



CITY OF SIERRA VISTA
PLANNING AND ZONING COMMISSION
MAY 29, 2024
MONA BISHOP ROOM
SIERRA VISTA PUBLIC LIBRARY
2600 E. TACOMA STREET

REGULAR MEETING5:00 PM

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF AGENDA

MAYOR'S COMMENTS

CHAIR COMMENTS

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARING

1. General Plan Update
VISTA 2040 (No recommendation on this item.)

BREAKOUT SESSIONS

OPEN MEETING TO THE PUBLIC

COMMISSION COMMENTS

ADJOURNMENT

The doors to the Mona Bishop Room at the Sierra Vista Public Library will open at 4:30pm

STAFF MEMORANDUM

TO:	Planning and Zoning Commission
FROM:	Jeff Pregler, AICP, Senior Planner
THRU	Matt McLachlan, AICP, Community Development Director
MEETING DATE:	May 29, 2024
SUBJECT:	PUBLIC HEARING Resolution----- Recommendation on Amendment of VISTA 2030 General Plan Update, VISTA 2040
REQUESTED ACTION:	No action requested at this meeting. This is the first of two public hearings before the Planning & Zoning Commission. The second public hearing will be held on Wednesday, June 12, 2024 at 5:00 pm in the City Council Chambers.

GENERAL INFORMATION

Applicant:

Mayor and City Council, City of Sierra Vista, as required by A.R.S. 9-461.06, subsection K.

Staff Recommendation:

None at this meeting.

BACKGROUND

The City of Sierra Vista has been guided by a general plan since 1965. The plans have contained Sierra Vista's community vision, goals, and strategies and guide the City Council in their strategic planning efforts. The plans have provided an over-arching guide to development and funding decisions and form the backbone of the City's planning efforts. The original general plan, approved in 1965 was revised in 1985 (VISTA 2000), in 1995 (VISTA 2010), in 2002 (VISTA 2020), and in 2014 (VISTA 2030).

Pursuant to A.R.S. 9-461, subsection K, general plans must be adopted by the City Council and ratified by the voters every ten years. VISTA 2030 was ratified by the voters on November 4, 2014. Since it has been ten years since the last ratification, a new General Plan is required to be adopted.

In addition to the General Plan, 19 appendices will be included and adopted with VISTA 2040. The appendices have either been previously approved or will be approved separately by the City Council. These appendices include:

- *Appendix A - SVMPO 2050 Long-Range Transportation Plan*
- *Appendix B - Safe Bicycle and Pedestrian Routes Plan*
- *Appendix C - Parks & Recreation Master Plan 2021-2032*
- *Appendix D - City of Sierra Vista Open Space Plan / Parks and Recreation Facility Implementation Plan 2008*
- *Appendix E - Fort Huachuca Joint Resource Utilization Study*
- *Appendix F - Tribute Specific Plan*
- *Appendix G - Ventana de Flores Specific Plan*
- *Appendix H - Section 36 Master Plan*
- *Appendix I - Section 2 Master Plan*
- *Appendix J - Memorandum of Understanding (MOU) for Cooperative Monitoring and Management of the San Pedro*
- *Appendix K - Surface Water Master Plan (WIP)*
- *Appendix L - Fire Protection and Emergency Medical Services Master Plan 1998*
- *Appendix M - Multi-jurisdictional Hazard Mitigation Plan 2022*
- *Appendix N - Municipal Airport Master Plan*
- *Appendix O - Art Vista: A Public Arts Master Plan*
- *Appendix P - Wastewater Management and Sewerage Master Plan (WIP)*
- *Appendix Q - FY 2024-2028 CDBG Consolidated Plan (WIP)*
- *Appendix R - West End Master Plan 2000*
- *Appendix S - West Sierra Vista Redevelopment Area Plan*

PUBLIC PARTICIPATION

Starting in 2023, the City posted a number of informative videos on the City of Sierra Vista website that provided background information about the various themes in the General Plan. In conjunction with the videos, a survey was posted which asked the public questions such as what do you enjoy about Sierra Vista, what additional amenities and services should be provided, and how do you envision the City in 2040. This process resulted in approximately 335 participants completing the survey and another 11 participants posting on the Guestbooks.

