



CITY OF SIERRA VISTA
PLANNING AND ZONING COMMISSION
OCTOBER 1, 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. July 23, 2024

CHAIR COMMENTS

OLD BUSINESS

NEW BUSINESS

2. Resolution 1206
Estates II at Holiday Preliminary Plat
Lots 1-10

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

July 23, 2024
City Council Chambers
Meeting Motion 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: Brad Snyder, Chair
Randy Wilcox, Vice-Chair
Daman Malone
Tait Wilcox
Paul Cimino

Members Absent: None

Staff Present: Matt McLachlan, Community Development Director
Jeff Pregler, Senior Planner
Officer Scott Borgstadt

Council Present: None

Others Present: Andrew Bauer, Trulieve

ACCEPTANCE OF THE AGENDA:

Commission member Malone made the motion to accept the agenda. Commission member Tait Wilcox seconded the motion.

VOTE: Approved by a vote of 5-0.

ACCEPTANCE OF THE MINUTES:

1. Commission member Randy Wilcox made the motion to accept the meeting minutes of June 11, 2024. Commission member Cimino seconded.

VOTE: Approved by a vote of 5-0.

CHAIR COMMENTS

None.

OLD BUSINESS:

None.

NEW BUSINESS:

PUBLIC HEARING

2. Resolution 1205
Development Code Text Amendment
Section 151.06.005(E) Marijuana Facilities Operational Requirements

Mr. Pregler gave the staff presentation. He states that Trulieve is requesting an amendment to expand the hours of operation for marijuana establishments from 9:00am-7:00pm to 8:00am-10:00pm. The staff memo provided background information on marijuana legislation at both the state and local levels. According to Arizona Revised Statutes, the local jurisdictions can regulate operational requirements for marijuana establishments such as hours of operation. Restrictions on hours of operations were created to limit negative impacts of the business. Mr. Pregler stated that the staff memo included a community comparison table which indicated most Arizona communities had similar hours of operation to the proposed amendment. The memo also referenced a police incident report showing that there was not a significant amount of criminal activity associated with the business. The Chief of Police had no concerns with the expanded hours of operation based on the data available. Finally, the memo stated that there

would be a 40 percent increase in operational hours which would potentially increase sales tax revenues. After a review of the applicant's request and staff's own analysis, Mr. Pregler said that staff recommended approval of the proposed amendment.

Andrew Bauer, representing the applicant gave a power point presentation. The presentation provided background information about Trulieve and explained the advantages of increasing the hours of operation which included:

- better hours to serve customers;
- bringing the Development Code in-line with other Arizona communities;
- Increasing sales tax revenue;
- No adverse impacts and less congestion.

Mr. Cimino asked how the extended hours would affect the other surrounding businesses. Mr. Bauer stated that the extended hours of operation should alleviate some of the congestion in the parking areas because traffic will be spread out throughout the day.

Mr. Snyder asked if the expanded hours actually increased revenues or were simply allowing the same customers to purchase products in an expanded window of time. Mr. Bauer stated that both statements are correct.

Mr. Cimino asked what the occupant load was for the building. Mr. Bauer stated that he was not sure what the occupant load was, but that the increase in customers would not exceed any fire code requirements.

Mr. Cimino asked about security on the property. Mr. Bauer stated there was not a security guard on the site, but that there was a 24-hour security system monitoring the premises. In addition, staff checks the parking lot for any illicit activity.

Mr. Malone asked to further explain the process for purchasing marijuana. Mr. Bauer stated that staff greets people at the front entrance to check identification. Then prior to purchasing the marijuana a second staff member requests an identification check. After the purchase, the marijuana is placed in a sealed childproof bag.

Mr. Tait Wilcox stated that he had minimal concerns for illegal activities on the premises at 10:00pm given the security measures and the location.

Mr. Randy Wilcox stated that he had no concerns about increases in traffic and supported the extended hours of operation.

Mr. Malone asked staff if the Chief of Police had concerns about the expanded hours of operation. Mr. Pregler stated that the Chief had no concerns about the amended hours given the information provided (referencing the police incident report).

Mr. Tait Wilcox asked the applicant if Trulieve would revise the hours should there be safety issues in the future. Mr. Bauer stated that they would revise the hours to ensure the safety of staff. Mr. Snyder added, that from his research, crime statistics at dispensaries do not rise, because those purchasing marijuana from dispensaries are not involved in illegal activities.

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

VOTE: 5-0, unanimous to approve

3. DISCUSSION ITEM

Discussion on a proposed shopping cart text amendment.

