

**City of Bisbee
 Planning and Zoning Commission Work Session
 City of Bisbee Council Chambers
 915 S. Tovreaville Road Bisbee, AZ
 March 7, 2024 @ 5:30 pm**

Action Agenda

THE ORDER OR DELETION OF ANY ITEM ON THIS AGENDA IS SUBJECT TO MODIFICATION AT THE MEETING.

Called to Order: 5:30PM

Roll Call - Commission Members

	Present	Absent	Excused
Michael Ablin	----	----	X
David Brown	----	----	X
David Cobb	----	----	X
Douglas Dunn, Chair	X	----	----
Alisia Espiriti	X	----	----
Sandy Heusman, Vice-Chair	X	----	----
Doug Taylor	----	----	X
Mel Sowid, Council Liaison	X	----	----
J. Emanuel Stuart, Staff Liaison	X	----	----

Agenda Item 1.

Planning areas. Discussion of the planning areas and review current issues and existing policies regarding them. Review of stakeholders.

Mr. Stuart, Planner presented and the Commission Commented and discussed. Old Bisbee issues brought up:

- **In Old Bisbee, sewer mains have been updated in 2006. No longer a moratorium on development. Expected improvement with sewer lateral replacement.**
- **Gravity fed fire hydrant system.**
- **Better online capacity, high-speed internet infrastructure.**
- **Parking plan, and how to address it.**
- **Business organization chamber**
- **Finding the balance between catering to tourists vs. residents.**
- **Address short-term rentals. Affordable housing in Historic districts.**
- **Lowell is better Grouped with Old Bisbee.**
- **What is the future, what is the past? Plans with Erie Street.**
- **FMI, land ownership, future plan.**

Future Visions for these areas:

- Expand and promote trail network around Old Bisbee. This includes walking tours, events, and bicycle events.
- Expand the tourism activities to include outdoors activities, biking, and more things for families to do.

Stakeholders:

- David Cobb has a business in Old Bisbee.
- Visitor center

Warren Planning Area

- New development is not restricted anymore due to sewer upgrades.
- Designation as a historic district.
- The old fire station on Bisbee Road could be used as a fire engine museum and house the historic Fire engines. Interactive experience.

Agenda Item 2.

Growth areas. Discussion on the different growth areas and potential growth scenarios and how policies in the current plan affect them. Review of stakeholders.

Mr. Stuart, Planner presented on the growth areas of the City and the Commission Commented and discussed.

- Plans for the wastewater treatment facility.
- Focusing on economic development to create jobs and sustain development.
- More grocery store options, and access to food.
- Homeownership, small-town life as an alternative to big cities.
- Push for local businesses and expand opportunities for starting them.
- The Colonias have a lot of development potential.
- Bakerville used to be the commercial area when people started moving out of old Bisbee.
- Bakerville used to be a commercial area for Bisbee.
- Could encourage thrift shops and shopping in Bakerville.
- In the Airport growth area, they are facing challenges with getting a through-the-fence agreement.
- Potential Airport area uses with regards to the new point of entry.
- Hillcrest, low-income housing and potential artists' studios, affordable housing and integrating it into Bakerville.

Other ideas:

- Potentially annexing Naco, North San Jose, Sunset acres, Avenida flores, and outlying areas.
- Promoting areas outside of Bisbee: nature, connectivity with trails, natural attractions, and Whitewater draw.

- **More family-oriented environment/businesses. Mining-oriented learning exhibits (FMI).**
- **Headframe as an outdoor theatre.**
- **Hikes to headframes. Promote guided tour etc.**
- **Promote art resources in town.**
- **Addressing the aging population, and assisted living, once you reach a certain age you have to leave.**
- **Mental health, how to address this in our plan.**
- **Douglas port of entry, -plan ahead for it.**
- **The extreme west end of the city limit. Renewable energy.**
- **Recognition of the work that Step-Up Bisbee Naco is doing.**

COMMISSIONER COMMENTS: Please refrain from any discussion, comments only.

Adjournment: 7:02PM