



## CERTIFICATION

I hereby certify that the foregoing minutes are a true and correct copy of the minute summary of the regular meeting of the City Council of Sierra Vista held on the 11th day of April, 2019. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this 25th day of April, 2019

SEAL

A handwritten signature in black ink, appearing to read "Maria G. Marsh", written over a horizontal line.

Maria G. Marsh  
Deputy City Clerk

A handwritten signature in black ink, appearing to read "Jill Adams", written over a horizontal line.

Jill Adams  
City Clerk



Sierra Vista City Council  
Meeting Agenda Minutes  
April 11, 2019

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Mayor Mueller called the April 11, 2019 Regular Meeting to order at 5:00 p.m., City Hall Council Chambers, 1011 N. Coronado Drive, Sierra Vista, Arizona.

Roll Call:

Mayor Rick Mueller – present  
Mayor Pro Tem Rachel Gray – present  
Council Member William Benning – present  
Council Member Gwen Calhoun – present  
Council Member Sarah Pacheco – present  
Council Member Carolyn Umphrey - present  
Council Member Kristine Wolfe – present

Others Present:

Chuck Potucek, City Manager  
Victoria Yarbrough, Assistant City Manager  
Brian Jones, Interim Fire Chief  
Jon Kosmider, Deputy Police Chief  
Laura Wilson, Leisure and Library Services Director  
Sharon Flissar, Public Works Director  
Matt McLachlan, Community Development Director  
Jeff Pregler, Senior Planner  
Jill Adams, City Clerk  
Nathan J. Williams, City Attorney  
Judy Hector, Marketing and Public Affairs Chief Officer  
Adam Curtis, PIO  
Abe Rubio, IT Chief Officer

Invocation – Pastor Greg Rowles, God is Good Church, conducted the invocation.

Pledge of Allegiance - Council Member Calhoun led the Pledge of Allegiance.

Item 1 Acceptance of the Agenda

Council Member Benning moved that the agenda for the Regular City Council Meeting of April 11, 2019 be approved. Mayor Pro Tem Gray seconded the motion. The motion unanimously carried, 7/0.

Awards and Presentations

Mayor Mueller and Council presented a Proclamation declaring the month of April as City of Sierra Vista Second Chance Month to former Council Member Tom Reardon.

City Manager's Report: Mr. Potucek announced that the next work session is scheduled for April 23, 2019 in Council Chambers at 3:00 p.m. for further discussion on the City's proposed Strategic Plan and FY20 Budget. He reported on his trip to Washington, D.C. that he took along with Mayor Pro Tem Gray and several other community leaders, where they were able to advocate for the needs of the community with Arizona's federal government representatives. Some of the topics brought up on that trip were the Gila River adjudication, military construction, sequestration and the value of keeping the Unmanned Aircraft System program going at Fort Huachuca. He further reported that Alabama's congressional representatives are pushing to have all UAS operations moved to an Army post there. In closing, he stated that the Rothery Field Fencing Quotes will be received by the Procurement Division until April 25, 2019 at 12:00 P.M and that KE&G Construction and Whelcon Contractors responded to the Community Development Timothy Lane Park Improvements. Whelcon Contractors, Marsh Development and Accelerated Construction & Excavation responded to the Community Development Construction of Sidewalks and ADA Sidewalk Ramps and the Herald/Review Media, Madden Media, AMF Group and Multi-View Media responded to the Digital Marketing request for proposals, which are all under review.

## Item 2 Consent Agenda

Item 2.1 Approval of the City Council Regular Meeting Minutes of March 28, 2019

Item 2.2 Resolution 2019-021, Appointment of Ronald York to the Employee Benefit Trust, said term to expire December 31, 2020

Item 2.3 Resolution 2019-022, Deed Acceptance of Fry Cemetery Parcel from the Sierra Vista Historical Society

Council Member Umphrey moved that the Consent Agenda consisting of the City Council Regular Meeting Minutes of March 28, 2019, Resolution 2019-021, appointment of Ronald York to the Employee Benefit Trust, said term to expire December 31, 2020 and Resolution 2019-022, deed acceptance of Fry Cemetery Parcel from the Sierra Vista Historical Society, be approved. Council Member Calhoun seconded the motion. The motion unanimously carried, 7/0.