Mr. McLachlan and Officer Borgstadt gave the staff presentation. They indicated that shopping carts are being removed from shopping centers and being abandoned in apartment parking lots, public lands, city washes, and culverts, creating nuisances. The presentation stated that 450 shopping carts were collected in public rights-of-way between March and December of last year. Businesses do not prosecute theft of the carts and consider the loss to be the cost of doing business. The 450 carts returned last year by city personnel saved the local

business community \$117,000. Officer Borgstadt offered recommendations to reduce the theft of the shopping carts such as:

- permanent marking or plate on the cart indicating business owner contact information and a warning sign stating, removal of cart from premises is prohibited by City Ordinance;
- Posting signage next to the shopping cart areas stating that removal of carts from premises is prohibited by the City and subject to fines;
- Penalty for violation;
- Abandoned shopping carts collected by the City could be placed in storage and either be disposed of or recycled (if carts unidentified); or a return fee will be payable to the City from the business.

General discussion ensued regarding the pros and cons of the proposed shopping cart amendment. One suggestion was to create a shopping cart licensing fee where the monies from the fee would go toward removal expenses.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

None

INFORMATION

Mr. Pregler mentioned that staff will be presenting their annual work program before the Commission at the next meeting and encouraged the Commissioners to provide their thoughts on potential code amendments. Mr. Pregler explained that proposed changes to the sign code and the parking regulations will be presented as part of the work program.

CITY COUNCIL LIAISON COMMENTS

None

ADJOURNMENT

The meeting was adjourned at approximately 6:30pm.

STAFF MEMORANDUM

TO:	Planning and Zoning Commission
FROM:	Jeff Pregler AICP, Senior Planner
THRU:	Matt McLachlan, AICP, Community Development Director
MEETING DATE:	October 1, 2024
SUBJECT:	Preliminary Subdivision Plat Estates II at Holiday, Lots 1-10
REQUESTED ACTION:	I move that Resolution 1206, the preliminary plat for the Estates II at Holiday, Lots 1-10, as shown in Exhibit A, be recommended for approval to the Mayor and City Council.

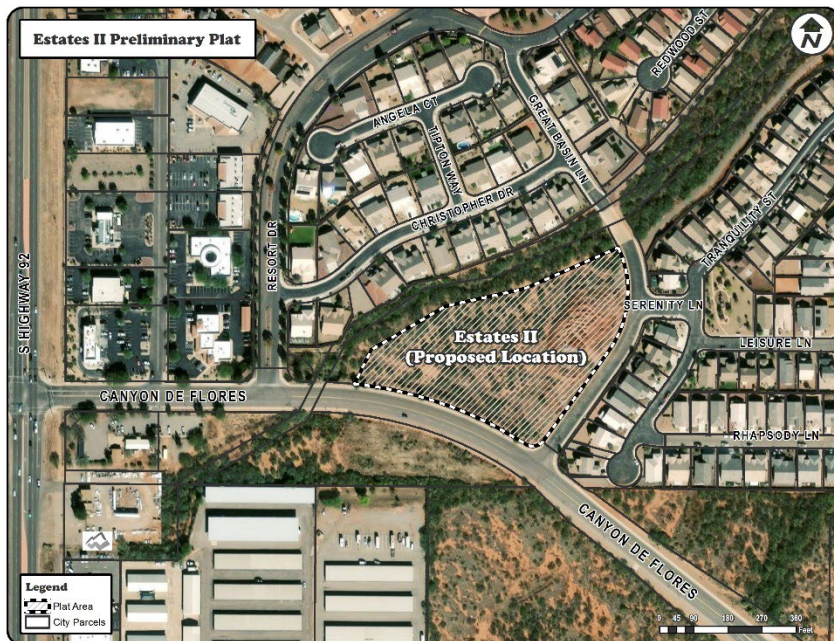
BACKGROUND:

Location: This property is in a portion of the northeast quarter of Section 19, Township 22 South, Range 21 East

Owner: Castle & Cooke Arizona, Inc.

Engineer: McIntosh & Associates

Castle & Cooke is proposing to construct 10 detached single-family homes in the Estates II at Holiday subdivision. The subdivision will encompass 4.50 acres and will be developed in one phase. All roadways, curb, gutter, and sidewalk will be private and maintained by the homeowner's association. All utilities will be public and maintained by the City or the applicable utility companies.



A. *VISTA 2030-Future Land Use Designation:* The land use designation is High-Density Residential. The underlying Multi-Family Residence zoning on the property is consistent with this land use designation.

