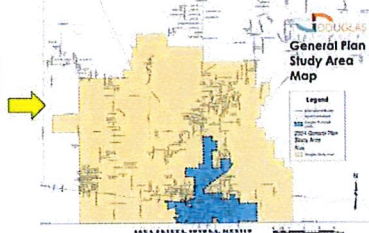
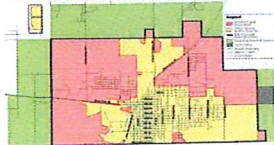
- General Plan Vision based on public outreach and City Council Vision.
- Study Area expanded.
- Updated implementation to give better direction for amendments and criteria for approval.
 - Minor and Major amendments differ based on acreage and if they are located in the Downtown area.

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Douglas General Plan 2024

Introduction & Implementation:

City of Douglas: Annexation Plan



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Introduction & Implementation:

Major Amendments are changes to the Douglas General Plan which meet any of the following:

- A change in an existing residential land use designation exceeding one hundred (100) acres and:
 - A two-step increases in residential density; or
 - A change to non-residential land use designation, exception being to Park Open Space and Public;
- A change in an existing non-residential land use designation exceeding one hundred (50) acres;
- Any proposed realignment or deletion of an Arterial or Principal roadway;
- Any change from one residential land use classification to another residential classification of 11 acres or more contiguous acres;
- Any change from a residential land use classification to a nonresidential land use classification of 21 or more contiguous acres;
- Any change in industrial employment land use classification of 21 or more contiguous acres to another land use classification;
- General Plan text changes that change the Plan's Goals, Element and or Policies.
- Text changes which add a new General Plan element chapter.
- Revisions to the boundaries in the Growth Area Map

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Douglas General Plan 2024

Introduction & Implementation:

Minor Amendments

Minor Amendments are changes to the Douglas General Plan that meet any of the following criteria:

- Any change from one existing residential land use classification to another residential classification of 20 acres or more;
- Any change from a residential land use classification to a nonresidential land use classification of 10 or more contiguous acres;
- Any change in industrial employment land use classifications of 10 - 20 contiguous acres to another land use classification;
- Changes mandated by any new state laws;
- Text changes, additions or deletions which are more than corrections/ clarifications and less than adding a new element chapter;
- Any proposed realignment of a Collector roadway (proposed additions or realignments of roadways with a classification lower than Collector do not require an amendment).

The burden of proof to demonstrate that the amendment helps implement the Douglas General Plan Vision and the applicable vision, goals and policies lies with the party requesting the amendment. Major and Minor Amendments must address the following amendment approval criteria:

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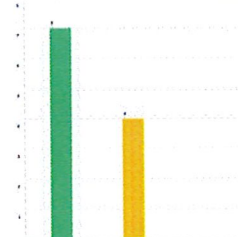
Douglas General Plan 2024

Land Use Survey Responses:

Q1. Do you feel your community has a housing shortage? ¿Siente que su comunidad tiene escasez de viviendas?



Q2. If yes, are you feel that shortage is because of 20 or less acres, larger than 20 acres or both?

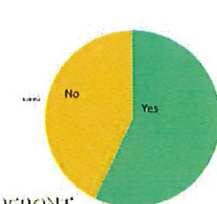


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Douglas General Plan 2024

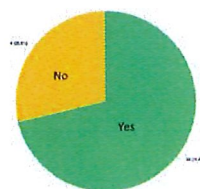
Land Use Survey Responses:

Q2. Do you feel your community needs more single-family homes? ¿Cree que su comunidad necesita más viviendas unifamiliares?



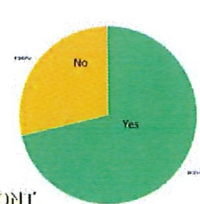
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Q3. Do you feel your community needs more townhomes and low-density apartment? ¿Cree que su comunidad necesita más casas adosadas y apartamentos de baja densidad?



Land Use Survey Responses:

Q3. Douglas should focus on offering more diverse housing opportunities (apartments, townhomes, etc.)



