



CITY OF SIERRA VISTA
PLANNING AND ZONING COMMISSION
JUNE 11, 2024
CITY COUNCIL CHAMBERS
1011 N. CORONADO DRIVE

REGULAR MEETING.....5:00 PM

CALL TO ORDER

ROLL CALL

ACCEPTANCE OF AGENDA

ACCEPTANCE OF MINUTES

1. May 15, 2024
2. May 29, 2024

CHAIR COMMENTS

OLD BUSINESS

NEW BUSINESS

PUBLIC HEARING

3. Resolution 1204
General Plan Update
VISTA 2040

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

INFORMATION

Update on Projects

CITY COUNCIL LIAISON COMMENTS

Update on City Council Items

ADJOURNMENT

The doors to the City Council Chambers at City Hall will open at 4:30pm.

SIERRA VISTA PLANNING AND ZONING COMMISSION

May 15, 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: Randy Wilcox, Vice-Chair
Daman Malone
Tait Wilcox
Paul Cimino

Members Absent: Brad Snyder, Chair

Staff Present: Jeff Pregler, Senior Planner

Council Present: Mayor McCaa

Others Present: Irene Zuniga, CIP and Development Manager
Richard Burton, Burton and Associates Architects

ACCEPTANCE OF THE AGENDA:

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

VOTE: Approved by a vote of 4-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Malone made the motion to accept the meeting minutes of April 16, 2024. Mr. Tait Wilcox seconded.

VOTE: Approved by a vote of 4-0.

CHAIR COMMENTS

None.

CALL TO THE PUBLIC

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

OLD BUSINESS:

None.

NEW BUSINESS:

PUBLIC HEARING

2. Resolution 1202
Request for Abandonment
Portion of Charleston Road right-of-way

Mr. Malone made the motion recommending Resolution 1202 to the Mayor and City Council. Mr. Cimino seconded the motion.

Mr. Pregler gave the staff presentation. The presentation is as follows: *The City is initiating an abandonment for a portion of right-of-way along the south side of Charleston Road between the roadway and the Cochise Crossroads shopping center. The area exceeds the 100-foot wide right-of-way width for Charleston Road and therefore serves no public benefit. Per state law, once abandoned, ownership of the property will be transferred to the adjacent property owner, in this case Cochise Crossroads, where it can be used for future development.*

The City is proposing to construct a sewer line which will extend from State Route 90, continue through the abandoned area, and conclude at the eastern property line of parcel #107-16-026H. A sewer easement is required for any portions of the sewer line located on private property to allow for maintenance by the City. Since the abandonment area will be owned by a private entity, a sewer easement is required. Therefore, a 22.5 foot wide easement will be recorded as part of the abandonment.

The City Council authorized staff to proceed with the abandonment at their March 14, 2024, meeting. Per the City's abandonment procedure, staff subsequently notified all utility companies for any comment or objection. No objections from the utility companies have been received.

Mr. Cimino asked who is responsible for maintaining the properties adjacent to the abandonment area. Mr. Pregler stated that the City entered into a maintenance agreement with the owners of Cochise Crossroads which allowed either entity to maintain portions of the adjacent right-of-way and shopping center parcels.

No members from the public were present at the meeting.

After no further comments, the Commission voted on the item.

VOTE: 4-0

PUBLIC HEARING

3. Resolution 1203
Request for a Conditional Use Permit
New Hope Fellowship
5420 E. Desert Shadows Drive

Mr. Tait Wilcox made the motion recommending Resolution 1203 to the Mayor and City Council with conditions.

Mr. Pregler gave the staff presentation. The presentation is as follows: *New Hope Fellowship Church is initiating a Conditional Use Permit to allow for a 1,200 square foot building addition which will be used to expand church services and activities. The property is located at 5420 E. Desert Shadows Drive (show location map). The property is 7.54 acres.*

A little background regarding the church property. In 1994, the subject property was annexed into the city as part of a larger annexation that included the current Mesa Verde and Campstone subdivisions. The City assigned the Heavy Industrial zoning district to the property as part of the annexation which was the nearest equivalent to its former County zoning designation. In January 1995, the subject property was rezoned to Single-Family Residence-36 which remains on the property today. The SFR-36 District

Regulations classify places of worship as a conditional use that require City Council approval. Hence, the reason for the request.

It's important to note that the original church building was constructed just prior to the annexation and has been regarded as a legal non-conforming use that is allowed to continue in its current extent. Any expansion to the principal use of the property is subject to conditional use permitting requirements. This requirement does not apply to accessory uses, such as the classroom addition that was completed in 1997.

As was previously stated, the subject property is zoned Single Family Residence-36 which is "comprised of single-family residential areas and certain open land areas. Conditional uses are uses that may be appropriate to the zoning district but require individual review as to their particular characteristics, impacts and location to determine if they require special conditions to their establishment in order to protect the health, safety, and general welfare of the community.

Staff analyzed a number of criteria to determine if the expanded church use is compatible with the site and adjacent uses. Staff initially looked at Property Development Standards. The maximum lot coverage area for properties within the SFR-36 zoning district cannot exceed 30 percent. With the 1,200 square foot addition, the total square footage of the entire church will be 11,500 square feet which is only 3.5 percent of the 7.54 acres. In looking at the building setbacks, the new addition will be located 20-feet from the eastern property line, which does meet the minimum side yard setback of 20-feet as determined by the development code.

Staff next looked at parking. The minimum number of parking spaces is determined by dividing the largest meeting area or sanctuary area by 50. When using this calculation on the addition, the minimum number of parking spaces required is 54. However, the church is providing 70, which exceeds the minimum number of spaces.

Traffic impacts were next considered by staff. According to the ITE Trip Generation Manual, the average trip rate for churches on Sunday's is 31.4 vehicles per 1,000 square feet of gross floor area. Based on this information, it is anticipated that the expansion will generate 37 more vehicle trips which can be accommodated by the surrounding transportation network.

Next staff reviewed potential noise impacts. The City has a noise ordinance that indicates maximum decibel levels during day time and night time hours. The church cannot exceed these levels. Although there is an existing 6-foot block wall along the eastern property line, the church has indicated that the following measures will be taken to reduce noise impact:

- 1. All activities will be conducted inside the building.*
- 2. Noise generation events (religious services with music) will only occur mid Sunday morning. Events held during the week are small gatherings and do not include noise generating instruments.*
- 3. The expansion of the Sanctuary (auditorium) will be masonry construction with insulated furred-out walls for sound absorption and blocking.*
- 4. There will be no doors or windows included in the new expansion which could create sound "leaks".*
- 5. Additional landscaping (trees) will be planted between the expansion and the neighborhood for further sound absorption.*
- 6. The new playground area will be in the middle of the property far removed from property lines and will be open to the public.*

Lighting impacts was the next criteria reviewed. The church will need to meet the City's outdoor lighting code which includes shielding all exterior lights, directing lights away from residential areas, and not exceeding lumen outputs. These will be reviewed during the site planning process. However, the church has agreed to not light the main cross to further mitigate light impacts.

Architectural Design

The architecture on the building addition will be consistent with the existing building architecture except for additional stone veneer which will be added for aesthetic improvement. Some site improvement proposed are additional landscaping and the concealing of utilities. The church is requesting a new cross be placed on the building, which will project 5-feet above the roofline. The church has indicated the cross will better identify the building as a place of worship. The cross will be located 140-feet from the east property line and 240 feet from the western property line. The cross will exceed the zoning height of 28 feet. However, the Development code exempts religious monuments, such as crosses, from the building height limitations.

Public Correspondence-

The applicant held a neighborhood meeting on April 19, at the church. A total of five individuals attended the meeting. A summary of the meeting is attached to your packet. The City sent a mailing to all property owners within 500-feet of the property notifying them of the date and times of the hearing. The City received three written comments. One comment was concerned about the noise impacts, another objected to the location and height of the cross, a third comment had no concerns. All of these have been provided in your packet.

Staff does recommend approval of the Resolution subject to the following conditions.

- 1. All activities will be conducted inside the building.*
- 2. Noise generating events (religious services with music) will only occur mid Sunday morning. Events held during the week are small gatherings and do not include noise generating instruments.*
- 3. The expansion of the Sanctuary (auditorium) will be masonry construction with insulated furred-out walls for sound absorption and blocking.*
- 4. There will be no doors or windows included in the proposed addition which could create sound "leaks".*
- 5. Additional landscaping (trees) will be planted between the expansion and the neighborhood for further sound absorption. Trees shall be a minimum of 15 gallon and be identified on the City's Low Water/Drought Tolerant Plant List.*
- 6. The new playground area will be in the middle of the property setback as far as practicably feasible from adjoining property lines.*
- 7. The cross that projects above the roof line shall not be lighted.*

As a reminder the Commission can accept staff's recommendation, revise the conditions, or deny the request as Conditional Use Permits are discretionary permits.

Mr. Tait Wilcox asked if the Conditional Use Permit and associated conditions were attached to the property and if the conditions could be amended with future property owners. Mr. Pregler stated that the CUP does run with the land regardless of the property owner. However, the conditions could be amended as necessary.

Mr. Cimino asked if the noise restrictions apply to construction noise. Mr. Pregler stated that there are maximum decibel levels that apply to construction noise that would need to be met.

Mr. Randy Wilcox asked if there was a possibility of installing a stop sign at the intersection of Via Entrada and Desert Shadows Drive to slow down traffic. Mr. Pregler stated that Public Works would do a warrant study to determine the average speeds on the roadway. Also, the Traffic Safety Committee could review and consider recommendations on how to reduce speeding in the area.

Mr. Malone indicated that the addition to the church would have minimal additional traffic. He then asked if the conditions of approval were existing or proposed. Mr. Pregler stated that they are proposed. Mr. Malone followed-up and asked why conditions are attached to the request when there have been no impacts on the residences. Mr. Pregler indicated that the conditions are to mitigate any future impacts. Also, the City did receive a public comment regarding potential noise impacts from the request. Mr. Pregler also clarified that the church recommended many of the conditions of approval.

Mr. Cimino asked if these conditions would apply to all churches. Mr. Pregler stated that conditional use permits are considered on a case-by-case basis and examine the location of the request. Churches in commercial locations would not have the same impacts as a church in adjacent to residential.

Mr. Malone asked about penalties if the conditions are not met. Mr. Pregler said that the City will work with the church to ensure compliance before any enforcement action is taken.

Mr. Richard Burton, the applicants' agent gave the brief presentation.

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

Mr. Randy Wilcox asked for a request to amend the original motion. Mr. Malone made the motion to amend the original motion. Mr. Cimino seconded the motion to amend. Mr. Malone recommended eliminating conditions 1, 2, and 7.

VOTE: On the amended motion 4-0.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

None.

INFORMATION

Reminder to attend the May 29 Planning & Zoning Commission meeting.

CITY COUNCIL LIASION COMMENTS

No comments.

ADJOURNMENT

The meeting was adjourned at approximately 5:40 pm.

RANDY WILCOX
Vice-Chairperson
Planning & Zoning Commission

MATT MCLACHLAN, AICP
Executive Secretary
Planning & Zoning Commission

Jeff Pregler, AICP
Recording Secretary

SIERRA VISTA PLANNING AND ZONING COMMISSION

May 29, 2024
Mona Bishop Room
City Library
Meeting Minutes

The regular meeting of the Sierra Vista Planning and Zoning Commission was called to order at 5:00 p.m. in the Mona Bishop Room.

Members Present: Brad Snyder, Chair
Randy Wilcox, Vice-Chair
Daman Malone
Paul Cimino

Members Absent: Tait Wilcox

Staff Present: Matt McLachlan, Community Development Director
Irene Zuniga, CIP & Development Manager
Tony Boone, Tourism and Economic Development Director
Laura Wilson, Parks, Recreation, and Library Director
Jeff Pregler, Senior Planner
Blake Fisher, Planner I

Council Present: Mayor McCaa
Councilmember Landry
Councilmember Messmer

Others Present: Keith Landry, Transportation Commission
William Indelicato, Transportation Commission
Alfred Spurgeon, Transportation Commission
David Jones, Environmental Stewardship Commission
Steve Spearman, Environmental Stewardship Commission
Bruno Talerico, Environmental Stewardship Commission
Gwen Calhoun, Arts, Humanities, and Cultural Diversity Commission
Verna Williams, Commission on Disability Issues
Vera-Gates Williams, Neighborhood Commission

ACCEPTANCE OF THE AGENDA:

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

VOTE: Approved by a vote of 4-0.

MAYOR MCCAA COMMENTS

Mayor McCaa thanked the public for attending the meeting and stated that these meetings are important because they provide an opportunity for feedback. The Mayor also thanked all staff and Commissioners involved in the General Plan update.

CHAIR COMMENTS

Mr. Snyder also thanked the staff, the Commission members, and all others involved in the General Plan update.

NEW BUSINESS:

1. General Plan Update VISTA 2040

Staff presentation from Matt McLachlan. Mr. McLachlan provided an overview of the General Plan update to include background information and public comment responses. To access the full presentation, please follow the following link:

<https://www.sierravistaaz.gov/home/showpublisheddocument/11169/638530260254968834>

BREAKOUT SESSIONS

Following staff presentation, focus turned to the breakout sessions. There were five tables representing the five themes in the General Plan: Community Growth and Development, Economic Vitality, Environmental Sustainability, Public Facilities and Services, and Connectivity. The public was provided an opportunity to ask questions and engage in discussions about each of the themes in the General Plan with both City staff members and applicable City Commission members. The City Commissions represented at the meeting included Transportation, Environmental Stewardship, Arts, Humanities, and Cultural Diversity, Commission on Disability Issues, and Neighborhood. The City received 9 written comments from these breakout sessions which have been provided below:

- Sierra Vista has great parks, but summers are hot. The only indoor playground is McDonald's. Could the City have an indoor playground?
- More cultural festivals to include education, diversity, and community and ensure they are heavily advertised.
- An indoor recreation center is needed in Sierra Vista. Please include some pickleball courts as part of the facility.
- Should there be a goal or strategy to deal with (satisfy) the SPRNCA's water right's issue?
- How is the Joint Resource Utilization Study different from the Joint Land Use & Compatibility Study?
- Include a commuter rail line, such as light rail for Fort Huachuca soldiers.
- Goal 5-5, Strategy 1, Purpose of transitioning to lower use density heading towards San Pedro River. Total water use matters, not density. Sewer way better than septic.
- Goal 8-2-Mandate that the Fire Department update its objectives yearly or as leadership changes.
- Goal 8-5-Given Sierra Vista's annual population growth, are new schools actually justified?
- Goal 8-10- Cochise College coordination with Sierra Vista Library for future growth of college expansion and joint usage as they offer a 4-year degree, i.e. books and study hall.

