VISTA 2030

SIERRA VISTA GENERAL PLAN

CITY OF SIERRA VISTA
ARIZONA

Approved by the Mayor and City Council – June 2014
Ratified by the citizens of Sierra Vista – November 2014

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City of Sierra Vista Vision

Sierra Vista in 2030 is an attractive, vibrant and inviting place to live, work and visit. Our community, with its spectacular natural environment, mountain vistas, military heritage, and engaged citizens provides a big city experience in a small town atmosphere.

Residents celebrate the addition of a new town center that marks a renaissance in the City's continued growth and development. The center serves as a gathering place for families and visitors with a variety of restaurants, arts and cultural activities, retail, and nightlife in a safe, walkable setting.

Sierra Vista is a place where people are friendly and helpful, ideas are respected, and actions are taken based on collaborative input. We have a diverse population committed to developing and strengthening a healthy community, and our citizen-centric city government operates with transparency.

The City's economy is strong and diverse with varied employment opportunities. Fort Huachuca continues to be a key regional and state economic driver, as well as an important U.S. military asset. A strong community-supported economic development program has resulted in new, quality business and industry in Sierra Vista, providing family-wage jobs that retain our youth to stay and raise families of their own. Businesses choose Sierra Vista for our innovative and entrepreneurial spirit and because they are regarded as valued members of the community. Cultural, convention, military, and eco-tourism also strengthen our economy, drawing visitors from around the world.

The success of the regional hospital has spurred the expansion of a thriving cluster of medical firms that serve communities throughout southeast Arizona. Retail activity is healthy, with a mix of independently owned and chain stores in attractive commercial districts. The West End is an appealing community gateway that invites military personnel, visitors, and residents to live, dine, shop, and relax in this diverse neighborhood.

We have a bright sense of community, fostered by well-planned, managed growth that fills in, rather than expands the borders of our city. Our attractive neighborhoods, abundant parks,

and readily accessible multi-use paths provide both recreation and transportation alternatives. The busy teen center provides safe and fun activities for our community's young people.

Sierra Vista has excellent police and fire protection; dependable water, trash and sewer service; and well-maintained public facilities, roads, and airport. Emergency preparedness for natural or manmade disaster is a high priority. We protect and cherish our natural resources and have cooperatively developed creative conservation and landscaping solutions to moderate water use, and we have preserved our namesake mountain view. We consider community stewardship of the environment to be very important.

Sierra Vista is adjusting gracefully to growth in 2030 and is a delightful place to call home.

Plan Purpose

INTRODUCTION

The State of Arizona requires local jurisdictions to update their general plans every ten years. A general plan is a long-range planning document that takes a holistic approach to growth and development. State law also requires that the voters ratify the general plan to ensure it reflects the community's vision.

Once residents of Sierra Vista approve this General Plan, VISTA 2030, the City will have a plan for an *intentional vision,* for growth in Sierra Vista, tempered by financial realities. The City Council monitors VISTA 2030 to ensure that it reflects the vision, goals, and desires of the citizens of Sierra Vista.

VISTA 2030 has 17 Elements. The State only requires seven elements for cities with Sierra Vista's population - Land Use, Transportation and Circulation, Open Space, Growth, Environmental, Cost of Development, and Water Resources. However, like previous Sierra Vista

General Plans, VISTA 2030 also includes an additional ten elements which the State requires for cities with larger populations - Citizen Participation, Conservation, Parks & Recreation, Public Facilities and Services, Housing and Neighborhood, Redevelopment, Safety, Economic Development, Arts and Cultural Activities, and Urban Design. Readers will find that all Elements are interrelated and each Element has measureable goals. Additionally, City Council often uses Goals from the General Plans to form objectives for their two-year Strategic Leadership Plans.

VISTA 2030 references several Appendices, which are separately approved documents that augment and provide implementation strategies, for many of the Goals in VISTA 2030. VISTA 2030 is a *living document* that can change based on the goals and desires of the community. However, the City Council must approve any amendments to the Plan, according to the *General Plan Amendment Policy* that is in accordance with State law.

As mentioned, the Goals and Strategies in the VISTA 2030 reflect citizen input and comments. During the early part of 2013, the City engaged in a broad-based visioning process named "Dream Your City" to garner citizen ideas and comments—what the community likes about the City and what they want to see changed. The City held the meetings at a number of venues to provide for maximum public participation such as neighborhood meetings, home meetings, group-held meetings, classroom education, and discussions with civic organizations and City Commissions. One of the more successful forums for public participation was the online engagement process called "Speak Up Sierra Vista" that allowed citizens to provide comments and discuss issues. The visioning process resulted in approximately 500 participants submitting a wide variety of comments. The "Speak Up Sierra Vista" process also provided the means for the City to identify any shared priorities of the citizens.

"Dream Your City" comments reflect Quality of Life type issues. Quality of Life is defined as a high degree of emotional, intellectual, or cultural satisfaction.

Current and emerging trends are also part of general plan design. Several emerging trends of importance to Sierra Vista residents include economic development and the creation of "Complete Streets." For example, in 2013, the City Council adopted *The Plan for Prosperity, An Economic Development Framework for the City of Sierra Vista*. And, the federal government is acknowledging the value of "complete street" designs for traffic planning. VISTA 2030 addresses both these and other emerging trends in the following Elements.

State laws guide the City's financial policies and the City, under Resolution 2008-135, adopted a Financial Policy to specify how the City is accountable for its finances. Examples of the financial limitations are that the City is required to pass an annual balanced budget and there are limits

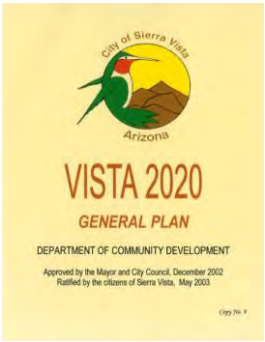
for general obligation bonded indebtedness and debt service coverage. Even though some of the Goals and Strategies in VISTA 2030 require financial expenditures, the State limitations and Council's obligations to adhere to the City's Financial Policy will determine funds expended.

PLAN HISTORY

A general plan has guided City development since 1965. Over the years, Sierra Vista's general plans have contained the community's goals and strategies for the future in such areas as land use, environment, transportation, and public services. A consultant produced the 1965 General Plan and included standards, maps, and goals and objectives, many of which are still relevant.

The City's first revision to the 1965 plan was the 1985, VISTA 2000, General Plan. The City staff used a planning process that involved the community and public officials when writing this General Plan.

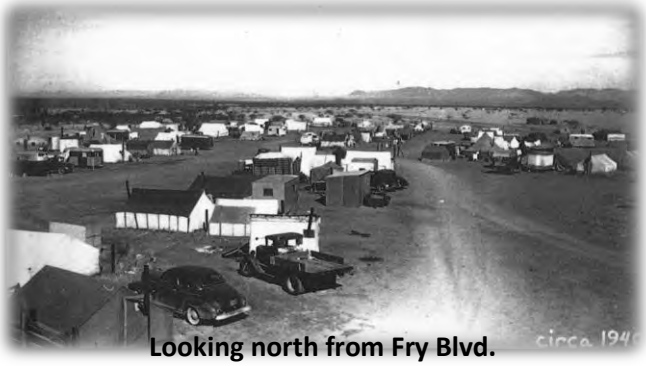
The City Council adopted the VISTA 2010 General Plan in 1995. A major focus of VISTA 2010 was to create a user-friendly document, unlike the 500 page VISTA 2000. The adoption of VISTA 2010 reaffirmed the approval of a number of previously adopted specific plans, including plans for housing, surface water, sewers, fire protection, and the airport.



The City Council adopted the next iteration of the general plan, VISTA 2020, in 2002. Due to a change in State law, VISTA 2020 was the first General Plan to require citizen ratification. In May 2003, Sierra Vista citizenry approved VISTA 2020 by a nearly 2 to 1 margin. VISTA 2020 included six additional Plan Elements including Growth, Environmental Planning, Water Resources, Cost of Development, Conservation, and Safety. These elements were included because they reflected the desires and goals of the community. In all, VISTA 2020 included 17 Elements, all of which have been included and expanded upon in VISTA 2030.

CITY HISTORY

The history of Sierra Vista began with the establishment of Camp Huachuca in 1877. Over the years, the military outpost became a Fort and served as the home of the famed Buffalo Soldiers of the 9th and 10th Cavalry. During World War II, the mission of the Fort changed to an infantry training base. After the war, the Fort closed for a number of years and then reopened in 1954. In 1956 the community, which had been developing to the east of the Fort, incorporated as Sierra Vista. Several major commands, including the US Army's Network Enterprise Technology Command, Intelligence Center and School, and Electronic Proving Grounds currently operate on Fort Huachuca.



Looking north from Fry Blvd.

Since the City's incorporation in 1956, the community has grown from 2.16 square miles to 140 square miles, of which 119 square miles is Fort Huachuca—which was annexed in 1971.

A special census conducted in 1957, counted 1,671 residents living within the City limits. In 2013, the City's estimated population—according to the State of Arizona Office of Employment and Population Statistics (OEPS)— was 45,981.

STATE LAW REQUIREMENTS FOR GENERAL PLANS

Arizona Revised Statutes, Section 9-461.05-9 D 4

> *"Each planning agency shall prepare and the governing body of each municipality shall adopt a comprehensive, long-range general plan for the development of the municipality. The planning agency shall coordinate the production of its general plan with the creation of the state land department conceptual land use plans under title 37, chapter 2, article 5.1 and shall cooperate with the state land department regarding integrating the conceptual state land use plans into the municipality's general land use plan. The general plan shall include provisions that identify changes or modifications to the plan that constitute amendments and major amendments. The plan shall be adopted and readopted in the manner prescribed by section 9-461.06.*
>
> *The general plan shall be so prepared that all or individual elements of it may be adopted by the governing body and that it may be made applicable to all or part of the territory of the municipality.*
>
> *The general plan shall consist of a statement of community goals and development policies. It shall include maps, any necessary diagrams and text setting forth objectives, principles, standards and plan proposals."*

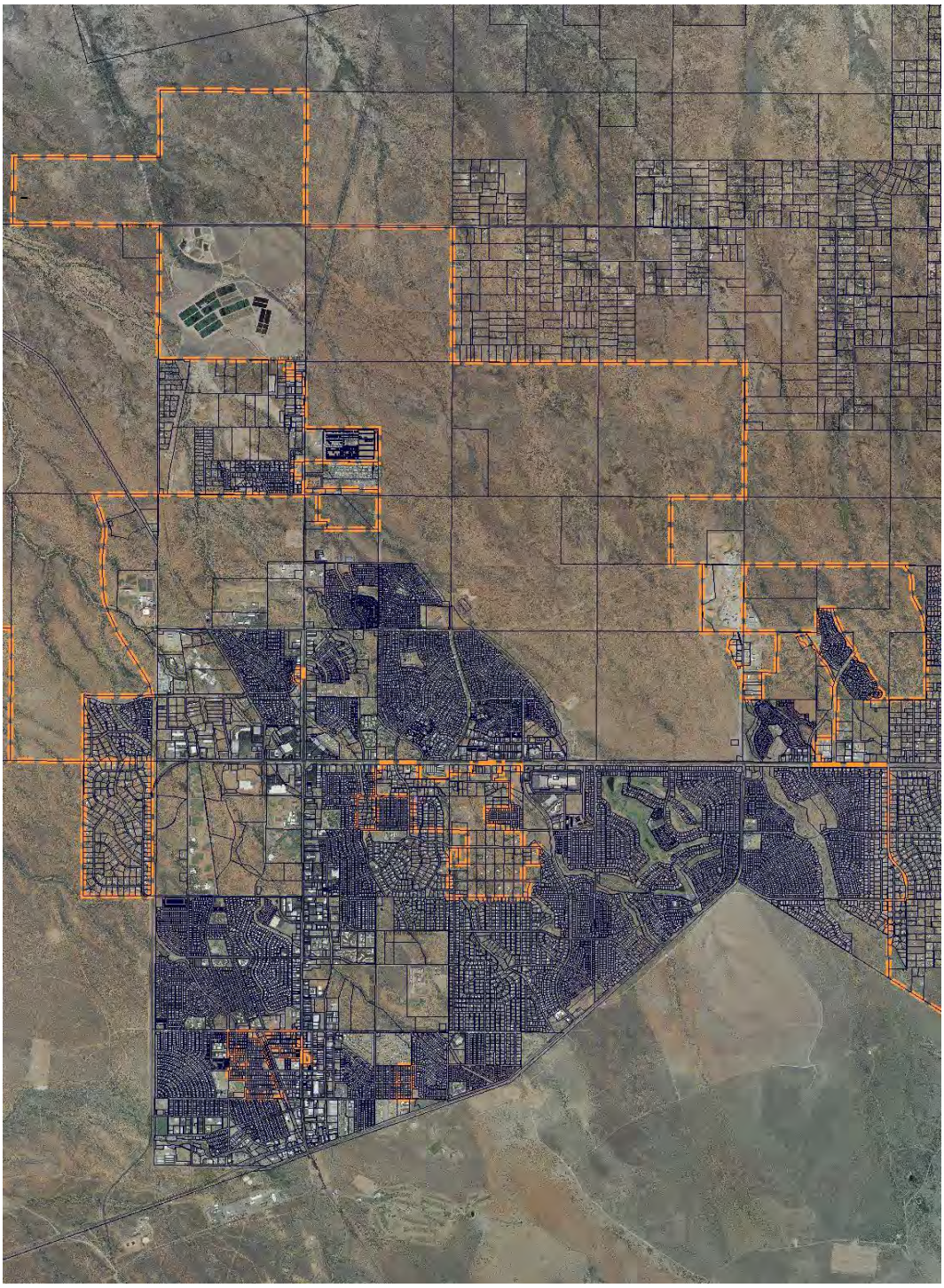
ATTACHMENTS

City Map

REFERENCES

- Resolution 2008-135

Sierra Vista city limits (excluding Fort Huachuca)



Citizen Participation

Element 1

INTRODUCTION

"Dream Your City" public meeting, 2013

Public participation in City decision-making processes is paramount to ensure City services, infrastructure, and priorities meet the needs of the community. The fundamental principle of inviting public input has been a priority to the City for many years.

In fact, the "Dream your City" visioning process, used for this General Plan, included various means for public participation and communication. As part of this process, the City, for the first time, used interactive software which allowed the public to participate in discussions online and provide comments regarding Sierra Vista's future. Many of the goals that will be included in VISTA 2030 are a result of the well-thought-out comments made by the citizens.

> "Make Sierra Vista truly a citizen-centric place to live."
>
> "City Government accountable to voters and taxpayers."
>
> "Invest in families."

The City uses many forms of public participation, such as meetings held by Boards and Commissions, neighborhood meetings, public meetings, online surveys, and on-line civic-engagement tools such as "Speak-Up Sierra Vista." Boards, Commissions, and Task Forces are advisory bodies to the Council, consisting of numerous citizen volunteers that represent the diversity of the community. Neighborhood meetings allow for direct public participation and focusing on local issues. Hearings before the Planning & Zoning Commission and City Council allow for public testimony on all public hearing items.

The City also informs the public of meetings through various means, such as direct mailings to affected property owners, posting meetings dates and times on affected properties, advertising meetings in the newspaper, and posting agendas in City buildings, electronically on the City

website, and sending out email notifications. All these methods ensure all segments of the community are notified.

Social media is becoming a more important means for outreach efforts. Understanding the preferences of the community when it comes to connecting with their city government will remain a priority and guide future enhancements in the area of public participation. As technology, changes the City remains poised to take advantage of new opportunities to engage the community.

BACKGROUND

The City of Sierra Vista has had a Citizen Participation Element since the adoption of VISTA 2000 in 1985. On October 12, 2000, the City Council adopted Resolution 4471 that updated the public participation policy to meet the provisions of state law. Then, on December 9, 2004, in order to reach additional citizenry, the City Council adopted Resolution 2004-014 to increase the City's required public notification boundary area beyond state law's required distance.

GOALS AND STRATEGIES

Goal 1-1 Increase citizen participation in the governmental decision process

Strategies

1. Continue to seek out qualified individuals to serve on the City's Boards and Commissions.

2. Ensure the development community pursues early and effective citizen participation in conjunction with their applications.

3. When possible, hold neighborhood meetings or public workshops near the locations affected by the decision.

4. Ensure public notification is clearly understandable.

5. Ensure public notification is easily accessible to all individuals including those with disabilities.

6. Schedule public hearings and meetings at times that provide the greatest opportunity for public participation.

7. Enhance existing notification requirements, as feasible.

8. Ensure public actions are transparent and public documents are clear and understandable.

9. Use the most current technology to keep the public better informed.

10. Use online and other social media tools to obtain public input, when appropriate.

11. Create web-based documents and maps to allow the public to review and download appropriate information.

12. Use e-mail to inform the public of specific projects.

13. Provide web links to information pertaining to public hearings and public processes.

14. Provide for radio, television, online streaming, and allow for real-time public participation.

15. Provide City-wide high-speed internet connectivity in City facilities to improve public participation.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.06 B 1

"Adopt written procedures to provide effective, early and continuous public participation in the development and major amendment of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:

(a) The broad dissemination of proposals and alternatives.
(b) The opportunity for written comments.
(c) Public hearings after effective notice.
(d) Open discussions, communications programs and information services.
(e) Consideration of public comments."

ATTACHMENTS

None

REFERENCES

None

Land Use
Element 2

INTRODUCTION

The Land Use Element incorporates aspects and ideas from every other Element identified in the General Plan. Therefore, land use planning is an investment in a high quality of life for current and future generations.

Picture courtesy of S. Ries

The community should be involved when the City addresses current land use concerns and for making meaningful future land-use decisions. The *Dream Your City* public participation process allowed citizens from around the community to provide valuable input on land use issues; many of the goals and elements in this section are from this community process—growth issues, infill and re-use development, density, open space, and annexations were prominent themes.

BACKGROUND

The Land Use Element contains goals and policies that provide direction on how the community envisions its future development. Land use patterns, how land uses are arranged and the urban form (the spaces, places, and boundaries that define city life), are critical to the health and well-being of Sierra Vista residents. City plans accommodate a range of lifestyles, living, and working conditions. The City also strives to accommodate diverse community settings to create a solid foundation for growth throughout the next several years.

The Land Use Element divides the City into five land use categories: residential, commercial, industrial, public, and open space.

Table 1

RESIDENTIAL DENSITY DESIGNATIONS

LOW-DENSITY LAND DESIGNATIONS		
Density	Zoning	
0 - 2.0	UR (Urban Ranch)	
Residences	SFR-36	(Single Family Residence – minimum lot size is 36,000 sq. ft)
per acre	SFR-18	(Single Family Residence – minimum lot size is 18,000 sq. ft.)
MEDIUM-DENSITY LAND DESIGNATIONS		
Density	Zoning	
2.01 – 4.5	SFR-12	(Single Family Residence – minimum lot size is 12,000 sq. ft.)
Residences	SFR-10	(Single Family Residence – minimum lot size is 10,000 sq. ft.)
per acre	SFR-8	(Single Family Residence – minimum lot size is 8,000 sq. ft.)
	SFR-6	(Single Family Residence – minimum lot size is 6,000 sq. ft.)
HIGH-DENSITY LAND DESIGNATIONS		
Density	Zoning	
4.51+	MFR	(Multi-Family Residential or for Single-Family Lots,
Residences		minimum lot size is 4,500 sq. ft.)
per acre	MHR	(Manufactured Home Residential)

As shown on Table 2-1, there is a correlation between the land use designations and the zoning districts. Residential land use designations offer a variety of densities as shown on the Table.

- A commercial land use designation indicates the areas where all types and intensities of commercial uses may be developed. In Sierra Vista, the commercial land use designation allows for the following zoning districts: General Commercial (GC), Limited Commercial (LC), Office Professional (OP), and Neighborhood Convenience (NC).

- The industrial land use designation includes the following zoning districts: Light Industrial (LI), Heavy Industrial (HI), and Industrial Park (IP).

- The public land use designation provides areas for development by government agencies including city and county buildings and school sites. This category also permits developed recreation areas such as city parks.

- The open space land use designation identifies areas generally precluded from development.

It is important to understand past and current land use trends when determining future land use patterns. Since the year 2000, approximately 75 percent of the approved land use amendments were requests to change from a commercial land use designation to a residential land use designation and of this 75 percent, the majority of the amendments were to a high-density residential land use designation. The trend indicates that high-density residential developments have been the most popular type of development as evidenced by the construction of seven new apartment complexes and ten new multi-family residential subdivisions since 2000.

Table 2-2, below, indicates the current percentage of land use designations within the City:

TABLE 2 LAND USE BREAKDOWN	
Medium Density Residential	4,827 acres or 22.7%
Low Density Residential	4,780 acres or 22.5%
High Density Residential	2,669 or 12.6%
Commercial	2,291 acres or 10.8%
Specific Plan Area	2,239 or 10.5%
Public	1,684 acres or 7.9%
Industrial	1,506 acres or 7.1%
Open Space	1,171 acres or 5.5%
TOTAL	21, 167 acres

Protection of Aggregate (Sand And Gravel) Sites and Resources

Arizona Revised Statutes §9-461.05 was amended in 2012 and *"requires jurisdiction maps to include sources of currently identified aggregates from maps that are available from state agencies, policies to preserve identified aggregates sufficient for future development, and*

policies to avoid incompatible land uses." This law means that areas of aggregate (sand and gravel) must be protected from incompatible development so aggregate remains available to be extracted for use in local construction.

The City currently has one known area identified for aggregate removal. The area (as identified on the map) is approximately 20 acres and currently has an industrial land use designation, which allows for the removal of aggregates. The City will carefully evaluate any future land-use amendments that could interfere with the potential for future sand and gravel extractions.

GOALS AND STRATEGIES

Goal 2-1 Develop a well-planned City

Strategies

1. Encourage and incentivize the developer to provide a mixture of residential densities, pedestrian amenities, and various land uses.

2. Encourage open space areas and recreational amenities for new developments.

3. Avoid "leapfrog" development within City boundaries.

4. Address issues of regional concern by coordinating with external entities, surrounding jurisdictions, and state and federal agencies.

5. Encourage mixed-use developments.

Goal 2-2 Coordinate with Fort Huachuca for all future City development

Strategies

1. Continue to send public notification to Fort Huachuca.

2. Actively participate with Fort Huachuca regarding encroachment issues.

3. Pursuant to A.R.S §§ 28-8481(E) and (P), no new residential development within the high noise and accident potential zones surrounding Fort Huachuca as depicted in Map 7 to this 2030 General Plan is allowed unless one of the following occurs:

a. The subject property had a residence constructed, or was approved for residential development in a "development plan" prior to December 31, 2000.

b. The City of Sierra Vista and Fort Huachuca mutually agree in writing that an individual use is compatible and consistent with the high noise or accident potential zone.

Goal 2-3 Economic development shall be considered when planning future sites

Strategies

1. Continue to provide incentives per the Infill Incentive District for development on the West End and in Cloud 9 Mobile Home Park.

2. Encourage adaptive reuse of existing buildings with a mixture of uses.

3. Designate sufficient amounts of land for industrial land use purposes.

4. Provide incentives to encourage the conversion of manufactured home parks to single family and multi-family developments.

Goal 2-4 Consider environmental impacts when planning future sites

Strategies

1. Gradually transition to lower residential densities as development moves east toward the San Pedro River.

2. Encourage all new developments to use low-impact development techniques and standards (see Element 9, Conservation).

3. Design sites to provide access and connections to alternative transportation routes such as multi-use paths, sidewalks, and bus routes. (Also see the *Sierra Vista Safe Bicycle and Pedestrian Routes Plan*.)