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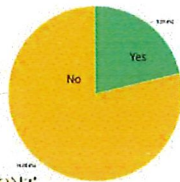
Q4. Do you feel your community has enough retail options for shopping, dining, and other services? ¿Cree que su comunidad tiene suficientes opciones de comercio para comprar, recreación y otros servicios?



Douglas General Plan 2024

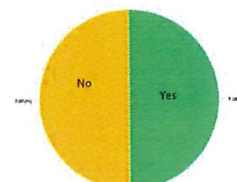
Land Use Survey Responses:

Q1: Do you feel your community has enough office space and medical offices? ¿Cree que se encuentran suficientes espacios para oficinas y consultorios médicos?



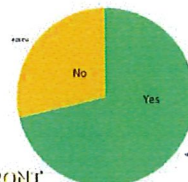
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Q2: I would like to know if there is development in downtown to preserve light space and how many desirable hotels in the downtown area. ¿Cree a favor de un desarrollo más abajo en el centro para preservar espacios abiertos y tener desarrollos más altos?



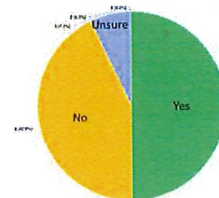
Land Use Survey Responses:

Q3: High density developments should be limited by designated growth areas. ¿Cree que los desarrollos de alta densidad deberían estar limitados a áreas designadas de crecimiento?



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Q4: Global commercial and residential uses and properties should be prioritized for downtown development. ¿Cree que los usos y propiedades comerciales y residenciales deberían ser prioritarios para el desarrollo en el centro?

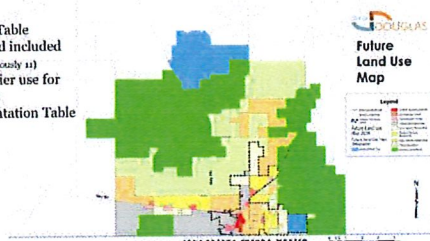


Douglas General Plan 2024

Land Use:

Updated:

- Added Land Use Category Table
- Updated to 12 land uses and included definitions of the uses. (previously 11)
- Reorganized format for easier use for overall goals and objectives
- Added Summary Implementation Table



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Douglas General Plan 2024

Land Use:



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Douglas General Plan 2024

Land Use:

- Rancho Agricultural (up to 5+ acres)
- Hacienda Estate (3-5 acres)
- Low Density Residential (1-3 du/acre)
- Medium Density Residential (3-6 du/acre)
- Medium High Density Residential (6+ du/acre)
- Central Business District (same)
- Commercial Center
- Commercial Corridor (same)
- Industrial/ Employment
- Mixed-Use Airport
- Institutional/ Public (same)
- Open Space (same)

General Plan Land Use Category	Rancho Agricultural	Hacienda Estate	Low Density Residential	Medium Density Residential	Medium High Density Residential	Central Business District	Commercial Center	Commercial Corridor	Industrial/ Employment	Mixed-Use Airport	Institutional/ Public	Open Space
RA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HE	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
LD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MHD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IP	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
AD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
HD	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CB	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
CC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IC	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
MA	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IP	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
IS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓
OS	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓	✓

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Land Use:

Focus more on:

- Provide a balance of land uses that will preserve and enhance neighborhoods, promote economic development, encourage redevelopment at appropriate locations and protect environmentally sensitive areas.
- Provide sufficient land to support a mix of housing types and opportunities throughout the city to meet the diverse needs of persons of all income levels and ages.
- Promote and attract high-quality residential development while protecting established residential neighborhoods and supporting compatible development.
- Promote the resolution of conflicts between incompatible land uses.
- Support appropriate locations for commercial and office land uses, including infill development and redevelopment.
- Support a Central Business District that is an attractive gathering center serving civic, public, commercial, entertainment, cultural and community purposes.
- Promote high-scale commercial and industrial development and redevelopment that will contribute to Douglas' overall economic vitality, environmental quality, and community livability.
- Added renewable resources land use opportunities

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Douglas General Plan 2024

Growth Area Survey Responses:

Q5: Do you feel there are enough young adults coming staying in your area? ¿Creen que hay suficientes adultos jóvenes que vienen a quedarse en su área?