B. *Zoning Designation/Lot Size:* The property is zoned Multi-Family Residence, which permits a minimum lot size of 4,500 square feet for single family detached homes. The proposed lot sizes are consistent with the minimum lot size requirement. The density is 2.2 homes per acre (10 homes/4.50 acres)

C. *Building Height/Setbacks:*

According to the Development Code, the maximum building height for single family residential homes is 28 feet. The building elevations for new Single-Family Homes are reviewed as separate building permits. However, the elevations will need to comply with the height requirement.

Minimum building setbacks as prescribed in the Development Code are as follows:

Front-20 foot.

Interior Side- 5-foot.

Street Side-10-foot.

Rear yard-15-foot.

The subdivision will be meeting all minimum building setbacks. The developer is proposing a 24-foot front yard setback which includes the 4-foot sidewalk located on the private lots. This additional 4 feet will prevent vehicles from encroaching onto the sidewalk.

D. Utilities

Water service will be provided by Pueblo Del Sol; Gas by Southwest Gas; and Electric by SSVEC.

E. Drainage

There is a detention basin identified in Tract B which will be dedicated and maintained by the City. All water will drain to the streets and into the detention basin, where it will be metered into the wash.

F. Solid Waste

All homes within the subdivision will be served by City sanitation and sewer services. The Developer is responsible for extending all sewer lines and connecting each home to the sewer system.

G. Access

The only access into the subdivision is from Renee Place. According to the Roadway Design Manual, two accesses are required for residential subdivisions when developing 1-100 lots. However, there is an exception that states, the requirement may be reduced if configuration of the subdivision or existing conditions make the requirement impractical. The developer requested that one access be required rather than two. The Public Works Department and Fire Departments reviewed the request and agreed to reduce the number of accesses to one.

H. Transportation

Access into the subdivision will be from Renee Place, which connects to Great Basin Lane and ultimately to Canyon De Flores Drive.

All roadways within the subdivision will be 26 feet in width, which meets the minimum roadway width for private streets according to the Roadway Design Manual.

Sidewalk will be installed along all private streets, to include Great Basin Lane. The sidewalk on Great Basin Lane will connect to the sidewalk on Canyon De Flores Drive and to the dedicated wash just north of this subdivision. The wash includes two multi-use paths which can be used for exercise and leisurely purposes. The sidewalk will also provide connectivity to a neighborhood park and club house with additional recreational amenities.

I. Natural Environment/Landscaping

Tract A and Tract B will be dedicated and maintained by the City. Tract B will remain natural and includes the detention basin.

J. Flood Zone

According to FIRM Panel #04003C2144F, Lots 1 and 10, as well as the detention basin are located within a FEMA floodplain area with an AE flood zone designation. The project engineer will be applying to FEMA to have the lots and detention basin removed from the floodplain, once the lot elevations are established. No construction of the homes is allowed on the affected lots until the flood designation is revised and the homes are located out of the floodplain.

General Plan Compliance

The proposed subdivision plat is consistent with the General Plan, VISTA 2030 and meets the following goals and strategies:

Goal 2-4 Strategy (3) – Design sites to provide access and connections to alternative transportation routes such as multi-use paths, sidewalks, and bus routes.

Goal 12-9 Strategy (1) – Promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help the new developments complement the surrounding neighborhoods.

Development Review Committee

The Development Review Committee voted unanimously on September 27, to recommend the Estates II at Holiday preliminary plat to the Planning & Zoning Commission and Mayor and City Council.

Findings of Fact

That the following findings shall support the preliminary plat approval:

1. The design of the subdivision is consistent with VISTA 2030 and applicable Development Code requirements.
2. The property being subdivided is physically suitable for residential use.
3. The subdivision being subdivided is physically suitable for the proposed density of development.
4. The subdivision is not likely to cause serious public health problems.

RESOLUTION 1206

A RESOLUTION OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, COCHISE COUNTY, ARIZONA; REAFFIRMING THE GOALS AND POLIIES OF VISTA 2030, THE CITY OF SIERRA VISTA GENERAL PLAN; RECOMMENDING APPROVAL OF THE ESTATES II AT HOLIDAY PRELIMINARY PLAT, LOTS 1-10, AS SHOWN ON EXHIBIT A; AND DIRECTING THE EXECUTIVE SECRETARY TO TRANSMIT THE PLANNING AND ZONING COMMISSION'S RECOMMENDATION AND COMMENTS TO THE CITY COUNCIL.