In addition to the online survey, City staff engaged City Commissions and encouraged them to complete the surveys and provide comments based on their specific focus area. The City Commissions that participated in the public engagement process and provided input included:

- *Arts, Humanities, & Cultural Diversity*
- *Commission on Disability Issues (CoDI)*
- *Economic Development*
- *Environmental Stewardship*
- *Neighborhoods*
- *Parks and Recreation*
- *Planning and Zoning*
- *Tourism*
- *Transportation*
- *Youth*

The draft of the General Plan was completed on March 7, 2024. According to Arizona Revised Statutes, the City is required to provide a copy of the draft plan to specified public agencies for their review, at least 60 days before the first public hearing notice is published in the newspaper. The draft plan was transmitted on March 7 and the first public notice was published on May 5, exactly 60 days prior to the notice. This publication date also met the A.R.S. rule that a public notice be published no later than 15 days and no greater than 30 days prior to a public hearing.

Following completion of the draft, the City posted the VISTA 2040 draft on the City of Sierra Vista website for public comments, while continuing to receive feedback on the Plan from the City Commissions. In addition to the City website, staff attended the West Fest and communicated with the public about the General Plan update.

On May 29, 2024, a Planning & Zoning (P&Z) Commission meeting was held which provided an opportunity for the public to engage with staff and City Commission members about the General Plan update. This was the first of two public hearings before the Planning & Zoning Commission. A second public hearing will be held on June 12, 2024, where the P&Z Commission will make a recommendation on the General Plan to the Mayor and City Council. Then on June 27, 2024, the Mayor and City Council will hold a final public hearing where they will consider adoption of the General Plan. The adoption must be completed at last 120 days prior to ratification. Next, the City is required to provide a copy of the adopted General Plan to the state Attorney General within 3 days of Council approval. Finally, the General Plan is placed on the November 5, 2024 ballot for ratification.

ANALYSIS

The purpose of the general plan is to provide a broad overview of a city's vision, its primary goals, and generalized means of accomplishing those goals. The actual implementation of a general plan occurs through its adopted appendices, City Council strategic plans, and through code adoption, such as the Development Code. The Development Code provides specific detail on all aspects of land development, and in this manner the city vision becomes reality.

The State requires cities to prepare certain plan elements depending on the size of the city. VISTA 2040 includes the required elements and optional elements that are particularly applicable to Sierra Vista. Strategies and Goals are included within each of the chapters that explain how each of the challenges and opportunities will be addressed and completed by 2040. Many of the elements identified in VISTA 2040 have been consolidated, from earlier general plans, to reduce duplication and easier reading. The elements are included are:

- *Land Use, Growth, and Community Design (Required)*
- *Transportation and Circulation (Required)*
- *Parks, Recreation, and Open Space (Required)*
- *Growth (Required)*
- *Environmental Planning, Conservation, and Water Resources (Required)*
- *Cost of Development (Required)*
- *Public Facilities, Buildings, Services, and Safety (Required)*
- *Housing and Neighborhoods (Optional)*
- *Redevelopment and Infill (Optional)*
- *Economic Vitality (Optional)*
- *Arts, Humanities, and Cultural activities (Optional)*

THE PLAN

Chapter 1-Introduction and Overview

The Chapter provides a brief history on the expansion and growth in Sierra Vista, the population increases, and current demographic information. The chapter also identifies the previous general plans and explains the purpose and function of VISTA 2040 which is intended to be aspirational, but with specific goals to help Sierra Vista achieve a more livable future.

Chapter 2-Plan Administration & Citizen Involvement

The chapter includes the General Plan Amendment Policy which outlines the process for future amendments. Also explained is the public participation and citizen involvement process used to obtain public comments for the General Plan update, which included engaging City Commissions, inviting the public to participate in an online survey, and staff attendance at public events.

Chapter 3-Transportation and Circulation

This chapter focuses on all modes of transportation, to include the roadway network as well as transit and air travel. It addresses the issue of “complete streets” which incorporates all modes of transportation, including walking and bicycling. The chapter notes related plans such as the Safe Bicycle and Pedetrian Routes Plan, the Metropolitan Planning Organization (MPO) 2050 Long-Range Transportation Plan, the Short Range Transit Plan, and the Airport Master Plan. Also included is the Traffic Circulation Plan, an Existing and Planned Sidewalk and Multi-use Path map, a current Level of Service map, and a 2050 Roadway Capacity map.

Chapter 4-Parks, Recreation, and Open Space

The chapter provides a Parks and Open Space map as well as a Table that includes the names, locations, types, and size of all identified open space within the City. Also provided is a reference to the Parks and Recreation Master Plan 2021-2032 which includes an inventory and assessment for existing parks as well as an action plan for future park upkeep and capital improvements. Also referenced is the City of Sierra Vista Parks and Recreation Facility Implementation Plan, approved in 1996, which also includes guidelines for the prioritization of future park development. The City’s stewardship program, “Adopt-A-Area” is also explained in the chapter.