## New Business

Item 3 Ordinance 2019-002, Adoption of Development Code Text Amendments, Architecture and Design Review Article 151.02, Definitions; Section 151.03.006, Development Review Committee; Article 151.20; Architecture and Design Review; and Article 151.30, Appeals and Variances

Council Member Pacheco moved that Ordinance 2019-002, adoption of Development Code Text Amendments, Architecture and Design Review Article 151.02, Definitions; Section 151.03.006, Development Review Committee; Article 151.20; Architecture and Design Review; and Article 151.30, Appeals and Variances, be approved. Council Member Wolfe seconded the motion.

Mr. Pregler stated that the current standards are guidelines and difficult to enforce. The proposed amendments will include both flexibility in design and specific objective standards.

The current amendments being proposed went to the Planning and Zoning Commission and they made several recommendations. They held two work sessions, September 18, 2018 and December 4, 2018 and approved the amendments on February 5, 2019 with a number of recommendations, which have been incorporated into the draft language. The Council approved the 30-day public comment period on February 28, 2019. Following the meeting, City staff provided a copy of the amendments and the PowerPoint presentation to the Southeast Arizona Association of Realtors, the Chamber of Commerce, and the Southeastern Arizona Contractor's Association. The City did not receive any comments from these organizations.

Mr. Pregler stated that the amendments would only be applicable to new buildings, new site development and exterior facade modifications to existing buildings requiring a building permit for structural changes, but exceptions will be made for single family residences and multi-family development with less than four units on one lot.

The amendments will remove the Architectural Review Committee and replace it with the Director of Community Development. There are also some clarifications with architectural design review process, clarifying the overall review process for building architecture and site design. The architecture and site design can be submitted with site plan or building plans and reviewed simultaneously. He added that this is the current process, but it is being clarified in the Development Code.

There is a two tiered approach when looking at specific standards. The developer is required to meet specific design standards and they can choose from a selection of design standards like one would see in a menu at a restaurant. There are eight design elements that the developer will have to either choose from or will have to meet. The first two, facade materials and building color will be required design elements that every commercial development will be required to meet. The other six, building scale, building massing, roof form, location/orientation of building entrances, windows and site design will all be to the discretion of the developer; however, they are required to at least meet three of the remaining six design elements.

Facade materials have to be approved facade materials, i.e., brick, wood, stucco, glass, metal, brick or stone veneers and their artificial derivatives. The total amount of wall facade is based on zoning and location considerations, which was a recommendation by the Planning and Zoning Commission:

- Buildings within a Commercial Zoning District and adjacent to an arterial roadway are 75 percent of the building wall;
- Buildings within a Commercial Zoning District and adjacent to a collector and local roadway are 50 percent of the building wall;
- Buildings within an Industrial Zoning District are 25 percent of building wall;
- Buildings within a Residential Zoning District are 50 percent of building wall.

Buildings facing a public street or an existing residential use require facade improvements and at least two different facade materials need to be used on all applicable building walls.

Building colors are muted colors and earth tones for buildings and roofs with a light reflectance value of 50 percent or less. A minimum of 75 percent of the total wall and roof area need to be muted colors and earth tones. Bright colors can only be used as accents. However, the West End is exempt as recommended by the Planning and Zoning Commission, which is supported by the West End Commission (slides depicting the building colors are on file with the City Clerk and Community Development).

Mr. Pregler provided slides of windows and stated that the building scale defines a rhythm and pattern of windows, columns, awnings and other architectural features. The scale also provides a human scale to the primary entrance and expresses the position of each floor in the external design of the building.