CALL TO THE PUBLIC

After 45 minutes, the Commission reconvened and opened the meeting to the public for any questions or comments regarding the General Plan.

One member from the public asked if the only option was to vote for the entire document rather than individual elements. The member also asked the last time the public voted on the General Plan. Finally, they asked about the breakdown of the vote. Mr. Snyder stated that the ballot item is for the entire document and not individual items. He further stated that the General Plan was previously on the 2014 ballot but had no knowledge of the percentage of the vote. Ms. Tricia Gerrodette stated her frustration about voting for the entire document rather than individual elements.

Ms. Tricia Gerrodette asked for clarification on the number of citizens that completed the online survey. Mr. McLachlan confirmed that 338 citizens completed the online survey and that recently 30 additional individuals left comments on the website guestbook. Ms. Gerrodette indicated that participation was low.

Ms. Gwen Calhoun stated that it is unclear how many people are aware of the General Plan, indicating that many may be aware but have no comments. Mr. McLachlan stated that the Public Information Office provided a heavy social media presence allowing for further awareness of the Plan. He said that it is expected to be a large turnout at the general election. Mr. Brandon Buchs stated that he moved to Sierra Vista on Sunday and knew about the General Plan update and this meeting.

Mr. Steve Conroy stated that the biggest issue in the community is the maintenance of roads, sidewalks, and curbs. He suggested that the tax revenue from Internet sales could be used to focus on the maintenance issues.

Ms. Gerrodette, in reviewing the Goals and Strategies, asked to explain the difference between the Joint Resource Utilization Study and the Joint Land Use & Compatibility Study, as both terms were used in the General Plan. Mr. McLachlan and Mr. Boone stated the nomenclature changed to the Joint Resource Utilization Study because it focused on more than just land use, it also considered such things as air, space, and water. Ms. Gerrodette asked for the City to clarify the two terms.

Mr. Conroy asked that the City consider all people in the community to include the homeless. He further stated that as a community, we need to find ways to help the homeless and mentally ill and ensure they find the facilities they need for help. Ms. Gerrodette recommended that available resources be identified in the Plan. Mr. McLachlan stated the 5-year consolidated plan, which is referenced in the General Plan, is prepared for the use of the Community Development Block Grant funds. This document details the City's involvement and a local coalition of non-profits, on ending chronic homelessness by coming up with specific strategies. A representative from the Boys and Girls Club said that many families are trying to be proactive and saving money to avoid becoming homeless, but that knowing the resources available in the community is very helpful.

Ms. Gerrodette asked about the City's plan to deal with the water rights for the SPRNCA and if this will be included in the General Plan. Mr. McLachlan stated that Appendix J of the General Plan included a Memorandum of Understanding between the City of Sierra Vista, Fort Huachuca, the Bureau of Land Management, and Cochise County which outlines the City's approach to water conservation and management.

Mr. Conroy stated that the City should consider another recycling program. A representative from the Environmental Stewardship Commission clarified that there is a working group that is discussing a recycling program.

COMMISSION COMMENTS

No additional comments from the Commission members.

ADJOURNMENT

The meeting was adjourned at approximately 7:00 pm.

BRAD SNYDER
Chairperson
Planning & Zoning Commission

MATT MCLACHLAN, AICP
Executive Secretary
Planning & Zoning Commission

Jeff Pregler, AICP
Recording Secretary

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 1204 General Plan Update, VISTA 2040
REQUESTED ACTION:	I move that Resolution 1204, approving a Finding of Fact, as shown in Exhibit A, and recommending approval of an update to the General Plan, known as VISTA 2040, as shown in Exhibit B, is hereby recommended to the Mayor and City Council.

GENERAL INFORMATION

Applicant:

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

Staff Recommendation:

The Director of Community Development recommends approval.

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, a general plan, with any amendments, is effective for up to ten years after the date the plan was initially adopted and ratified by the voters. The City Council must either readopt the existing plan for an additional term of up to ten years or adopt a new general plan. The current general plan, VISTA 2030, was ratified by the voters on November 4, 2014. The proposed general plan, VISTA 2040, will replace the current General Plan if ratified by the voters in the general election scheduled for November 5, 2024.

VISTA 2040 includes 19 appendices proposed for adoption by reference into the general plan that 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. A second public notice, advertising the additional public hearings was published on May 31. These publications dates 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 at the Mona Bishop Room at the City library, 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.

The meeting consisted of a staff presentation and breakout sessions where the public was able to discuss and ask questions about the various themes in the General Plan with both staff and City Commission members. Following the breakout sessions, the Commission opened the meeting to the public which included additional dialog from the public. There was approximately 30 members from the public that attended. The City received nine written comments from this public hearing. Any written comments received at the meeting were incorporated in the written minutes.

A second public hearing will be held on June 11, 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. 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 will be placed on the November 5, 2024 ballot for ratification.

Public feedback is integrated into the draft Plan. Public comments will be received and considered until June 19.

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 City Council strategic and capital improvement plans and annual budgets, and through amendments to the City's land use and development regulations. The Development Code provides specific detail on all aspects of land use and 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.

GENERAL PLAN AMENDMENT POLICY/ANALYSIS:

Pursuant to the General Plan amendment and public participation policy, Resolution 4471, the Commission must adopt findings of fact for all General Plan amendments.

The pertinent section of the policy are sections 5 and 12. The following analysis is presented for the Commission consideration:

This policy requires that, "substantial reasons for changing the general plan" must be given. The three criteria listed under Section 5 are:

- A. Significant changes have occurred in the area of concern since the adoption of the general plan or since the last review and amendment period;
- B. The general plan contains provisions which unreasonably limit the ability to achieve the Goals/Strategies contained in the general plan;
- C. Oversights, inconsistencies, or land use related inequities exist in the area of concern.

Suggested Finding: VISTA 2030 was last updated in 2014. Significant changes have occurred throughout the city since that time as documented in Staff's Evaluation and Appraisal Report. State law requires general plans be updated every ten years and the updated plan must be ratified by the voters.

General Plan Amendment Policy Section 12

In making its recommendation to the City Council, the Commission shall include the following findings of fact:

- A. The amendment is not in conflict with any portion of the general plan not being amended and is consistent with existing policy.

Suggested Finding: The entire General Plan is being amended. Where existing VISTA 2030 language remains unchanged it is consistent with the amended or new sections. The plan is consistent with the existing General Plan amendment policy and Appendices.

- B. The amendment constitutes a substantial benefit to the community and is not solely for the good or benefit of a particular landowner or owners at a particular point in time. A substantial community benefit may be established after examination of the following impacts:

1. Neighborhood-Determine the extent to which the proposed amendment impacts or is impacted by neighborhoods within an approximate half-mile radius, the entire neighborhood should be considered as impacted. The applicant shall provide evidence of neighborhood support or shall address neighborhood concerns.

Suggested Finding: This updated General Plan will constitute a substantial benefit to the entire community in that it reflects the community's values on future growth and other quality of life factors. It seeks to benefit the entire community and not one segment or area of the community.

2. Municipal Services-

- a. Infrastructure- Review the ability and capacity of water and sewer systems to provide for the needs of the proposed development without system extensions or improvements beyond those to be completed by the applicant. The applicant shall show how needed improvements to public streets and/or other transportation systems to meet projected travel demands and other infrastructure deficits would be mitigated.

Suggested Finding: Proposed improvements to the roadway network and/or transportation systems are identified in the Sierra Vista Metropolitan Planning Organization Long Range Transportation Plan, Appendix A, the Safe Bicycle Pedestrian Routes Plan, Appendix B, the Tribute Specific Plan, Appendix F, the Ventana De Flores Specific Plan, Appendix G, and the Traffic Circulation Plan. The ability for the sewer system to meet the demands of future growth is identified in the Wastewater Management and Sewerage Master Plan, Appendix P. Prior to the approval of new development, the water companies will be notified to determine adequate capacity.

- b. Public Safety-Review the capability of police and fire to provide adequate emergency services according to acceptable response standards set by the City. The applicant shall show how any service deficits would be mitigated.

Suggested Finding: The Sierra Vista Fire and Emergency Services follow the Fire Protection and Emergency Medical Services Master Plan, Appendix L, to uphold the highest standards of service delivery. The Police Department has continually upgraded and improved their

technological and operational capabilities over the past ten years, as identified in Chapter 8, which allows law enforcement to better meet the needs of the community.

- c. Leisure Services-The ability of the proposed public and private open space, recreation, and park facilities to provide for the needs of the proposed development. The applicant shall show how mitigation measures, if necessary to meet any needs beyond the scope of the community's open space, parks, library and recreation policies and programs would be provided.

Suggested Finding: The City's Parks & Recreation Master Plan, Appendix C, includes an inventory and assessment of each of the City's parks as well as an action plan for future park upkeep and capital improvements. The City has acquired over 16 acres of open space in the past decade bringing the total to 397 acres. The stewardship program such as the Adopt-A-Area Program and the City's Wash Maintenance Policy help to maintain and cleanup open spaces while protecting wildlife habitat. The public library continues to provide efficient, modern, accessible, and customer-oriented services that allows free access to all members of the community. The library adds 300 new card-carrying members per month.

- d. Revenue-Will the community be able to absorb the proposed growth while receiving sufficient income to mitigate impacts of the development.

Suggested Finding: The plan includes a Cost of Development chapter that addresses fees assessed to offset the impacts of growth. According to the State Demographer's Office Sierra Vista's annual growth rate is projected to be 0.25%, or about 117 persons per year between 2030 and 2040.

3. Public Schools-The capacity of the appropriate school district to accommodate the children expected within the proposed area. The applicant shall show adequate mitigation measures, if necessary, to meet any needs for planned student populations.

Suggested Finding: The City will continue to work with the Sierra Vista School District to address upcoming student demands. With minimal development, and the addition of state chartered public schools and private schools, there is no demand for additional school facilities at this time.

4. Land Use-

- a. Compatibility with Land Use Goals- Determine the extent to which the proposed amendment is compatible with the land use goals of the general plan. Does the change avoid creation of isolated uses that will cause incompatible community forms and a burden on services?

Suggested Finding: VISTA 2040 addresses land use mixes and densities. The goals and strategies in the Land Use and Growth chapters ensure that the general character, density, and land use patterns are maintained and protected. The Future Land Use Map is reflective of the current underlying zoning and will not create incompatible community forms or a burden on services.

- b. Site Design-Does the proposed amendment contribute to the overall welfare of the immediate area considering the following indicators.

- (1) Efficiency of traffic circulation in the area;
- (2) Compliance with buffer yard standards; and
- (3) Continuity of design with adjacent properties.

Suggested Finding: The plan incorporates the Traffic Circulation Plan and references the Sierra Vista Metropolitan Planning Organization Long Range Transportation Plan, Appendix A, which identifies current and proposed transportation connectivity and circulation in the area. Buffer yard standards are identified in the City's Development Code which is a regulatory code consistent with the goals and strategies in VISTA 2040. Community Design is discussed within Chapter 5 of the General Plan, which references elements of community design as well as the City's Architectural Design Standards.

- c. Environmental- Will the community be able to sustain a balance of resources, including physical and cultural, to meet the demands of present and future residents. The applicant shall show how mitigation measures, if necessary, to address the development's impact on air, water, land and cultural resources will be provided. The applicant shall also evaluate off-site environmental impacts on the proposed development, as well as, specific impacts the development may have on other sites within an approximate half-mile radius.

Suggested Finding: The Environmental, Conservation, and Water Resources chapter of the General Plan provides strategies and goals that provide policy and plan direction for the preservation, conservation, and management of natural resources occurring in Sierra Vista.

VISTA 2030 CONSIDERATIONS:

This General Plan amendment revises VISTA 2030 in compliance with state law requirements. The Plan, by law, will have an effective time period of ten years at which point it shall be either amended or replaced. The process that has been undertaken to revise the General Plan conforms to the existing requirements for plan amendments.

Attachments:

Attachment A-Slide Presentation
Exhibit A-VISTA 2040
Exhibit B-Findings of Fact

Attachment A
Shaping Our Future Together



Planning for a better tomorrow

Sierra Vista General Plan Update: VISTA 2040



Public Hearing Agenda



Opening
Remarks



Staff
Overview



Breakout
Sessions



Public
Comment

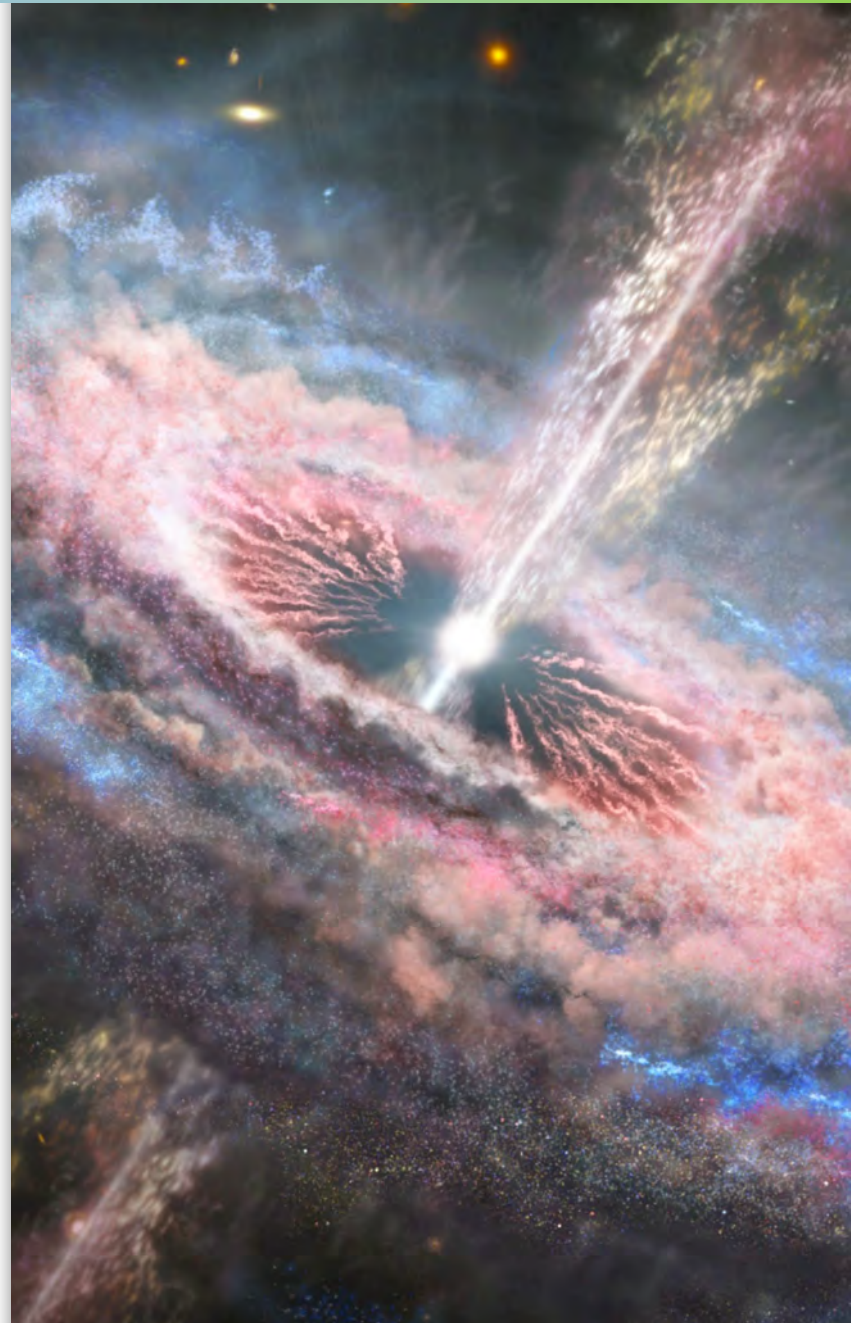
Overview

City Planning History

Growing Smart Act

Components

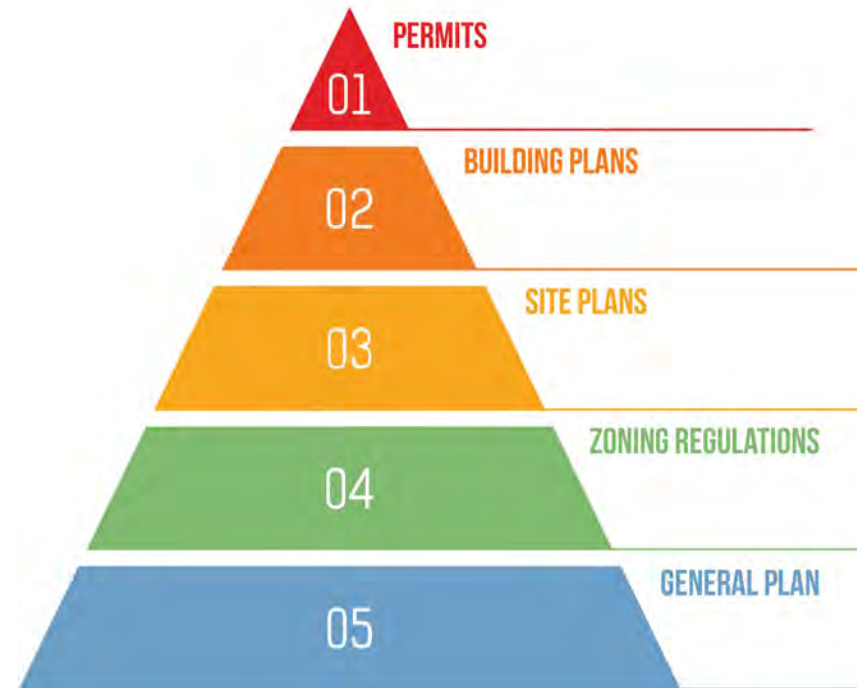
- Background Studies
- Community Vision
- Goals and Strategies
- Outside Plans





Legal Significance

- A General Plan is **not a land use regulation**, nor is it an ordinance of law. The General Plan serves as an **official policy guide** for the city. Any ordinance pertaining to the use of land, or the growth and redevelopment of the city should conform to the goals and strategies of the plan.
- A carefully designed land use plan for the community serves as the **policy basis for the City's land use regulations**.



COMMISSION FOCUS AREAS



COMMISSION	THEME	GENERAL PLAN ELEMENTS
Transportation	Connectivity	Transportation & Circulation
Neighborhoods	Community Preservation & Revitalization	Redevelopment & Infill Development
		Housing and Neighborhoods
Environmental Stewardship	Environmental Sustainability	Conservation of Resources
		Water Resources
		Environmental Planning
Parks & Recreation	Public Facilities & Services	Public Facilities, Services & Buildings
		Open Space
		Parks & Recreation
		Safety
Planning & Zoning	Growth Management	Land Use
		Growth Areas
Economic Development	Community Prosperity	Economic Vitality

PROCESS



June 01 → December 31 2023

Public Outreach/City Commission Engagement

February → April 2024

Draft Review of Proposed General Plan Amendments City commissions.

May/June 2024

Public Hearings Before Planning & Zoning Commission

June 2024

Adoption Hearing Before City Council

November 05 2024

Ratification by Voters (General Election)





COMMUNITY SURVEY

COMMUNITY SURVEY

The public was invited to participate in an online community survey that was advertised through:

- *Social media ads and organic posts;*
- *YouTube video series;*
- *Cover story in Vistas;*
- *Multiple features in City emailed newsletter;*
- *Radio ads;*
- *Newspaper Ads (print and digital); and*
- *Outreach at meetings and events.*

The survey included a questionnaire, an opportunity to provide general comments, and a mapping tool for input on community infrastructure.

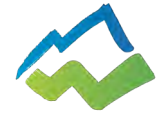


Vista 2040 General Plan

Please offer your input to inform the development of the City's next General Plan, Vista 2040....

[View Project](#)

The community survey opened on June 2nd and closed on **December 31, 2023**

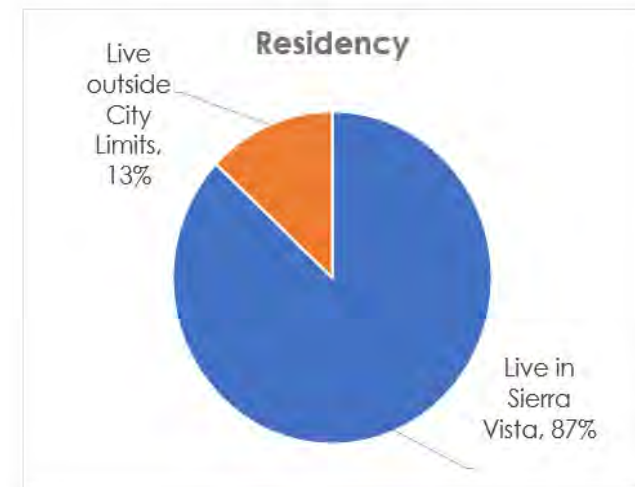
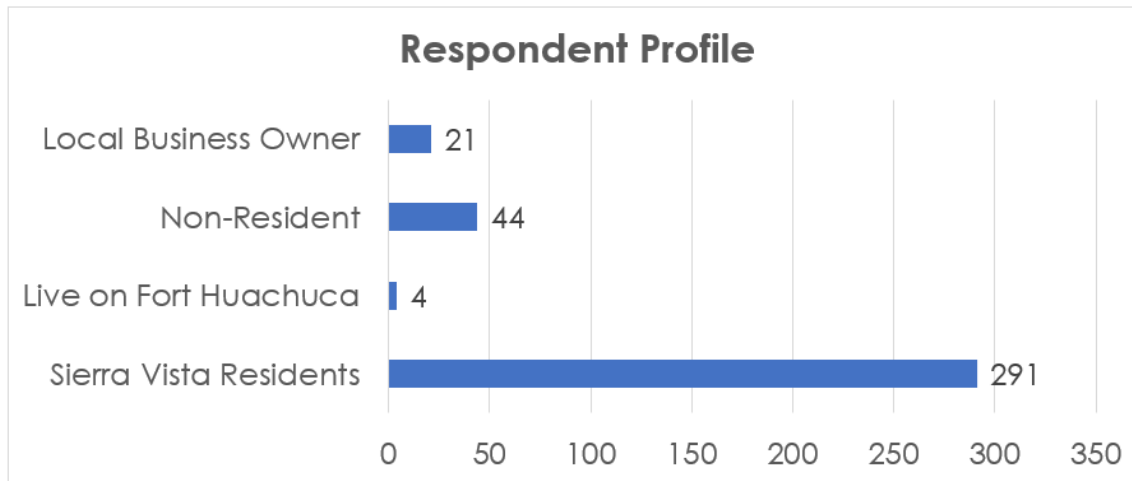


Sierra Vista

COMMUNITY SURVEY

Engagement

- **1,616** visitors / **335** submissions





WHAT WE'VE HEARD SO FAR...

Community Growth & Development

- Suburban-style neighborhoods consisting of **single-family homes** is favored above all other types of housing.
- Sierra Vista's distinctive "**small town feel**" consistently stands out as one of the City's most attractive attributes.



Public Facilities & Services

WHAT WE'VE
HEARD SO FAR...

- *Safety and security* are Sierra Vista's most important community values.
- A *new indoor recreation facility* is the most desired public facility/service.



WHAT WE'VE
HEARD SO FAR...

Connectivity

- *Maintaining existing roadways, sidewalks and pathways is the highest concern regarding citywide circulation.*



WHAT WE'VE HEARD SO FAR...

Environmental Sustainability

- *Sierra Vista's **natural beauty, open space, and outdoor parks** are the most cherished features in the community.*
- *Ensuring the sustainability of the City's **water supply** is the top environmental priority, well above other concerns such as light pollution, air quality, and renewable energy.*



WHAT WE'VE HEARD SO FAR...

Economic Vitality

- *Creating an environment supportive of **small businesses and facilitating a greater mix of businesses and services** should be the top economic priority of the City.*



WHAT WE'VE
HEARD SO FAR...

Economic Vitality

- Residents would also like to see a **walkable downtown**.

WHAT WE'VE HEARD SO FAR...

Economic Vitality

- *National chain stores are also strongly desired along with additional medical and health service providers.*



CONCLUSIONS

- The survey suggests that the city is on the right track with the highest ranked comments being in substantial alignment with the City's goals and strategies.
- The preference is for Sierra Vista to grow at a modest pace while continuing to improve.
- Residents love the weather, being surrounded by nature and mountain views. They appreciate low traffic, strong sense of community, and their interactions with friendly, generous people.



CONCLUSIONS

- Sierra Vista continues to be a leader in water conservation policy, continuing the data trend of reduced citywide water consumption that has been in motion for several decades.
- The City also continues to be well below the national average city crime rate, further creating an atmosphere of safety and trust.
- Grants, waivers, and other initiatives have been implemented and/or promoted to support local small businesses.



CONCLUSIONS

- The City continues to expand its multi-use path system, while placing heavy focus and funding on maintaining existing infrastructure.
- Natural park space continues to be improved with desired amenities, including an indoor recreation center (such as gymnasium facilities at the Veterans' Memorial Park Sports Complex).
- The lack of desired businesses, youth/family activities, and general entertainment options are areas suggested for improvement.



ENGAGE SIERRA VISTA



23 community members posted comments in Guest Book.

Transportation

- Explore possibility of air travel between Sierra Vista and Phoenix.
- Fix the roads on the West End and in the center of town under the city's jurisdiction.
- Become more pedestrian/bicycle friendly. Restore traffic signals on west end of Fry and install signals at the four way stops on Wilcox.
- Enforce traffic laws for all users.
- More robust public safety presence to make recreation and walking spaces more appealing.

ENGAGE SIERRA VISTA

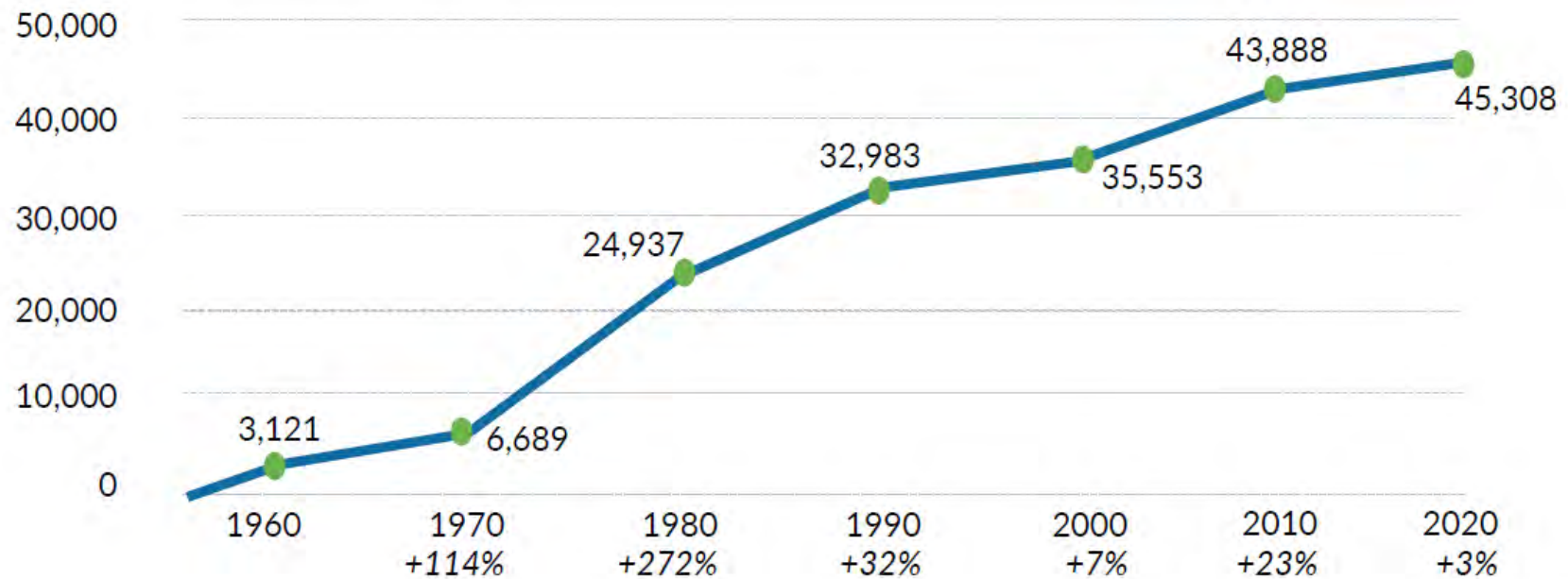
Recreation

- More affordable and fun activities for children especially during summertime.
- Rec center with gym space to hold volleyball/basketball tournaments and a city league for both sports.
- Add mountain bike pump tracks and bicycle pump features (possibly at Garden Canyon Linear Park. Add drought resistant trees along south and trails to provide shade and natural beauty.
- Build affordable stage/amphitheater that citizens can rent to host concerts. The current stage is too expensive for local bands to use.
- Keep open spaces for dog walkers. Pavement is too hot to walk on.
- Urban lake for fishing and exercise.