WHEREAS, in accordance with the provisions of Article 151.19 of the Development Code of the City of Sierra Vista, the developer of the Estates II at Holiday, Lots 1-10, has submitted a preliminary subdivision plat; and

WHEREAS, the Estates II at Holiday preliminary plat, Lots 1-10, is in compliance with the General Plan and the applicable Development Code provisions; and

WHEREAS, the preliminary subdivision plat has been reviewed and its approval was recommended by the Development Review Committee at their meeting on September 27, 2024; and;

WHEREAS, it is the policy of the City of Sierra Vista to only approve those plats which: a) provide for the orderly growth and harmonious development of the City of Sierra Vista; b) secure adequate traffic circulation through a coordinated street system in relation to major thoroughfares, adjoining subdivisions and public facilities; c) achieve individual property lot lots with optimum utility and livability; d) secure adequate provision for water supply distribution, drainage and flood control, sanitary sewerage, street lights, and other health and safety requirements; e) ensure and facilitate provisions of sites for schools, recreation and other public purposes; and f) conform to the applicable provisions of the City Development Code and Specific Plans; and

WHEREAS, A.R.S. § 9-463-01 and Title 3 of the Sierra Vista City Code require the Planning & Zoning Commission to review and make recommendations on subdivision plats to the City Council.

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

SECTION 1

That the following findings shall support the preliminary plat approval:

1. The design of the subdivision is consistent with VISTA 2030 and applicable Development Code requirements.
2. The property being subdivided is physically suitable for residential use.
3. The subdivision being subdivided is physically suitable for the proposed density of development.
4. The subdivision is not likely to cause serious public health problems.

SECTION 2

That the preliminary subdivision plat for Estates II at Holiday, Lots 1-10 as shown on Exhibit A, be and hereby is, recommended to the City Council for approval.

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.

RECOMMENDED FOR APPROVAL BY THE CHAIRPERSON AND MEMBERS OF THE PLANNING AND ZONING COMMISSION OF THE CITY OF SIERRA VISTA, ARIZONA THIS 1ST DAY OF OCTOBER 2024.

BRAD SNYDER
Chairperson

APPROVED AS TO FORM:

ATTEST:

NATHAN WILLIAMS
City Attorney

JILL ADAMS
City Clerk

PREPARED BY:
Jeff Pregler, AICP,

EXHIBIT A PRELIMINARY PLAT FOR THE ESTATES II AT HOLIDAY

LOTS 1-10 AND TRACT "A" & "B"
BEING A SUBDIVISION WITHIN SECTION 19,
TOWNSHIP 22 SOUTH, RANGE 21 EAST, G.&S.R.B.&M.,
CITY OF SIERRA VISTA, COCHISE COUNTY, STATE OF ARIZONA
CONTAINING 4.50 ACRES
SEPTEMBER, 2024

OWNER/DEVELOPER:

CASTLE & COOKE ARIZONA, INC.
C/O RICHARD S. COFFMAN
4100 CANYON DE FLORES
SIERRA VISTA, ARIZONA 85650
(520) 378-9344

BASIS OF BEARING:

THE BEARING OF N.00°01'25"W. AS SHOWN
FOR THE WEST LINE OF THE NORTHWEST
QUARTER OF SECTION 19, T.22S., R.21E.,
G.&S.R.B.&M.

ENGINEER/AGENT:

McINTOSH & ASSOCIATES
C/O BLAINE NEPTUNE
10800 STOCKDALE HWY, STE 103
BAKERSFIELD, CA. 93311
(661) 834-4814

BASIS OF ELEVATION:

THE BASIS OF ELEVATIONS IS BASED ON THE
ELEVATION OF THE TOP OF THE MONUMENT AT
THE NORTHWEST CORNER OF SECTION 19, T.22S.,
R.12E., G.&S.R.B.&M.
ELEV. = 4608.62'

GENERAL NOTES:

1. GROSS AREA IS 4.50 ACRES.
2. ALL SEWER LINES SHALL BE 8".
3. ALL WATER LINES SHALL BE 8".
4. A PORTION OF THIS PROPERTY LIES WITHIN F.E.M.A. LIMIT.
5. THE WATER LINES SHALL BE OWNED AND MAINTAINED BY PUEBLO DEL SOL WATER COMPANY; THE SEWER LINES SHALL BE OWNED AND MAINTAINED BY THE CITY OF SIERRA VISTA. SIZES AND LOCATIONS SHOWN ARE PRELIMINARY AND ARE SUBJECT TO CHANGE.
6. THE EXISTING ZONING IS MFR.
7. TOTAL NUMBER OF LOTS IS 10.
8. ALL RETURN RADII SHALL BE 25', UNLESS OTHERWISE NOTED.
9. GROUP MAILBOXES WILL BE CONSTRUCTED IN PLACE OF INDIVIDUAL MAILBOXES.
10. THE HEAVY BORDER INDICATES THE BOUNDARY OF THIS MAP.
11. ALL DISTANCES AND DIMENSIONS SHOWN HEREON ARE IN FEET.