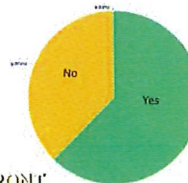
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Q6: Are you concerned about the number of people leaving out of your community? ¿Se preocupan por la cantidad de personas que se van fuera de su comunidad?



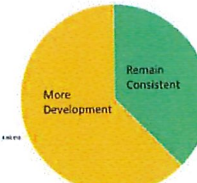
Growth Area Survey Responses:

Q7: Do you feel your community area is growing, declining or staying the same? ¿Creen que su área comunitaria está creciendo, decreciendo o permaneciendo igual?



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Q8: Would you prefer your community area to remain consistent with today or to have more development? ¿Preferirían que su área comunitaria permanezca consistente con hoy o que tenga más desarrollo?



Douglas General Plan 2024

Growth Area Survey Responses:

Q1. Would you like to see new commercial or activity centers in your area? ¿Le gustaría ver nuevas zonas comerciales o de actividad en su área?



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Q2. Would you like to see new development in your area? ¿Le gustaría ver nueva desarrollo en su área?



Growth Area Survey Responses:

Q3. Would you prefer your area to be included as a growth area for new development and/or infrastructure? ¿Preferiría que su área sea incluida como zona de desarrollo y/o infraestructura?



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Q4. Do you think the current growth rate for Douglas is... ¿Cree que la tasa de desarrollo actual para Douglas es...

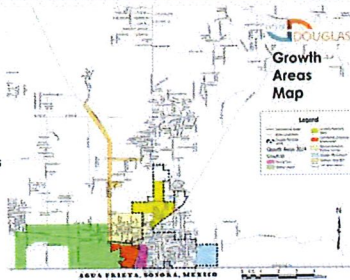


Douglas General Plan 2024

Growth Areas:

Updated:

- Removed old growth areas for more targeted areas.
- Central Core (same)
- Western Reach
- La Perilla- Northern Spike
- Commercial Enterprise Employment
- Railroad-Pittsfield - Sulphur Springs
- Douglas Muni Airport
- Northern Peak-BDI



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Growth Areas:

Focus more on:

- Develop a Community Facilities Management Strategy (CFMS) that will help to monitor and manage the infrastructure and services required to adequately serve the existing and anticipated population.
- Maintain the Central Core Growth Area as the primary activity center for finance, culture and Government complemented by the mixture of land uses that supports Downtown housing and is compatible with Downtown's historic Residential neighborhoods while promoting consistency with other elements of the General Plan.
- Provide the infrastructure and services required to adequately serve the existing and anticipated residential/commercial, commercial/industrial, and commercial corridor uses within Growth Areas, while providing appropriate standards for land use compatibility, fair-share cost of new development, compact development and protection of environmentally sensitive areas.
- Plan for the phased provision of the infrastructure and services required to adequately serve the existing and anticipated residential/commercial land uses within the Growth Areas near the Potential Annexation Areas.
- To promote managed, economically sound and orderly growth that supports a variety of land uses, conserves natural resources, reduces automobile dependency, and provides for the logical expansion of infrastructure and service capacities.

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Public Facilities & Service: (new element)

Updated:

- Updated Police and Fire standards and details.
- Updated existing water and wastewater department information and capacity info.
- Detailed solid waste and sanitation services
- Detailed library services and development services operations.
- Updated goals and objectives to continue to be able to provide quality services for the residents and keep up with growth.



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Public Facilities and Services:

Focus more on:

- Provide adequate, safe, and efficient water and wastewater services and facilities benefitting all residents and properties in the City.
- Provide adequate, safe, and efficient solid waste services and facilities benefitting all residents and properties in the City, and external customers.
- Provide for adequate street improvement and maintenance services to increase transportation mode choice safety.
- Provide adequate, effective and efficient police services and facilities to reduce crime and increase community safety.
- Provide adequate, effective and efficient fire and life safety services and facilities to lower risks of death, injuries, and catastrophic damage.
- Provide adequate, effective and efficient public transit services and facilities.
- Provide excellent and accessible library resources and meeting spaces for residents and visitors of Douglas.
- Provide the most timely and effective planning, permitting, and code compliance services possible.