(For additional environmental considerations, please reference Element 9, Conservation Element)

Goal 2-5 **Develop and implement aesthetic standards along all major roadways and gateways into the City**

Strategies

1. Require commercial sites along the major roadways to meet and maintain aesthetic standards to include landscaping.

2. Require enhanced screening of mechanical equipment and outdoor storage areas.

3. Require improved entry signage and landscaping.

4. Create a regional gateway overlay district in coordination with Cochise County.

Goal 2-6 **Plan appropriate development of vacant State Trust Land located within the City**

Strategies

1. Encourage infill development of the master planned State Trust Land. (State Land Master Plans for Section 2 and Section 36.)

2. Plan for and purchase, when financially feasible, State Trust Land that provides the greatest public benefit to the community.

Goal 2-7 **Annex areas that provide the most benefit to the City as stated in the City's Annexation policy**

Strategies

1. Provide incentives to property owners to annex into the City.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-C 1

"A land use element that:
(a) Designates the proposed general distribution and location and extent of such uses of the land for housing, business, industry, agriculture, recreation, education, public buildings and grounds, open space and other categories of public and private uses of land as may be appropriate to the municipality.
(b) Includes a statement of the standards of population density and building intensity recommended for the various land use categories covered by the plan.

(c) Identifies specific programs and policies that the municipality may use to promote infill or compact form development activity and locations where those development patterns should be encouraged.

(d) Includes consideration of air quality and access to incident solar energy for all general categories of land use.

(e) Includes policies that address maintaining a broad variety of land uses including the range of uses existing in the municipality when the plan is adopted, readopted or amended.

(f) For cities and towns with territory in the vicinity of the military airport or ancillary military facility as defined in section 28-8461, includes consideration of military airport or ancillary military facility operations."

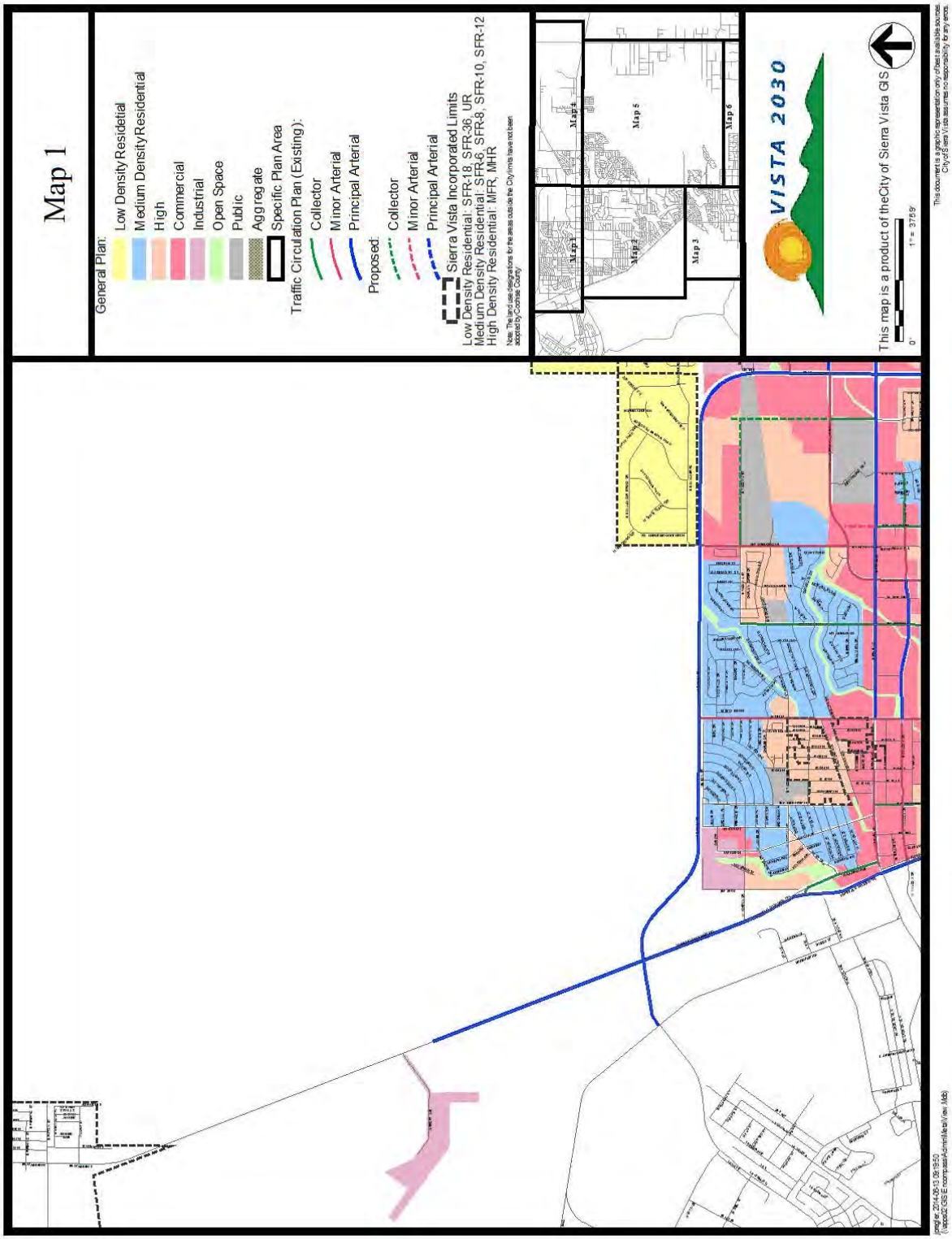
ATTACHMENTS

Map 1
Map 2
Map 3
Map 4
Map 5
Map 6
Map 7

REFERENCES

The following references used in this element are City approved documents.

- City of Sierra Vista Annexation Policy
- Tribute Master Plan
- Ventana De Flores Master Plan
- Bella Vista Ranches Master Plan
- Safe Bicycle and Pedestrian Routes Plan


Map 1
General Plan:
Low Density Residetial
Medium Density Residential
High
Commercial
Industrial
Open Space
Public
Aggregate
Specific Plan Area
Traffic Circulation Plan (Existing):
Collector
Minor Arterial
Principal Arterial
Proposed:
Collector
Minor Arterial
Principal Arterial
Sierra Vista Incorporated Limits
Low Density Residential: SFR-18, SFR-36, UR
Medium Density Residential: SFR-6, SFR-8, SFR-10, SFR-12
High Density Residential: MFR, MHR
Note: The land use designations for the areas outside the City limits have not been adopted by Contra Costa County.
Map 1
Map 2
Map 3
Map 4
Map 5
Map 6
VISTA 2030
This map is a product of theCity of Sierra Vista GIS
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1" = 3759'
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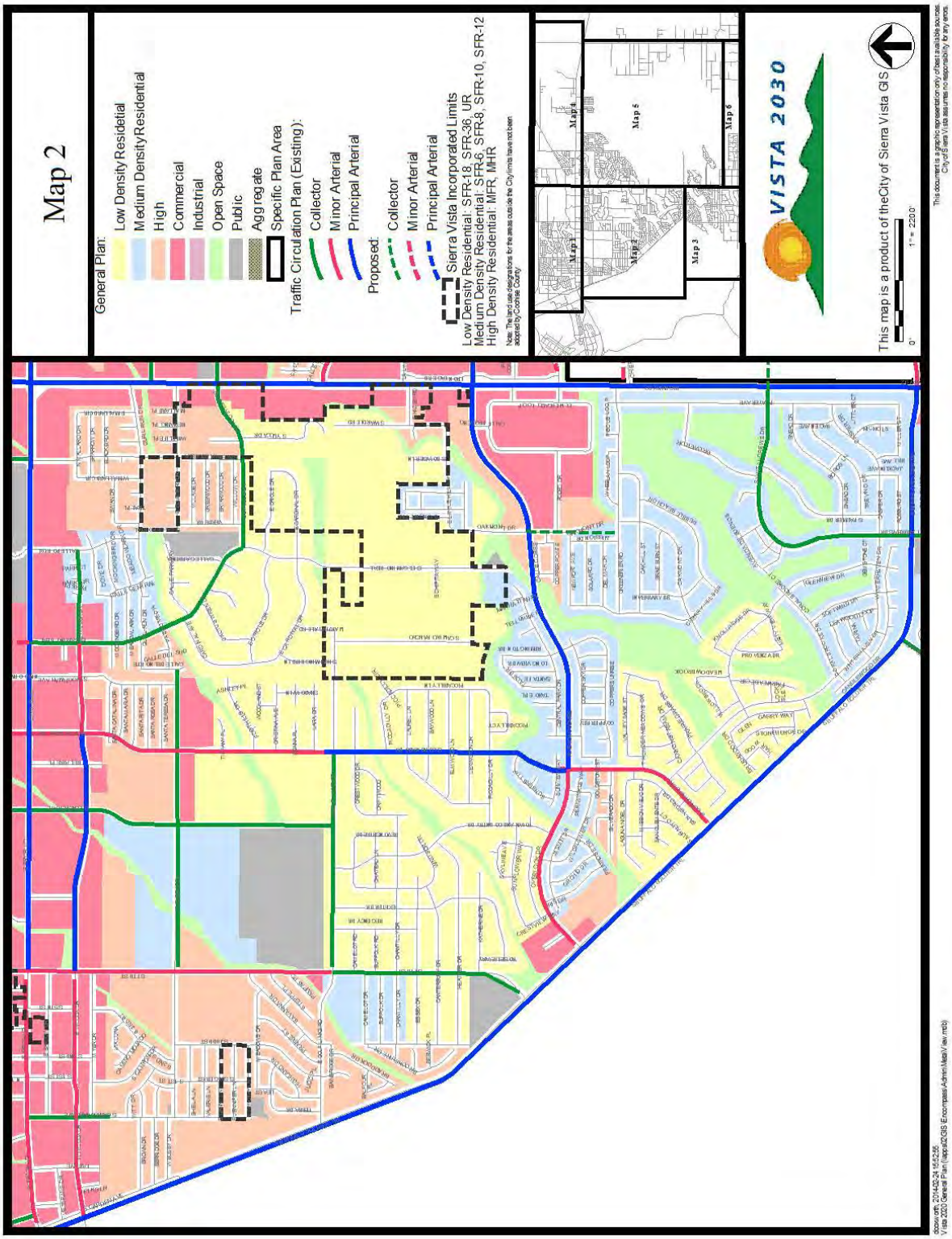
Map 2
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Map 6
VISTA 2030
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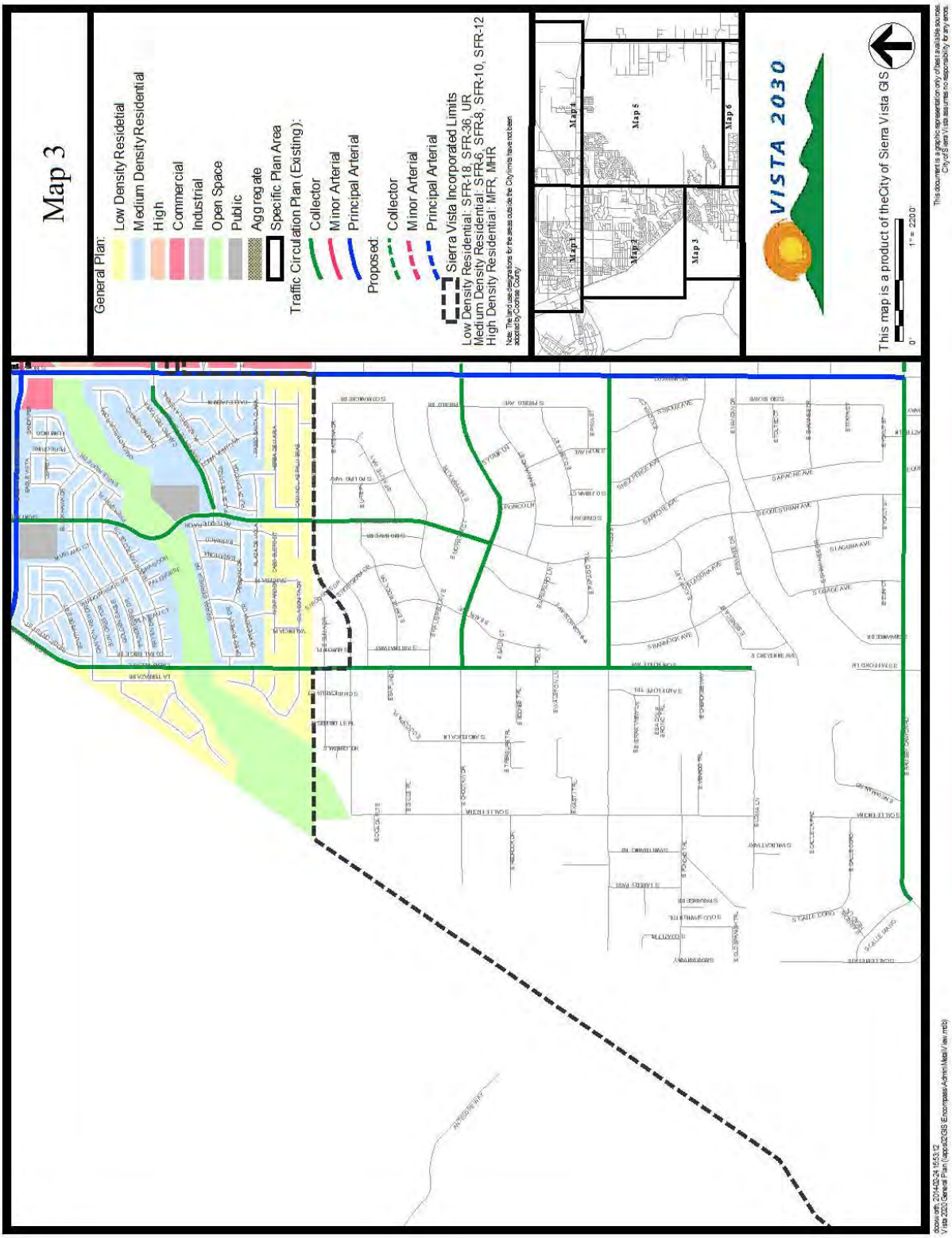
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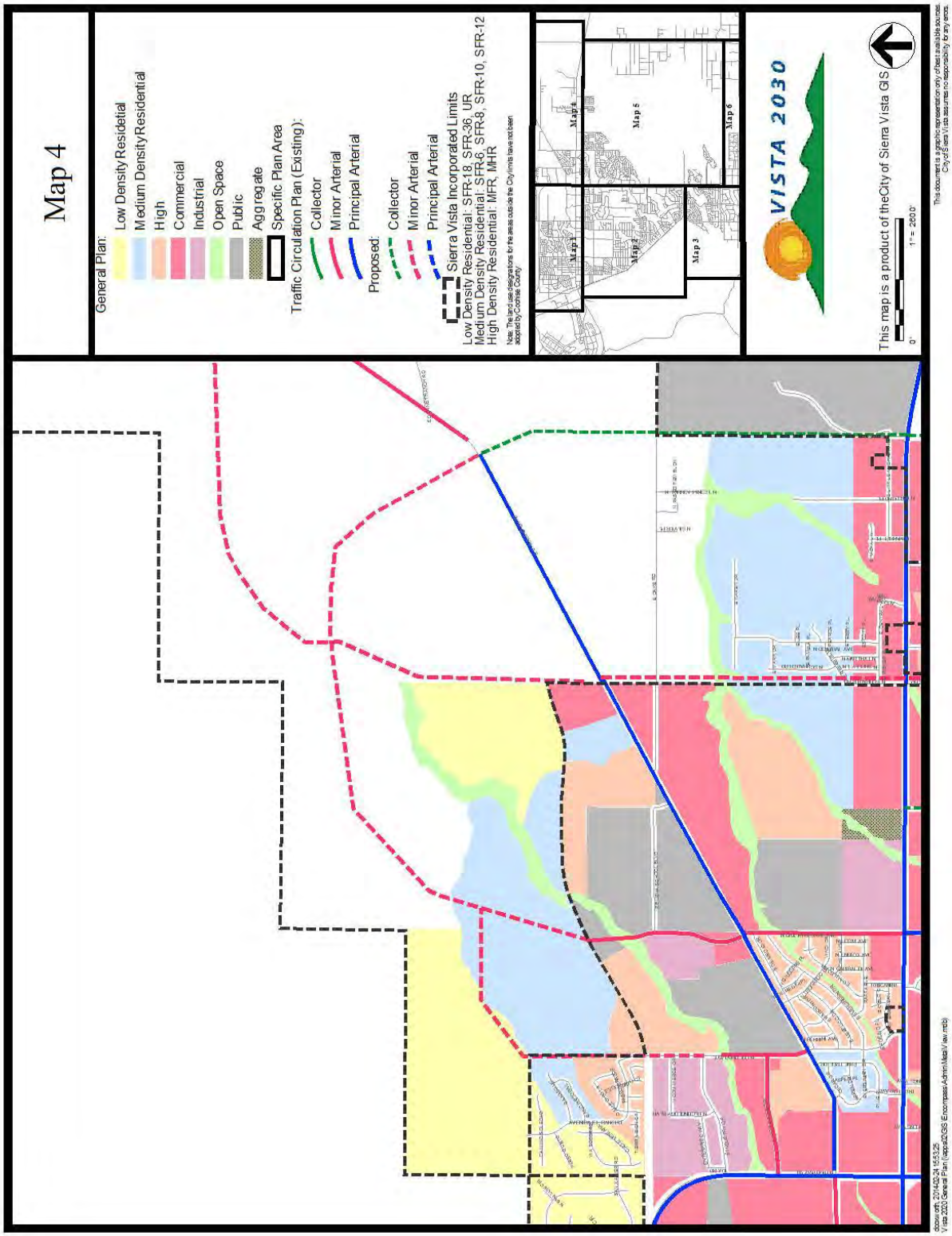
Vista 2030 General Plan (\\apps\2GIS Encompass\Admin\Maps*.lay, mxd)


Map 4
General Plan:
Low Density Residetial
Medium Density Residential
High
Commercial
Industrial
Open Space
Public
Aggregate
Specific Plan Area
Traffic Circulation Plan (Existing):
Collector
Minor Arterial
Principal Arterial
Proposed:
Collector
Minor Arterial
Principal Arterial
Sierra Vista Incorporated Limits
Low Density Residential: SFR-18, SFR-36, UR
Medium Density Residential: SFR-6, SFR-8, SFR-10, SFR-12
High Density Residential: MFR, MHR
Note: The land use designations for the areas outside the City limits have not been adopted by Cochise County.
Map 1
Map 2
Map 3
Map 4
Map 5
Map 6
VISTA 2030
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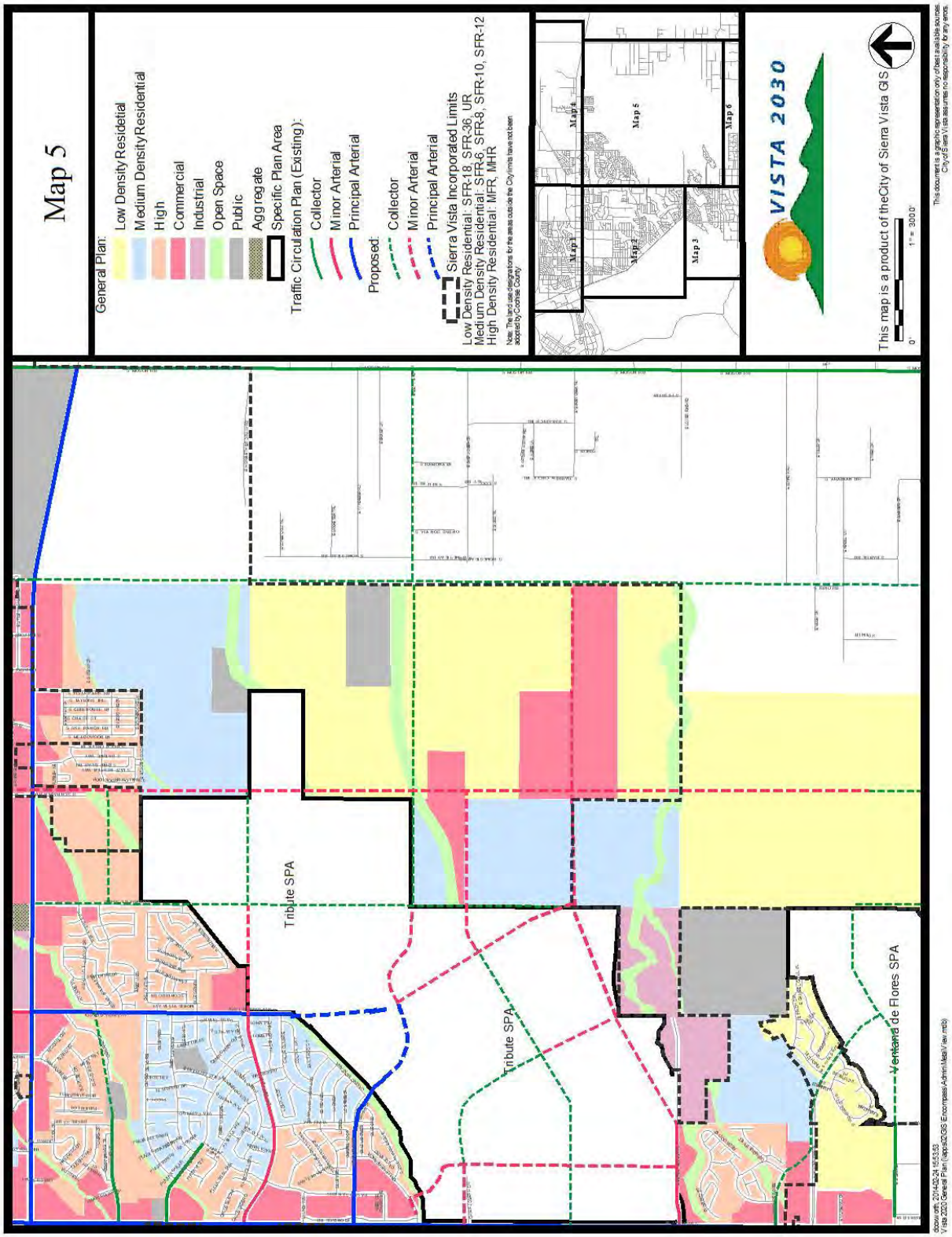
Vista 2030 General Plan (Legacy GIS) Encompass Admin Maps (rev.mxd)