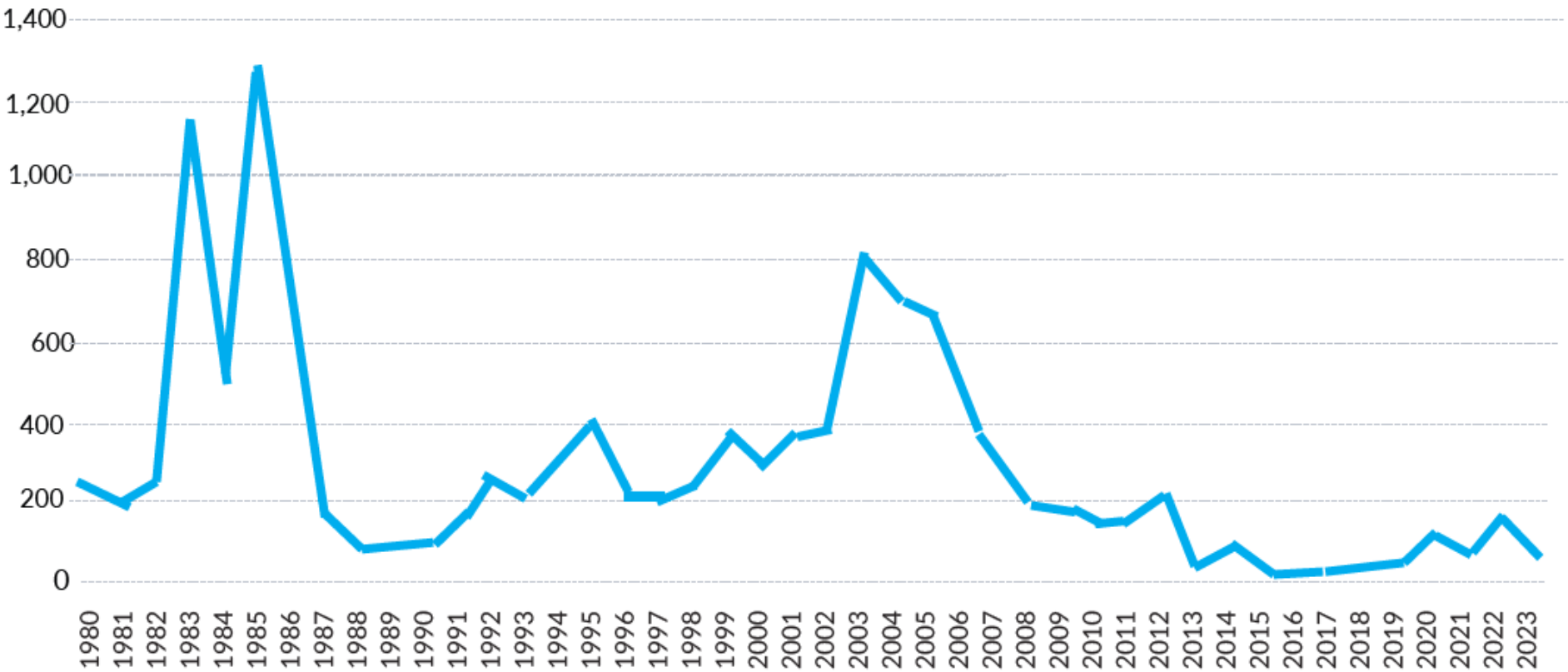
POPULATION

Table 1. Historic Population Growth



Source: US Census

ANNUAL BUILDING PERMITS FOR DWELLING UNITS



MEDIAN ANNUAL DWELLING UNIT PERMITS ISSUED 1980 = 244 UNITS

PLACE	Census 2010	Census 2020	2023 State Estimate	2030 State Projection	2040 State Proejction
Sierra Vista	43,888	45,308	46,031	47,264	48,028
Cochise County	131,346	125,447	129,781	127,781	130,670

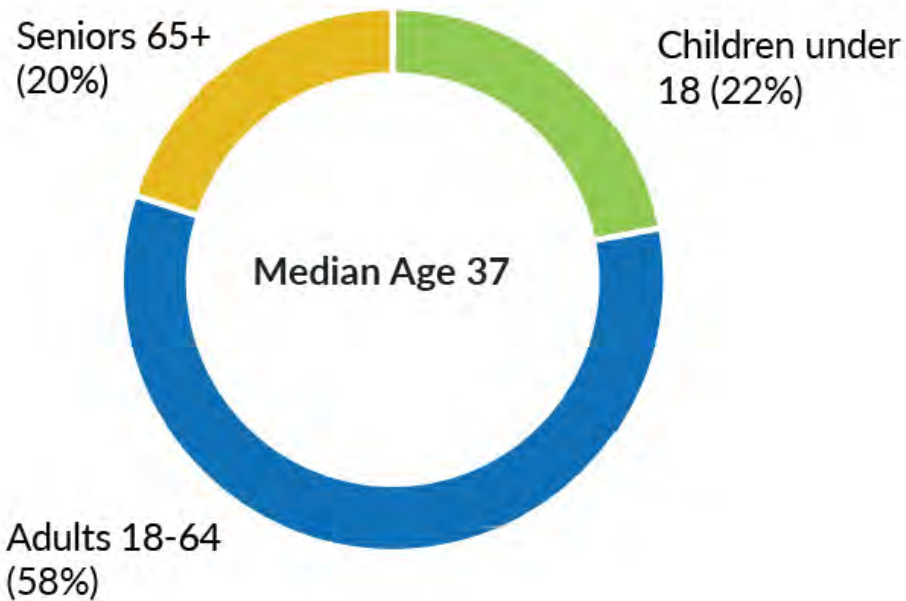
PLACE	Change					
	2010-2020		2020-2030		2020-2040	
	No.	%	No.	%	No.	%
Sierra Vista	1,420	3.2%	1,956	4.3%	2,720	6.0%
Cochise County	-5,899	-4.5%	2,334	1.9%	5,223	4.2%

Table 4. Population Projections (Change)

<https://www.azcommerce.com/oeo/population/population-projections/>



One in four Sierra Vista residents have served in the military, more than double the rate in Arizona.

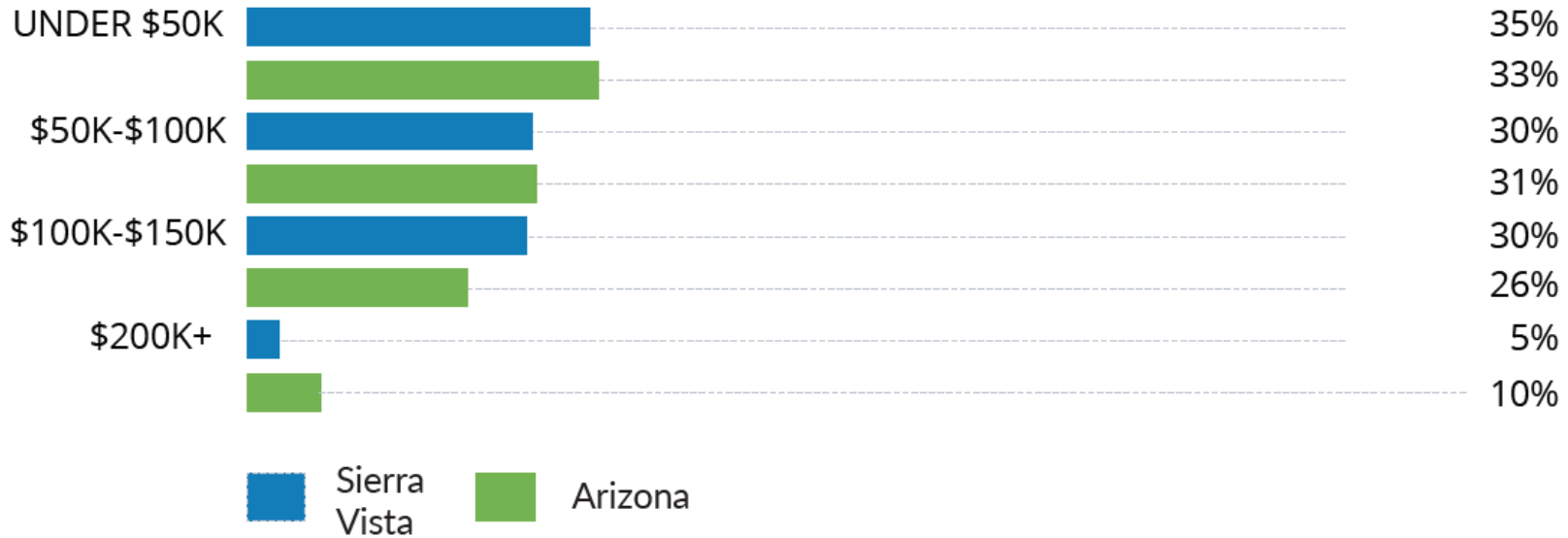


According to the 2000 U.S. Census, the median age of Sierra Vista's population was 32 years old and 26% of the population was under 18 and 12% was 65 years and over.

According to the 2022 ACS, the median age of Sierra Vista's population rose to 37 years old, which is a little less than the figure in Arizona (38.4 years of age).

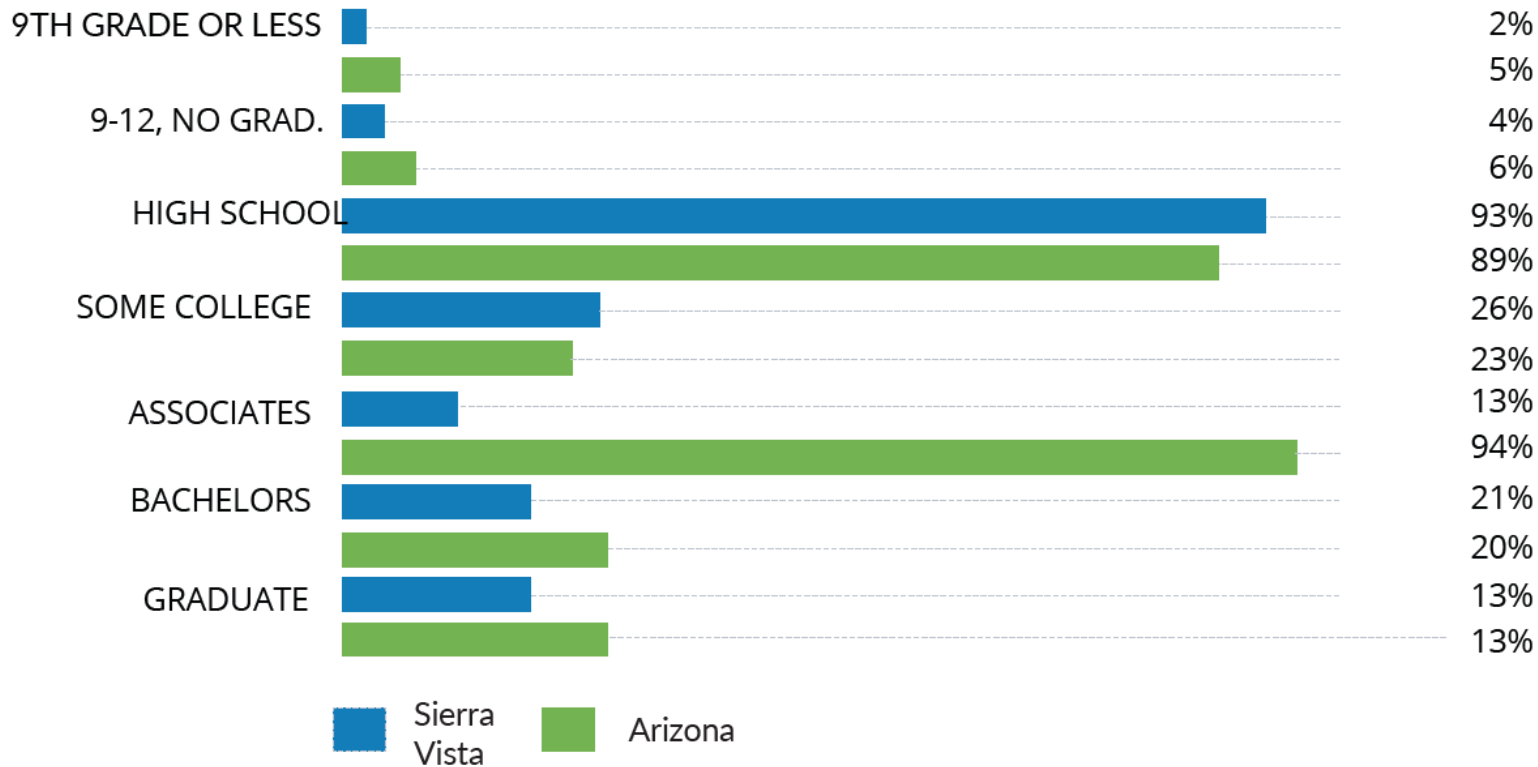
School-aged children (under 18) comprise 22% of community residents, working aged people (18-64) make up 58%, and seniors and elderly (65 and over) represent 20 of the total city population.

The estimated average household size in Sierra Vista in 2022 was 2.4 persons per household which is smaller than the household size in the state as a whole (2.6 pph).



HOUSEHOLD INCOME

According to the 2022 ACS, Sierra Vista's median household income was \$70,899 which is about 20 percent higher than the Sierra-Vista Douglas, Arizona Metro Area (\$58,421) and about the same as the amount in Arizona (\$72,581). The per capita income was reported to be \$37,671.