Chapter 5-Land Use, Growth, & Community Design

The purpose of this chapter is to help guide growth and development through 2040. The chapter includes a Land Use Designation Table, which provides a breakdown and explanation of the land uses. Also included is a link to the Future Land Use map, which identifies future land uses for all properties within the City. The chapter explains the importance of Fort Huachuca on the local economy and provides a Military Airport map which limits growth within the Clear Zone, Accident Potential Zone 1 (APZ1), and Accident Potential Zone 2 (APZ 2). The Fort Huachuca Joint Resource Utilization Study (JRUS) is referenced. This document is a collaborative land use and resource planning effort to identify and address compatibility concerns and challenges around Fort Huachuca. Growth area maps are provided which identify those areas where the City will grow over the upcoming years. These consist of primarily State Trust Lands and the two specific plan areas, Tribute and Ventana De Flores. In addition to the growth area maps, a Long-Term Annexation Map is provided that prioritizes future annexation areas. Finally, there is a discussion on the key features of community design such as community gateways, viewsheds, public art, and streetscape design.

Chapter 6-Environmental Planning, Conservation, & Water Resources

The purpose of this chapter is to provide plan and policy direction for the preservation, conservation, and management of natural resources. The chapter identifies and analyzes air, water, land, wildlife, and other natural resources. The chapter references external entities that help to ensure natural resource sustainability such as Upper San Pedro Partnership, Cochise Conservation and Recharge Network, the Fort Huachuca Sentinel Landscape, and the University of Arizona Cooperative Extension's Water Wise Program.

Chapter 7-Cost of Development

This chapter provides an explanation about the different funding mechanisms the City uses to help finance public services and infrastructure. The mechanisms include bonding, dedications and exactions, direct need, development fees, municipal facility construction, service privatization, special taxing districts, or other financing mechanisms.

Chapter 8-Public Facilities, Buildings, services, & Safety

This chapter provides a summary of the various services that the City provides and the location of each of those services. The services identified include emergency services; emergency and disaster readiness; Community Development; parks, recreation, and library services; and Public Works. The documents referenced in this chapter include the Fire Protection and Emergency Medical Master Plan, the Cochise County Multi-Jurisdictional Mitigation Plan, the Parks & Recreation Master Plan 2021-2032, the Sierra Vista Municipal Airport Master Plan, and the Tribute Specific Plan.

Chapter 9-Housing and Neighborhoods

This chapter describes the housing stock and housing availability within the City. The chapter identifies the Neighborhood Partner Program as a neighborhood cleanup program that has the goal of bringing neighbors together to help beautify their neighborhood. A Generalized Neighborhood Planning Boundary map identifies neighborhoods in the City that can be used for future planning efforts.

Chapter 10-Redvelopment and Infill

This chapter focuses largely on the West End of Sierra Vista. It addresses maintaining, improving and revitalizing older areas of the City. A history of redevelopment efforts, programs and policies is provided as well as current efforts to incentivize development on the West End such as the Infill Incentive District and the West Sierra Vista Redevelopment Area. The West Sierra Vista Partnership Program, which provides matching grants for private improvements to those businesses within the Redevelopment Area is a specific example of a West End investment program. The Fry Boulevard Redevelopment Project is identified as an example of a successful redevelopment project in the West End. The West End Area-Wide Planning map and the combined Infill Incentive District/Redevelopment Area/CDBG Target Area map are included in the chapter. Community Development Block Grants are referenced as a source of funding to help revitalize the West End.

Chapter 11-Economic Vitality

This chapter explains that economic development plays a pivotal role in shaping the well being and vitality of a community. A list of Top Ranked Industries in Arizona and southeastern Arizona is provided along with a list that includes the southeastern Arizona Workforce Area Industry Rankings. The chapter references the Arizona Commerce Authority's In-Demand Industry and Occupation Report as well as the City's Plan for Prosperity as two documents that provide economic analysis and guidance to help strengthen the local economic market.

Chapter 12-Arts, Culture, & Humanities

The chapter addresses the importance of arts, humanities, and culture in creating vitality, uniqueness, and quality of life in a community. Art Vista: A Public Art Master Plan, adopted in 1991 is referenced. This is a comprehensive plan that identifies locations for arts in public places. A Sierra Vista Art Vista map is included in the Chapter. The West Sierra Vista Partnership Program was identified as a source for funding for many of the art projects and aesthetic features on the West End.