Map 5
General Plan:
Low Density Residetial
Medium Density Residential
High
Commercial
Industrial
Open Space
Public
Aggregate
Specific Plan Area
Traffic Circulation Plan (Existing):
Collector
Minor Arterial
Principal Arterial
Proposed:
Collector
Minor Arterial
Principal Arterial
Sierra Vista Incorporated Limits
Low Density Residential: SFR-18, SFR-36, UR
Medium Density Residential: SFR-6, SFR-8, SFR-10, SFR-12
High Density Residential: MFR, MHR
Note: The land use designations for the areas outside the City limits have not been adopted by Cochise County.
Map 1
Map 2
Map 3
Map 4
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Map 6
VISTA 2030
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Tribute SPA
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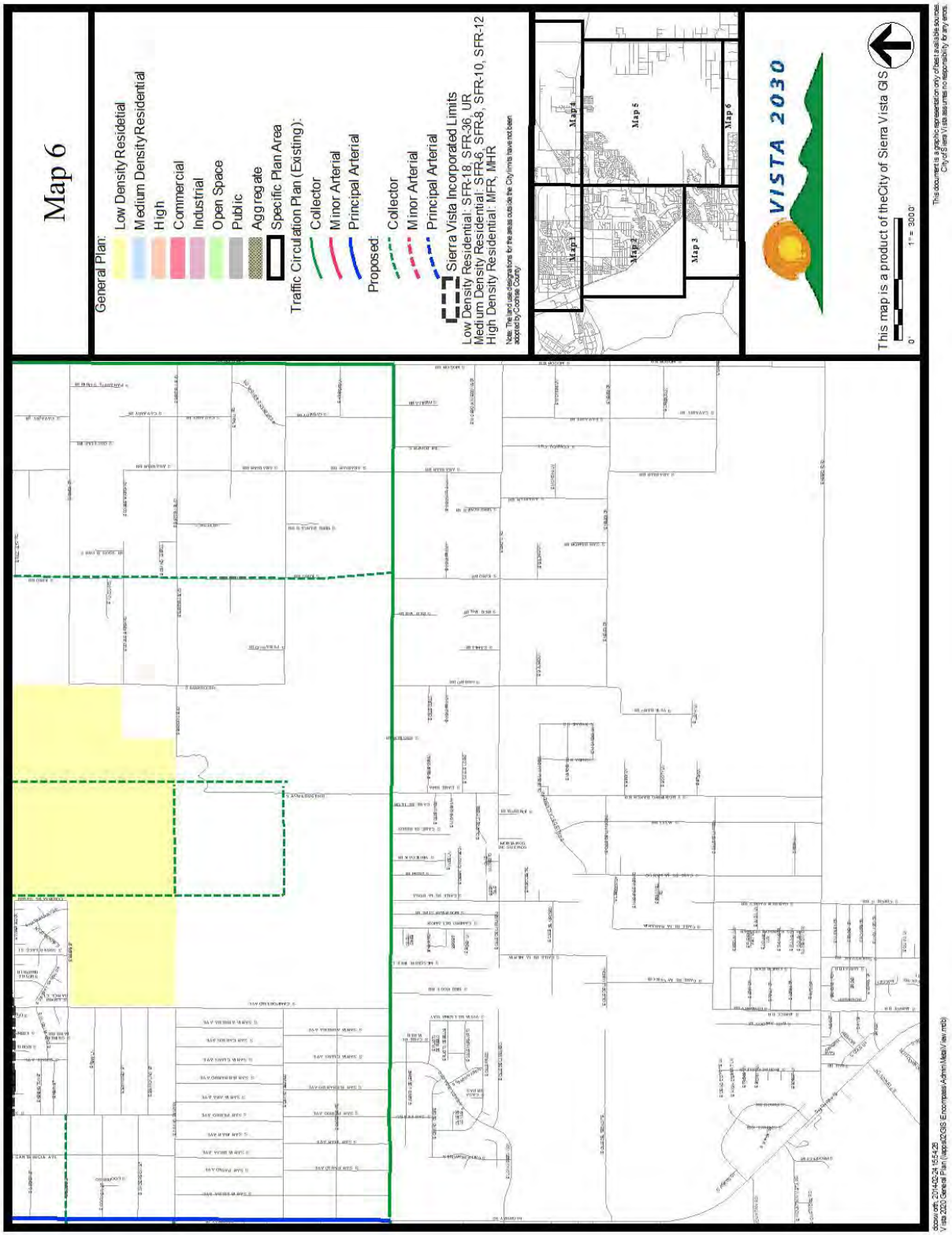
Map 6
General Plan:
Low Density Residetial
Medium Density Residential
High
Commercial
Industrial
Open Space
Public
Aggregate
Specific Plan Area
Traffic Circulation Plan (Existing):
Collector
Minor Arterial
Principal Arterial
Proposed:
Collector
Minor Arterial
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Low Density Residential: SFR-18, SFR-36, UR
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Note: The land use designations for the areas outside the City limits have not been adopted by Cochise County
Map 1
Map 2
Map 3
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Map 5
Map 6
VISTA 2030
This map is a product of the City of Sierra Vista GIS
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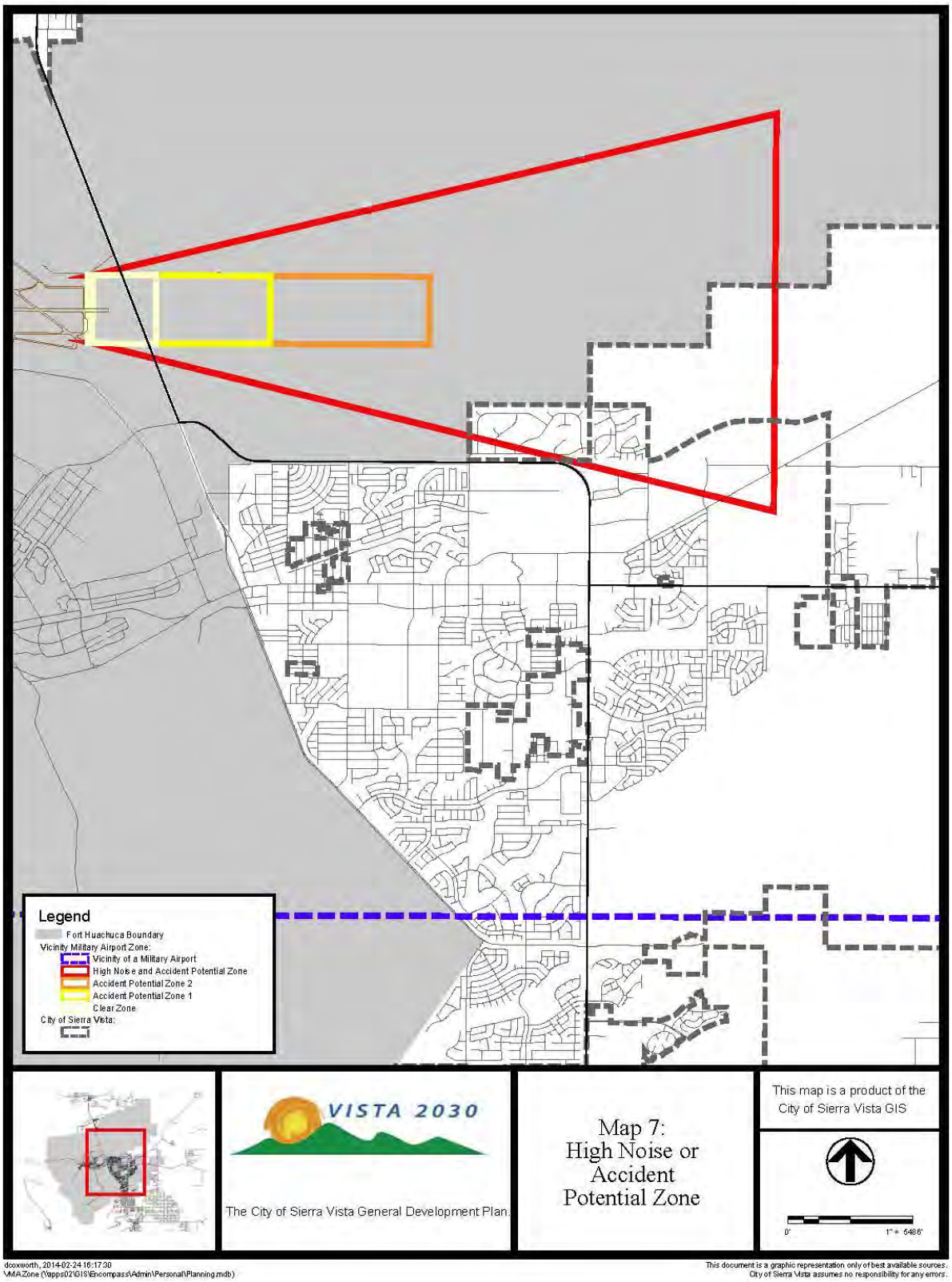


Refer to Goal 2-2, Strategy 3

Transportation and Circulation

Element 3

INTRODUCTION

Transportation Planning is an integral part of land use planning because effective development can only occur when appropriately designed transportation infrastructure is built to meet the future growth demands. This element addresses general provisions for an efficient and effective transportation and circulation system that accommodates all modes of transportation, promotes economic development, and encourages a healthier lifestyle.

"Complete Streets" allow for safe travel by those walking, bicycling, driving automobiles, riding public transportation, or delivering goods."

Many of the components needed for efficient and effective transportation and circulation systems are part of the "Complete Streets" roadway design. "Complete Streets" is a universal transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

During the "Dream Your City" public visioning process comments were made relating to transportation, such as designing roadways that enable various modes of transportation, particularly those oriented toward pedestrian and bicycle use, as well as providing traffic management improvements. Other comments included promoting opportunities

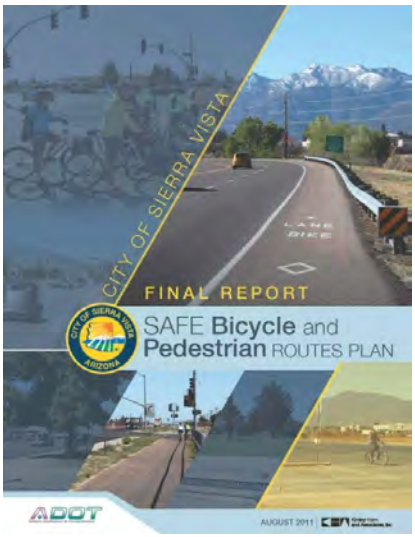
Example of a complete street

to allow the Sierra Vista Airport to expand and become self-sufficient; expanding the Vista Transit service area; and considering additional region-wide transit systems. This section will consider these comments as specific goals and objectives are developed.

BACKGROUND

Between 2003 and 2013, approximately 24 miles of public roads were constructed in the City. The number of roads and multi-use paths will greatly expand when development begins in the areas covered by the Tribute and Ventana De Flores Specific Plans. Therefore, it is essential that future land use plans consider these future transportation and circulation systems.

Since 2003, the planning and functionality of current and future transportation systems resulted in the creation and approval of a number of plans. For example,



1) The Small Area Transportation Plan, published in 2003, evaluated possible bypass routes around the City and determined that Buffalo Soldier Trail would suffice.
2) The Vista Transit Five-Year Master Plan, published in 2008, identified current ridership, future growth capabilities of the system, and additional funding sources.
3) The Safe Bicycle and Pedestrian Routes Plan, adopted in 2011, identified the safest existing and future bicycle and pedestrian routes throughout the City.
4) The Sierra Vista Traffic Efficiency Study, published in 2013, provided goals and strategies on how to make transportation, including non-motorized forms of transportation, more efficient within the City.
5) The Sierra Vista Municipal Airport Master Plan, adopted in 2013, evaluated current aviation demand and analyzes future demand and growth capabilities.

Census 2010 identified that the population in the greater Sierra Vista area (includes the City of Sierra Vista and some adjacent County areas) was above 50,000, and therefore, this area is now classified by the United States Census Bureau as an Urbanized Area. Federal law requires that these Urbanized Areas form a Metropolitan Planning Organization (MPO). An MPO is a federally mandated and federally funded transportation policy-making organization that is made up of representatives from local government and governmental transportation authorities. The City Council approved the MPO boundaries in March of 2013. Since transportation funds will be channeled through the MPO, it is responsible for coordinating all

regional transportation plans within its boundaries. The MPO boundary map is attached as Map 9.

GOALS AND STRATEGIES

Goal 3-1 A public transportation system that incorporates and encourages all modes of transportation

Strategies

1. Encourage developers to use "Complete Streets" when planning and designing Collector and Arterial roadways.

2. Establish bus pull-ins and associated bus shelters (as per the Sierra Vista Short Range Transit Plan) in appropriate locations for all future roadways.

3. Ensure arterial and collector roadway pavement widths allow for striped bicycle lanes.

4. Construct multi-use paths along collector and arterial roadways.

5. Identify and secure funding sources for the development of transportation systems.

6. Limit curb cuts along arterial and collector roadways to provide additional safety for bicyclists and pedestrians.

7. Consider pedestrian needs in the design of transportation systems, particularly related to connectivity and road crossings.

8. Ensure that traffic signals provide for maximum pedestrian safety.

9. Ensure all public and private roadways meet minimum roadway standards for sanitation and emergency service vehicles.

Goal 3-2 **Design roadways and circulation patterns that enable efficient movement for all modes of transportation**

Strategies

1. Encourage grid pattern circulation in all new developments, where applicable, in order to provide for connections between streets.

2. Ensure that Arterial and Collector roadways are continuous and that they commence and conclude at a roadway with a higher or equivalent roadway classification.

3. Ensure local roads allow pedestrian and bicycle connections to washes, parks, open space, and multi-use paths.

4. Use traffic modeling and other forms of analysis to determine future traffic generation throughout the City.

5. Update the Traffic Circulation Plan, as necessary, to determine roadway classifications.

6. Plan for future roadway alignments on vacant land.

Canyon de Flores/Golden Acres Roundabout 1

7. Coordinate with Cochise County and other governmental organizations in creating a regional transportation system that would provide transportation to areas within and beyond the County boundaries.

8. Synchronize traffic signals to ensure maximum traffic flow efficiency.

Goal 3-3 **Meet or exceed ADA (Americans with Disabilities Act) requirements for public infrastructure and the public transit system**

Strategies

1. Expand and promote the Vista Transit curb-to-curb pickup program.

2. Ensure access into City buses meets, at a minimum, the requirements of the ADA.

3. Ensure transit information is accessible and easily readable for all individuals.

4. Retrofit existing transit shelters and install new transit shelters that allow additional space for wheelchairs.

5. Create a transition plan for public infrastructure accessibility deficiencies and make recommendations.

6. Seek funding to upgrade public infrastructure improvements to ADAAG (Americans with Disabilities Act – Accessibility Guidelines).

Goal 3-4 Expand transportation choices that reduce reliance on single-occupancy vehicles

Strategies

1. Continue the practice of placing appropriate bicycle parking facilities at commercial sites, multi-family sites, public parks, public facilities, and along pedestrian and multi-use pathways.

2. Continue to seek funding to construct additional multi-use paths and sidewalks.

3. Interconnect the multi-use path system to provide access to commercial nodes, schools, and other points of interest.

4. Enhance the multi-use path system to include route identifiers and wayfinding signage.

5. Coordinate with Cochise County and Fort Huachuca when designing and constructing an interconnected region-wide system of multi-use routes.

6. Encourage the use of park-and-ride facilities, carpools, and public transit.

Goal 3-5 Ensure that VISTA Transit meets the needs of the growing community

Strategies

1. Meet the goals and objectives of the Vista Transit Short Range Transit Plan, adopted in 2014, or any subsequent Plans.

2. Expand route locations and times to include underserved area within the Metropolitan Planning Organization (MPO) area, when feasible.

3. Coordinate with Fort Huachuca to enhancing transit service to the Fort installation.

4. Pursue opportunities to increase ridership.

5. Establish promotional agreements with private businesses to increase revenue.

6. Continue to seek funding to obtain additional transit vehicles and operations support, as necessary.

Goal 3-6 Ensure that air transit facilities are adequate for community needs

Strategies

1. Meet the goals and objectives of the Airport Master Plan which was approved in 2013.

2. Plan airport development to effectively and efficiently meet current and projected customer demand.

3. Ensure that airport operations are safe and secure by using required policies and procedures for the Federal Aviation Administration (FAA).

4. Ensure that there is minimal development within the High Noise Accident Potential Zone. (Reference High Noise Accident Potential Zone Map (Map 2-7) in Land Use Element)

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-C 2, E 3

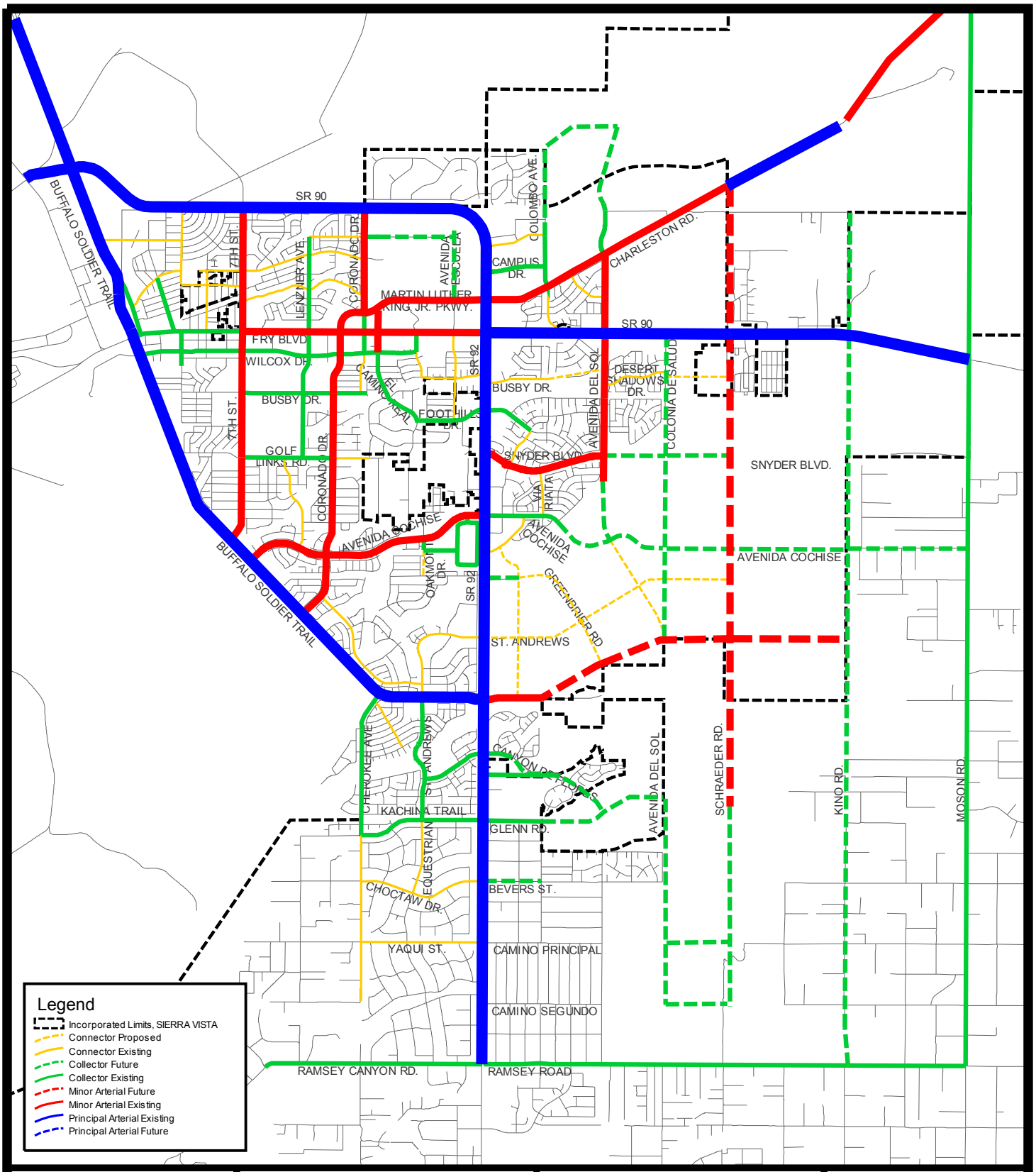
> *"A circulation element consisting of the general location and extent of existing and proposed freeways, arterial and collector streets, bicycle routes and any other modes of transportation as may be appropriate, all correlated with the land use element of the plan."*
> *"The circulation element provided for in subsection C, paragraph 2 of this section shall also include for cities of fifty thousand persons or more and may include for cities of less than fifty thousand persons recommendations concerning parking facilities, building setback requirements and the delineations of such systems on the land, a system of street naming and house and building numbering and other matters as may be related to the improvement of circulation of traffic. The circulation element may also include:*
> *(a) A transportation element showing a comprehensive transportation system, including locations of rights-of-way, terminals, viaducts and grade separations. This element of the plan may also include port, harbor, aviation and related facilities.*
> *A transit element showing a proposed system of rail or transit lines or other mode of transportation as may be appropriate."*

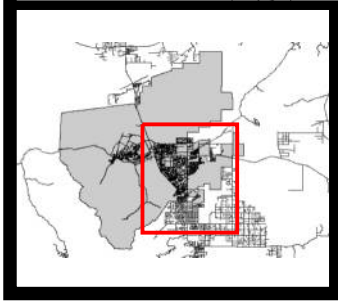
ATTACHMENTS

Map 8, Traffic Circulation Map
Map 9, MPO Boundary Map
Map 10, Transit Map

REFERENCES

Small Area Transportation Plan
Vista Transit Five Year Master Plan
Safe Bicycle and Pedestrian Routes Plan
Sierra Vista Traffic Efficiency Study
Sierra Vista Municipal Airport Master Plan
Cochise Bicycle Advocates Parking Facilities Guidelines





VISTA 2030

The City of Sierra Vista General Development Plan

Map 8:Traffic Circulation Plan (Revised July 2019)