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Transportation Survey Responses:

Q1. Do you feel there are enough transportation methods in your area to get around? ¿Siente que hay suficientes métodos de transporte en su área?



Q2. Do you feel the roadway in the City are... ¿Siente que las carreteras en la ciudad están...



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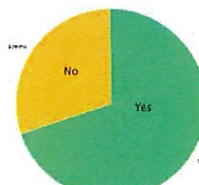
Transportation Survey Responses:

Q3. Do you feel there is too much development in the current roadway? ¿Cree que hay demasiada desarrollo en la carretera actual?



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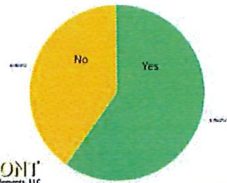
Q4. I would like to see more pedestrian walkways throughout the City. ¿Me gustaría ver más senderos peatonales en toda la ciudad?



Douglas General Plan 2024

Transportation Survey Responses:

Q1: Would you feel safe walking/biking to a place from your home along the roadway? (The survey assumes respondents are provided an accurate picture of the roadway and its conditions.)



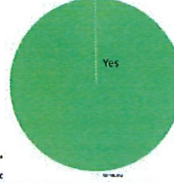
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Q2: What do you consider the highest priority for transportation funding? (Choose all that apply.)



Transportation Survey Responses:

Q3: Douglas should continue to improve transit, bus, public transportation services, opportunities for business mobility, system, reduce traffic, and enhance air quality. Douglas should consider expanding bus services to include public transit services.



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Q4: If you work outside of your home, approximately how many miles do you commute from your home to work? (Choose all that apply.)

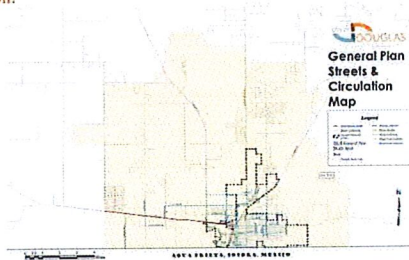


Douglas General Plan 2024

Transportation & Circulation:

Updated:

- Updated Streets & Circulation map.
- Provided more detail about existing conditions and street classification system.
- Focused on alternative modes of circulation.
- Focused on Land Port of Entry and Airport.



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Transportation & Circulation:

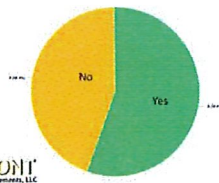
Focus more on:

- Improve the mobility of people and goods throughout the city while supporting better alternatives to auto transportation, including bicycle- and pedestrian friendly streets, and improved roadways (landscape, lighting, and sidewalks).
- Promote circulation safety throughout the City.
- Adopt and apply standards for vehicular parking appropriate to the vehicles, adjacent land uses, intensities of land uses, and the availability and encouragement of other modes of transportation.
- Focus on pedestrian mobility and transit vehicle operations.
- Preservation of Scenic Corridors and viewsheds where available.

Douglas General Plan 2024

Open Space Survey Responses:

Q1: Do you feel we are losing recreational opportunities and amenities in our community? (Choose all that apply.)



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Q2: Would you prefer to have more development and more open space in your community? (Choose all that apply.)



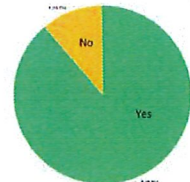
Open Space Survey Responses:

Q3: I feel having open space should be a priority. (Choose all that apply.)



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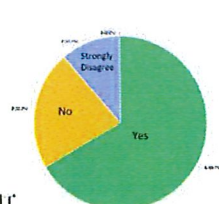
Q4: I believe the preservation of our community's history and heritage is a priority.