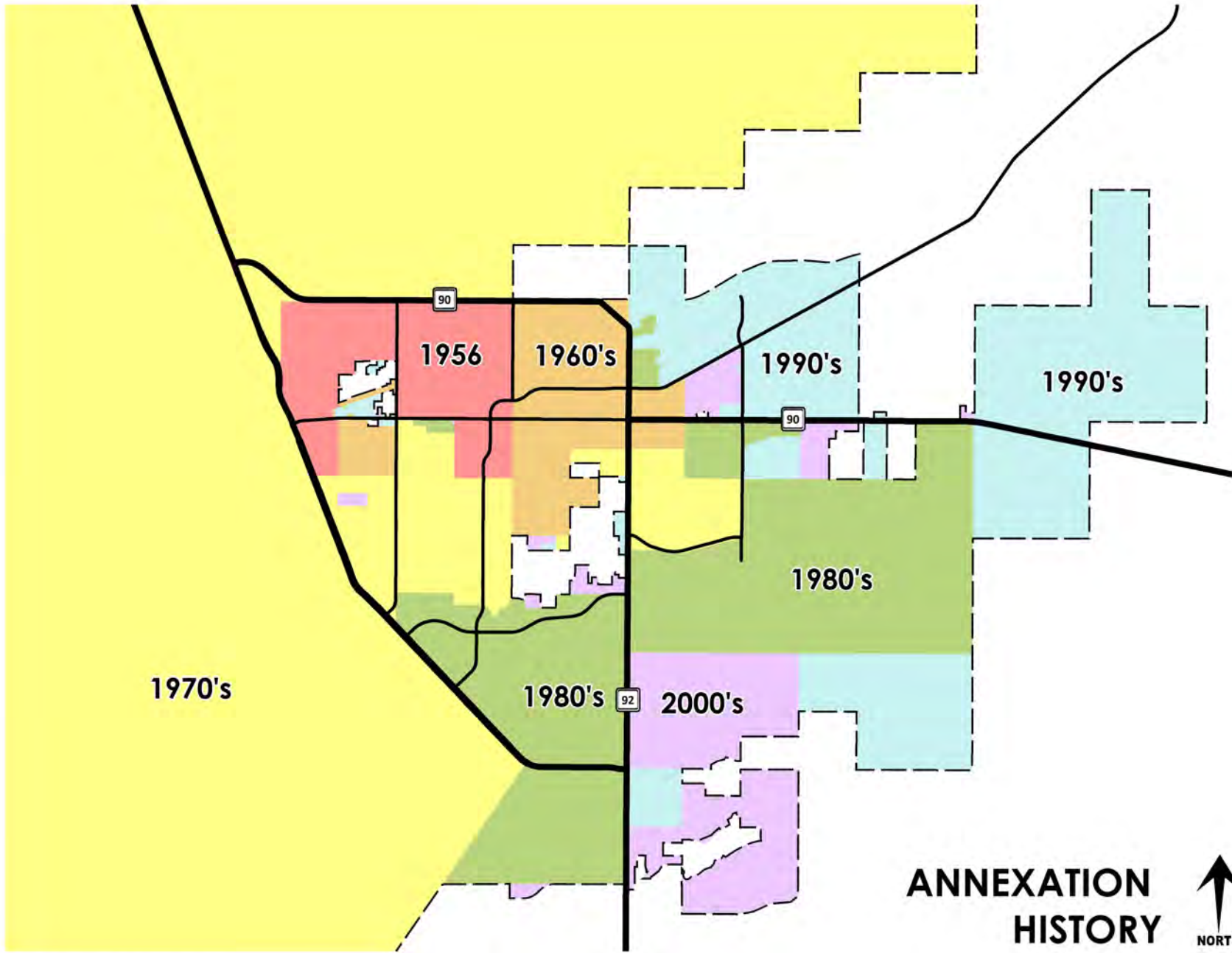


EDUCATIONAL ATTAINMENT

Sierra Vista is a highly educated community with 93% of the population aged 25 and over having attained high school graduation or higher, compared to 89% in Arizona. More than one-third (34%) of all city residents above 25 years of age hold a bachelor's degree or higher.

An aerial photograph of a suburban town with a mix of residential housing, green spaces, and a golf course. In the background, there are rolling green hills and a range of blue mountains under a bright blue sky with scattered white clouds. The image is framed by a blue-to-green gradient bar at the top and a blue-to-green gradient bar at the bottom, with a solid orange bar at the bottom left.