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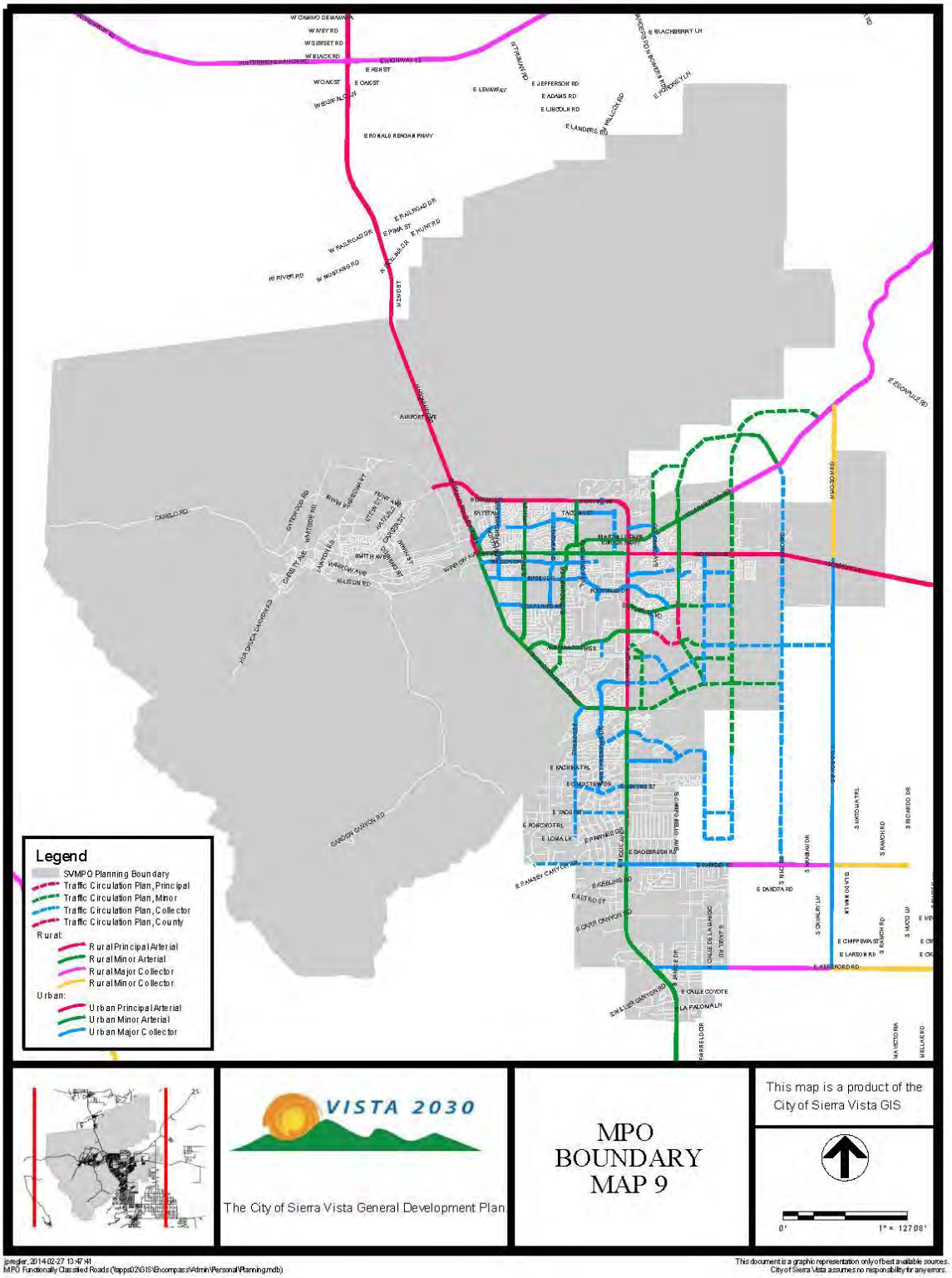
Legend
SVMPO Planning Boundary
Traffic Circulation Plan, Principal
Traffic Circulation Plan, Minor
Traffic Circulation Plan, Collector
Traffic Circulation Plan, County
Rural:
Rural Principal Arterial
Rural Minor Arterial
Rural Major Collector
Rural Minor Collector
Urban:
Urban Principal Arterial
Urban Minor Arterial
Urban Major Collector
VISTA 2030
The City of Sierra Vista General Development Plan
MPO BOUNDARY MAP 9
This map is a product of the City of Sierra Vista GIS
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MPO Functionally Classified Roads (\\apps02\GIS\Encompass\Admin\Personal\Planning.mdb)
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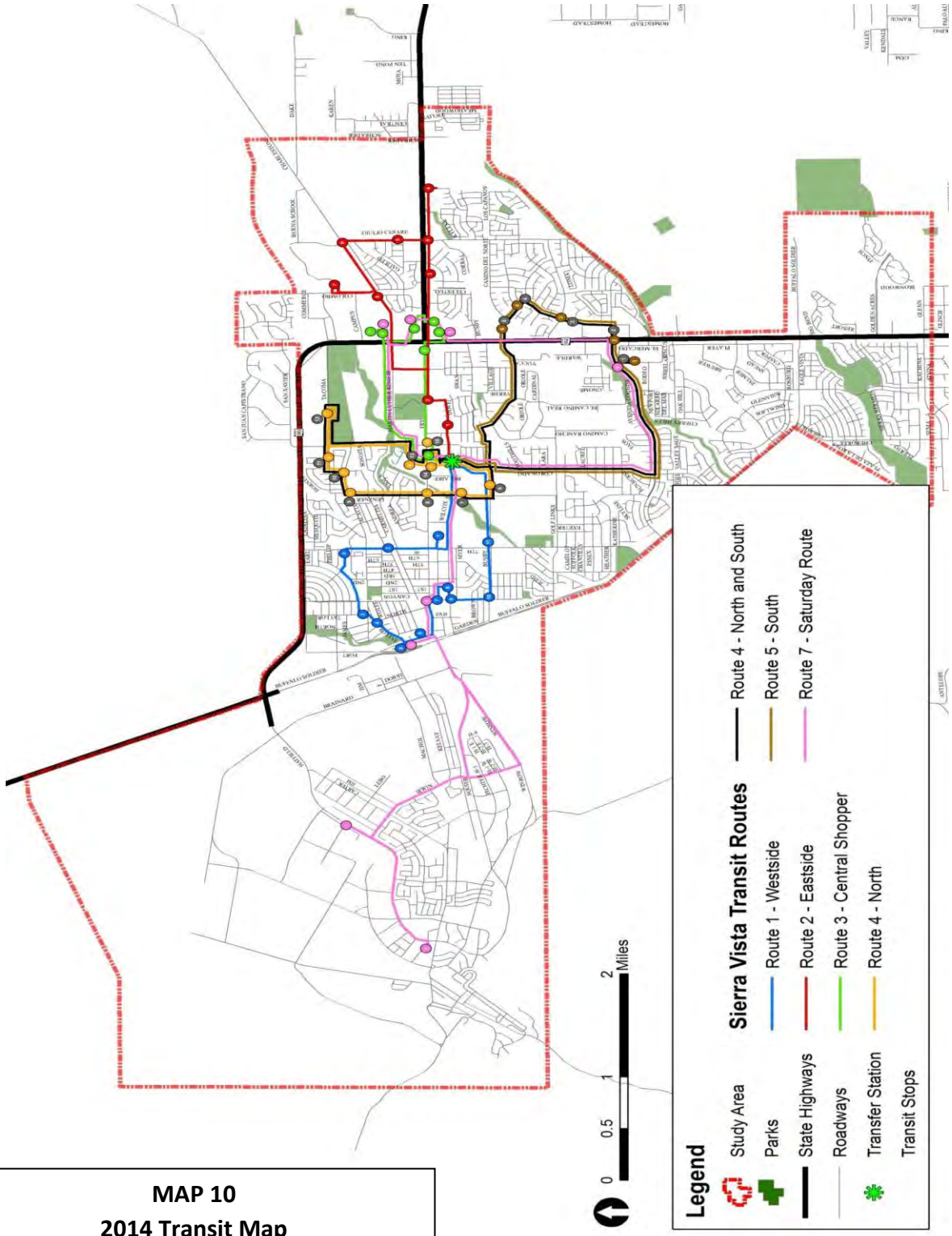


MAP 10
2014 Transit Map

Open Space
Element 4

INTRODUCTION

The City's definition of open space is *"a parcel of land in a predominantly open and undeveloped condition that is suitable for use as a natural area, wildlife or native plant habitat, designated floodplains, and may be used for passive, low-impact, non-motorized recreation."*

Open space areas are considered an indicator of a community's quality of life. Studies have shown that preserved open space, such as natural wash areas, contribute to the value of developable land, which in turn, contributes to the local economy. Open space also provides direct benefits to ecosystems through such processes as ground water storage, climate moderation, flood control, storm damage prevention, and air and water pollution abatement.

Recreational areas and open space benefit economic development because they are significant area attractors to businesses and residents. In fact, the "Dream Your City" visioning process effort indicated that recreational opportunities rank highly among residents. Acquisition and development of open space is something that is largely under the control of the City.

"Visual" open space surrounding the City of Sierra Vista, such as the views of the Huachuca, Mule, Dragoon, and Whetstone Mountains, contribute to a sense of openness. Open space areas within the City generally consist of the washes and remaining undeveloped areas. These areas offer the best opportunity for the creation of permanent open space. Development codes have generally restricted structures to low profiles to maintain open space view corridors.

When the City designates open space, it retains open space options for the future. Depending on community will, options range from leaving the land in a natural state to building recreational facilities. To determine community will, the City will continue its extensive public involvement and outreach program.

BACKGROUND

The Sierra Vista 1965 General Plan contained the following statement: "as a community grows the open fields, scattered vacant lots and lightly traveled streets which once offered release for youthful energy disappear." Even in 1965 the need to protect portions of the City was acknowledged. The City has benefited from the vacant and slow-to-develop state trust lands that have provided de-facto open space; however, these lands are subject to sale and development at any time. When such sales occur the public is generally surprised and voices concerns.

Dedicated open space consists of washes, drainage easements, undeveloped parks, and other areas set aside from development. Open space can also include areas that benefit public health and safety, such as floodplains and areas for ground water recharge. Open space areas can preserve natural resources, such as plant and animal habitats, and provide areas for outdoor recreation such as trails that serve as links between parks and larger open space.

One of the City's primary focuses is in preserving open space to allow connections between the Huachuca Mountains and the San Pedro River. The City will continue to focus on preserving wash areas as open space in order to preserve future connections.

The framework for open space planning has expanded with the addition of City plans and resources such as the Surface Water Plan (adopted in 1986), the Open Space and Recreation Plan (adopted in 1992), Wastewater Management and Sewerage Master Plan (adopted in 1999), and the Upper San Pedro Partnership (USPP) Open Space Report (completed in 2001).

In 2007, the City Council approved a Strategic Leadership Plan objective stating, "Adopt a master plan for future acquisition and development of open space." This objective resulted in the 2009 adoption of the "Open Space Acquisition and Development Plan." This plan evaluated the purpose and history of open space in the City, acquisition areas, and considerations, methods of preservation, and identified possible funding sources and development options.

Attachment 4-1 is an inventory of existing open space within the City. To find the location of the City's current open space and planned future open space, please refer to the Land Use Maps in Goal 2.

Communities across the United States are continually working to preserve and protect open space using a wide range of tools, such as the following:

a. Regulatory tools
   (1) zoning regulations
   (2) overlay districts
   (3) performance zoning
   (4) subdivision standards
   (5) urban growth boundaries

b. Incentive tools
   (1) density bonuses
   (2) clustering
   (3) transfer of development rights
   (4) development agreements

c. Acquisition options
   (1) fee simple purchase
   (2) options for right of first refusal
   (3) easements and purchase of development rights
   (4) land trusts
   (5) developer donations either outright or as required by code

GOALS AND STRATEGIES

Goal 4-1 Identify potential open space land

Strategies

1. Identify potential open space lands using the Surface Water Plan, Special Flood Hazard Area maps, the Open Space Acquisition and Development Plan, and other appropriate information sources.

2. Locate areas within the city that are deficient in open space.

3. Identify open space areas that are critical to preserve natural resources.

Goal 4-2 Obtain land for open space

Strategies

1. Use a variety of funding sources available to purchase open space land.
2. Educate developers so they understand the benefits of preserving open space.
3. Require buffers between development and areas of wildlife habitat.
4. Purchase land to provide connections between open space areas, where feasible, to provide ecosystem connectivity.
5. Coordinate with other jurisdictions to establish a network of open space and trails connecting the Huachuca Mountains and San Pedro River.

Goal 4-3 Provide stewardship programs to protect open space land

Strategies

1. Coordinate with appropriate jurisdictions or organizations for developing and providing stewardship programs.
2. Establish a process to use volunteer groups to assist with wash clean-up and maintenance efforts.
3. Promote the "adopt-a-wash" program.
4. Ensure the Wash Maintenance Plan, adopted in 2013, continues to incorporate environmental values when it is updated or modified.
5. Consider environmental impacts when improving and maintaining public and private open space, particularly in wash areas.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 D 4

"An open space element that includes:

(a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
(b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.
(c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans."

ATTACHMENTS

Attachment 4-1, Identified Open Space within the City of Sierra Vista

REFERENCES

The following references used in this element are City approved documents.

- Surface Water Plan, 1988, Departments of Community Development and Public Works
- Open Space and Recreation Plan, 1996, amended to add master plans for Len Roberts, Domingo Paiz and Soldier's Creek parks, May 27, 1999, Department of Parks and Leisure Services
- Wastewater Management and Sewerage Master Plan, 1986, amended April 13, 1995, amended July 22, 1999, Department of Public Works
- Open Space Acquisition and Development Plan, September, 2009

Table 3

IDENTIFIED OPEN SPACE WITHIN THE CITY OF SIERRA VISTA

NAME	LOCATION	TYPE	ACRES	LINEAR FEET	AMENITIES	COMMENTS
Wetlands at EOP	City Environmental Operations Park; SR 90	Developed wetland	50		Viewing platform	Provides bird habitat
Forest Doerner	Buffalo Soldier Trail, north of Fry Blvd.	Linear Park	0.7	2,000	Benches	Needs to be connected to future MUP's north and south; Landscaped
Woodcutters	Connects Fry Blvd. with Coronado Dr	Linear Park	2.8	2,500	Bridge connects to Lenzer via alleyway	Landscaped
Garden Canyon Wash Tributary	State Highway 92, south of Buffalo Soldier Trail	Wash	2.5	2,400		On private land
PDS South Drainageway	North boundary of Tribute	Drainageway	27	11,600		
PDS Golf Course Drainageway	Country Club Estates	Drainageway	11.25	278	Adjoins golf course	Private land
Garden Canyon Park	South end of City	Linear Park	140	6,196	Two parking lots, St. Andrews and Cherokee	Master Planned in June, 2008
Soldiers Creek	West End	Linear Park	8.5	1,500	Playgrounds, Fitness equipment, Picnic facilities, Parking	Includes play field on west end of park
Summit Drainageway A	Buffalo Soldier Trail to Coronado Drive	Drainageway	14.72	1,499		
Summit Drainageway B	Coronado Drive to El Camino Real	Drainageway	10.47	2,102		
Summit Drainageway C	El Camino Real to Oakmont Drive	Drainageway	.85	300		Stormwater Basin
Summit Drainageway D	Oakmont Drive to SR 92	Drainageway	9.75	3,412		Portions are in County
Kings Manor Drainageway*	SR 92 to SR 90	Drainageway	2.0	1,501		
TOTAL OPEN SPACE			380.54	35,288 (6.68 miles)		

Note: These areas have the characteristics of both parks and open space.

*Portions of Kings Manor Drainageway may be routed underground in the future.

Growth
Element 5

INTRODUCTION

In 1999, the Arizona legislature enacted a state law addressing the impacts of "urban sprawl" by requiring a new general plan element entitled "Growth," to focus on areas a city can target for future expansion. These target areas should include a mix of land uses, provide retention of open space, support multiple modes of transportation, and provide efficient public infrastructure.

In 2002, the City and Cochise County signed a Joint Planning Area Agreement that allows the establishment of a development plan that covers areas extending 20 miles beyond the City limits. Such a plan includes the full-range of planning issues permissible under law.

Circa 1930 looking north to Fry Townsite

During the "Dream Your City" public visioning process, there were many discussions regarding the growth of the community. Some citizens wanted additional growth so that the City could attract additional amenities, businesses, and better medical care. Others in the community stated that increased growth would have negative environmental effects and would overburden public infrastructure and public transportation systems. The City's goal is to provide intentional and planned growth to meet the needs of the community. This Element will consider the community's comments in the goals and objectives section.

BACKGROUND

Communities throughout the State, including Sierra Vista, are coping with both the real and perceived impacts of growth. Some of the concerns arising from local growth include increased traffic, the quantity and quality of the water supply, losses of open space and wildlife habitat, infrastructure, and school financing. Outside the City limits, the County faces the same concerns with the added issue of "leap frog" development and urban sprawl.

Sierra Vista circa 1962

Sierra Vista 2010

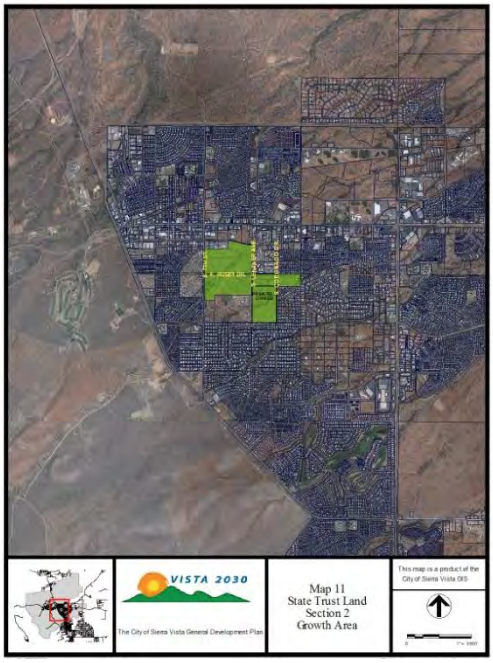
The City encourages infill development as a method to avoid urban sprawl (*infill development* is new development constructed within already developed areas). One of the advantages of infill development is that it uses existing infrastructure and services, which decreases the City's infrastructure maintenance costs. Section 2 and 36 are examples of infill areas in the City.

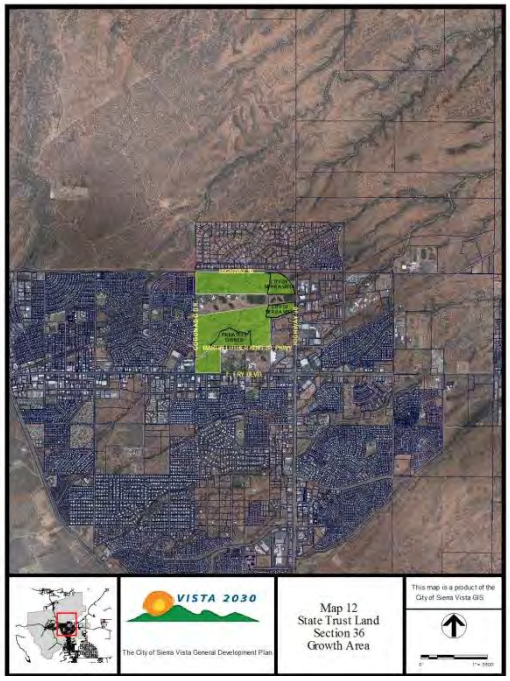
The five areas where growth will likely occur within the City are:

State Trust Land, Section 2
State Trust Land, Section 36
Tribute Specific Plan
Ventana De Flores Specific Plan
Bella Vista Ranches Master Plan

(Find these maps in a larger scale at the end of this Element.)

Section 2 includes 180 acres (as of 2014) of existing undeveloped State Trust Land. In 2006, the State Trust Land Department sold 60 acres to a private developer. There is existing infrastructure serving Section 2 including Coronado Drive, Wilcox Drive, Lenzner Avenue, and a main sewer line. However, the widening and improvement of Coronado Drive to five lanes and the construction of a multi-use path along Coronado Drive, will be required at the time any of the land in this area is developed. The State Master Plan for Section 2, as of 2014, includes a mix of medium- to low-density residential development and low-intensity commercial development.



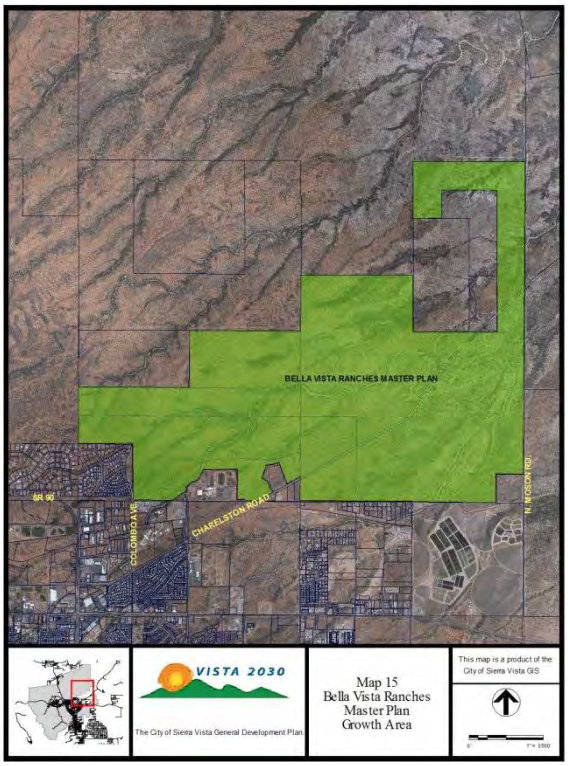


Section 36 includes 230 acres (as of 2014) of mostly undeveloped State Trust Land. The City approved, by a General Plan Amendment, the State Master Plan for Section 36 in 2009. The Master Plan includes a mixture of land uses that will provide the highest and best use as defined by the Arizona State Land Department. A private developer purchased 38 acres from the State Land Department. And, in 2011, the City purchased another 48 acres of the State Trust Land for recreational use and the extension of Avenida Escuela. Again, the City has already invested in infrastructure within this section such as the construction of Martin Luther King, Jr. Parkway and has completed a plan that would provide improved access to the existing recreational amenities.

The Tribute Specific Plan, which was approved by City Council in 2006, consists of 1,916 acres and is located in the southeast portion of the City. The Plan proposes a mix of uses and residential densities and cannot exceed 6,959 homes. In addition, land is identified for the possible construction of a Fire Station, Police Substation, and branch Library. There will be two community parks (5 to 40 acres), several neighborhood and linear parks, and a multi-use trail system. The larger community parks can also function as detention basins. The Tribute Specific Plan was adopted in 2006 and the developer projected building would take 20 years to complete. However, as of 2014, no development has occurred. Once construction has begun, the current development rate suggests a longer timeframe is likely.

The Ventana De Flores Specific Plan, approved by City Council in 2007, contains land located in the southeast portion of the City and consists of 335 acres. The Plan proposes a mixture of residential densities and cannot exceed 1,480 housing units. In addition, there will be a regional and neighborhood park and a multi-use trail system. As of 2014, there has been no development in the Specific Plan area. When Council adopted the Ventana De Flores Specific Plan, the developer projected building would take 10-20 years to be completed; however current development rates suggest a longer time frame.

The Bella Vista Ranches Master Plan area is located in the northeast portion of the City and contains approximately 4,000 acres. A large portion of the Master Plan area remains under the jurisdiction of Cochise County. The owners of the property sold approximately 2,900 acres to an entity that has placed the property into a conservation easement, protecting it from development. The current Master Plan proposes a mixture of commercial, industrial, and residential zoning.



The City considers the Bella Vista Ranches Master Plan area in its growth area, even though most of the property remains within Cochise County. Potential annexations and impacts on public infrastructure, public utilities, and transportation systems requires the City to be proactive and be involved with additional amendments to the Master Plan or the proposal of a new Master Plan to ensure minimal negative effects on the community.

GOALS AND STRATEGIES

Goal 5-1 Ensure growth areas are developed meeting community expectations

Strategies

1. Encourage the use of Specific Plans for development in future growth areas.

2. Encourage the retention of open space.

3. Encourage infill development.

4. Develop land systematically and adjacent to existing infrastructure to prevent “leapfrog” development.

Goal 5-2 **Coordinate with other government agencies when developing in the growth areas**

Strategies

1. Work with the State Land Department to preplan roads and curb cuts on vacant State Trust Land.

2. Partner with Cochise County on growth issues within the Joint Planning Area.

3. Coordinate with Fort Huachuca to ensure growth does not encroach on or affect the missions of the Fort.

4. Partner with property owners to minimize development impacts within the High Noise/Accident Potential Zones as defined in the Land Use Element.

Goal 5-3 **Create strategies that ensure economic diversity within the growth areas**

Strategies

1. Ensure there is an appropriate mix of residential, commercial, and industrial zoned property to allow for growth within each economic sector.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05 D 2

> *"A growth area element, specifically identifying those areas, if any, that are particularly suitable for planned multi-modal transportation and infrastructure expansion and improvements designed to support a planned concentration of a variety of uses, such as residential, office, commercial, tourism and industrial uses. This element shall include policies and implementation strategies that area designed to:*
>
> *(a) Make automobile, transit and other multi-modal circulation more efficient, make infrastructure expansion more economical and provide for a rational pattern of land development.*
>
> *(b) Conserve significant natural resources and open space areas in the growth area and coordinate their location to similar areas outside the growth area's boundaries.*
>
> *(c) Promote the public and private construction of timely and financially sound infrastructure expansion through the use of inf*rastructure funding and financing planning that is coordinated with development activity."