TRACT AREAS

TRACT "A" SHALL BE RESERVED AS PUBLIC UTILITY, FOR ACCESS AND MAINTENANCE.

TRACT "B" SHALL BE RESERVED AS PUBLIC DRAINAGEWAY, INCLUDING THE DETENTION BASIN.

ALL TRACT AREAS WILL BE DEDICATED WITH THE RECORDATION OF THE FINAL PLAT.

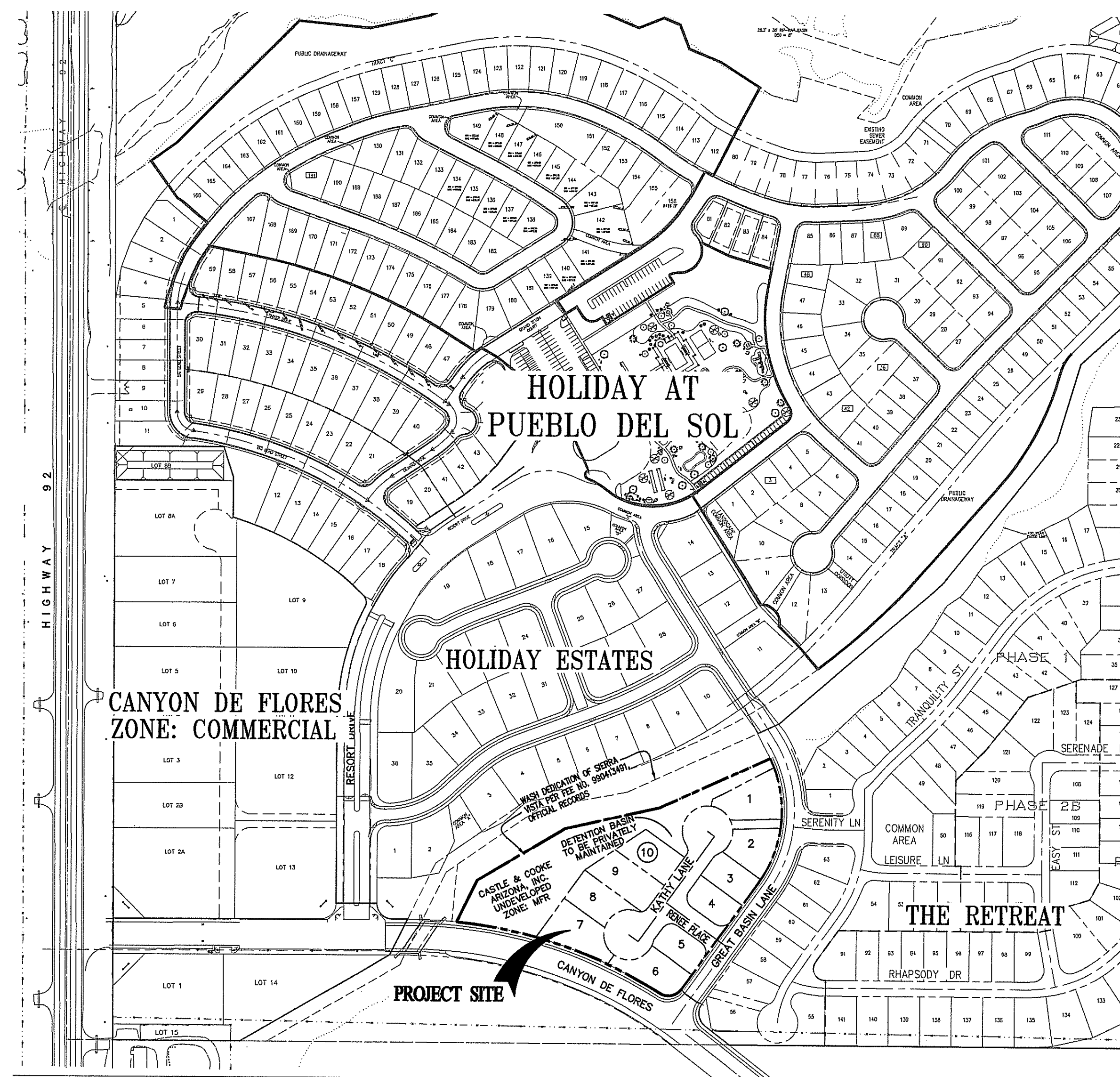
LEGAL DESCRIPTION:

BEING A PORTION OF THE NORTHWEST QUARTER OF SECTION 19, TOWNSHIP 22 SOUTH, RANGE 21 EAST, G.&S.R.B.&M., CITY OF SIERRA VISTA, COUNTY OF COCHISE, STATE OF ARIZONA, DESCRIBED AS FOLLOWS:

COMMENCING AT THE WEST QUARTER CORNER OF SAID SECTION 19; THENCE NORTH 72°56'47" EAST, A DISTANCE OF 903.92 FEET TO THE POINT OF BEGINNING; THENCE ALONG THE FOLLOWING NINE (9) COURSES:

1. ALONG THE SOUTH LINE OF THE WASH DEDICATED TO THE CITY OF SIERRA VISTA NORTH 26°06'28" EAST, A DISTANCE OF 102.81 FEET; THENCE
2. NORTH 59°17'06" EAST, A DISTANCE OF 226.18 FEET; THENCE
3. NORTH 77°14'10" EAST, A DISTANCE OF 215.04 FEET; THENCE
4. NORTH 65°50'18" EAST, A DISTANCE OF 268.05 FEET; THENCE
5. DEPARTING FROM SAID LINE TO A POINT ON THE WESTERLY RIGHT-OF-WAY OF GREAT BASIN LANE AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE WESTERLY, HAVING A RADIUS OF 272.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 64°33'55" WEST; THENCE
6. SOUTHERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 61°07'48", AN ARC DISTANCE OF 290.20 FEET; THENCE
7. SOUTH 35°41'43" WEST, A DISTANCE OF 291.17 FEET TO THE BEGINNING OF A CURVE, CONCAVE NORTHERLY, HAVING A RADIUS OF 35.00 FEET; THENCE
8. WESTERLY ALONG SAID CURVE, THROUGH AN CENTRAL ANGLE OF 85°53'56", AN ARC DISTANCE OF 52.47 FEET TO A POINT ON THE NORTHERLY RIGHT-OF-WAY OF CANYON DE FLORES AND THE BEGINNING OF A NON-TANGENT CURVE, CONCAVE SOUTHERLY, HAVING A RADIUS OF 1040.00 FEET, FROM WHICH POINT A RADIAL LINE BEARS SOUTH 32°21'44" WEST; THENCE
9. WESTERLY ALONG SAID CURVE, THROUGH A CENTRAL ANGLE OF 26°37'07", AN ARC DISTANCE OF 483.16 FEET TO THE POINT OF BEGINNING.

CONTAINING 4.50 ACRES, MORE OR LESS.



LOCATION MAP
SCALE: 1" = 200'

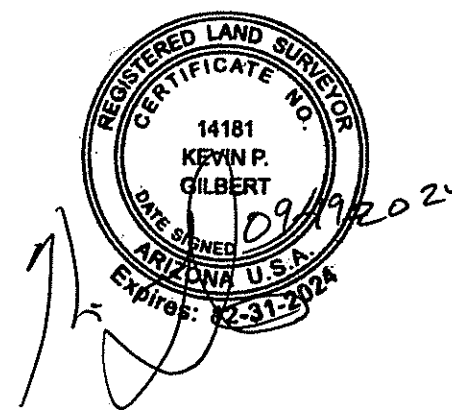


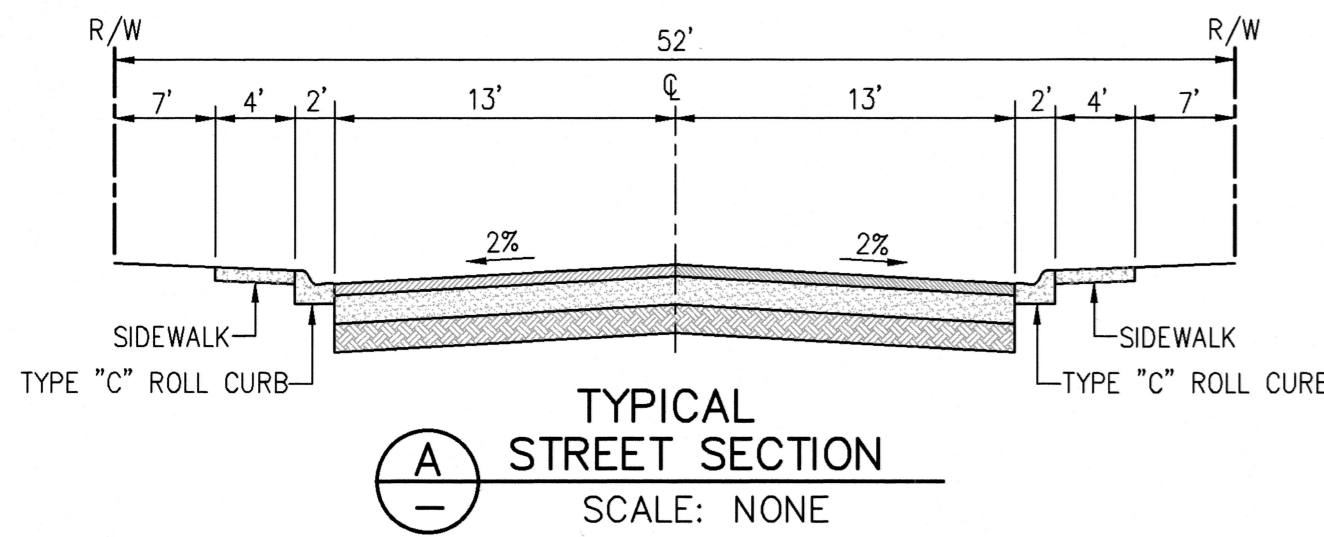
10800 STOCKDALE HWY, STE 103
BAKERSFIELD, CALIFORNIA 93311
(661) 834-4814 © 2024
JOB NO. 7814.08 DATE: 9/17/24
DRAWN BY: DL
CHECKED BY: [Signature]

