

SIERRA VISTA PLANNING AND ZONING COMMISSION

January 30, 2024
City Council Chambers
Meeting Minutes

The regular meeting of the Sierra Vista Planning and Zoning Commission was called to order at 5:00 p.m. in the City Council Chambers.

Members Present: Bradley Snyder, Chair
Randy Wilcox, Vice-Chair
Daman Malone
Tait Wilcox

Members Absent: Rachel Gray

Staff Present: Matt McLachlan, Director, Department of Community Development
Jeff Pregler, Senior Planner

Council Present: Mayor McCaa
Mayor Pro Tem Umphrey

Others Present:

ACCEPTANCE OF THE AGENDA:

Mr. Randy Wilcox made the motion to accept the agenda. Mr. Malone seconded the motion.

VOTE: Approved by a vote of 4-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Malone made the motion to accept the November 28, 2023 minutes. Mr. Randy Wilcox seconded the motion.

VOTE: Approved by a vote of 4-0.

CHAIR COMMENTS

None.

CALL TO THE PUBLIC

Mr. Snyder opened the meeting to the public. There being no response, Mr. Snyder closed the meeting to the public.

OLD BUSINESS:

None.

NEW BUSINESS:

2. Resolution 1197
Election of Chair

Mr. Randy Wilcox made the motion nominating Brad Snyder as Chair of the P&Z Commission.
Seconded by Mr. Malone.

VOTE:4-0

3. Resolution 1198
Mr. Tait Wilcox made the motion nominating Randy Wilcox as Vice-Chair of the P&Z Commission.
Seconded by Mr. Malone.

VOTE: 4-0.

4. PUBLIC HEARING
General Plan Amendment
Revisions to the Traffic Circulation Pan-Map 8

Mr. Pregler gave the staff presentation. A power point presentation was provided to complement the discussion. Mr. Pregler stated that the revisions to the Traffic Circulation Plan include changing the street classifications to be more consistent with state and federal roadway functional classifications. The existing Collector and Residential Connector roadways are proposed to be reclassified as Major Connector and Minor Collector roadways. Staff identified four existing roadways that were to be reclassified on the Traffic Circulation Plan as Minor Collectors: Foothills Drive, El Camino Real, Wilcox (east of the Cochise College campus), and Golf Links Road.

Mr. Malone asked how the above stated roadways were different than Greenbriar Drive? Mr. Pregler stated that there is similar design and functionality between Greenbriar and the proposed reclassified roadways. However, Greenbriar does not have a designation of Major Collector, so no revision is needed.

Discussion Item

General Plan Update-Land Use Element. Staff continued with the PowerPoint presentation that began back in November. Under the Land Use Element, staff discussed the following goals:

- Goal 2-2, Coordinate with Ft. Huachuca for all future City development;
- Goal 2-3, Economic development shall be considered when planning future sites;
- Goal 2-4, Consider environmental impacts when planning future sites;
- Goal 2-5, Develop and implement aesthetic standards along all major roadways and gateways into the City;
- Goal 2-6, Plan appropriate development of vacant State Trust Land located within the City;
- Goal 2-7, Annex areas that provide the most benefit to the City as stated in the City's Annexation Policy.

The following goals were discussed under the Growth Element:

- Goal 5-1, Ensure Growth Areas are developed meeting community expectations;
- Goal 5-2, Coordinate with other government agencies when developing in the growth areas;
- Goal 5-3, Create strategies that ensure economic diversity within growth areas.

The following goals were discussed under the Urban Design Element:

- Goal 17-1, Make Sierra Vista a City distinguished by its orderly and aesthetic character;
- Goal 17-2, Develop a cohesive urban character that makes Sierra Vista a community unto itself;
- Goal 17-3, Provide a variety of housing types;
- Goal 17-4, Develop a Town Center.

There was general discussion to follow with the continued comment that the City needs a sense of identity. Various functions, events, and aesthetic features were suggested.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

None.

INFORMATION

Staff provided updates on the following projects:

- Tropical Smoothie- construction close to completion;
- Good 2 Go-under review;
- Circle K-starting construction;
- ALA -under construction;
- Casa Del Sol, Phase 2-requesting a Temporary Certificate of Occupancy;
- Dollar General-under construction;
- Haven Health, issued a Temporary Certificate of Occupancy;
- Surgical Center, under construction, Temporary Certificate of Occupancy;
- Multi-Use Path on SR 92 between Foothills and Avenida Del Sol, design near completion;
- Multi-Use Path on Buffalo Soldier Trail between Golf Links Road and Fry Blvd., under design;
- RAISE grant 2024 for West End Improvements, staff is in the process of writing the grant.

CITY COUNCIL LIASION COMMENTS

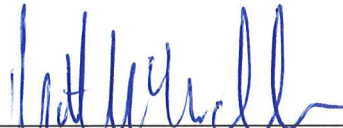
Mayor Pro Tem Umphrey stated the SR 90 project to improve the roadways begins February 1. There is a one-year completion date.

ADJOURNMENT

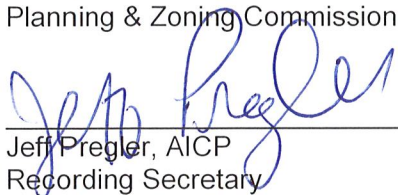
The meeting was adjourned at approximately 6:30 pm.



BRADLEY SNYDER
Chairperson
Planning & Zoning Commission



MATT MCLACHLAN, AICP
Executive Secretary
Planning & Zoning Commission



Jeff Pregler, AICP
Recording Secretary