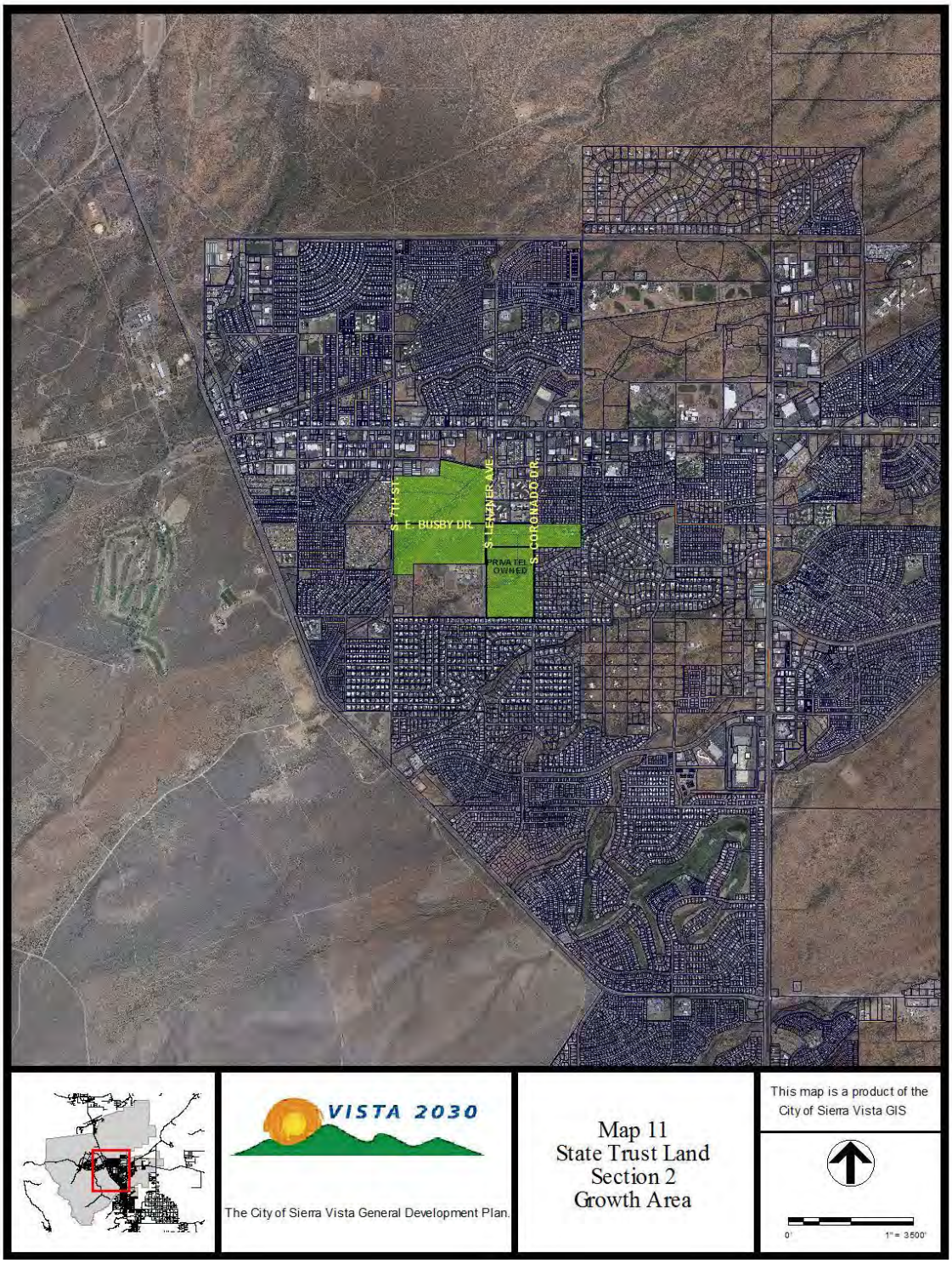
ATTACHMENTS

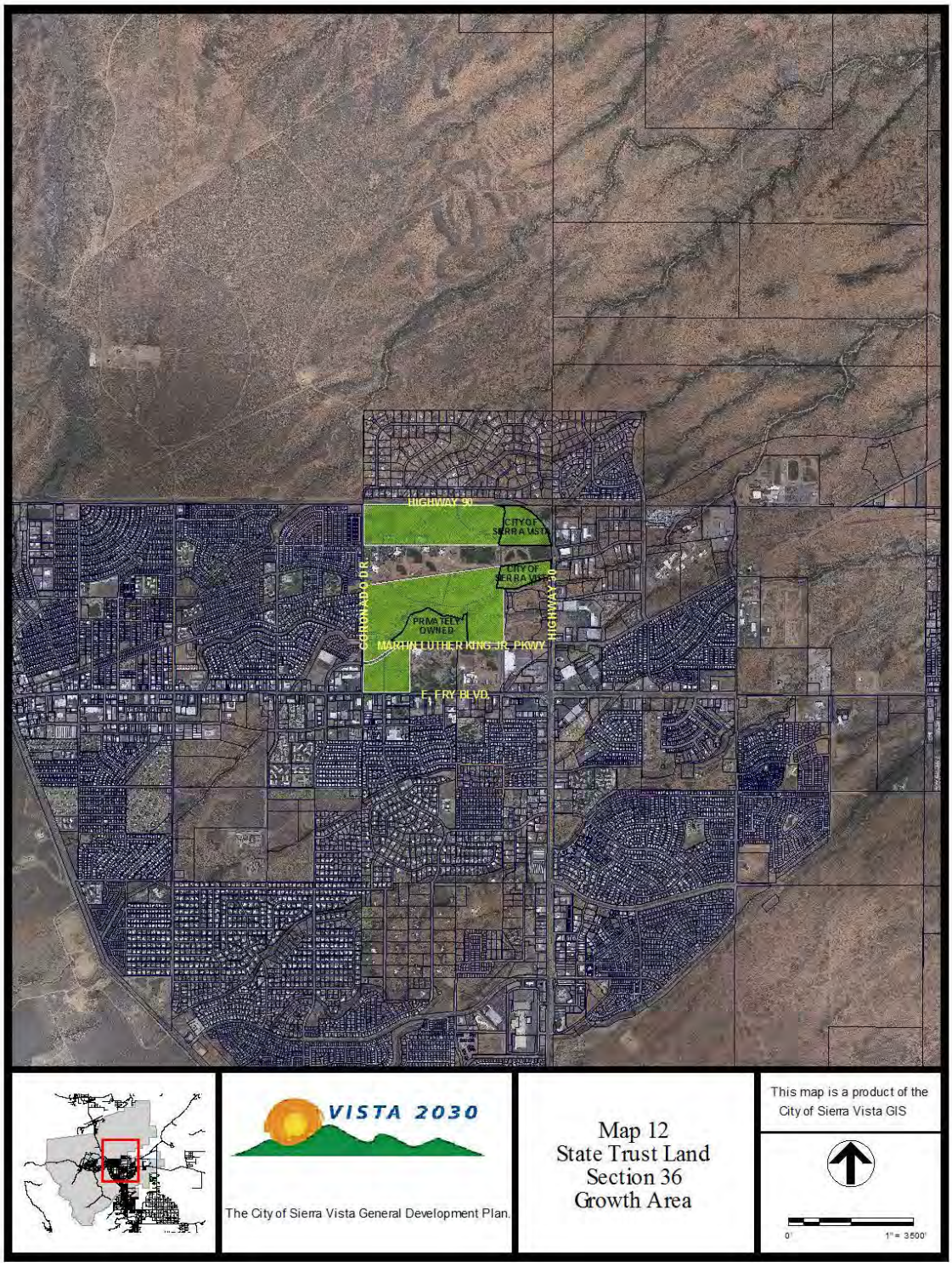
Map 11, Section 2 map
Map 12, Section 36 map
Map 13, Tribute Specific Plan

Map 14, Ventana De Flores Specific Plan
Map 15, Bella Vista Ranches Master Plan

REFERENCES

Intergovernmental Agreement with Cochise County (Joint Planning Area), July 2002


S. 7TH ST.
E. BUSBY DR.
S. LENNER AVE.
S. CORONADO DR.
PRIVATELY OWNED
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 11
State Trust Land
Section 2
Growth Area
This map is a product of the City of Sierra Vista GIS
0'
1" = 3500'


HIGHWAY 90
CITY OF SIERRA VISTA
CITY OF SIERRA VISTA
PRIVATELY OWNED
MARTIN LUTHER KING JR. PKWY.
E. FRY BLVD.
CHAMBERS DR.
HIGHWAY 90
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 12
State Trust Land
Section 36
Growth Area
This map is a product of the City of Sierra Vista GIS
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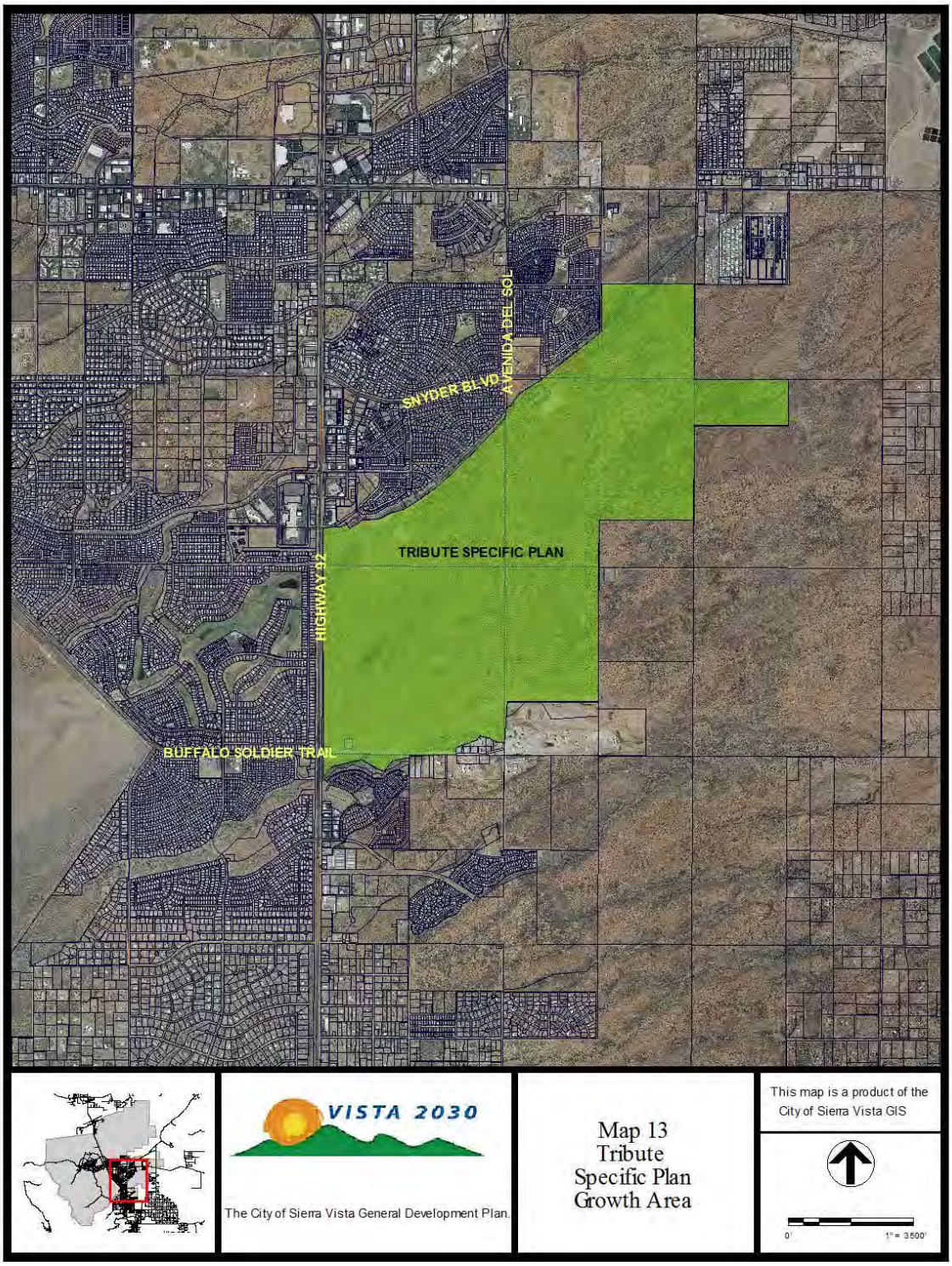
SNYDER BLVD
AVENIDA DEL SOL
TRIBUTE SPECIFIC PLAN
HIGHWAY 92
BUFFALO SOLDIER TRAIL
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 13
Tribute
Specific Plan
Growth Area
This map is a product of the
City of Sierra Vista GIS
0'
1" = 3500'

CANYON DE FLORES
E. GOLDEN ACRES DR.
SR 90
E. GLENN ROAD
S. SILVER PEBBLE AVE.
VENTANA DE FLORES
SPECIFIC PLAN
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 14
Ventana De Flores
Specific Plan
Growth Area
This map is a product of the
City of Sierra Vista GIS
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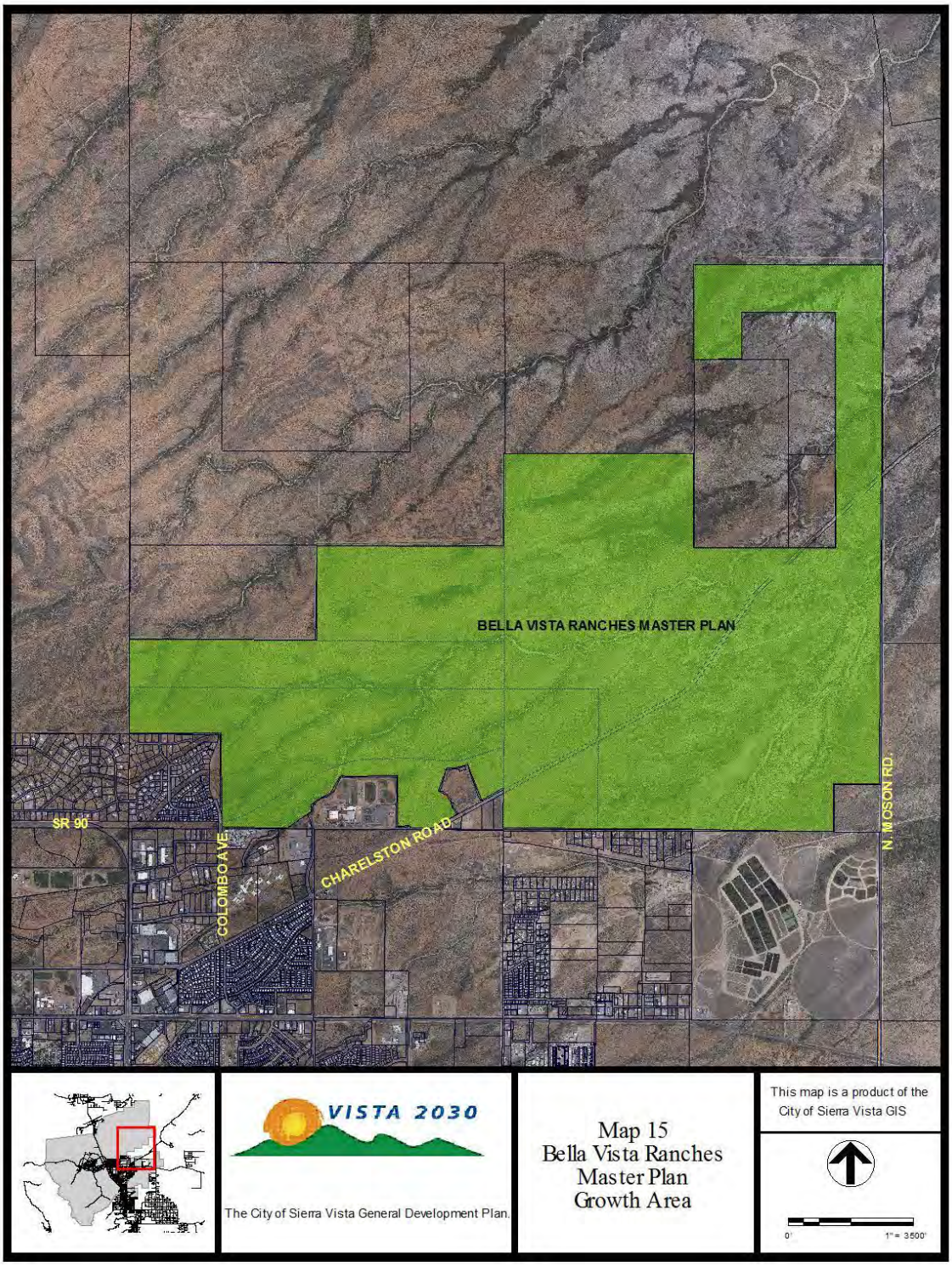
BELLA VISTA RANCHES MASTER PLAN
SR 90
COLOMBO AVE.
CHARELSTON ROAD
N. MOSON RD.
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 15
Bella Vista Ranches
Master Plan
Growth Area
This map is a product of the
City of Sierra Vista GIS
0'
1" = 3500'

Environmental Planning

Element 6

INTRODUCTION

The Environmental Planning Element is an oversight element and is intended to address any anticipated effects, if any, of other Element goals and strategies. Several other Elements of this Plan incorporate environmental planning goals and strategies that are targeted, more closely, to those specific elements. This Element addresses a variety of environmental strategies to ensure that the City considers resource conservation and environmental issues in its long-range planning. The environmental issues range from energy and water conservation to native plant and wildlife preservation and will involve the cooperation of citizens and public agencies.

Sierra Vista is a leader in many environmental areas, chief among them water conservation. The City has been proactive in adopting measures to conserve resources to include water, energy, and materials. Conservation has positively benefited the San Pedro River and Fort Huachuca, which in turn, benefits the local economy and improves the quality of life for residents and visitors.

BACKGROUND

State law requires that this Element contain, "a*nalysis, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the general plan."*

<u>Air Quality</u>
The goals and strategies found in the Elements for land use, transportation and circulation, open space, growth, and economic development are the goals and strategies that will most directly influence the air quality within City limits. Land use and growth strategies should encourage infill and result in a decrease in vehicle miles travelled. For example, transportation and circulation strategies encourage multiple modes of travel; preserving open space

throughout the City can improve air quality by filtering pollutants; and, economic development strategies encourage non-polluting businesses and industries.

Sierra Vista as viewed from Fort Huachuca

Air quality impacts affect, and are affected, by causes beyond City boundaries. The City needs to coordinate with Cochise County to encourage development regionally that is consistent with its strategies aimed toward protecting air quality. The City of Sierra Vista also needs to stay abreast of what federal and state agencies are doing to minimize cross-border air pollution.

Water Quality

This Element, Environmental Planning, addresses water quality and aquifer protection. Water issues are also addressed in the Water Resources, Conservation, and Public Facilities and Services and Public Buildings Elements. The Water Resources Element is largely concerned with the available water supply for the community. The Conservation Element addresses water conservation, stormwater management, and watershed protection. The Public Facilities and Services and Public Buildings Element addresses facility locations, Surface Water Plan considerations, and the Wastewater Management and Sewerage Master Plan.

Natural Resources

Natural Resources include water, forests, soils and aggregates, plants, and animals. The applicable plan Elements addressing natural resources are the Land Use, Open Space, Growth, Water Resources, Conservation, Parks and Recreation, and Public Facilities and Services and Public Buildings Elements. Land Use, Open Space, and Growth Element goals and strategies consider impacts on water quality and quantity, native plants and animals, and environmentally sensitive areas. The Open Space Element goals and strategies reduce impacts to environmentally sensitive areas. The Water Resources Element and Conservation Element goals and strategies reduce water consumption. The Parks and Recreation Element strives to include goals and strategies that are environmentally sensitive. The Public Facilities and Services and Public Buildings Element likewise has strategies to reduce development and operational impacts on natural resources.

The quantity of water resources and conservation strategies are addressed in the Water Resources Element.

GOALS AND STRATEGIES

Goal 6-1 Maintain a high standard of air quality

Strategies

1. Encourage the efficient flow of traffic movement.
2. Encourage energy efficient building design to minimize the demand for power.
3. Lead by example by designing and retrofitting City buildings to reduce energy and water demand.
4. Minimize blowing dust caused by land clearing and grading.

(See these Elements for additional goals and strategies related to air quality: Goal 2-Land Use, Goal 3-Transportation and Circulation, Goal 4-Open Space, Goal 5-Growth and Goal 15-Economic Development)

Goal 6-2 Maintain a high standard of water quality

Strategies

1. Reduce and mitigate stormwater environmental impacts.
2. Implement Best Management Practices (BMPs) for stormwater management within City.
3. Ensure compliance with stormwater management actions on the part of private development through training and project monitoring.
4. Increase education and training on stormwater management.
5. Manage urban stormwater using the best management practices to include low-impact development.

Best Management Practices (BMPs) are those practices determined to be the most efficient, practical, and cost-effective measures identified to guide a particular activity or to address a particular problem.

6. Enhance, restore, and rehabilitate washes.

7. Establish and maintain vegetated streamside buffers to help filter urban runoff.

8. Seek funding to assist in the establishment or expansion of local stewardship programs for each of the major washes.

9. Increase the amount of permeable surfaces in development.

10. Consider available water treatment techniques for the filtration of parking lot runoff.

11. Encourage the development of a demonstration site using pervious parking lot pavement methods that enable direct stormwater infiltration.

12. Incorporate water quality considerations into the Surface Water Plan, when updating.

13. Implement the City's wash maintenance plan factoring in environmental considerations when practical and feasible.

14. Continue and increase hazardous waste collection events to ensure safe disposal.

15. Protect wellheads through proper zoning.

(See these Elements for additional goals and strategies related to water quality: Goal 8-Water Resources, Goal 9-Conservation, and Goal 11-Public Facilities and Services and Public Buildings).

Goal 6-3 Protect natural resources

Strategies

1. Incorporate natural resource considerations into the Surface Water Plan when it is updated.

2. Design wash crossings that facilitate wildlife movement.

3. Create incentives for developers to retain native vegetation adjoining natural wash areas.

4. Work with other jurisdictions to identify and protect aquifer recharge areas.

5. Factor wildlife habitat protection into the management and maintenance of washes.

(See these Elements for additional goals and strategies related to natural resources: Goal 2-Land Use, Goal 4-Open Space, Goal 5-Growth, Goal 8-Water Resources, Goal 9-Conservation, Goal 10-Parks and Recreation, Goal 11-Public Facilities and Services and Public Buildings, Goal 15-Economic Development, and Goal 17-Urban Design).

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 D 4

> *"An environmental planning element that contains analysis, policies and strategies to address anticipated effects, if any, of plan elements on air quality, water quality and natural resources associated with proposed development under the general plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law."*

ATTACHMENTS

None

REFERENCES

None

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Cost of Development

Element 7

INTRODUCTION

Developers are responsible for paying for infrastructure costs within their developments. Additionally, new development creates impacts beyond the development site itself. These impacts include a greater use of transportation infrastructure, police and fire services, and parks. This Cost of Development Element requires the City to identify the impacts associated with new development, assess the appropriate costs, and allocate the funds derived in a manner most reflective of the impact itself.

BACKGROUND

The City's professional consultant, *TischlerBise (Fiscal, Economic & Planning Consultants)*, completed a report in May 2009, and updated it in February 2011, identifying infrastructure improvements and development fees for necessary public services pursuant to Arizona Revised Statues (ARS) 9-463.05. This report and resulting fee schedule was subsequently approved by City Council. Per City Ordinance, every three years the City updates the development fees charged. Additionally, each year in which the City does not conduct an update, the City may adjust the amount of each development fee to account for construction cost increases.

Development fees are a tool used by cities, including Sierra Vista, to ensure that new growth pays its *fair share* of public infrastructure and facilities. New development creates the need for new public infrastructure and demand for services. Development fees may only be used for construction, acquisition, or expansion of public facilities and infrastructure.