REGISTERED LAND SURVEYOR
No. 14181
KVIN P. GILBERT
Exp. 12-31-2024

DATE	REVISIONS

Castle & Cooke Arizona, Inc.
PRELIMINARY PLAT
THE ESTATES II AT HOLIDAY





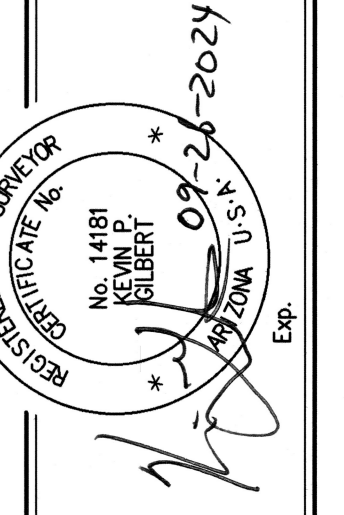
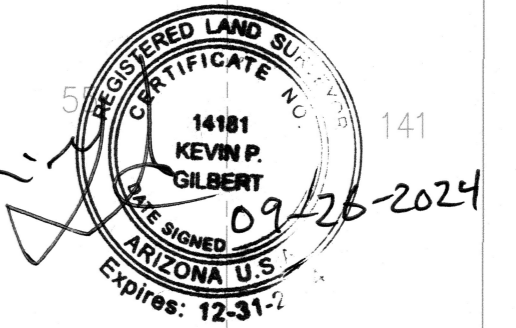
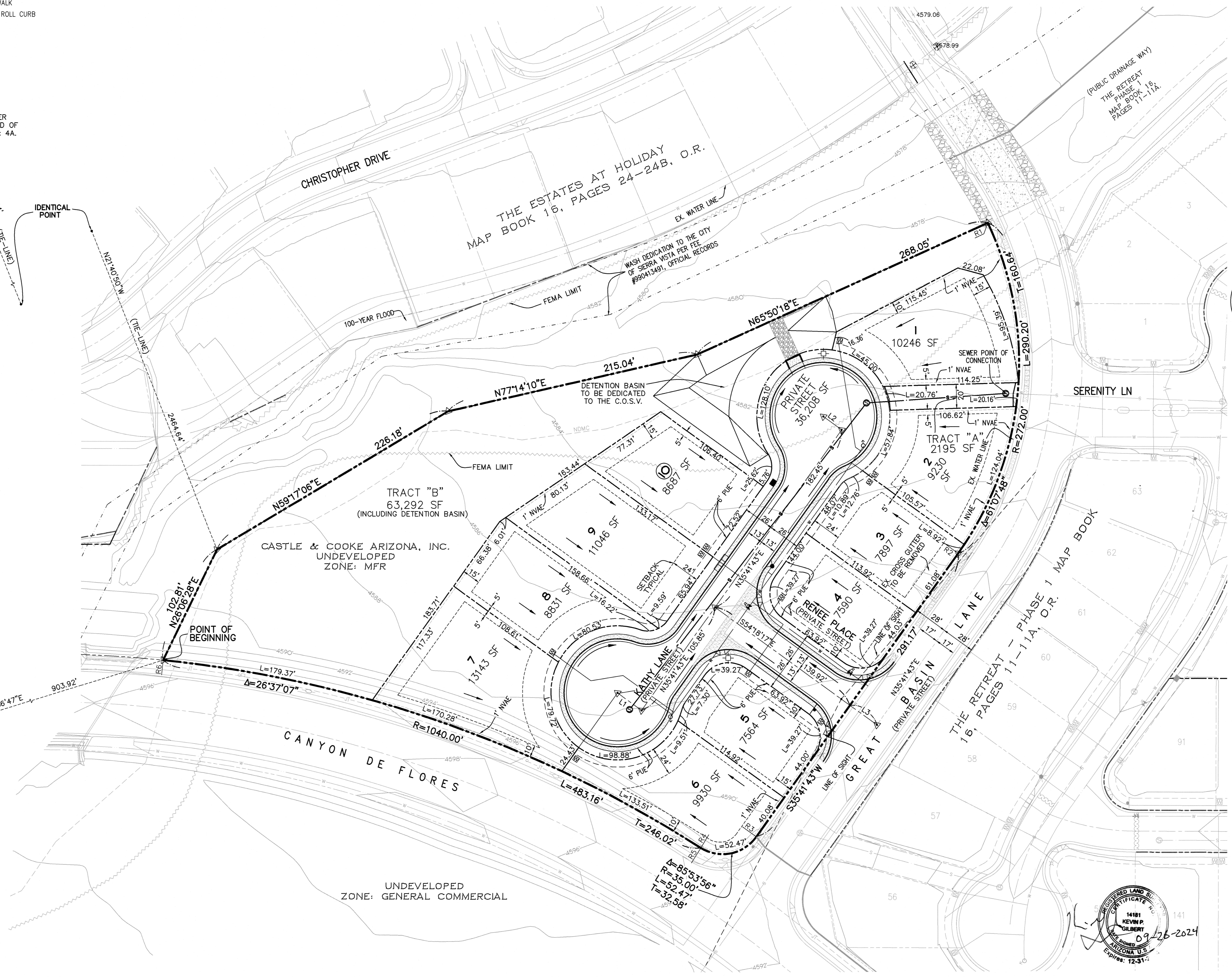
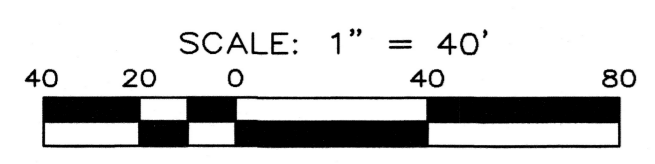
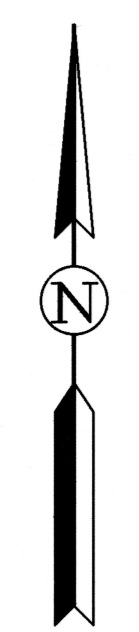
- LEGEND**
- CONTOUR (INTERVAL 2')
 - CENTER LINE
 - EXISTING WATER LINE
 - EXISTING SEWER LINE
 - PROJECT BOUNDARY
 - LOT BOUNDARY
 - PROPOSED CURB & GUTTER
 - PROPOSED SETBACK
 - PROPOSED WATER LINE
 - PROPOSED SEWER LINE
 - EXISTING FIBER OPTIC LINE
 - EXISTING CABLE LINE
 - EXISTING U.S. WEST LINE
 - DRAINAGE DIRECTION
 - PROPOSED CROSS GUTTER
 - EXISTING SEWER MANHOLE
 - PROPOSED SEWER MANHOLE