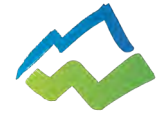
COMMUNITY GROWTH & REDEVELOPMENT



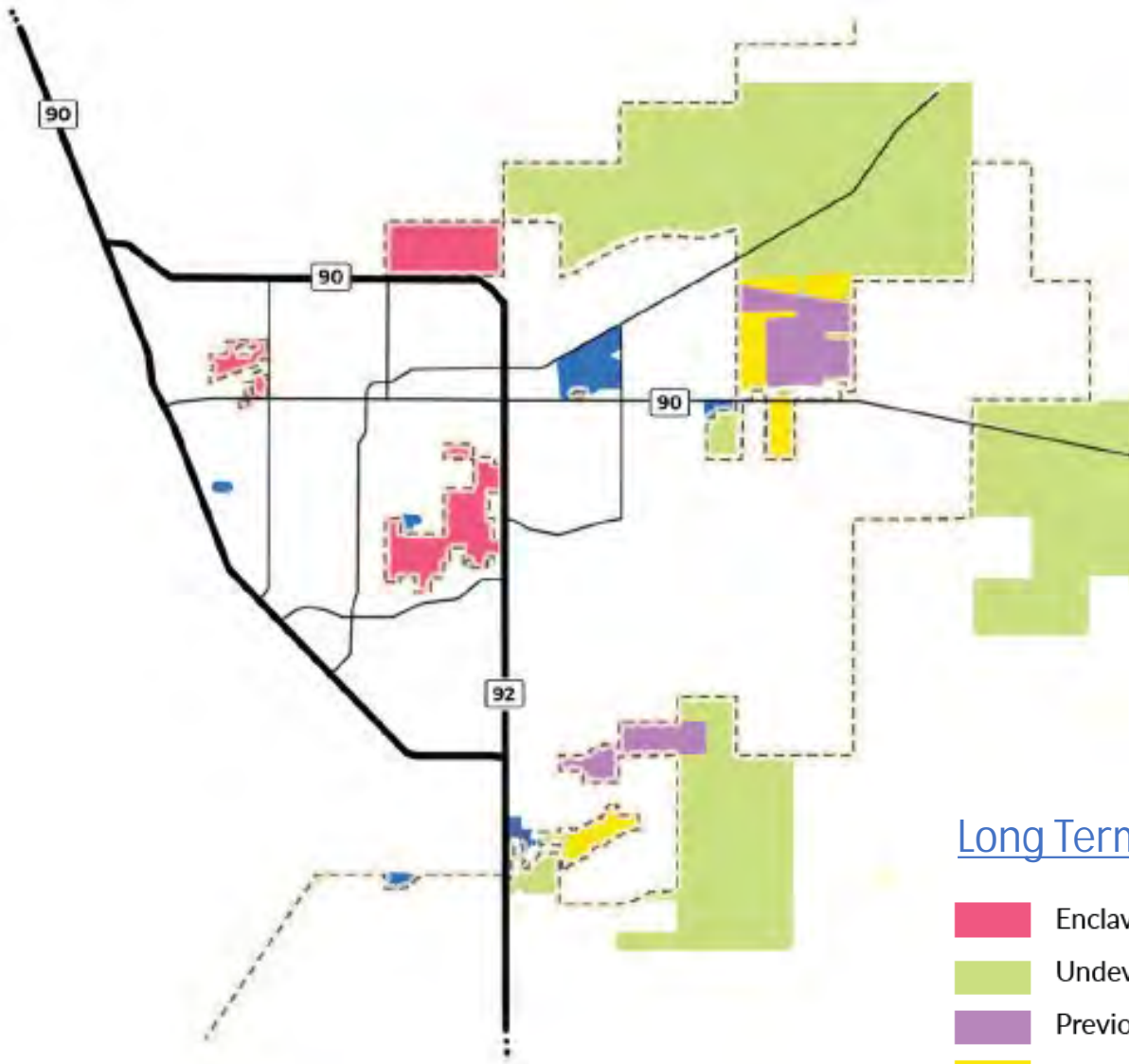
**ANNEXATION
HISTORY**








NORTH

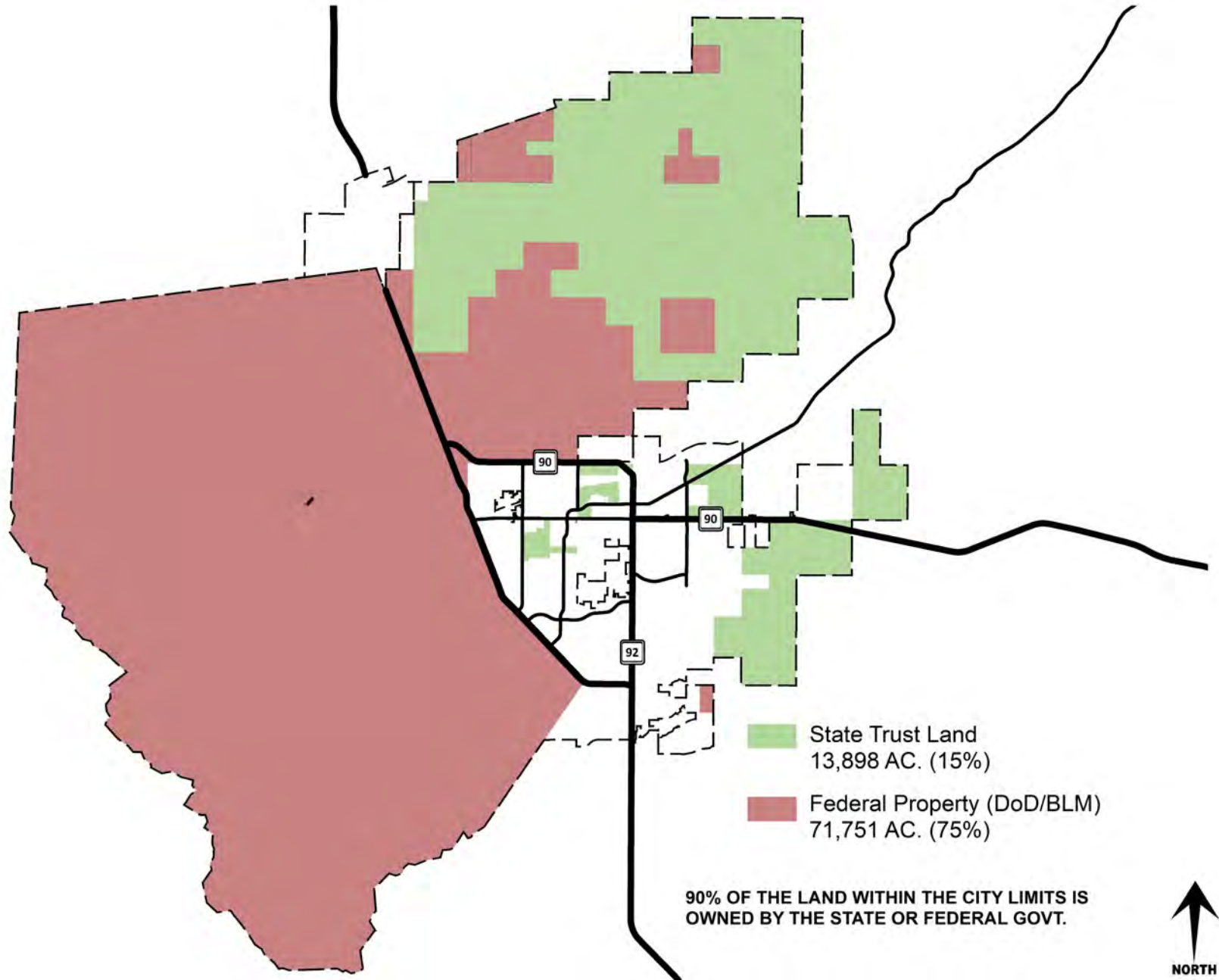


Sierra Vista

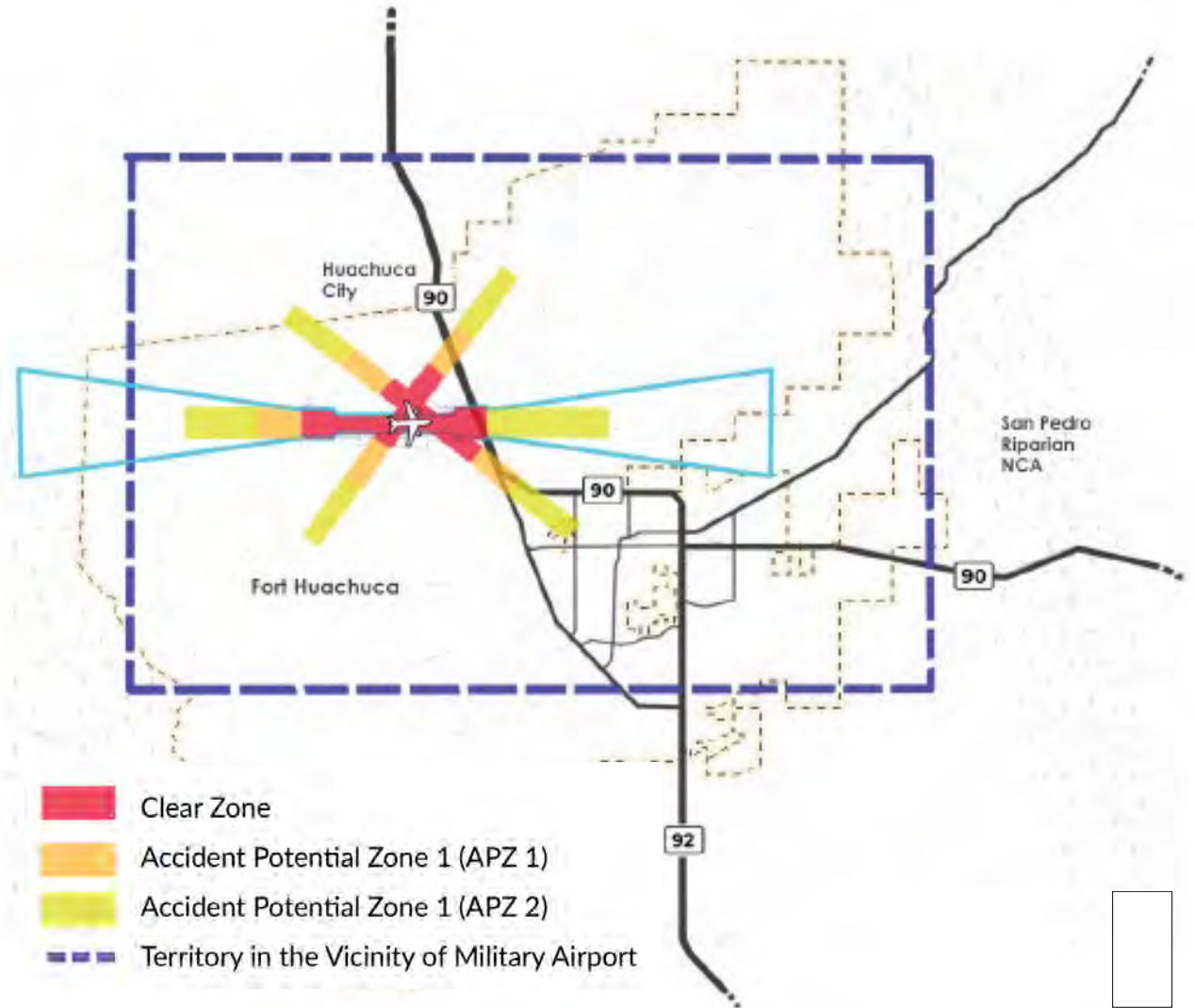


Long Term Annexation Map

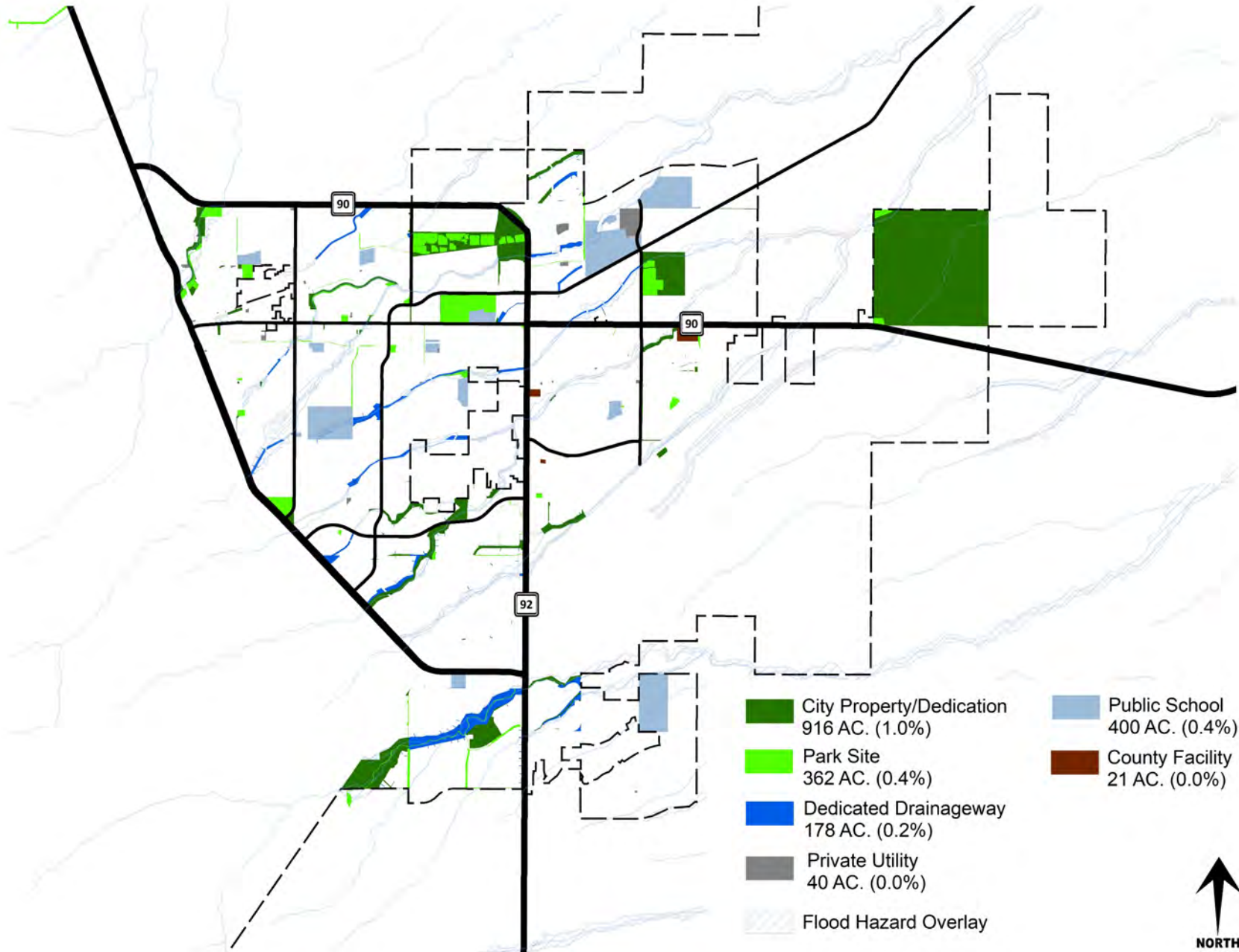
-  Enclave Area
-  Undeveloped Area
-  Previously Developed Commercial/Industrial Area
-  Previously Developed Residential Area
-  Area Annexed 2008-2024

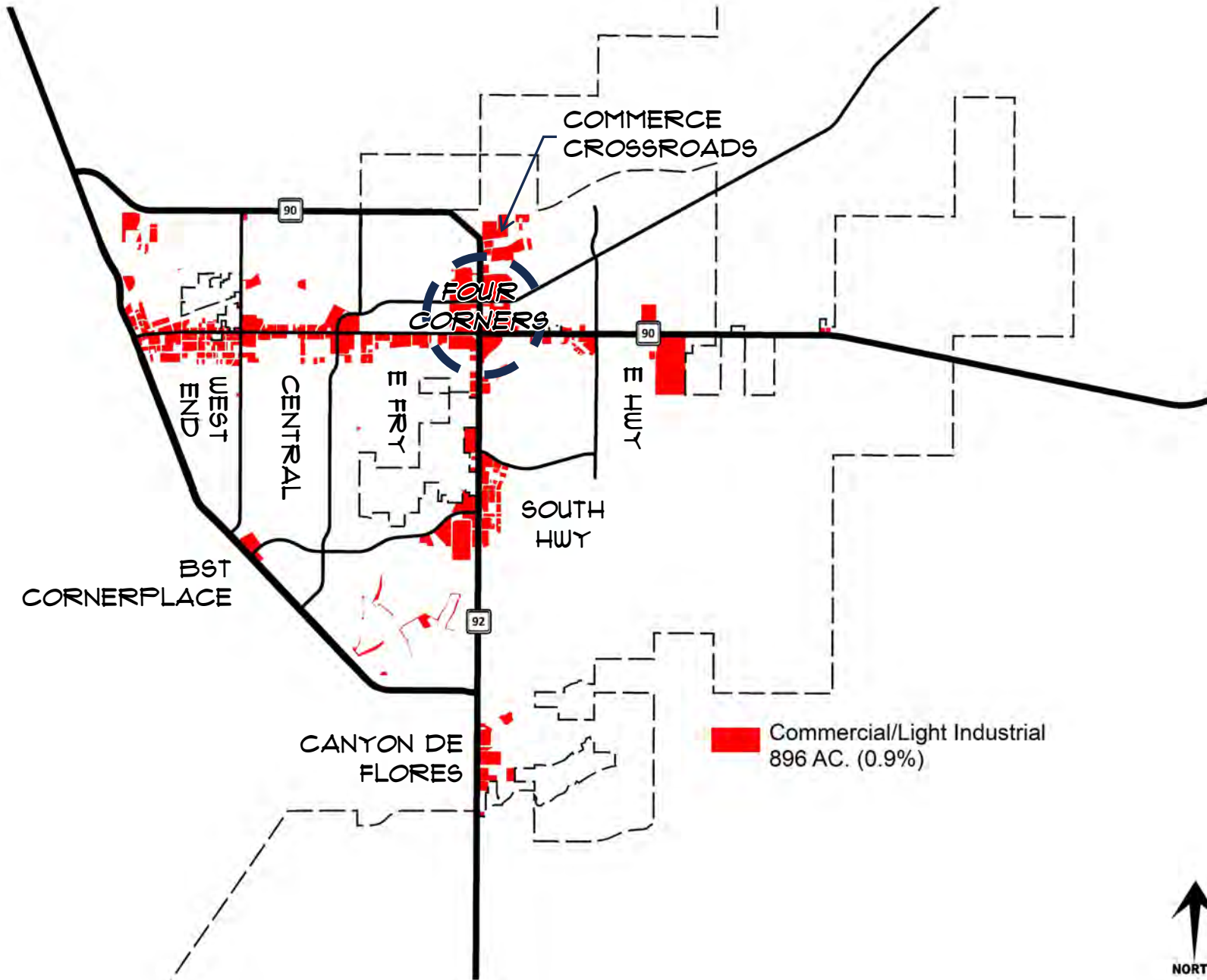


Per Arizona Revised Statutes 28.8481, "a political subdivision that has territory in the vicinity of a military airport or ancillary military facility that includes property in a high noise or accident potential zone shall adopt comprehensive and general plans, if applicable, for property in the high noise or accident potential zone to assure development compatible with the high noise and accident potential generated by military airport and ancillary military facility operations that have or may have an adverse effect on public health and safety.

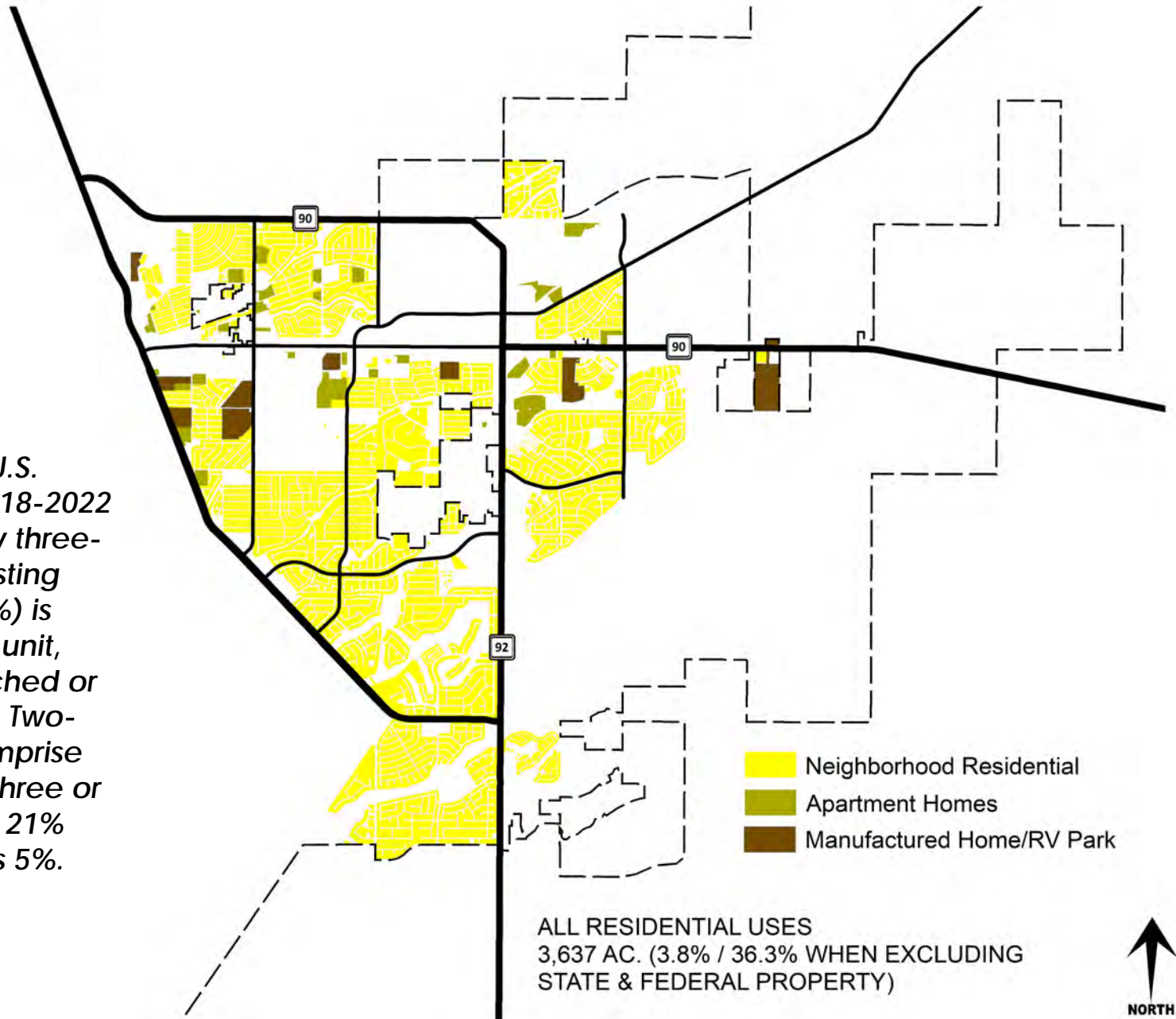


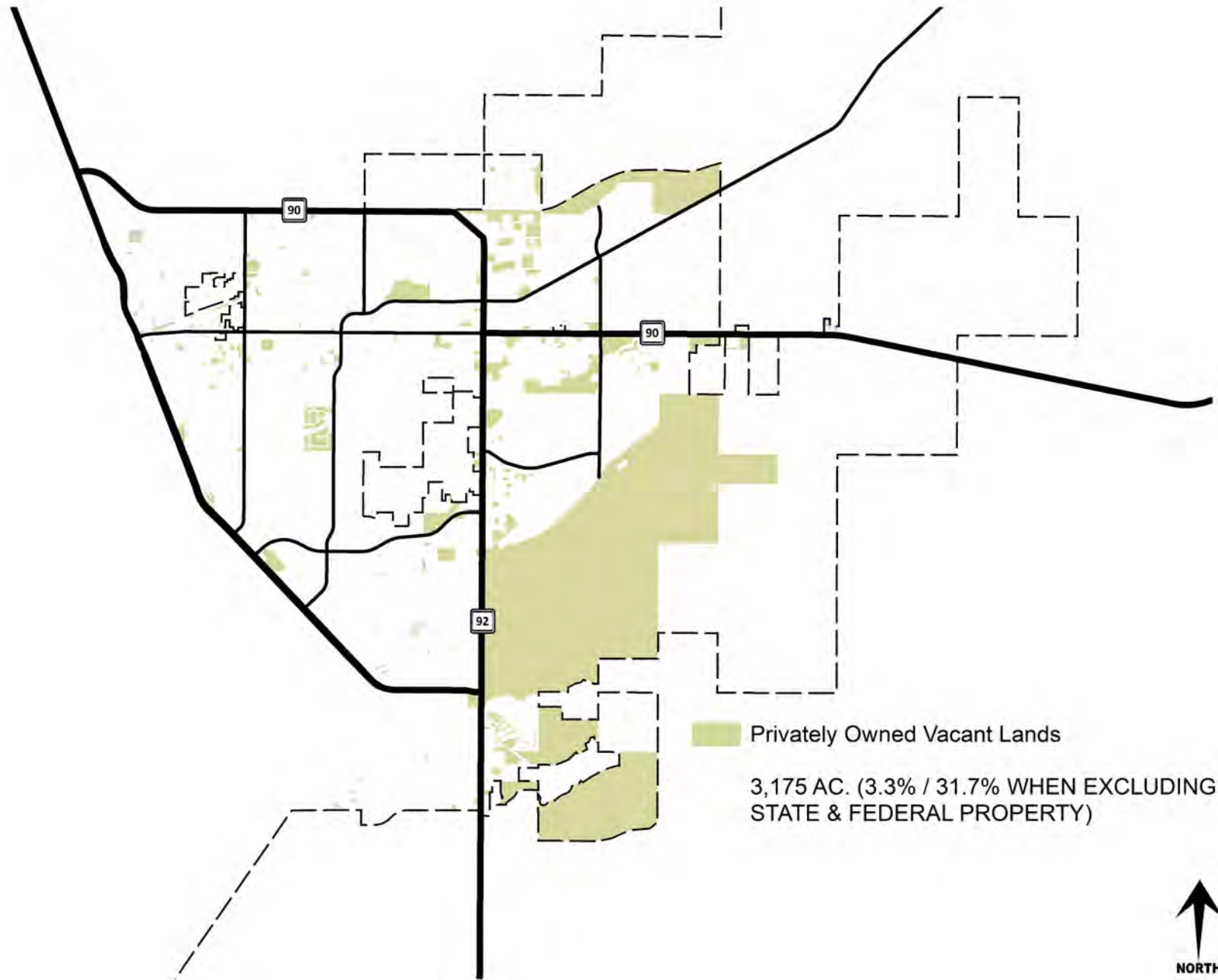
MILITARY INSTALLATION – FORT HUACHUCA COORDINATION





According to the U.S. Census Bureau, 2018-2022 ACS Survey, nearly three-quarters of the existing housing stock (73%) is comprised of one-unit, single-family attached or detached homes. Two-unit properties comprise 1%. Multi-family (three or more) account for 21% and mobile homes 5%.