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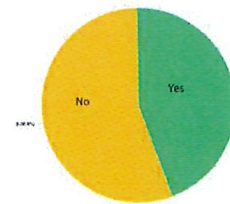
Open Space Survey Responses:

Q5: Douglas has adequate open space for recreation, exercise, and other activities. (Choose all that apply.)



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Q6: Does Douglas feel that a healthy city? (Choose all that apply.)



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Recreation & Open Space:

Updated:

- Provided more detail about existing conditions and LOS (level of service) existing and proposed for future parks, open space and recreation programs.
- Provided more details on trail standards and acquisition of spaces.
- Focused on Recreation Programs.



Douglas General Plan 2024

Recreation & Open Space:

Focus more on:

- Create a balanced, accessible and integrated system of open spaces and recreational opportunities.
- Monitoring and Maintenance of Parks and ownership and maintenance of trails.
- Partnerships with organizations and private developers
- Funding opportunities such as: acquisitions, grants and bonds for improvements and new facilities
- Developing a Comprehensive Parks and Recreation and Trail System Master Plan goal.

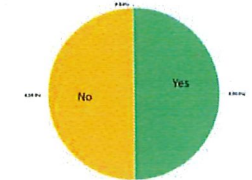
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Cost of Development Survey Responses:

Q1: Library services and existing community facilities are adequate to serve current residents and visitors. Les services de la...



Q2: Do you feel there are adequate services for those experiencing homelessness? Que que...

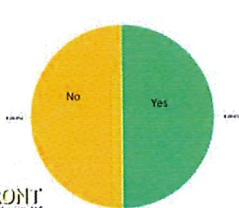


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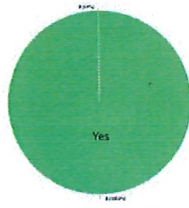
Cost of Development Survey Responses:

Q4: Do you think there is enough staff to support the growing needs of the city? Que que...



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Q5: Should the City work more closely and interact with the local industrial and...

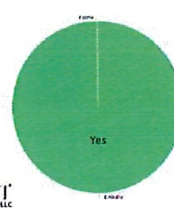


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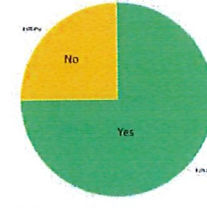
Cost of Development Survey Responses:

Q7: Should the City look for more private partnerships to develop and address problems with...



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Q8: Should the City try to purchase sites to try to develop them in the future? Should la...



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Cost of Development Survey Responses:

Q9: Do you think there are enough services to support the growing needs of the city? Que que...



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Q10: Do you think existing residents and businesses should pay the majority and utility...



Douglas General Plan 2024

Cost of Development:

Updated:

- Updated Level of Service (LOS)
- Provided detailed opportunities for paying for growth possibilities and the cost classification for the City goals.
- Opportunities for public and also private investment incentives provided.

Focus more on:

- Equitably assess and manage the fiscal and capital impacts resulting from new development.



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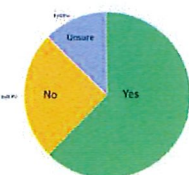
Environmental Survey Responses:

Q1: Should Douglas encourage the use of a range of renewable energy sources such as...



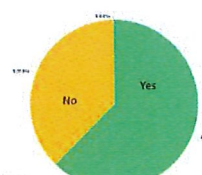
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Q2: Should Douglas encourage the use of alternative energy sources? Should on other...



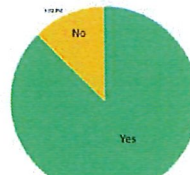
Environmental Survey Responses:

Q3: Should Douglas encourage the use of alternative energy sources? Should on other...



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Q4: More water utility services should be provided within the City's future program...



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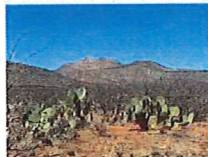
Environmental & Historical Resources:

Updated:

- Updated status of Air & Water Quality and sources
- Detailed natural habitats and topography
- Added Historical Resources and highlighted the Douglas Depot, Gadsden Hotel and San Bernardino Ranch.