Building massing will require the following massing techniques:

- Wall planes divided into modules that express traditional dimensions with the primary facade plane not to exceed 75 in length without a job or dividing elements;
- Changing the height of a wall plane or building mass will require vertical articulation and the change in height will need to be at least 20 percent of the vertical height of an adjacent wall plane or building mass;
- Changing the roof form to express different modules of the building mass;
- Incorporating the following features to add architectural articulation and reducing perceived scale: overhanging eaves, multiple roof planes, cornice or moldings to define top of parapet, a flat roof with parapet, a sloping roof with a minimum pitch of 4:12.

The location and orientation of building entrances will require the main entrance to be clearly identifiable by emphasizing and enhancing the level of architectural details, i.e., a change in plane, porticos, recessed entrance on the street facade, differentiation in material, color and enhanced lighting.

Windows will require maximizing the number of street level facade openings, the organization of placement to include doors on the building elevation relative to each other to ensure that they are balanced and proportionate. The storefront window frames are to be at a height above the finished grade.

Pedestrian and outdoor amenities will need to be covered walkways or canopies, textured or raised pavement areas for pavement connections within a state, courtyards, pedestrian gathering areas and seating features, i.e., benches, landscape planters. Amenities also include pedestrian scale lighting fixtures and outdoor lighting areas.

The Development Review Committee will hear all requests to waive Architectural and Design Standards as recommend by the Planning and Zoning Commission. Reasons for a waiver must at least meet one of the following reasons: superior alternative, protection of significant features, deprivation of reasonable use, technical impracticality, technical impracticality and no relationship to the development or its impacts.

The City received five public comments, one of the comments indicated support for the amendments and the additional comments stated that the amendments would increase development costs, that the earth tone color pallet would eliminate diversity in building design and that the Architectural Review Committee continue to be the review authority for architectural and design plans.

Mr. Pregler stated that after hearing from Council during the work session on April 9, 2019, staff has an amendment for Council consideration: removal of Section 151.20.006(B)(3) that will remove the building color exemption for buildings located in the West End.

Council Member Benning addressed some of the comments received by the public. Mayor Mueller talked about standards only applying to new businesses and the flexibility involved.

Call to the Public – There was no response.

Comments and Requests of the Council

Council Member Calhoun stated that she hopes to have a Council Meet and Greet at the next Farmer's Market and announced the upcoming Walk for Mental Health.

Council Member Benning congratulated Mr. Reardon, thanked Pastor Rowles and the Boy Scouts for their attendance.

Council Member Umphrey thanked Mr. Snyder for being present and speaking about parking regulations on public streets and noted that she is glad that Ordinance 2019-003 was tabled. She also thanked the Boy Scouts for their attendance.

Council Member Pacheco congratulated Mr. Reardon and gave a shout out to the Cochise County Re-entry Dinner and also stated that she is glad that Ordinance 2019-003 was tabled, but would like to see Section B included in order to address the parking issues.

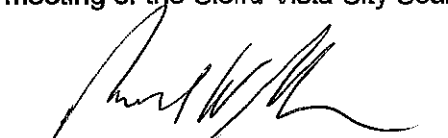
Council Member Wolfe voiced her appreciation for the Council Members and Mayor and stated that she is proud to be a part of the government body and to reside in the City of Sierra Vista.

Mayor Pro Tem Gray echoed Council Member Wolfe's comments, congratulated the Boy Scouts, who witnessed a healthy debate and thanked Brad Snyder for his comments. She further stated that she is proud of the City's Community Development Department and City staff. In closing, she thanked Mr. Potucek for his report on the Washington, D.C. trip at the Economic Luncheon.

Mayor Mueller thanked the members of the Historic Society, the Boy Scouts and reported on the NETCOM Year Award, the Sonora Fest and thanked the Chambers and local vendors for their participation. In closing he reminded everyone that Sunday, April 14, 2019 is Palm Sunday and invited the public to attend the Sunrise Service at Veterans' Memorial Park.

Adjournment


Mayor Mueller adjourned the April 11, 2019 meeting of the Sierra Vista City Council at 6:03 p.m.

  
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Frederick W. Mueller, Mayor

Minutes prepared by:

  
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Maria G. Marsh, Deputy Clerk

Attest:

  
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Jill Adams, City Clerk