

SIERRA VISTA PLANNING AND ZONING COMMISSION  
REGULAR MEETING  
MARCH 6, 2018  
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: David Thompson, Chair  
Gerald Gabel, Vice-Chair  
Sharon Lake  
Bradley Snyder  
Chrysti Lassiter

Members Absent: Patricia Olson  
Robert Karp

Staff Present: Matt McLachlan, Director  
Jeff Pregler, Senior Planner  
Department of Community Development

Council Present: Councilmember Rachel Gray  
Councilmember Gwen Calhoun  
Councilmember Craig Mount

Others Present:

ACCEPTANCE OF THE AGENDA:

Mr. Gabel made the motion to accept the agenda. Motion was seconded by Mr. Snyder.

VOTE: Approved by a vote of 5-0.

ACCEPTANCE OF THE MINUTES:

1. Ms. Lake made the motion to accept the minutes of February 6, 2018. The motion was seconded by Ms. Lassiter.

VOTE: Approved by a vote of 5-0.

CHAIR COMMENTS

Mr. Thompson had no comments.

CALL TO THE PUBLIC

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

NEW BUSINESS

2. Resolution 1149  
West Sierra Redevelopment Plan  
Compliance with VISTA 2030

Mr. Snyder made the motion to recommend approval of Resolution 1146. Mr. Gabel seconded the motion.

Mr. McLachlan gave the staff presentation.

*Mr. McLachlan provided an overview of the West Sierra Vista Redevelopment Plan. He indicated that the West Sierra Vista Redevelopment boundary is approximately 23 acres of land comprising 20 tax parcels and 12 land owners. He further explained that a redevelopment area is a geographic area that is typically older and underperforming relative to other parts of the city due to age and neglect and warrants some form of public intervention to improve living and economic conditions. Redevelopment projects and activities to improve the area using the special powers and authority granted under the state statutes must be carried out pursuant to a locally adopted redevelopment plan.*

*Mr. McLachlan continues by saying that the driving force behind the City going through the process is the City Council's desire to play a more active role in economic development. Through this designation and plan, the City will be in a position to carry out its small business incentive fund, providing direct matching grant assistance to assist property owners and merchants in enhancing the viability of their place of business. The West Sierra Vista Partnership Program is currently funded at \$50k. Future funding will be decided by the Mayor and City Council during the annual budgeting process.*

*Mr. McLachlan states that various proposed building and site improvements could be considered for funding. He then discussed the West Corridor Study which recommends various infrastructure improvements to include repurposing the outside travel lanes for landscaped areas for enhanced aesthetics and drainage and wide sidewalks for bikes and pedestrians. The overarching vision is to adapt the road to create more of a community main street environment that is more welcoming and attractive as you enter the commercial area from the north.*

*Staff is requesting that the Commission recommend a finding of consistency on the redevelopment plan's relationship to the general plan. The future land use plan is consistent with the proposed redevelopment framework. Goals 13-2 and 13-3 and the supporting strategies speak more directly to the purposes and intent of the plan.*

Ms Lake asked how the narrowing of Fry Blvd. would affect westbound traffic heading toward Fort Huachuca. Mr. McLachlan stated that Fry Boulevard is currently oversized given the traffic volumes on the roadway. Ms. Lake further stated that the pedestrian amenities will make the area more appealing to pedestrian traffic. Mr. McLachlan stated that the goal is to provide amenities that provide a balance for all modes of transportation.

Mr. Gabel asked if the peak traffic hours were considered when deciding to reduce the roadway width of Fry Blvd. Mr. McLachlan said that the peak traffic times were considered and that there would not be a degradation of traffic flow. Mr. Gabel then stated that traffic entering Fort Huachuca from Fry Blvd. is currently a challenge and asked if Fort Huachuca was consulted about the reduced roadway widths. Mr. McLachlan indicated that Fort Huachuca should be involved in the discussion and that additional outreach could be considered.