Focus more on:

- Ensuring quality of life is maintained or better with the environment and securing interest in maintaining natural resources and historical resources as assets to the City.



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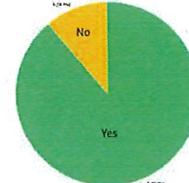
Douglas General Plan 2024

Water Survey Responses:

Q1: Douglas is on the right track to satisfy current and future water demands through development of sustainable and renewable...



Q2: Are you concerned about the future of water in your community? (A percentage of future city water use is consumed?)



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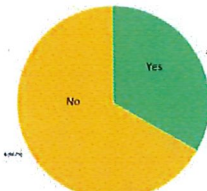
Douglas General Plan 2024

Water Survey Responses:

Q3: Do you feel your water use has gone up or down since the last 15 years? (Please give an estimate of your household's consumption in the last 15 years.)



Q4: Do you currently use low flow water fixtures or fixtures in your home? (Please indicate if you have a low flow toilet, showerhead, or faucet.)



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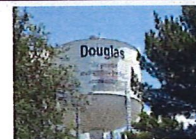
Water Resources:

Updated:

- Updated status of Douglas AMA
- Updated water quality, groundwater and recharge status
- Noted Flood Areas and Low Impact Development
- Added info on conservation opportunities and education goals.

Focus on:

- Managing a coordinated System of Water and Wastewater utility service facilities and resources to adequately serve existing and future land uses.
- Staying in front of any state or federal changes to water use regulations and management which can benefit Douglas.

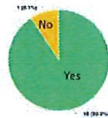


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Economic Development Survey Responses:

Q1: Elevated design standards in commercial areas should be encouraged with enhanced landscaping, streetscape elements, public art, etc.



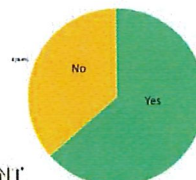
Q2: Douglas should work to protect the knowledge of history, understand, or build commercial areas Douglas history to help grow progress in redevelopment of areas, commercial centers, neighborhoods, etc.



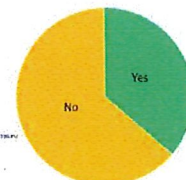
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Economic Development Survey Responses:

Q3: More business commercial areas should allow higher density housing, including townhomes and apartments. Low income households will benefit from more affordable housing units.



Q4: Douglas has business opportunities and products that appeal to people of diverse backgrounds and income levels. Douglas needs more opportunities and products to attract a growing and diverse population and create jobs.



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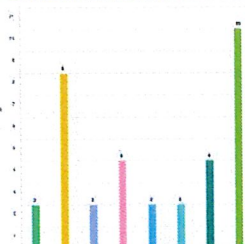
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Economic Development Survey Responses:

Question options

- Indicate or acknowledge that you are successful
- United capital and investment (United capital and investment)
- Low-income housing funding (Low-income housing funding)
- United capital and investment (United capital and investment)
- Low-income housing funding (Low-income housing funding)
- United capital and investment (United capital and investment)
- Low-income housing funding (Low-income housing funding)
- United capital and investment (United capital and investment)

Q10: What do you believe are the top five challenges facing Douglas as a destination for tourism? (Please check all that apply.) (Douglas is a city that is a growing destination for tourism. Douglas needs more opportunities to grow tourism.)



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Economic Development: (new element)

Added:

- Details on current employment industries and workforce data in the City
- Specifies areas of economic development opportunities in the City (Downtown, Commercial, Industrial/Office, LPOE, Tourism)



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Economic Development

Focus on:

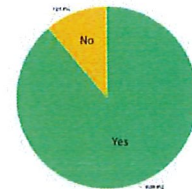
- Foster a resilient and diverse economy in Douglas, leveraging local and regional assets to offer a range of commercial services and higher-paying employment opportunities.
- Position Douglas as the region's prime business hub by delivering exceptional services and fostering an environment conducive to entrepreneurial success.
- Cultivate a vibrant economy in Douglas by offering appealing career paths, fostering entrepreneurial growth, and attracting private investment.
- Strategically equip Douglas with incentives, resources and policies to drive forward economic development initiatives effectively.
- Elevate Douglas' identity and profile in the State of Arizona economic development arena and market globally.
- Transform Downtown Douglas into a vibrant community that enriches the City experience for both residents and visitors alike.
- Maintain the integrity of Douglas's historic buildings, structures, and cultural heritage through preservation initiatives.
- Establish strategic partnerships with private sector entities, investors, and financiers to facilitate collaborative project development, fostering a framework that outlines risk-sharing and revenue-sharing mechanisms for mutual benefit.

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Housing Survey Responses:

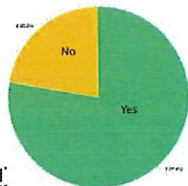
Q1 Large-lots should be preserved within rural neighborhoods. Se deberían preservar terrenos grandes dentro de vecindades rurales.



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Housing Survey Responses:

Q3 New neighborhoods should be developed by integrating housing variety, parks, services, and amenities. Las nuevas vecindades deberían desarrollarse integrando variedad de viviendas, parques, servicios y comodidades.



Q4 Douglas should be an preparing and enhancing existing neighborhoods by providing additional amenities and revitalization (e.g., street scene, signage, lighting). El futuro de Douglas está en preparar y mejorar las vecindades existentes mediante...

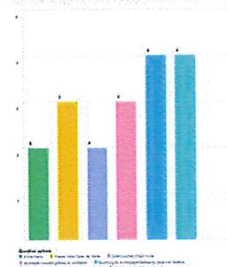


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Housing Survey Responses:

Q5 I have housing options for my future children to Douglas (long-term options to choose from). Tengo opciones de vivienda para mis hijos en Douglas (opciones a largo plazo).



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Housing:

Updated:

- Minor edits to the chapter, updated goals, policies and implementation measures to focus on more attainable/ affordable housing and housing diversity.
- Focus on opportunities for funding for rehabilitation

Focus on:

- Decent safe sanitary Housing
- Increasing Housing Stock
- Housing Assistance and Prioritization
- Housing Mix
- Neighborhood Revitalization
- Special Needs Housing
- Affordable/ Attainable Housing.



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Douglas General Plan 2024

Next Steps

- City Council Vote on May 8, 2024
- Proceeds to Douglas Voters on November 5, 2024



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Questions??

Website:

<https://engage.douglasaz.gov/generalplanupdate>

Xenia Gonzalez
City of Douglas

Neighborhood Resources & Grants Director

Ph: (520) 451-7871

Xenia.Gonzalez@DouglasAZ.gov

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Ms. Gonzalez noted that the public hearing process was completed with the Planning and Zoning Commission, which recommended approval for the current public hearing and meeting. The chair and members of the Planning and Zoning Commission, along with some members of the General Plan Advisory Committee, are present to answer any questions about their processes and comments. Mr. Luis Garcia is the co-chair of the General Plan Advisory Committee.

Mayor Huish expressed gratitude to the city planning and zoning commission, staff, and General Plan Advisory Committee members for their efforts. He then asked Jessica Sarkisian to briefly explain her company's role, why they were chosen, and the necessity of this process.

Jessica Sarkisian from Upfront Planning, has been with the firm for five years, has 22 years of experience working with public and private jurisdictions. She has served on various commissions and boards, giving her a comprehensive perspective on planning processes. Ms. Sarkisian highlighted that this project, required every ten years by state statutes, aims to provide a solid foundation for future planning and implementation. The plan is amendable and not static, designed to offer guidelines and direction for staff, council, and public on future developments. It helps the council make informed decisions, considering both public input and long-term community goals, even if not all goals are achieved within the ten-year span.

5. ADJOURNMENT.

Motion by Council Member Shelton, second by Council Member R. Acosta to adjourn the meeting at 6:00 p.m.

Prepared by:  Cynthia Acuña Robles, Deputy City Clerk