Developers pay the cost of constructing new infrastructure associated with their project and then the public assumes the cost of maintaining the infrastructure.

The City Council's policy specifies that Development Fees can pay for the following:

- Community or large city park and recreation facilities
- Police Facilities
- Fire Facilities
- Streets Facilities

The City's park development fee helps cover the costs of acquiring land and developing new regional parks. In lieu of paying Park Development Fees, a developer can also dedicate land for parks or pay for the construction of parks, trails, or other recreational facilities.

Development fees do not apply to renovation. And, in the case of building replacements, fees are reduced proportionally by the previous structures square footage.

GOALS AND STRATEGIES

Goal 7-1 Update the analysis determining the fiscal and capital cost-revenue impact of new development

Strategies

1. Continue, or revise as necessary, the City's level of service (LOS) standards for services and facilities.

2. Evaluate services and facilities affected or required by growth, when necessary.

3. Identify the cost to expand City services and facilities to maintain service level expectations.

4. Identify the level of cost recovery for each of the affected services and facilities.

5. Identify and assess developers' proportionate share.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 D 4

> "*Cost of development element that identifies policies and strategies that the municipality will use to require development to pay its fair share toward the cost of additional public service needs generated by the new development, with appropriate exceptions when in the public interest. This element shall include:*
> *(a) A component to identify various mechanisms that are allowed by law and that can be used to fund and finance additional public services necessary to serve the development, including bonding, special taxing districts, development fees, in lieu fees, facility construction dedications and service privatization.*
> *(b) A component that identifies policies to ensure that any mechanisms that are adopted by the municipality under this element result in a beneficial use of the development, bear a reasonable relationship to the burden imposed on the municipality to provide additional necessary public services to the development and otherwise are imposed according to law."*

ATTACHMENTS

None

REFERENCES

Development Fees, December 21, 2011, TischlerBise: Fiscal, Economic & Planning Consultants

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Water Resources

Element 8

INTRODUCTION

The ecological health and base flow of the San Pedro River are potentially affected by the use of water within the San Pedro River basin and, as such, the City needs to consider how water use affects water resources. The City's primary focus is ensuring a long-term water supply for the community while protecting the health of the Sierra Vista Subwatershed of the Upper San Pedro river basin.

A Watershed is a region or area bounded peripherally by a divide and draining ultimately to a particular watercourse or body of water.

It is important to note that the Sierra Vista Subwatershed is comprised of the City of Sierra Vista (including Fort Huachuca), Huachuca City, Tombstone, some of the unincorporated areas of Cochise County, the majority of the San Pedro Riparian National Conservation Area (SPRNCA), and even a small portion of eastern Santa Cruz County. In 2013 approximately one-half of the Subwatershed population resided within the Sierra Vista city limits. The City's approximate annual growth rate for ten years—between 2003 and 2013—was 1.4 percent, which is also consistent with the growth rate in surrounding areas of Cochise County.

San Pedro River

Growth in Sierra Vista and the surrounding areas has an effect on water resources and a correlative effect on the SPRNCA. In order to support Fort Huachuca in its efforts to mitigate impacts on the SPRNCA, the City has committed to offset its portion of the aquifer's estimated annual water budget deficit. Numerous mitigation strategies are either currently being implemented or will be implemented. This effort will also require mitigation measures on behalf of future growth.

This Element only focuses on the known available water supply and the anticipated demand. For water conservation related goals and strategies, also refer to Element 9, Conservation Element.

BACKGROUND

The San Pedro River begins in Mexico near Cananea, Sonora, and ends at its confluence with the Gila River near Winkleman, Arizona. The Sierra Vista Subwatershed is located in the southern part of the San Pedro River Watershed. (The Sierra Vista Subwatershed covers the area roughly south of the Babocomari River and ending at the international border, with the eastern border approximately 10 to 20 miles east of the river and the western border consisting of the Huachuca Mountains.)

An aquifer is an underground layer of water-bearing permeable rock or unconsolidated materials from which groundwater can be extracted using a water well.

The Arizona Department of Water Resources (ADWR) Active Management Area (AMA) Review report (2005) cited 19.8 to 26.1 million acre-feet of water in the Upper San Pedro River basin aquifer (which serves a portion of the population in the Sierra Vista Subwatershed).

According to the 2011 *Section 321 Report to Congress*, more water is withdrawn from the Sierra Vista Subwatershed by a variety of uses (agricultural, domestic, municipal) than is being recharged, creating a deficit (see "Estimated Water Use in 2013" below).

An acre-foot of water, equivalent to 325,851 gallons of water, covers 1 acre of land with 1 foot of water

The City of Sierra Vista is not a domestic water provider. The majority of City residents receive their water from one of three private water companies regulated by the Arizona Corporation Commission and Arizona Department of Environmental Quality (ADEQ): Arizona Water, Liberty Utilities, and Pueblo del Sol Water.

Arizona State Law requires "an analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies (the known legally and physically available surface water, groundwater, and effluent supplies)."

Future City Growth Projections

According to the state of Arizona, the estimated City population in 2013 is 45,981. The State further estimates the Sierra Vista population in 2023 will be 50,913. This is a growth rate of slightly over 1 percent per year.

Estimated and Future Projections for City Water Use

Water use data reported to the Arizona Department of Water Resources by the three main water companies operating in Sierra Vista estimates that in 2013 the total water usage in the City, as a whole, is approximately 141 gallons per person, per day—this 141 gallons takes into account the combined water use by residential, commercial, and industrial uses. Using 141 gallons per person, per day, calculates to 0.16 acre-feet of water per person, per day and using the 2023 population estimate of 50,913 persons, and multiplying it by the 0.16 acre-feet of water calculation, water use in the City in 2023 is projected to be 8,041 acre-feet of water per year.

The Cochise Water Project further extrapolated the numbers reported to the Arizona Department of Water Resources and calculated that single-family residential use alone is approximately 90 gallons per person, per day, which is approximately 0.10 acre-feet of water per person, per year. Using the 0.10 acre-feet of water per person calculation, the 2023 estimated population of 50,913, residential water use in the City in 2023 is projected to be 5,091 acre-feet of water per year.

Conservation and Mitigation

As a result of conservation measures, and despite a population increase of nearly 8,000—from 2000 to 2012—City residents reduced usage by more than 5 percent, although the deficit continued to grow. Additionally, while there is evidence that the water table is falling, various studies through the years indicate differing rates.

Sierra Vista enhances the aquifer water supply by recharging effluent water. The Sierra Vista Recharge Project at the City's Environmental Operations Park is designed to treat and recharge over 4,000 acre-feet of effluent water annually—in 2012, 2,544 acre-feet of effluent water was

recharged and for the period between 2002 and 2013, 19,515 acre-feet of effluent water was recharged. The effluent recharge partially mitigates the water usage in the City.

A water deficit is the difference between water withdrawn compared to water recharged. The 2011 *Section 321 Report* published estimates that the Sierra Vista Subwatershed is in deficit by 4,600 acre-feet of water per year; this is contrasted by the 2003 *Section 321 Report* deficit figure of 13,500 acre-feet of water per year. Groundwater depletion continues, but at a significantly lower rate due to conservation, effluent recharge, and other efforts.

Legally and Physically Available Water Supplies

The City can legally withdraw groundwater (which consists of mountain front recharge, baseflow and underflow into the basin, and artificial and incidental recharge) as long as it is put to beneficial use per the Arizona Groundwater Management Code. The Arizona Department of Water Resources (in 2005) estimated that the mountain front recharge for the Upper San Pedro basin is 28,600 acre-feet per year.

A previously approved agreement with the Tenneco Corporation (prior owner of Castle and Cooke, Arizona, Inc., properties) allows Castle and Cooke to retain effluent water for private use. The 1981 Tenneco agreement committed the City to providing up to 2 million gallons per day of treated effluent for irrigation or other uses in areas under Tenneco ownership. The 1981 agreement was amended in 2006, obligating the current owner, Castle and Cooke Arizona, Inc., to use the available treated effluent to irrigate the existing PDS Country Club golf course, as well as future-parks, rights-of-way, and commercial-area landscaping within the Tribute Specific Plan area. The amount of effluent committed for these purposes remained at 2 million gallons per day, with phasing that begins with 1 million gallons per day, (phasing is triggered by a defined amount of development).

Additionally, the Gila River adjudication has an unknown impact on water users in the community. The adjudication is a judicial proceeding to determine the extent and priority of water rights in the Gila River system. Thousands of claimants and water users are joined in the adjudication that will result in the Arizona Superior Court issuing a comprehensive final decree of water rights for the System. Arizona's definitions regarding surface water, groundwater, and the potential connections between them are subject to these on-going judicial proceedings and may affect access to water supplies in the future. The adjudication has been ongoing for over 30 years.

Lastly, in 2007, Cochise County, pursuant to SB 1575, adopted rules requiring developers of subdivisions, which are defined by the Arizona Department of Real Estates as the creation of six lots or more, to prove 100-year water adequacy prior to a city's approval of the final plat. It is at the State Department of Water Resources discretion to review and approve or reject the developer's report. By law, all cities within Cochise County fall under the same requirement.

It should be noted that there are external stresses that can affect the aquifer and the supply of water over which the City has little to no control. Stresses include, but are not limited to:

- Growing population and associated increased competition for water resources
- Poor water quality
- Environmental water allocation issues
- Groundwater overdrafts
- Outmoded water delivery systems
- Drought

(See Element 9, "Conservation" for water conservation-related goals and strategies.)

GOALS AND STRATEGIES

Goal 8-1 Participate in partnerships between local, state, and federal agencies and private water companies

Strategies

1. Obtain and evaluate water usage data from all available sources to determine usage trends.
2. Continue cultivating working relationships with all local water companies.
3. Continue the City's involvement with the Upper San Pedro Partnership (USPP).
4. Continue the City's involvement with The Cochise Water Project.

Goal 8-2 Purchase local, private water companies, when feasible and available

Strategies

1. Determine purchase feasibility whenever a local water company is available for purchase.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 D 5 and F 1 and 2

> *"A water resources element that addresses:*
> *(a) The known legally and physically available surface water, groundwater and effluent supplies.*
> *(b) The demand for water that will result from future growth projected in the general plan, added to existing uses.*
> *(c) An analysis of how the demand for water that will result from future growth projected in the general plan will be served by the water supplies identified in subsection (a) of this paragraph or a plan to obtain additional necessary water supplies."*
>
> *"The water resources element of the general plan does not require:*
> *1. New independent hydrogeologic studies.*
> *2. The city or town to be a water service provider."*

ATTACHMENTS

None

REFERENCES

The following references used in this element are City approved documents.

- Wastewater Management and Sewerage Master Plan, 1986, Amended April 13, 1995, Amended July 22, 1999, Department of Public Works
- 208 Water Quality Management Plan, 1996, Amended 2009, Department of Public Works
- Cochise County Water Resources Inventory, May 2002
- Section 321 of the Defense Authorization Act of 2004, Public Law 108-136, Section 321 Report to Congress, 2011
- Arizona Dept. of Water Resources water use data, 2013
- Arizona State Office of Employment and Population Statistics

Conservation
Element 9

INTRODUCTION

The City of Sierra Vista acknowledges how important it is to conserve the natural resources in this area. The American Water Works Association (AWWA) states that "*Conservation hinges upon an action; that is, a program in which people can participate or a regulation with which they can comply. Effective conservation outreach efforts focus on bridging the chasm between thought and action to induce behaviors such as participating in an incentive program or complying with regulations.*" To assist residents with conservation, the City coordinates and cooperates with outside agencies specifically tasked by their mission with the long-term conservation (and protection) of groundwater, soils, energy, forests, habitat, wildlife, and night skies. When possible, the City will continue educating and offering incentive programs for conservation efforts.

BACKGROUND

Groundwater Conservation

The Conservation Element addresses water conservation, which is a prime concern for the City. For additional information pertaining to water and the watershed, please refer to the Water Resources, Element 8.

Conserving water reduces the amount of water drawn from the aquifer. (Reduced pumping reduces energy required to pump water and also decreases the need for additional wastewater infrastructure.) The City does not own any of the water companies that supply domestic water to residents, so many of the known conservation techniques used in the water industry are not options for the City.

The City of Sierra Vista maintains a dedicated webpage for educating the public on water and conserving water; it is a one-stop shop for "all things water."

The City Council's 2011 Strategic Leadership Plan included a goal to establish a policy encouraging water and energy conservation in new development. Consequently, in 2013 the

City Council adopted Development Code language that requires all new residential developments to incorporate the Environmental Protection Agency (EPA) WaterSense provisions. Complying with WaterSense provisions requires all newly built residences (post-adoption date) be capable of WaterSense certification, should the homeowner seek to obtain the required inspection and certification. Provisions of WaterSense include efficient delivery of hot water and the use of pressure-reducing valves as well as requiring that all water fixtures be WaterSense labeled. The City is proud that the EPA recognized Sierra Vista as the first *known* city of its size in the country to implement WaterSense provisions. The City Council's biennial Strategic Leadership Plans should continue to include provisions for establishing both internal and external water-use reduction goals. In fact, the first three City Council's Strategic Leadership Plans had water conservation goals, and the City met all the goals identified in the Plans.

The City amended the Development Code in 2013, encouraging all commercial developments to use water harvesting to detention basin area requirements, potentially gaining the developer more developable land and conserving groundwater. The City also encourages rainwater harvesting for its new projects and the City is considering retrofitting existing buildings.

The City also requires all developers to landscape their projects with drought-tolerant, low-water-use plantings. There is an official drought-tolerant, low-water-use Plant List on the City's webpage.

The City is a co-founder of the Upper San Pedro Partnership (USPP). The USPP is a consortium of agencies and organizations working together to meet the long-term water needs of the Sierra Vista Subwatershed by achieving a sustainable yield of the regional aquifer. The purpose of the Partnership is to coordinate and cooperate in the identification, prioritization, and implementation of comprehensive policies and projects to assist in meeting water needs in the Sierra Vista Subwatershed of the Upper San Pedro River Basin.

The City is also a founding member of *Water Wise*, a University of Arizona Cooperative Extension program. *Water Wise* is a publicly/privately-funded water-conservation education program that the City continues to support. *Water Wise* conducts numerous water conservation educational programs for the community on a broad range of topics including

indoor and outdoor conservation tips, graywater, rainscapes, landscaping, water conservation awareness campaign, rainwater harvesting efforts, and on-site water audits for homeowners and commercial buildings. *Water Wise* also serves as a resource for the City.

The *Water Wise* program includes a *Water Wise* Youth program that works exclusively with area schools providing teachers with water curriculum as well as classroom presentations. *Water Wise* also works with Fort Huachuca providing them with the *Water Wise*/Energy Smart educational conservation program.

In 2009 *Water Wise* worked with the City and community volunteers to install the first rainwater collection system on a City building–the Nancy J. Brua Animal Care Center–setting into motion the City's dedication to install rainwater collection systems on new City facilities where possible.

The Cochise Water Project (TCWP), established in 2012, is a first-of-its-kind, non-governmental 501.c.3 effort dedicated solely to reducing groundwater use in the Sierra Vista subwatershed; the TCWP operation is funded by grants. In 2013, the City of Sierra Vista asked TCWP to manage the City's rebate programs, thereby expanding the rebate opportunities for City residents and businesses through shared funding. Additionally, the City's building inspectors participated in the "green plumber" training offered in 2013 and the City has a senior staff member elected to the Board of Directors.

The TCWP looks for new water-efficiency technology it can offer to residents. In 2013, TCWP offered rebates for toilets, rainwater-harvesting tanks, and demand controlled pump systems. Additionally a "green plumber" 32-hour certification course was offered to, and well attended by, local plumbers

TCWP installed several highly visible and large rainwater harvesting systems at the City's Police Department, Joyce Clark Middle School, Cochise College, PDS Country Club, and the Boys and Girls Club. In 2014, the City and TCWP planned a joint venture to partner together and install ground moisture sensors in the parks and ball fields to assist in watering these facilities.

McFadden Park LID Project

In 2012, the City began working with the Watershed Management Group (WMG), a non-profit 510.c.3 group that *"offers an adaptive, collaborative approach to developing sustainable solutions wherever they work."* WMG works on rainwater and stormwater harvesting, green infrastructure, watershed assessments and planning, community-based conservation, and project administration and evaluation. As of 2013, the City worked with WMG to develop McFadden Park's low-impact development (LID), a LID project along E. Fry Blvd. at N. 1st Street, and, in conjunction with TCWP, the Police Department's rainwater-harvesting tank. The City continues to work with WMG on locating projects and training.

LID (green infrastructure) projects use stormwater as a resource to enhance landscaping and off-set irrigation demand.

When constructed, the proposed Tribute Water Reclamation facility will enable (and required by agreement) the pumping of treated effluent to irrigate the PDS Country Club Golf Course and the Tribute Master Planned Community's common areas (parks, rights-of-way, and commercial areas). The treatment plant will also be able to inject the remaining treated effluent water into the aquifer.

The City has a tiered (depending on severity) drought response plan. However, there are important distinctions between permanent conservation measures and drought response. AWWA states, *"drought response is a temporary measure, often enacted during periods of severe resource challenges for a relatively short time, whereas permanent conservation represents a fundamental long-term shift in behaviors. …. First and foremost, given the natural inclination of the public to rally in times of crises, people are generally more accepting of short-term measures than permanent changes."*

It is also important that the City continue to work with the private water companies in the area as they seek to add technology advances in their systems.

Soils Conservation

Erosion is a natural geological process; however, development activities, such as land grading, can increase erosion. Conserving soil is mitigating excessive erosion and preventing it from becoming toxic (polluted). While this portion of the Element does not address flooding and stormwater, it is necessary to say that erosion causes excessive sediment in stormwater. The flood waters and sediment pick up pollutants (chemicals and debris) along the way, and the polluted sediment is deposited into the drainageways, ditches, and washes, which in turn

contributes to the potential for increased flooding and the potential for depositing the polluted sediment along downstream areas.

In 2002, the State of Arizona designated Sierra Vista as a Municipal Separate Storm Sewage System (MS4) community. This designation mandated that the City adopt an ordinance, which was completed in October 2008, requiring developers of construction sites to prevent soil erosion from leaving the site by installing erosion control and sediment measures. Another part of the MS4 is educating the contractors and homeowners on *good housekeeping* - keeping pollutants off the ground and out of the soils. The ordinance requires that City Staff inspect all construction sites for MS4 violations. Finally, a new phase of the MS4 requires inspections and testing of water leaving industrial sites.

The City, in conjunction with the Southeastern Arizona Contractors' Association (SACA), hosted several MS4 training classes for the Contractors.

The City has also created MS4 protection handouts for the residents; the handouts educate the homeowners on how to keep pollutants out of the drainageways, ditches, and washes. These handouts are available at various events, locations, and on the City's "all about water" webpage.

When possible, the City no longer requires larger undeveloped sites to be mowed because the vegetation growth slows water flowing across the land.

The City chose, in 2012, to incentivize solar panel installation by reducing residential solar building permits to $25 and reducing the commercial permit by 50 percent.

The City, in 2013, adopted a Wash Maintenance Plan which specifies when and which washes are maintained and the extent of that maintenance. Vegetation left in washes aids in preventing excessive erosion.

<u>Energy Conservation</u>

Achieving energy conservation is as simple as using less energy or replacing energy from non-renewable sources with energy created by renewable sources, such as solar. Remembering that "*conservation hinges upon an action; that is, a program in which people can participate or a regulation with which they can comply (AWWA),*" the City has instituted many programs to save energy and to educate the public on energy use. Given ongoing concerns regarding climate change, it is prudent for the City to do its part to conserve energy.

One program to address energy conservation was a 2009 Energy Efficiency Block Grant that the City used for the following projects:

(1) Installing eight solar streetlights in west Sierra Vista where there was insufficient street lighting.
(2) Retrofitting fire station hot water heaters with solar. The grant also paid for replacing several of the fire station hot water heaters with higher efficiency rated hot water heaters
(3) Replacing two older and inefficient HVAC units at Oscar Yrun Community Center (OYCC) with Energy Star and American Society of Heating and Air Conditioning Engineers (ASHAE) compliant HVAC (Heating, Ventilation, and Air Conditioning) units
(4) Supplementing the hot water heater and boiler with solar at the Animal Care Center
(5) Funding weatherization for homes in Sierra Vista (administered through the Housing Authority of Cochise County)

The Department of Public Works completed a Traffic Efficiency study in 2013. The study outlines options for using alternative transportation in lieu of the current, predominately single-occupancy vehicle mode of transportation. Sierra Vista has a multi-modal system that encourages bicycling, walking, and riding the bus. The City also, in partnership with ADOT, created a Safe Bicycle and Pedestrian Routes Plan and Map (for additional information on transportation and the pathway system, please see Element 3, Transportation and Circulation and Element 10, Parks and Recreation).

One of the Public Works strategic objectives is to conduct an energy efficiency analysis of City facilities and develop a plan by the end of 2014 to reduce energy use and utility costs, which includes upgrading the HVAC systems in many of its buildings. The City continues to look at new technology for additional energy savings.

As noted in the above Groundwater Conservation subsection, code changes such as requiring demand-controlled hot water recirculation systems (one of two options with the other being energy-neutral) reduces energy costs for residents compared to previous recirculation systems. Additionally, the reduction in the use of water lowers the cost to pump the water from the aquifer.

Habitat and Wildlife Conservation

The City's wash system and its watershed are important because they provide a healthy habitat, community aesthetics, and allow wildlife retention and plant diversity.

Farmers Market Produce

The upper watersheds leading into the City are located on relatively undeveloped portions of Fort Huachuca and therefore are protected from development. Strategies that encourage protection of significant portions of washes running through the City will further aid in protecting the integrity of the watersheds.

Emerging Trends

In 2013, the City began allowing the local farmers markets to use Veterans Memorial Park, making the farmers markets more shopper-friendly than the former sites. Farmers markets are the most common direct-to-consumer market also known as a *local food system,* which is a recent movement to distribute food grown (or raised) and harvested close to consumers' homes. The reduction in distribution miles conserves energy.

Protecting the night sky is important to the astronomy industry in southern Arizona and Sierra Vista. For example, the Patterson Observatory at the University of Arizona South is a designated NASA Space Place and the San Pedro River crossing (between Sierra Vista and Tombstone) is a designated Dark-Sky site. In 2008, the City Council adopted a new outdoor light pollution code that helps reduce energy costs by requiring that lighting be concentrated in the areas where it is most needed. In 2014, City Council identified the potential need for additional code changes to restrict sign brightness.

GOALS AND STRATEGIES

Goal 9-1 Protect and conserve natural resources

Strategies

1. Provide regular and ongoing public education programs on conservation techniques and resource value.

2. Promote the local use of renewable energy sources.

3. Support using alternative fuels in City equipment and vehicles.

4. Support the “eat local” movement by facilitating the existence and growth of local markets (farmers markets, food cooperatives, and community gardens).

5. Work with the US Department of Agriculture (USDA) on the eradication of invasive weed species.

6. Promote the use of native vegetation in landscaping, especially drought-tolerant plants.

7. Mitigate development impacts on wildlife corridors through good subdivision design.

8. Consider and adopt, if feasible, strategies that could mitigate the effects of climate change, as well as adaptation strategies, as they may pertain to the City.

9. Stay current on conservation technology and incorporate it in Codes and projects.

10. Use Best Management Practices (BMPs) designed by the Environmental Protection Agency (EPA) and other agencies to prevent erosion.