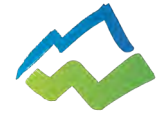




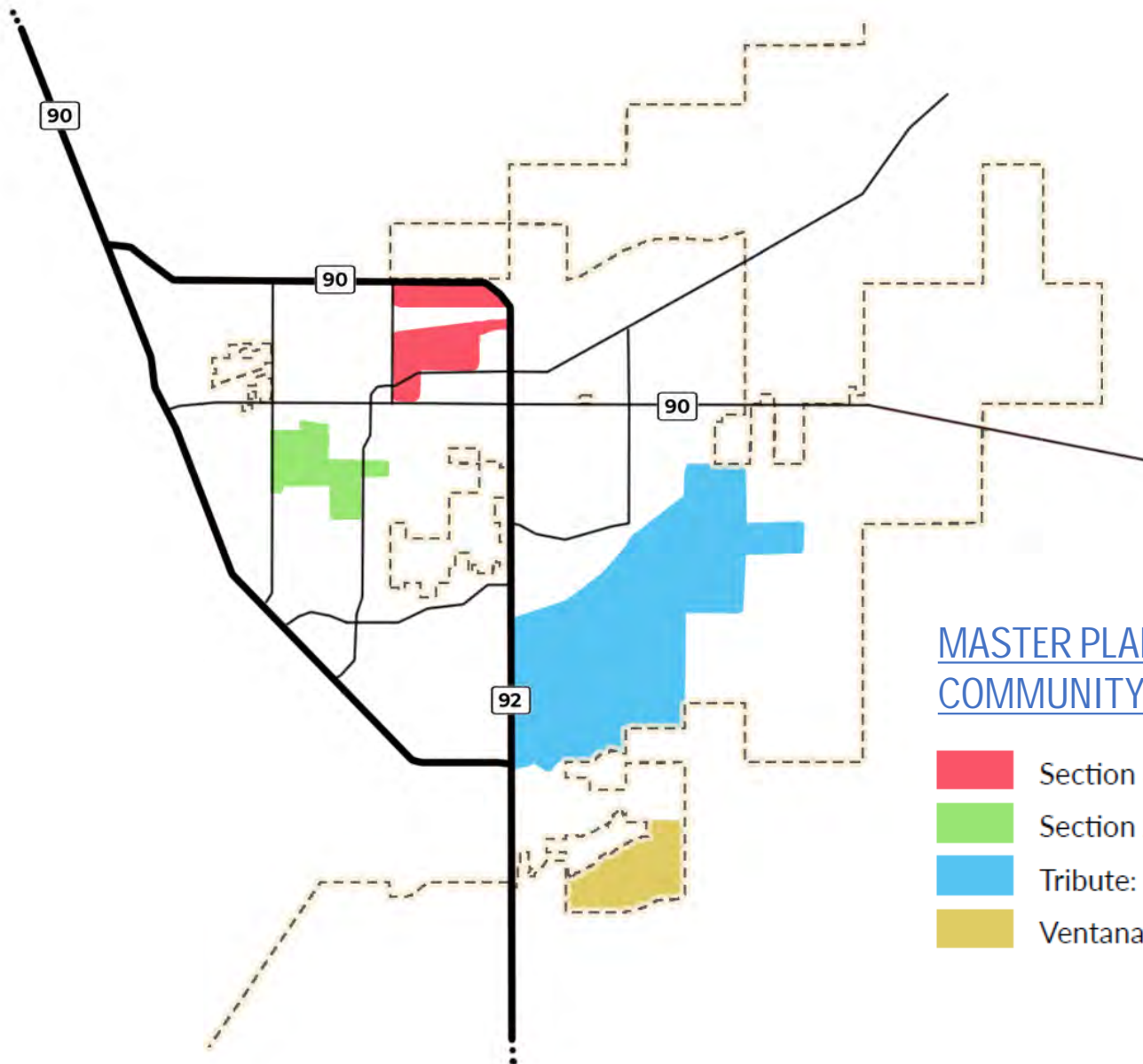
Privately Owned Vacant Lands

3,175 AC. (3.3% / 31.7% WHEN EXCLUDING STATE & FEDERAL PROPERTY)





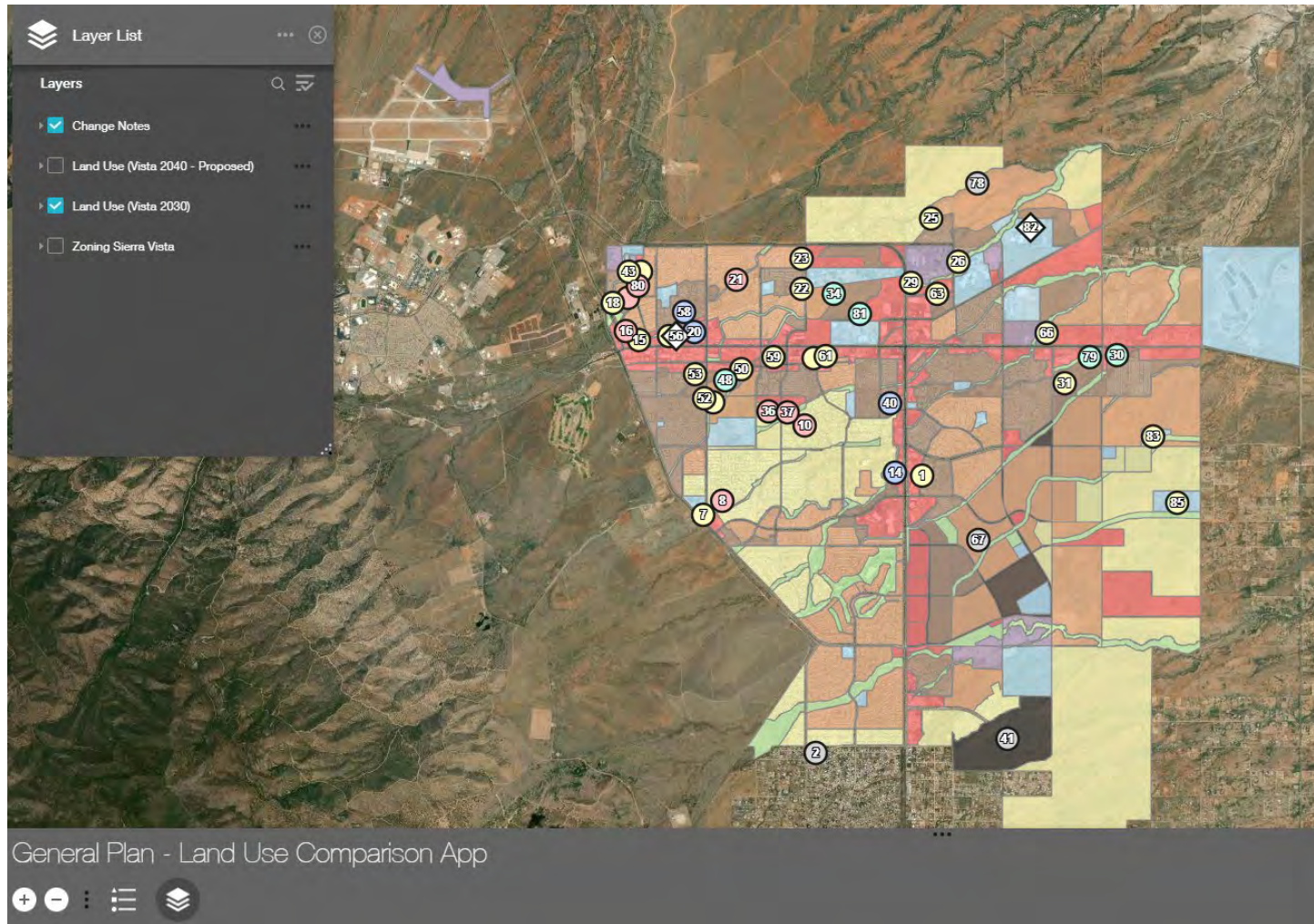
Sierra Vista



MASTER PLANNED
COMMUNITY GROWTH AREAS

- Section 36: 230 Acres
- Section 2: 180 Acres
- Tribute: 1,916 Acres
- Ventana de Flores: 335 Acres

We are adjusting the City's Future Land Use Map to be consistent with Zoning Designations...



[General Plan -
Land Use
Comparison
App
\(arcgis.com\)](#)

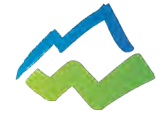




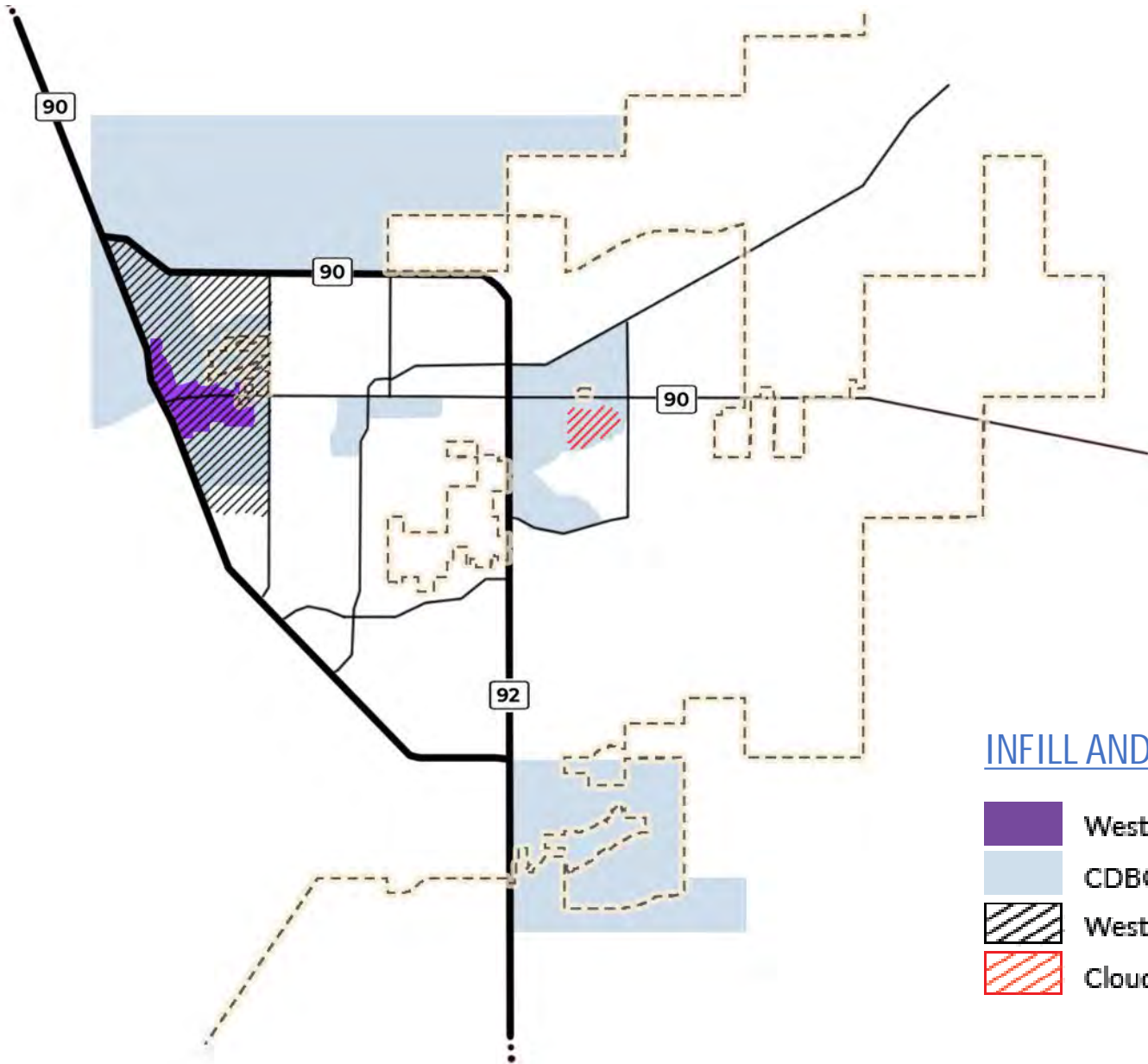
INFILL & REDEVELOPMENT

Welcome to WEST FEST





Legend
* Food Vendors



Sierra Vista



INFILL AND REDEVELOPMENT AREAS

-  West End Redevelopment Area
-  CDBG LMI Target Area
-  West End Infill Incentive District
-  Cloud 9 Infill Incentive District





