

SIERRA VISTA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
NOVEMBER 15, 2016  
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: Patricia Olson, Chair  
Dave Grieshop  
David Thompson  
John Barton  
Gerald Gabel  
Sharon Lake

Members Absent: Kevin Jorgenson, Vice Chair

Staff Present: Matt McLachlan, AICP, Director  
Jeff Pregler, Senior Planner  
Tina Moore, Planner II

Council Present: Rachel Gray

Others Present: Ron Faulkner, EAC  
Deidre Olson-Martinez

ACCEPTANCE OF THE AGENDA:

Mr. Barton made the motion to accept the agenda. Motion was seconded by Mr. Grieshop.

VOTE: Approved by a vote of 6-0.

ACCEPTANCE OF THE MINUTES:

1. Mr. Thompson made the motion to accept the minutes of August 16 2016. The motion was seconded by Mr. Grieshop.

VOTE: Approved by a vote of 6-0.

CHAIR COMMENTS

Ms. Olson had no additional comments.

## CALL TO THE PUBLIC

Ms. Olson opened the meeting to the public.

Mr. Ron Faulkner stated that the Environmental Affairs Commission (EAC) will be reviewing the City's current water conservation policies and potentially requesting additional code amendments which would provide for net zero water use for development. He indicated that a future work session between the two Commissions may be requested.

Deidre Olson-Martinez stated that charter schools should be treated like public schools when requiring school zones for traffic safety. She indicated that school zones, to include a crosswalk, would make the charter schools safer by controlling both pedestrian and vehicular movements. Therefore, she requested that school zones be located at all charter school locations. Mr. McLachlan said he would forward the information to the Traffic Safety Committee.

## NEW BUSINESS

2. Resolution 1139  
Development Code Text Amendments  
Addition of Section 151.09.006, Bicycle Parking and 151.09.007, Parking Credits and Flexible Parking Allocations

Mr. Thompson made the motion to approve the resolution. Seconded by Mr. Grieshop.

Mr. Pregler read the staff report. Mr. Pregler states that the City is proposing Development Code Amendments with the addition of Section 151.09.006, Bicycle Parking, and 151.09.007, Parking Credits and Flexible Allocations. He further states that the amendments will provide bicycle parking standards and incentives for reduced vehicle parking.

Mr. Gabel asked about the price of a bicycle rack. Mr. Pregler stated that the price of the rack could cost between \$50 to \$150.

Mr. Gabel asked how many bicycle racks would be installed as a result of the code amendments. Mr. Pregler stated that this was a difficult question to answer given the low number of new or modified developments a year. However, he indicated 5 to 10 bike racks a year. He further stated that the proposed bicycle parking incentive may encourage additional racks at existing businesses.

Mr. Barton asked why there is a parking incentive to install electric vehicle charging stations and who will pay for the electricity? Mr. Pregler stated that the charging stations were included as another incentive to reduce vehicle parking and that the property or business owner will pay for the installation. Mr. Barton clarified that he is referring to the cost to charge a vehicle. Given that these issues were not addressed in the amendments, he recommended that that references to the charging station be removed. Mr. Pregler agreed to remove these references from the amendments.

Ms. Olson asked for an example of off-site parking. Mr. Pregler stated that when the minimum parking standards cannot be met on-site that the property owner can request that parking from an adjacent parcel be used to meet the requirement. This requires permission from both property owners, a cross-parking agreement, and an assurance that there is ample parking to meet the needs of both parcels.

Mr. Gabel asked if the cost to install the bike racks is put on the business owner or if the City would subsidize the racks. Mr. Pregler stated that the cost is minimal, but the business owner is responsible for the bike rack installation.

Mr. Gabel asked if the specific code amendment language was written to satisfy the conditions of the Bicycle Friendly application form. Mr. Pregler stated that the specific language was to satisfy the requirements of the application but also was a goal of the Cochise Bicycle Advocates. Mr. McLachlan stated that the cost of constructing a vehicle parking space is more expensive than the cost of installing a bike rack, therefore there is an incentive to construct bike racks.

Mr. Barton asked staff to clarify end-of-trip facilities. Mr. Pregler stated that end-of-trip facilities incorporates bike racks, bike lockers, showers, etc. Mr. Pregler further indicated that there are no specific standards for showers or lockers.

Ms. Olson questioned the need to include lockers in the code amendments when there are no specific standards for lockers. Mr. Pregler agreed to remove bike lockers from the proposed code language.

Mr. Barton stated that he favored the proposed code amendments, but asked when the City would provide bicycle safety upgrades to public infrastructure. Mr. Pregler stated that the ultimate goal is to construct or retrofit roadways that would safely accommodate all modes of transportation. Mr. McLachlan indicated that this was also a goal of VISTA 2030.

Mr. Gabel requested that additional incentives, such as financial incentives, be considered to encourage existing businesses to install bike racks. Ms. Moore stated that there is a Bike Friendly Business program which promotes and recognizes those businesses that provide bicycle facilities.

Ms. Olson asked to vote on the motion with the following amendments:

- 1) Remove the references to locker in the proposed code language
- 2) Remove Section 151.09.007.G, Recharge of Electric Vehicles Reduction

Mr. Gabel moved to approve the amended motion. Mr. Thompson seconded the motion.

VOTE: Unanimous to approve 6-0.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

Mr. Barton asked about the status of the Coronado Drive widening project. Mr. McLachlan stated that during the bidding process it was realized that the project was over budget. Staff therefore made revisions to reduce the cost which included reducing the roadway to three lanes and eliminating the traffic signal. Mr. McLachlan will follow-up with Public Works for additional information.

INFORMATION

Mr. Pregler gave an update on recently approved or completed projects. He indicated that Salvation Army, Southwest Gas, and the Lawley Honda site were recently completed. Mr. Pregler also mentioned that the City has scheduled presubmittal meetings, for Lawley Nissan and for Christian House Fellowship Church. Mr. Pregler explained that revisions to the Sign Code will be forthcoming.

Mr. McLachlan gave an update on the right-of-way code amendments, stating that the amendments will go to City Council for final approval consideration on December 8th. He further mentions that there has been positive public feedback regarding the amendments.

CITY COUNCIL LIAISON COMMENTS:

Councilmember Gray commented on the following items:

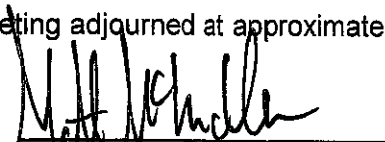
- 1) The commission subcommittee had recently met to discuss the structuring of the Commissions.
- 2) The Council will be starting their strategic planning process in March. One of the goals is to have strong community engagement and discussion. Councilmember Gray will provide Mr. Pregler questions to forward to the Commission.

ADJOURNMENT

Ms. Olson moved to adjourn the meeting. The meeting adjourned at approximately 5:50 p.m.



PATRICIA OLSON  
Chair  
Planning & Zoning Commission



Matt McLachlan, AICP  
Executive Secretary  
Planning & Zoning Commission



Jeff Pregler  
Recording Secretary