Goal 9-2 Develop effective water management policy for City government

Strategies

1. Assess City programs and projects to determine the degree to which they can benefit from conservation, rainwater, and stormwater harvesting.

2. Evaluate all City projects and facilities and implement all feasible water mitigation programs.

3. Continuously quantify the amount of water mitigated by City-initiated programs.

4. Establish a City government internal municipal water-use reduction goal.

5. Coordinate and facilitate Citywide water management plans, strategies, and necessary code changes to assist Fort Huachuca in achieving its mitigation objectives

Goal 9-3 Reduce water pumping from the aquifer

Strategies

1. Adopt new water demand mitigation ordinances.

2. Seek additional ways to mitigate water use of future development.

3. Continue funding existing and proposed retrofit and rebate programs.

4. Evaluate alternatives to groundwater use for sports fields and parks.

5. Establish a Citywide gallons-per-capita-per-day (GPCD) water-use reduction goal.

6. Find creative ways to expand the use of water conservation and water harvesting in new and existing developments.

7. Ensure that the Tribute Water Reclamation Facility is constructed and operational as early as feasible, given legal agreements and demand constraints.

8. Consider alternatives to the use of water for dust control on construction sites.

Goal 9-4 Augment existing water supplies

Strategies

1. Evaluate the feasibility of developing large-scale rainwater harvesting storage and utilization systems in new commercial development.

2. Develop regional detention basins in locations where infiltration is most effective as identified in published studies.

3. Ensure that treated effluent is used in a manner that most effectively benefits the aquifer.

Goal 9-5 **Establish effective partnerships with other public and private entities to advance water conservation**

Strategies

1. Support private water conservation organizations.

2. Collaborate with private water companies in their conservation efforts.

3. Foster public/private partnerships to expand water conservation and water harvesting.

4. Collaborate with Cochise County in the effective use of conservation measures enacted through joint and cooperative planning efforts.

5. Manage water resources in concert with state and federal agencies, private non-profit entities, and developers in a manner that conserves water.

Goal 9-6 **Provide educational programs and materials**

Strategies

1. Write, publish, and distribute educational materials concerning water conservation.

2. Seek partnership opportunities with other agencies, non-profit organizations and others involved in the promotion of water conservation education.

3. Hold workshops, tours, and provide education on water harvesting and low-impact development (green infrastructure) techniques.

4. Seek federal, state, and private funding to develop water programs on a variety of topics including water conservation, water harvesting, and stormwater management.

5. Seek federal, state, and private funding and support for the expansion of conservation education programs.

Goal 9-7 **Mitigate development impact on areas designated as wildlife corridors and sensitive vegetation**

Strategies

1. Evaluate the Wash Maintenance Policy to ensure that minimal impacts to the washes and drainageways are occurring.

2. Consider the environmental benefits of washes when updating the Surface Water Plan.

3. Consider habitat issues when developing land.

4. Maintain buffers between areas dominated by human activity and core areas of habitat.

5. When developing land, consider wildlife movement patterns through the area.

6. Balance recreational activities with the habitat needs of wildlife.

7. Consider the influence that the combined effect of all environmental elements has on the overall health of the watershed.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05 E 1

> *1. A conservation element for the conservation, development and utilization of natural resources, including forests, soils, rivers and other waters, harbors, fisheries, wildlife, minerals and other natural resources. The conservation element may also cover:*
> *(a) The reclamation of land.*
> *(b) Flood control.*
> *(c) Prevention and control of the pollution of streams and other waters.*
> *(d) Regulation of the use of land in stream channels and other areas required for the accomplishment of the conservation plan.*
> *(e) Prevention, control and correction of the erosion of soils, beaches and shores.*
> *(f) Protection of watersheds.*

ATTACHMENTS

None

REFERENCES

The following references used in this element are City approved documents.

- Surface Water Plan, 1988, Departments of Community Development and Public Works

- 208 Water Quality Management Plan, 1996, Amended 2009, Department of Public Works
- Chapter 95 of City Code; Stormwater Pollution and Prevention

Parks and Recreation

Element 10

INTRODUCTION

Veterans Memorial Park

Parks and recreation resources enhance the quality of life for community residents. The City's extensive Multi-Use path system also serves as an amenity for recreation. (The Public Parks and Multi-Use Path Plan (Attachment 10-1) depicts existing and proposed park sites and multi-use paths.) Additional recreational opportunities are available beyond the City's boundaries, such as the U.S. Forest Service's Coronado National Forest, the U.S. Bureau of Land Management's (BLM) San Pedro Riparian National Conservation Area (SPRNCA), and amenities and programs offered on Fort Huachuca. Commercial and non-profit enterprises can also provide recreational facilities and programs.

BACKGROUND

The City recognizes the need for high quality parks, recreation facilities, and programs to provide a high quality of life for community residents, a concept that was reaffirmed during the 2013 "Dream Your City" visioning process. Since 2000, the City has developed numerous parks and recreation areas such as Garden Canyon Park, Country Club Park, and Chaparral Park and constructed the Pavilion, an outdoor performing arts facility. As a result, of an extensive public process, the City designed Garden Canyon Park to provide recreational amenities and protect the wash's natural beauty in this linear park.

In response to a City Council Strategic Leadership Objective, Leisure Services created the Small Parks Master Plan in 2013 (Appendix U) to guide future phased improvements of small neighborhood parks. The multi-use path and bike lane system continues to grow and has nearly doubled between 2000 and 2013. As of early 2014, there are 21 miles of paths, constructed with funding by private development or Federal or State grants. Coordination and partnerships between the City, Cochise County, and Fort Huachuca resulted in the creation of the Perimeter Trail, facilitating a pedestrian and bicycle access connection from the City's Garden Canyon Park to the Huachuca Mountains east range.

In 2014, the Level of Service for parkland is 10 acres of parkland for every 1,000 residents; however, the City estimates the 2014 ratio of parkland is 6.1 acres for 1,000 residents.

There are six types of parks and recreational facilities in Sierra Vista—

- Neighborhood parks (up to 5 acres)
- Community parks (greater than 5 and less than 40 acres)
- Large-city parks (40 acres or more)
- Linear parks (along dedicated drainageways)
- Multi-use paths
- Sports and recreational fields

A growing trend is for communities to provide off-leash, open, green space areas to serve canines, also known as dog parks. In 2014, Sierra Vista there is one dog park at Tompkins Park and one dog park is planned at Cyr Center Park.

The City also has the Sierra Vista Aquatics Center (known locally as The Cove), the Henry F. Hauser Museum, a performing arts pavilion, tennis courts, and other amenities for recreation. A full explanation of the different types of parks and recreational facilities can be found in Appendix C, Parks and Recreation Facility Implementation Plan.

The City has a close and positive working relationship with the Sierra Vista Unified School District to share resources in support of local sports and recreation programs. For example, the City partnered with the School District to reopen a Teen Center, using an unoccupied School District building and City resources. The City designed the facility based on input from youth in the community.

There are also privately owned recreational amenities open to the public, including Buena High School Performing Arts Center, golf courses, swimming pools, and equestrian facilities. There

are also prime recreational opportunities in the Huachuca Mountains and along the San Pedro River. Sierra Vista is also one of several gateway communities to the Arizona Trail.

The City has a wide range of year-round recreational programs available for all ages and abilities.

The "Dream Your City" process and comments are reflected in the Goals and Strategies below.

GOALS AND STRATEGIES

Goal 10-1 Increase designated parkland to meet City's level of service (LOS) standard

Strategies

1. Meet the City's LOS goal of at least 10 acres of parkland per 1,000 residents.

2. Ensure privately developed parks conform to the City's level of service standards.

3. Acquire land to develop neighborhood and area parks in those neighborhoods that lack parks within standards defined in the Open Space and Recreation Plan, (Appendix C)

4. Require that new subdivisions reserve parkland, as identified in this General Plan.

5. Pursue funding available through Federal, State, and private recreation assistance programs for park acquisition and amenities.

6. Seek to balance the cost of acquiring new parks with the need to also maintain a high level of standard for existing parks.

Goal 10-2 Design and develop sufficient parkland and facilities to meet the needs of the community

1. Design parks to industry standards and the needs of the community.

2. Consider security in designs of new parks and park improvements.

3. Construct park infrastructure concurrent with development infrastructure.

4. Minimize the use of turf.

5. Use native or low-water-use plants.

6. Encourage residents to participate in planning neighborhood and linear parks.

7. Ensure that parks and recreational facilities meet all ADA requirements.

8. Pursue cooperative and joint use agreements with other public agencies to develop parks, facilities, and recreation programs.

9. Establish an environmentally friendly multi-use pathway system to interconnect parks when feasible.

10. Consider the feasibility of developing a large special events area.

11. Consider the feasibility of developing additional dog parks to meet the needs of the community.

Goal 10-3 Maintain parks and facilities to City standards

Strategies

1. Place a high priority on maintaining parks to City standards.

2. Implement improvements and modifications to neighborhood parks as defined in the Small Parks Master Plan (Appendix U).

3. Maintain parks to ensure public safety.

Goal 10-4 Establish facilities and programs to meet the needs of Sierra Vista residents

Strategies

1. Provide the appropriate number and types of specialized facilities desired to achieve a diverse park and recreation system.

2. Construct a multi-purpose, multi-generational community center.

3. Build new sports fields to accommodate growing sports participation.

4. Encourage development of private facilities to complement the City's park and recreational amenity system.

5. Seek program and facility amenities aimed at providing recreational opportunities for children and young teens.

Goal 10-5 Improve interconnectivity between the paved multi-use path system and parks

Strategies

1. Encourage new development to improve and dedicate wash areas to be used as recreational amenities.

2. Identify washes in already developed areas that can be improved for recreational purposes and develop a plan to prioritize and fund improvements.

3. Develop unpaved paths adjacent to the washes.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 E 2

> *"A recreation element showing a comprehensive system of areas and public sites for recreation, including the following and, if practicable, their locations and proposed development:*
> *(a) Natural reservations*
> *(b) Parks*
> *(c) Parkways and scenic drives*
> *(d) Beaches*
> *(e) Playgrounds and playfields*
> *(f) Open space*
> *(g) Bicycle routes*
> *(h) Other recreation areas."*

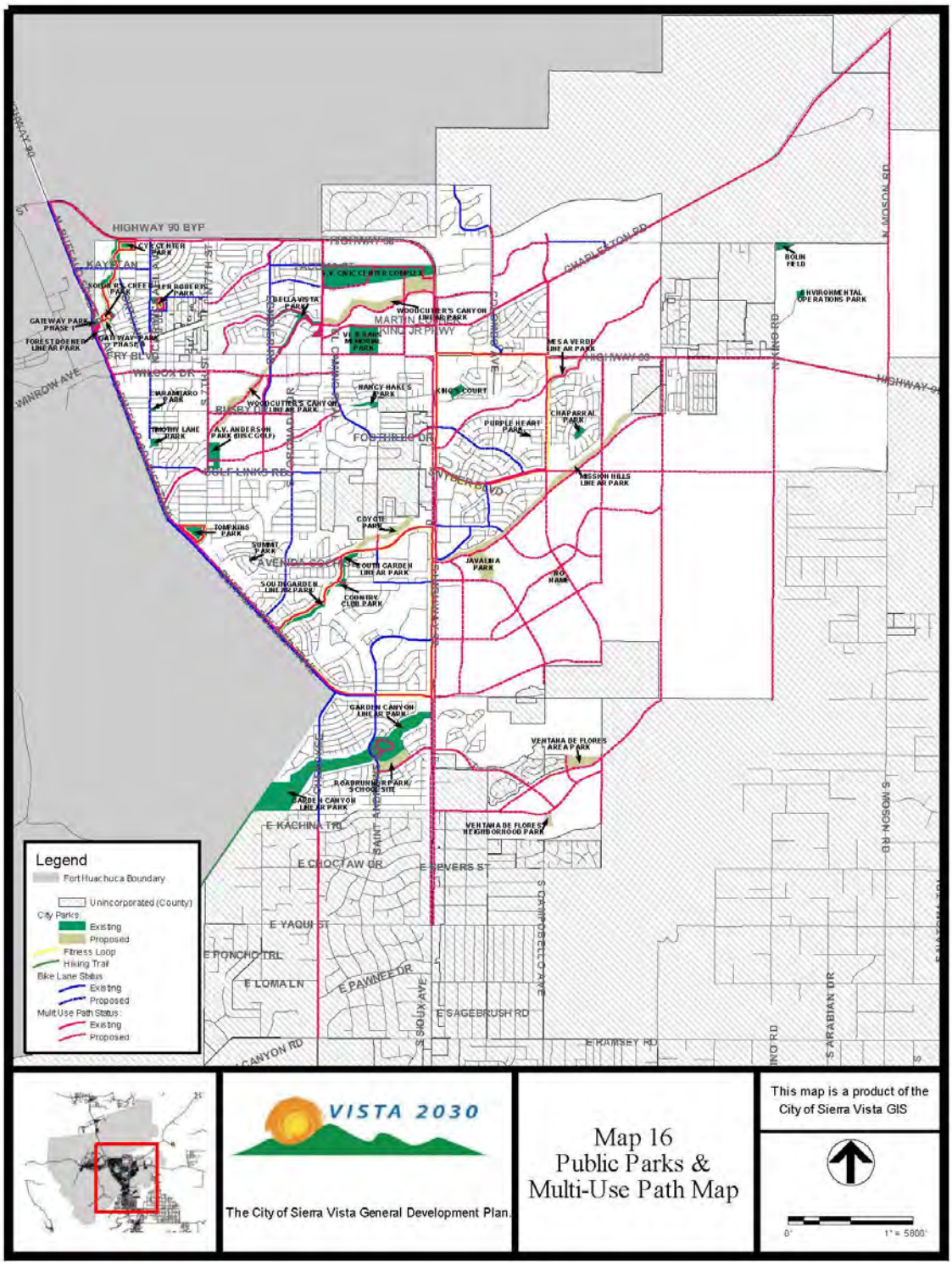
ATTACHMENTS

Map 16, Public Parks and Multi-Use Path Map

REFERENCES

The following references used in this element are City approved documents.

- Appendix C, Open Space Plan and Parks and Recreation Facility Implementation Plan, 2008. Department of Community Development
- Small Parks Master Plan, 2013. Department of Leisure & Library Services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E CHOCTAW DR
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E SAGEBRUSH RD
E HURSEY RD
SAINT ANDREW AVE
S SOUTHWAY AVE
S CAMPOBELLO AVE
CANYON RD
GYM CENTER PARK
KOOSHER'S CREEK PARK
JEFF ROBERTS PARK
GATEWAY PARK PHASE I
GATEWAY PARK PHASE II
FOREST DOE REDI LINEAR PARK
BELLA VISTA PARK
V.F. CIVIC CENTER COMPLEX
WOODCUTTER'S CANYON LINEAL PARK
VETERANS MEMORIAL PARK
MESA VERDE LINEAR PARK
BOLIN FIELD
ENVIRONMENTAL OPERATIONS PARK
CHAPARRAL PARK
PURPLE HEART PARK
MISSION HILLS LINEAR PARK
NANCY HAKES PARK
KING COURT
WOODCUTTER'S CANYON LINEAL PARK
A.V. ANDERSON PARK (DISC GOLF)
TIMOTHY LANE PARK
TOMPKINS PARK
SUMMIT PARK
COYOTE PARK
SOUTH GARDEN LINEAR PARK
COUNTRY CLUB PARK
JAVALINA PARK
GARDEN CANYON LINEAR PARK
ROADRUNNER PARK/ SCHOOL SITE
VENTANA DE FLORES AREA PARK
VENTANA DE FLORES NEIGHBORHOOD PARK
Legend
Fort Huachuca Boundary
Unincorporated (County)
City Parks:
Existing
Proposed
Fitness Loop
Hiking Trail
Bike Lane Status
Existing
Proposed
Multi Use Path Status:
Existing
Proposed
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 16
Public Parks &
Multi-Use Path Map
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Public Facilities, Services, and Public Buildings

Element 11

INTRODUCTION

Public facilities and services are important components of a community's municipal government. To ensure excellent customer service, it is important that public services and facilities keep pace with community growth and expectations. The City currently provides a wide range of services including police, fire, solid waste collection (refuse), recycling, street maintenance, library, recreation, planning, sewer services, and various community development functions. The facilities to support these services must also be developed and upgraded as necessary.

City Hall

BACKGROUND

As the City's population increases, public services also increase in order to maintain the level of service (LOS) standards. In the current economic recession, it is important to note that the desire for public services may exceed available resources. The City seeks to balance necessary services and functions with community expectations.

Over the years, the City has adopted a number of master plans that address specific components of City government, including: the Surface Water Plan, the Wastewater and Sewerage Master Plan, the Airport Plan, the Fire Protection and Emergency Services Master Plan, and Open Space and Recreation Plan.

The list below identifies the services that the City provides.

FIRE

The Sierra Vista Fire Department provides a wide range of services including fire prevention, code compliance checks and inspections, fire suppression, rescue and emergency medical services, and public education and community outreach programs. The community outreach programs include such programs as the Citizens Fire Academy, Child Passenger Safety Program, Patient Information Program, Drowning Prevention Program, EMS Bike Patrol, SVFD Cadet Program, and Smoke Detector Check Program. The Fire Department also conducts a local Holiday Toy Drive.

The City has mutual aid agreements with Fort Huachuca and 26 other emergency service providers from around Cochise County. The Fry Fire District and the Sierra Vista Fire Department are under an automatic aid agreement. The Department continues to implement the Fire Protection and Emergency Medical Services Master Plan, adopted in 1985 and amended in 1998.

The National Fire Protection Association (NFPA) standards will govern future planning for the Fire Department.

The City constructed Fire Station 3 in 2008 to provide more efficient response times for the community. The construction of Fire Station 3 and the purchase of additional equipment and vehicles dropped the Insurance Service Office (ISO) rating for overall response preparedness from 4 to 3, with 1 being the best and 10 the worst.

Lastly, the Tribute Specific Plan area has identified an area for a potential new Fire Station.

POLICE

The Sierra Vista Police Department serves the community with patrol, dispatch, special operations, crime prevention, alarm permits, and animal control services. The Department also operates proactive community programs such as the school resource officer. Appropriate staff resources are integral to the Police Department's basic mission "To Protect and Serve" through "Professional, Proactive, and Innovative" police services.

The Commission on Accreditation of Law Enforcement Agencies (CALEA®) Standards will govern future planning for the Police Department. The Police Department completed all CALEA® assessments in November 2013 and the certification was awarded in the spring of 2014. Certification is the public safety blue print for providing responsive service to our community by using proven public safety national standards for business practices.

A large addition to the Police Station was constructed in 2010. This addition provides increased office space for special operations, dispatch, evidence, computer forensics, judgmental shooting, defensive tactics, and physical fitness. A theater-style training room and an emergency operations command center were also built within the station. The additional space in Special Operations has been advantageous to the Department in that it is not unusual to have federal agents from U.S. Immigration and Customs Enforcement working international and local cases from the Station.

In 2010 the City contracted to install red light and speed cameras at the most dangerous intersections in the City. Historically, in communities where cameras are used there is a 15 to 20 percent reduction in accidents. The red light and speed cameras seem to be not only an enforcement tool but also a safety reminder tool for motorists. Funds generated are primarily allocated to the Cochise County court system.

Police Station

The Police Department has provided many community-wide educational programs on law enforcement and prevention activities. For example, the Department conducts the Citizen's Police Academy and Summer Youth Academy (in 2013, 28 people attended the Citizen's Police Academy and 14 youth attended the Summer Youth Academy), Crime Free Multi-Housing classes to apartment management, and vehicle identity number (VIN) etching.

The Animal Control facility holds several open houses a year to promote animal adoption.

COMMUNITY DEVELOPMENT

The Department of Community Development has three community-oriented divisions—Planning and Zoning, Building Inspections, and Neighborhood Enhancement. Planning and Zoning coordinates the updates to the general plan and the development code along with functions such as current- and long-range planning, zoning, sign permitting, site planning, and subdivision planning. The Building Inspections Division conducts plan reviews, issues building permits, and performs building inspections. The Neighborhood Enhancement Division provides property-nuisance code enforcement, support for neighborhood associations, and provides housing information and services.

> *"The goal of land-use planning is to further the welfare of people and their communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations."*

The American Planning Association states *"that the goal of land use planning is to further the welfare of people and their communities by creating convenient, equitable, healthful, efficient, and attractive environments for present and future generations."* Examples of land use planning include the Open Space Acquisition and Development Plan, the Safe Bicycle and Pedestrian Routes plan, and the Traffic Reduction Plan.

Property-nuisance code enforcement is critical to the appearance of the City and how the City appears is important to economic development and resident satisfaction.

Community Development coordinates community-benefit activities such as SierraVistAbility Day that gathers numerous disability-related organizations to provide information; the Annual West End Fair; and various neighborhood clean-up days. The Department also provides support to the West End Commission and the Commission on Disability Issues (CoDI).

Library (Courtesy of Les Siemans)

LEISURE AND LIBRARY SERVICES

The City Library provides services including access to a collection of books and other materials, reference assistance, interlibrary loan, internet and online

database access, youth reading programs, book discussion programs, and public meeting rooms. The Library also provides many online features such as book renewals, e-book downloads, audio book downloads, and access to the Cochise County Library District online catalog. Finally, the Library hosts a coffee café.

The Library and Leisure Services recently merged, creating the Leisure and Library Services Department. The purpose of this merger was to enhance services to the public.

The department also manages the Teen Center at the Apache Middle School and the Sierra Vista Aquatic Center (The Cove) which offers various aquatic and recreational programs.

In 2012, the City completed a master plan for the future design of the Sierra Vista Civic Center main city complex area that includes the soccer, baseball, and softball fields, as well as the Library, Oscar Yrun Community Center, and the Ethel Berger Center. Also completed in 2012 was the Small Neighborhood Parks master plan that addresses existing conditions and deficiencies and identified improvement needed in parks built before 2010.

The Parks and Recreation Element of this plan further identifies available services and facilities.

PUBLIC WORKS

Public Works includes the Sections of Engineering Services, Wastewater, Transportation Maintenance, Public Services, and Maintenance Services. Public Works provides a wide-range of services including design and review for projects, the Environmental Operations Park operation and maintenance, trash pick-up, a residential recycling program, facility maintenance, street design and maintenance, fleet maintenance, airport management, parks maintenance, and transit operations and maintenance.

The City Transit Center is the first Leadership in Energy and Environmental Design (LEED) certified public facility in Sierra Vista.

The City's recycling program has expanded to include a once a week curbside service. In 2013, Public Works began a glass recycling pilot project. The City also provides free curbside pick-up of yard waste that is then composted in the City's state-of-the art composting facility.

Curbside Recycling Program

The City updated the Section 208 Plan (in 2009 which refines the sewer service boundaries to account for the Tribute Wastewater Treatment Plant. When constructed, the proposed Tribute treatment plant enables (and requires by agreement) the pumping of treated effluent to irrigate the PDS Country Club Golf Course and the Tribute Master Planned Community's common areas (parks, rights-of-way, and commercial areas).

Public Buildings

The attached map identifies the locations of public buildings. Additionally, the City must take into account Americans with Disability Act (ADA) requirements and other professional organization standards when updating, designing, and locating new public buildings.

GOALS AND STRATEGIES

Goal 11-1 Provide high-level of city services and high-quality facilities

Strategies

1. Periodically evaluate all City services and facilities.
2. Coordinate the location of public facilities within new developments.
3. Promote the joint use of public facilities to lessen the need for future buildings.
4. Share City facilities with other governmental organizations, when appropriate.