HOUSING & NEIGHBORHOODS



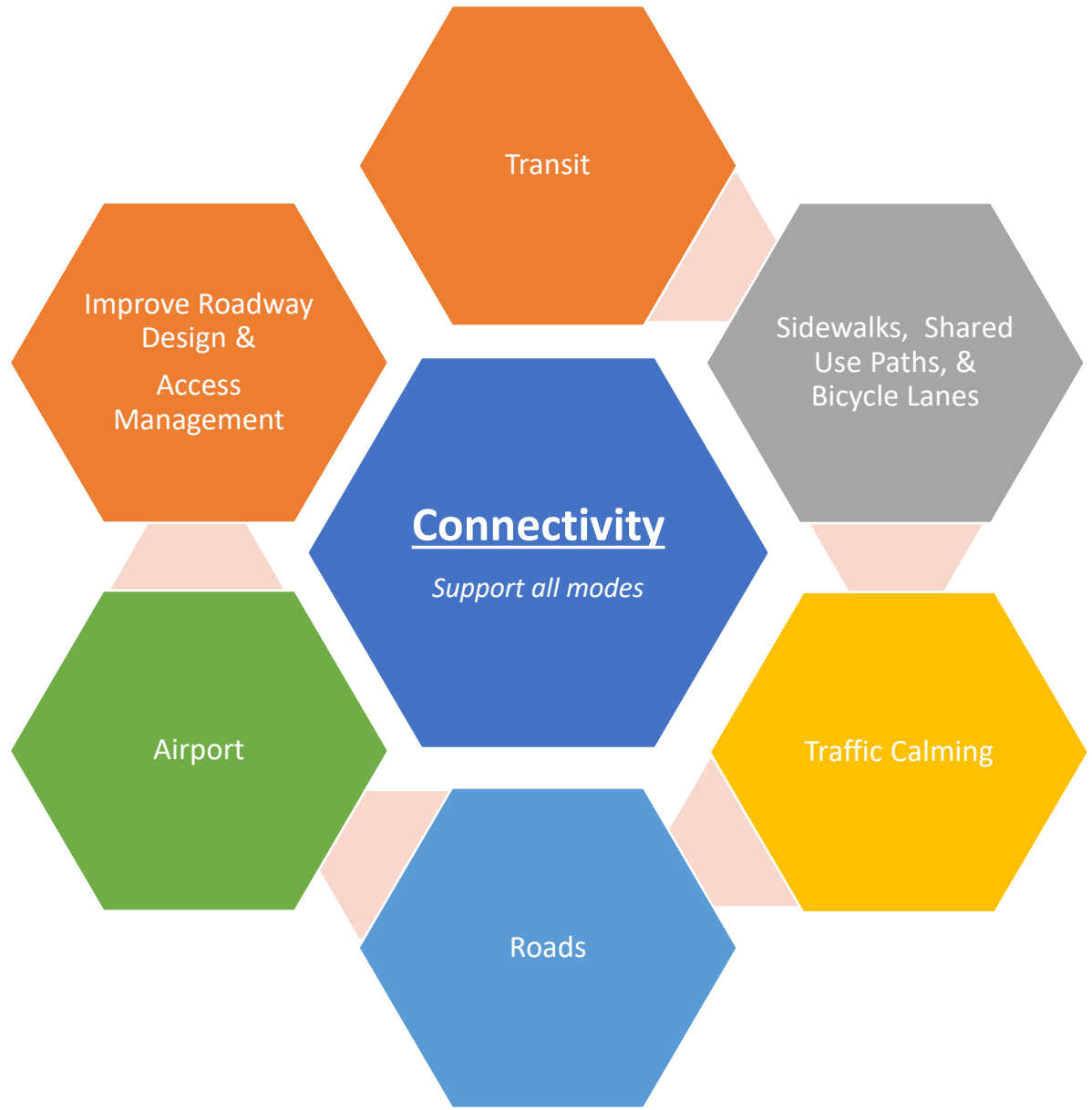


ECONOMIC VITALITY





TRANSPORTATION & CIRCULATION





ENVIRONMENTAL STEWARDSHIP







PARKS & OPEN SPACE



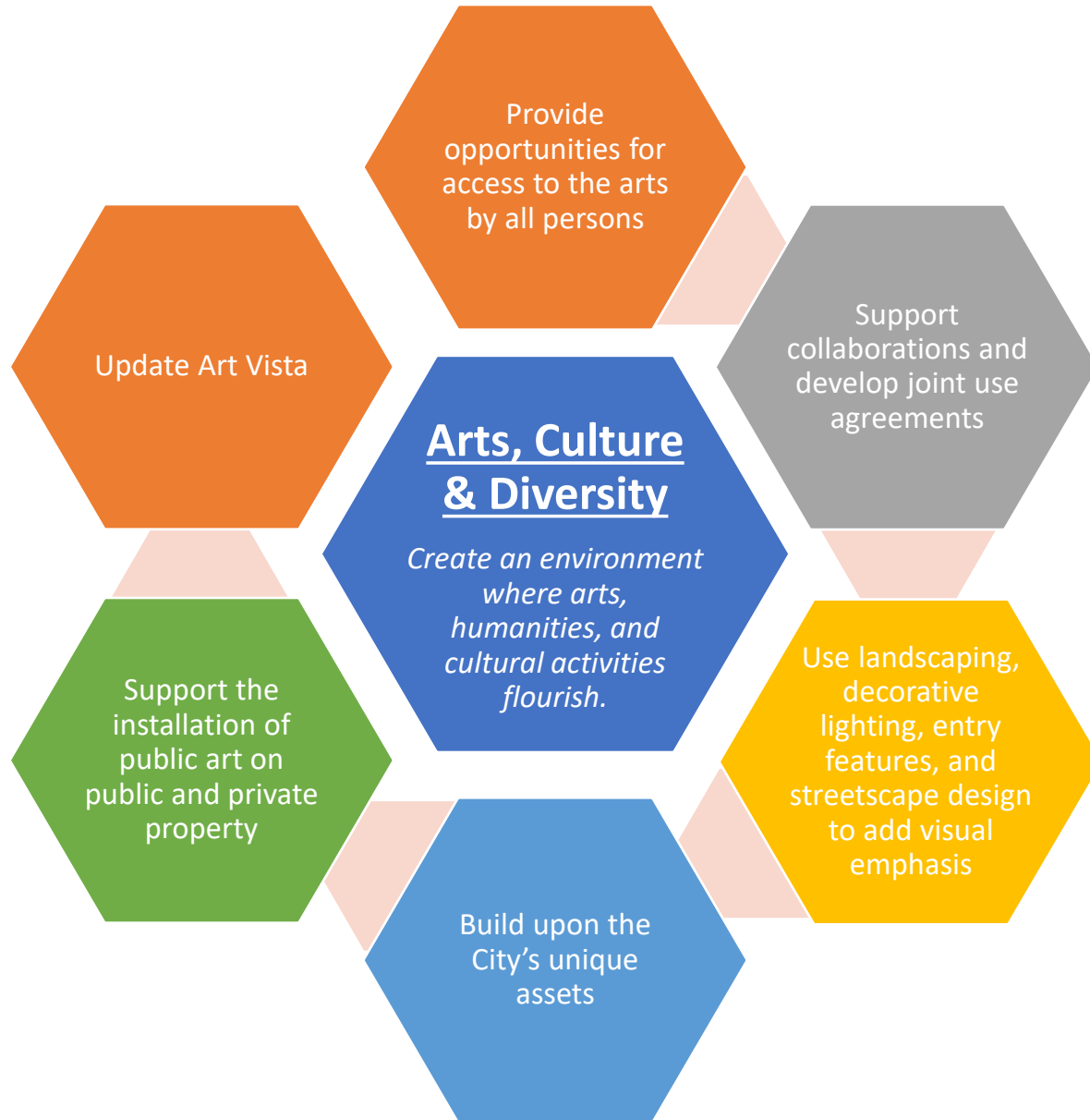


PUBLIC FACILITIES & SERVICES





ARTS, CULTURE & HUMANITIES



Shaping Our Future Together



Thank you!

For more information on the plan or how to participate, please visit [Engage Sierra Vista](#) or contact us at

Planning@SierraVistaAZ.gov (Email)
520-417-4413 (Office Phone)

RESOLUTION 1204

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA, REAFFIRMING THE GOALS AND STRATEGIES OF VISTA 2030, THE CITY OF SIERRA VISTA GENERAL PLAN, APPROVING A FINDING OF FACT AND RECOMMENDING APPROVAL OF VISTA 2040, AN UPDATED GENERAL PLAN FOR THE CITY OF SIERRA VISTA, AND DIRECTING THE EXECUTIVE SECRETARY TO TRANSMIT THE PLANNING & ZONING COMMISSION'S RECOMMENDATION AND COMMENT TO THE CITY COUNCIL.

WHEREAS, Arizona Revised Statute 9-461.06 requires the updating of general plans every ten years; and

WHEREAS, the City of Sierra Vista desires to place this item on the November 5, 2024 general election to avoid the costs of a special election; and

WHEREAS, the General Plan provides the overarching guidance for future development of the City and is reflective of community goals and desires; and,

WHEREAS, this request has been duly advertised for three public hearings under the provisions of A.R.S. 9-461.06; and,

WHEREAS, it is the policy of the City of Sierra Vista to only approve those General Plan amendments which shall: (a) demonstrate the need and justification for such an amendment; (b) demonstrate the proposed amendment will further the purpose of the General Plan; (c) benefit the general public welfare and not solely an individual or a group of individuals; and,

WHEREAS, A.R.S. 9-461 .06 requires the Planning and Zoning Commission to review and make recommendations on General Plan amendments and updates to the City Council; and,

WHEREAS, the Planning and Zoning Commission has held two public hearings on the proposed update to VISTA 2030, the City of Sierra Vista General Plan, revising it as VISTA 2040, the City of Sierra Vista General Plan, on May 29, 2024 and June 11, 2024.

NOW, THEREFORE, BE IT RESOLVED BY THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA, AS FOLLOWS:

SECTION 1

That the Finding of Fact, attached hereto as Exhibit A, is approved and the following Elements of VISTA 2030, the city of Sierra Vista General Plan, are reaffirmed: Citizen Participation; Transportation & Circulation, Parks, Recreation & Open Space; Land Use, Growth, & Community Design; Environmental Planning, Conservation, & Water Resources; Cost of Development; Public Facilities, Buildings, Services & Safety; Housing & Neighborhoods; Redevelopment & Infill; Economic Vitality; Arts, Humanities, & Cultural Activities.

SECTION 2

That an updated and revised General Plan, known as VISTA 2040, as shown in Exhibit B, be and hereby is, recommended for adoption to the Mayor and City Council.

SECTION 3

That the Executive Secretary be, and hereby is, directed to transmit the Planning and Zoning Commission's recommendation and comments to the City Council.

PASSED AND ADOPTED BY THE CHAIR AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA, THIS 11TH DAY OF JUNE, 2024.

BRAD SNYDER
Chair

APPROVAL AS TO FORM:

ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

Prepared by: Jeff Pregler

EXHIBIT A

FINDINGS OF FACT VISTA 2040 GENERAL PLAN UPDATE

Suggested Finding: VISTA 2030 was last updated in 2014. Significant changes have occurred throughout the city since that time. State law requires the updating of general plans every ten years and the updated plan must be ratified by the voters.

Suggested Finding: The entire General Plan is being amended. Where existing VISTA 2030 language remains unchanged it is consistent with the amended or new sections. The plan is consistent with the existing General Plan amendment policy and Appendices.

Suggested Finding: This updated General Plan will constitute a substantial benefit to the entire community in that it reflects the community's values on future growth and other quality of life factors. It seeks to benefit the entire community and not one segment or area of the community.

Suggested Finding: Proposed improvements to the roadway network and/or transportation systems are identified in the Sierra Vista Metropolitan Planning Organization Long Range Transportation Plan, Appendix A, the Safe Bicycle Pedestrian Routes Plan, Appendix B, the Tribute Specific Plan, Appendix F, the Ventana De Flores Specific Plan, Appendix G, and the Traffic Circulation Plan. The ability for the sewer system to meet the demands of future growth is identified in the Wastewater Management and Sewerage Master Plan, Appendix P. Prior to the approval of new development, the water companies will be notified to determine adequate capacity.

Suggested Finding: The Sierra Vista Fire and Emergency Services follow the Fire Protection and Emergency Medical Services Master Plan, Appendix L, to uphold the highest standards of service delivery. The Police Department has continually upgraded and improved their technological and operational capabilities over the past ten years, as identified in Chapter 8, which allows law enforcement to better meet the needs of the community.

Suggested Finding: The City's Parks & Recreation Master Plan, Appendix C, includes an inventory and assessment of each of the City's parks as well as an action plan for future park upkeep and capital improvements. The City has acquired over 16 acres of open space in the past decade bringing the total to 397 acres. The stewardship program such as the Adopt-A-Area Program and the City's Wash Maintenance Policy help to maintain and cleanup open spaces while protecting wildlife habitat. The public library continues to provide efficient, modern, accessible, and customer-oriented services that allows free access to all members of the community. The library adds 300 new card-carrying members per month.

Suggested Finding: The Plan includes a Cost of Development chapter that addresses fees assessed to offset the impacts of growth. According to the State Demographer's Office Sierra Vista's annual growth rate is projected to be 0.25%, or about 117 persons per year between 2030 and 2040.

Suggested Finding: The City will continue to work with the Sierra Vista School District to address upcoming student demands. With minimal development, and the addition of state chartered public schools and private schools, there is no demand for additional school facilities at this time.

Suggested Finding: VISTA 2040 addresses land use mixes and densities. The goals and strategies in the Land Use and Growth chapters ensure that the general character, density, and land use patterns are maintained and protected. The Future Land Use Map is reflective of the current underlying zoning and will not create incompatible community forms or a burden on services.

Suggested Finding: The plan incorporates the Traffic Circulation Plan and references the Sierra Vista Metropolitan Planning Organization Long Range Transportation Plan, Appendix A, which identifies current and proposed transportation connectivity and circulation in the area. Buffer yard standards are identified in the City's Development Code which is a regulatory code consistent with the goals and strategies in VISTA 2040. Community Design is discussed within Chapter 5 of the General Plan, which references elements of community design as well as the City's Architectural Design Standards.

Suggested Finding: The Environmental, Conservation, and Water Resources chapter of the General Plan provides strategies and goals that provide policy and plan direction for the preservation, conservation, and management of natural resources occurring in Sierra Vista.

EXHIBIT B

[VISTA 2040](#)