Mr. Gabel asked about the additional requirements or costs for maintenance. Mr. McLachlan explained that the cost of maintenance has not yet been quantified.

Mr. Snyder explained that the slum designation was a concern for many business owners which is why there was not greater participation. He further asked if \$50,000 was going to make a big improvement to the business. Mr. McLachlan stated that the monetary reimbursement is an incentive for economic development. The specific match percentage and operational details still need to be decided by the City Council. Mr. Snyder explained that there should be additional incentives to provide to property owners, such as expedited permitting, to make the program more appealing. Mr. McLachlan said that additional incentives can be included in the future.

Mr. Thompson opened the meeting public.

Douglas Behnke indicated that the Plan was credible but had a couple of concerns. First, he indicated that the multi-use paths on both sides of the street could create conflicts between bicyclists, pedestrians, and vehicles. Second, he was also concerned about the traffic flow given the proposed lane reductions. He encouraged the continued use of spreadsheets to make the Plan more transparent.

Melvyn Kloor stated that he was excluded from the Redevelopment Area because the adjacent property owners were not interested in participating in the program. As a result, his property is not contiguous with the Area and therefore is unable to participate. He also stated concerns about traffic congestion with the proposed roadway reductions.

Bruce Piepho asked why the southeast corner of Buffalo Solider Trail and Fry Blvd. were excluded from the Redevelopment Area. Mr. McLachlan stated that there was no interest from the property owner to participate. He then asked why the property at the southeast corner of Fry Blvd. and Fab Avenue was excluded. Mr. McLachlan also indicated that the property owner had no interest in participation. Mr. Piepho asked if any future development on the property would also be excluded. Mr. McLachlan stated that future development would be excluded.

Mr. Thompson closed the meeting to the public.

Mr. Gabel stated that the Plan would make the West End a more cohesive area that will be attractive to shoppers and investors. However, he still had concerns regarding traffic and maintenance costs.

Mr. Snyder stated that \$50,000 was not enough of an incentive to offset a 10-year slum designation for the business.

Ms. Lake stated that the traffic implications need to be looked at closely prior to the implementation of the Plan.

Mr. Gabel made the motion to recommend the Redevelopment Plan to City Council with the considerations of the Commission. Seconded by Ms. Lake.

VOTE: Unanimous to approve 5-0.

FUTURE DISCUSSION ITEMS, COMMISSION REQUESTS, AND ANNOUNCEMENTS

Mr. McLachlan stated that the code amendments associated with the work program for the 2017/18 fiscal year are completing the public process. Staff will be preparing another work program for the upcoming fiscal year.

INFORMATION

Mr. Pregler gave an update on recently reviewed, approved or completed projects. He indicated that Sierra Cycles, Lawley Nissan, Leman Academy, and Ulta are currently under construction, and that the Christian House Fellowship, the Joy Korean Baptist Church, the shell building in Cochise Crossroads, and a preliminary plat for a commercial subdivision at the northeast corner of Buffalo Soldier Trail and State Route 92 are currently under review.

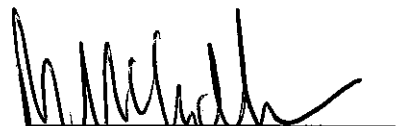
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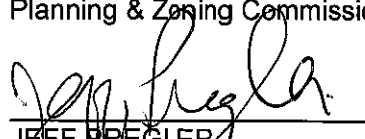
Councilmember Gray stated that the budget discussions will be starting soon.

ADJOURNMENT

Mr. Gabel moved to adjourn the meeting. Ms. Lassiter seconded the motion. The meeting adjourned at approximately 6:00 p.m.

  
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DAVID THOMPSON  
Chair  
Planning & Zoning Commission

  
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MATT MCLACHLAN, AICP  
Executive Secretary  
Planning & Zoning Commission

  
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JEFF PREGLER  
Recording Secretary