 - PROPOSED FIRE HYDRANT
 - PROPOSED WATER SERVICE
 - PROPOSED WATER VALVE
 - PUBLIC UTILITY EASEMENT
 - NON-VEHICULAR ACCESS EASEMENT
 - EXISTING STREET LIGHT
 - EXISTING SURVEY MONUMENT
 - PROPOSED SURVEY MONUMENT
 - STORM DRAIN INLET
 - NDMC
 - NATURAL DRAINAGEWAY MAINTENANCE CORRIDOR

N.W. CORNER SEC 19
FOUND UNMARKED A.D.O.T.
MONUMENT IN HANDHOLE PER
RECORD OF SURVEY, RECORD OF
SURVEY BOOK 5, PAGE 4 & 4A.

LINE TABLE		
NO.	BEARING	DISTANCE
L1	S54°18'17"E	25.00'
L2	S54°18'17"E	19.00'
L3	S54°18'17"E	28.00'

BASIS OF BEARINGS
(2647.59')
(2647.70')
(N00°01'25"W)
(N00°01'25"W)

POINT OF COMMENCEMENT
WEST 1/4 CORNER OF SECTION
19, T.22S., R.21E., G.&S.R.B.M.,
FOUND IRON PIPE WITH 2" BRASS
CAP MARKED FOR CORNER PER
RECORD OF SURVEY, R.S. BOOK
5, PAGES 4 & 4A



DATE	BY	REVISIONS