5. Improve levels of service to ensure appropriate standards are in place.

Goal 11-2 Site new schools in appropriate locations

Strategies

1. Work with developers and the Sierra Vista Unified School District on locations for future school facilities.

Goal 11-3 Deliver high-quality customer service

Strategies

1. Continue providing excellent customer service.
2. Develop a customer service training program for City employees.
3. Conduct surveys as needed to determine customer satisfaction.
4. Improve customer service processes.

Goal 11-4 Advance a business friendly approach to development

Strategies

1. Promote the development process as a partnership between the developer and the City.

Goal 11-5 Incorporate the natural environment, surrounding land uses, and community design standards when locating and developing public buildings and facilities

Strategies

1. Use green building technologies when building new public facilities.
2. When developing new buildings, include the use of native materials and plantings.
3. Require all City facilities meet or exceed ADA standards.
4. Use the Public Art Master Plan when designing and planning buildings and other development on public sites (see Appendix G).
5. Ensure that City buildings meet or exceed the City's Architectural and Design Guidelines.

Goal 11-6 **Responsibly and intentionally create a city that protects neighborhood vitality and improves community and economic development**

Strategies

1. Ensure that development plans consider the natural as well as the built environment.

2. Support land use planning that integrates sustainability values while also addressing growth, expansion, and economic development.

3. Ensure code enforcement efforts keep neighborhoods and business areas attractive and blight-free.

Goal 11-7 **Integrate the Surface Water Plan provisions into designs and construction of improvements and modifications to washes and drainageways**

Strategies

1. Amend the Surface Water Plan to provide updated engineering data.

2. Identify areas within designated flood hazard areas that require analysis for potential removal from the floodplain, and when feasible, pursue removal from the floodplain.

3. Coordinate necessary floodplain updates with the Federal Emergency Management Agency.

Goal 11-8 **Comply with Cochise County's Regional Solid Waste Management Plan**

Strategies

1. Reduce, reuse, and recycle solid waste.

    a. Promote development of cooperative agreements to reduce, reuse, and recycle solid waste materials.

3. Establish integrated waste management programs in cooperation with other jurisdictions.

4. Develop plans and procedures that reduce the use and handling of hazardous materials.

5. Continue to support the Cochise County household hazardous waste recycling program.

6. Consider developing and implementing a “Buy Recycled” program.

7. Implement curbside commercial and multi-family recycling programs.

8. Evaluate additional recycling opportunities for currently unrecyclable plastics and other materials.

9. Evaluate ways to reduce the prevalence of plastic bag litter.

Goal 11-9 Maintain an economical, environmentally safe, and efficient wastewater treatment system

Strategies

1. Update the Wastewater Management and Sewerage Master Plan (Appendix E).

2. Connect existing non-sewered neighborhoods to the sewer system.

Goal 11-10 Provide fire and emergency services protection that meet or exceed the National Fire Protection Association (NFPA) standards

Strategies

1. Identify the Fire Department’s objectives and programs.

2. Continue to involve the Fire Department in land-use decisions that impact fire protection, prevention, and emergency medical services.

3. Ensure there is adequate fire protection and emergency medical service availability for future annexations.

4. Acquire and maintain equipment and facilities to meet NFPA standards.

5. Review requirements for personnel, equipment, and fire stations on an annual basis.

6. Provide community-wide fire and emergency safety education and prevention programs, inspections, and fire code enforcement.

7. Maintain and update the Fire Protection and Emergency Medical Services Master Plan.

8. Pursue collaborative agreements with neighboring departments and providers to enhance service delivery levels.

9. Establish a data collection system that aligns with supporting department accreditation.

Goal 11-11 Provide public safety (police) protection that meets or exceeds the Commission on Accreditation of Law Enforcement Agencies (CALEA®) standards

Strategies

1. Identify the Police Department's goals and objectives for basic police, administrative, and animal control services.

2. Identify future police proactive and innovative services that can be provided to the community.

3. Continue to involve the Police Department in land-use decisions that impact emergency services.

4. Ensure there is adequate police protection availability for future annexations.

5. Acquire and maintain equipment and facilities that meet the CALEA® standards.

6. Provide community-wide educational programs on appropriate law enforcement and prevention activities.

Goal 11-12 Provide quality library services

Strategies

1. Identify the Library's goals and supporting objectives.

2. Involve the Library in land-use decisions that affect library services.

3. Ensure there is adequate library service availability for future annexations.

4. Maintain equipment and facilities according to the community needs.

5. Coordinate with Fort Huachuca to identify and fulfill its library needs.

6. Explore and implement innovative ways to cost-effectively expand library services.

7. Establish a library outreach program.

8. Expand outdoor programming opportunities and spaces.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 D 4 and 5

> *"A public services and facilities element showing general plans for police, fire, emergency services, sewage, refuse disposal, drainage, local utilities, rights-of-way, easements and facilities for them."*
>
> *"A public building element showing locations of civic and community centers, public schools, libraries, police and fire stations and other public buildings."*

ATTACHMENTS

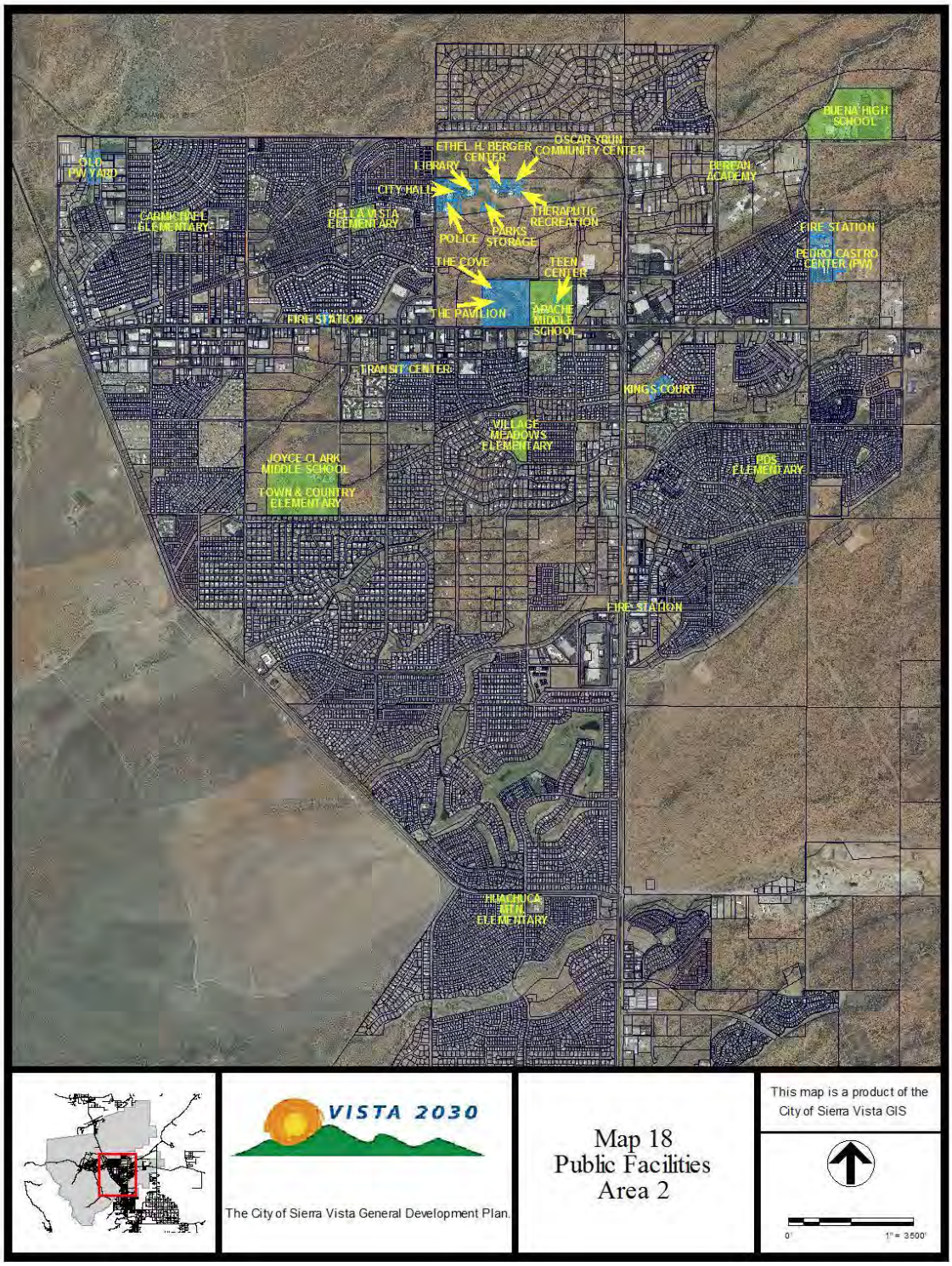
Map 17, Public Facilities Map 1
Map 18, Public Facilities Map 2
Map 19, Public Facilities Map 3

REFERENCES

The following references used in this element are City approved documents.

- Airport Master Plan, 1996, Amended 1997, Amended 2012, Department of Public Works
- Surface Water Plan, 1988, Departments of Community Development and Public Works
- Wastewater Management and Sewerage Master Plan, 1986, Amended 1995, Amended 1999, Department of Public Works
- Fire Protection and Emergency Medical Services Master Plan, 1985, Amended September 1998, Fire Department
- 208 Water Quality Management Plan, 1996, Amended 2009, Department of Public Works

AIRPORT
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 17
Public Facilities
Area 1
This map is a product of the
City of Sierra Vista GIS
0'
1" = 750'


BUENA HIGH SCHOOL
OSCAR YRUN COMMUNITY CENTER
ETHEL H. BERGER CENTER
LIBRARY
OLD PW YARD
CITY HALL
BURGAN ACADEMY
CARMICHAEL ELEMENTARY
BELLA VISTA ELEMENTARY
THERAPUTIC RECREATION
POLICE
PARKS STORAGE
FIRE STATION
PEDRO CASTRO CENTER (PW)
THE COVE
TEEN CENTER
THE PAVILION
APACHE MIDDLE SCHOOL
FIRE STATION
TRANSIT CENTER
KINGS COURT
VILLAGE MEADOWS ELEMENTARY
JOYCE CLARK MIDDLE SCHOOL
TOWN & COUNTRY ELEMENTARY
EDDS ELEMENTARY
FIRE STATION
HUACHUCA 8TH ELEMENTARY
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 18
Public Facilities
Area 2
This map is a product of the City of Sierra Vista GIS
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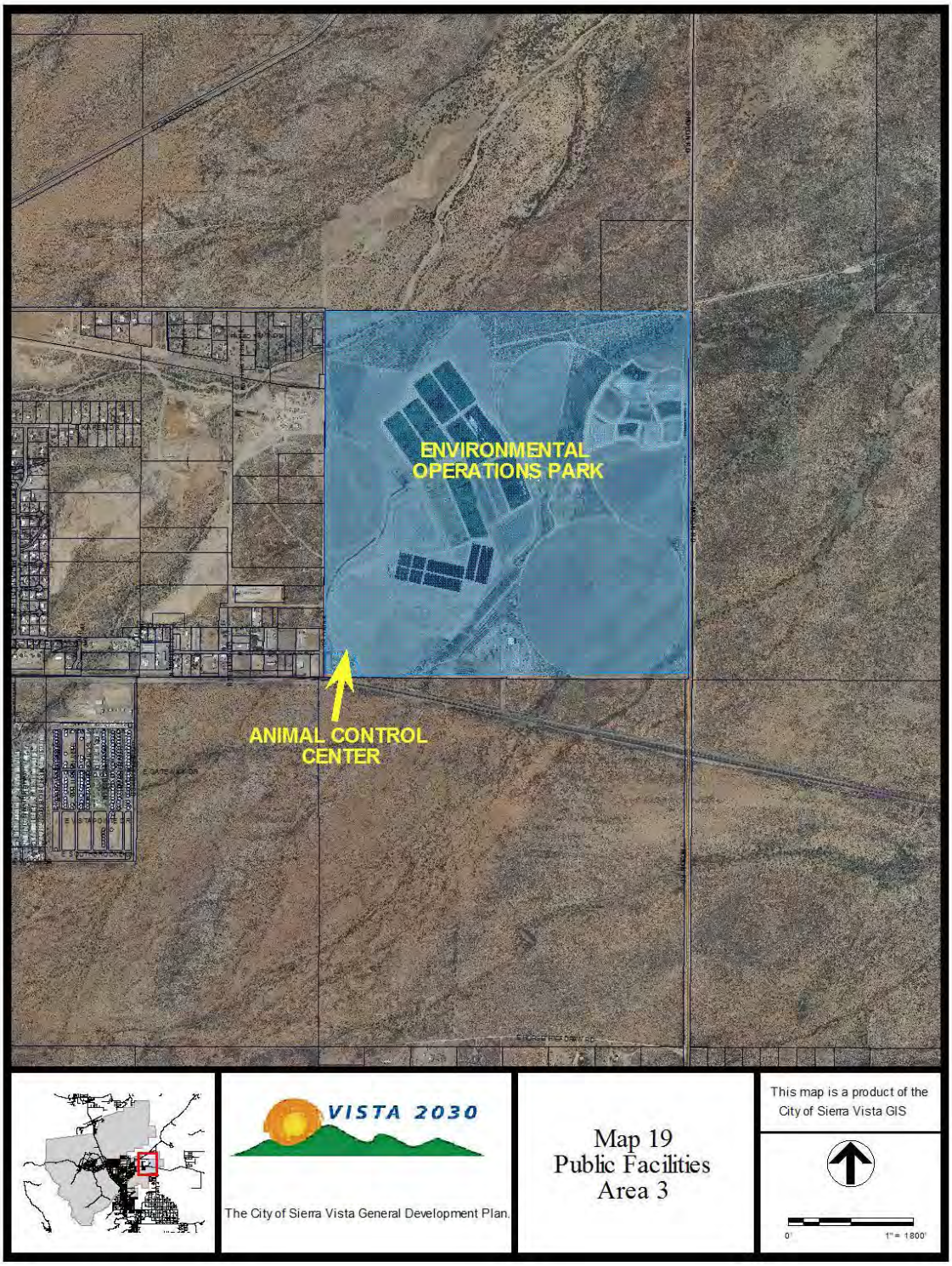
ENVIRONMENTAL
OPERATIONS PARK
ANIMAL CONTROL
CENTER
VISTA 2030
The City of Sierra Vista General Development Plan.
Map 19
Public Facilities
Area 3
This map is a product of the
City of Sierra Vista GIS
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1" = 1800'

Housing and Neighborhoods

Element 12

INTRODUCTION

The City encourages housing availability for all economic sectors and special needs populations.

Sierra Vista strives to enhance the livability by providing clean and safe neighborhoods, promoting walkable neighborhoods, and building people-oriented neighborhoods, for both new and existing areas.

The enabling legislation for this Element states that the element should contain "standards and programs for the elimination of substandard dwelling conditions," and "an identification and analysis of existing and forecasted housing needs."

BACKGROUND

The Arizona Department of Housing and the Drachman Institute (University of Arizona) completed a Housing Assessment and Strategic Plan in August 2008. While the Housing Assessment was the first study conducted since the early 1990s, the Assessment outcomes were consistent with previous studies. For example, the study indicated 53 percent of the housing units are in excess of 20 years old. Another example is that renter-occupied units are at 38.7 percent of the total housing units, which is above the national average (as reported by Bloomberg) of 35 percent; this difference in rental percentages is indicative of the City's transient nature.

Table 4 HOUSING STOCK ACCORDING TO 2000 AND 2010 CENSUS				
	2000 Census		2010 Census	
	2000 Census Numbers	Percent of Housing Stock	2010 Census Numbers	Percent of Housing Stock
Total Units	15,685		19,666	
Owner-Occupied Units	7,417	47.3	9,675	49.2
Renter-Occupied Units	6,779	43.2	7,614	38.7
Total Unoccupied Units	1,489	9.5	2,377	12.1
Built prior to 1950			207	1.1
Built between 1950 and 1959			823	4.2
Built between 1960 and 1969			1,191	6.1
Built between 1970 and 1979			4,051	20.6
Built between 1980 and 1989			4,194	21.3
Built between 1990 and 1999			3,390	17.2
Built between 2000 and 2009			5,608	28.5

Affordable Housing

The Cochise College Center for Economic Research completed and published the *Affordable Rental Housing Study: Sierra Vista, AZ (June 2012)*, which concluded that there is a shortage of affordable rental housing for certain household sizes. The most extreme of the shortages are for studio and one-bedroom units where the demand exceeds supply by approximately 200 for the extremely low-income households (those with 30 percent of the city's median household income). Also, the low-income households (those of 80 percent of the City's median household income) of four or more persons need approximately 120 more units to satisfy the need.

In Sierra Vista, there are approximately 425 Low-Income Housing Tax Credit (LIHTC) apartment units of various sizes and approximately 175 project-based (owned by HUD) Section 8 units (as of 2013). Sierra Vista residents also use approximately 75 percent of the entire Cochise County allotment of Housing Choice Vouchers (Section 8 tenant-based assistance).

Growth

Infill opportunities for new development include State Trust Land and a limited amount of privately owned land. The City has identified that the growth patterns for most new

construction will be to the east, southeast, and northeast; this new construction includes the approved specific plans for The Tribute and Ventana de Flores. (See Land Use Element for additional information).

Homelessness

As of 2013, the City has only one privately run shelter, the Good Neighbor Alliance, for homeless men and families with children. The City has supported this shelter through numerous Community Development Block Grant (CDBG) funding allocations. There are also several organizations and churches that go to the homeless to administer aid.

Housing and Urban Development (HUD)-Funded Housing Programs

Prior to 2014, all HUD funding dispersal to Sierra Vista came through the Arizona Department of Housing (ADOH). Sierra Vista has received biennial CDBG funding and one $300,000 HOME Grant for renovation of owner-occupied homes. Post 2013, Sierra Vista should receive direct allotments of HUD funding. While there are a number of programs available through HUD, the City does not foresee owning public housing or entering the arena to offer project- and tenant-based Section 8 or Veterans Affairs Supportive Housing (VASH) that are currently administered through the Cochise County Housing Authority.

However, the City supports private developers who wish to build LIHTC projects and HUD programs for developers to use including Section 202 Elderly Housing and Section 811 Supportive Housing for Persons with Disabilities. Support cannot be a direct financial contribution, but the City will support these programs by reducing Development Fees, Building Permit fees, and Development Review Processing fees.

GOALS AND STRATEGIES

Goal 12-1 Promote quality affordable rental housing

Strategies

1. Support, through incentives, rehabilitation and reinvestment in existing affordable housing units.

2. Encourage private developers applying for Low Income Housing Tax Credits (LIHTC) by reducing fees.

3. Apply for grant funding for renovation, when appropriate.

4. Encourage new regulations and incentives to permit accessory dwellings.

5. Encourage alternative housing types, such as dense, small lot or multi-family housing.

Goal 12-2 Promote quality affordable owner-occupied housing

Strategies

1. Research inclusionary housing options and promote viable options to local developers.

2. Apply for grant funding to assist in rehabilitation.

3. Support, through incentives, rehabilitation and reinvestment in existing affordable housing units.

Goal 12-3 Improve understanding of property management and maintenance for homeowners and renters

Strategies

1. Continue to provide training on federal and state Fair Housing requirements.

2. Continue to provide literature on the Residential Landlord and Tenant Act, Mobile Home Land and Tenant Act, and various other publications to assist both the residents and landlords.

3. Research and possibly provide training on issues such as basic financial literacy, the Residential Landlord and Tenant Act, and foreclosure information.

4. Research the possibility of providing basic home maintenance courses.

Goal 12-4 Continue enforcing the Neighborhood Enhancement Property Maintenance Program to encourage the quality, safety, and livability of neighborhoods

Strategies

1. Amend the Property Nuisance Codes to reflect the desires of the residents.

2. Continue to support the City's proactive approach to code enforcement that preserves, enhances, and promotes safe neighborhoods.

3. Promote public-private partnerships to monitor the condition of abandoned or vacant buildings to mitigate negative effects on a neighborhood.

4. Enhance response efforts to eliminate graffiti impacts.

5. Educate property owners on the value of maintaining and improving their properties.

6. Offer more neighborhood clean-ups.

Goal 12-5 Revitalize targeted areas

Strategies

1. Install public improvements in targeted areas, where needed, to encourage and strengthen rehabilitation and redevelopment activity.

2. Develop program measurements and evaluation criteria as part of an area's revitalization planning process.

3. Continue the City's commitment to revitalize and redevelop the West End.

4. Support economic development efforts in targeted areas with public improvements to community facilities when needed.

Goal 12-6 Build strong neighborhoods

Strategies

1. Apply community infrastructure, as needed, to build strong neighborhoods.

2. Develop health impact assessments (HIA) as needed to build strong neighborhoods.

3. Construct curbs, gutters, and sidewalks in neighborhoods where needed.

4. Apply for grant funding to assist community groups and constructing infrastructure.

5. Establish clear neighborhood zoning and design standards to encourage walkability.

   a. Amend the Development Code to encourage construction of walkable and pedestrian-scaled neighborhoods.

   b. Retrofit existing neighborhoods, as funding allows, with walkable and pedestrian-scaled infrastructure.

   c. Construct ADA ramps where needed.

> *"Visitability" is a growing trend nationwide. The term refers to housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers.*
>
> *A house is visitable when it meets three basic requirements:*
>
> - *one zero-step entrance.*
> - *doors with 32 inches of clear passage space.*
> - *one bathroom on the main floor you can get into in a wheelchair.*

6. Continue retrofitting neighborhoods with multi-use paths and parks.

7. Promote public-private partnerships to monitor the condition of abandoned or vacant residential homes or commercial buildings to mitigate negative effects on the neighborhoods.

Goal 12-7 Safeguard the condition and quality of the housing stock in order to maintain attractive and livable neighborhoods

Strategies

1. Maintain and update, as necessary, the City's development standards to encourage quality development.

2. Promote physical design, building structure, lot layout relationships, and landscaping opportunities between existing and new housing construction to help new developments complement the surrounding neighborhoods.

3. Integrate sustainable building practices like solar and water conservation into new housing design and housing renovations.

Goal 12-8 Increase housing choices that serve all age groups and needs

Strategies

1. Support polices and techniques, including but not limited to, universal home design, *Visitability* design, or Aging-In-Place designs that provide

housing opportunities to meet the unique needs of the elderly and disabled.

2. Provide incentives to builders and homeowners that proactively build or retrofit residences to meet *Visitability* standards.

3. Promote elderly and assisted care facilities in neighborhoods and create connections between residential developments that promote opportunities for aging in place and continuum of care for the elderly.

4. Seek opportunities to locate housing for those citizens with special needs near transportation services to make mobility easier.

5. Support agencies and organizations that provide shelter, housing, and services to the "hard to house" vulnerable populations, including ex-offenders and homeless.

6. Actively participate in identifying regional partners and solutions for those special needs that may be most appropriately addressed at the regional level.

Goal 12-9 Develop High-Quality Housing Developments

Strategies

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.

2. Require that options be offered for sustainable building practices like solar and water conservation with new housing design and housing renovations.

3. Create links between housing and adjacent uses, including but not limited to, senior centers, childcare centers, preschools, youth centers, and other community facilities to provide opportunities for intergenerational connections.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 E 6

> *"A housing element consisting of standards and programs for the elimination of substandard dwelling conditions, for the improvement of housing quality, variety and affordability and for provision of adequate sites for housing. This element shall contain an identification and analysis of existing and forecasted housing needs. This element shall be designed to make equal provision for the housing needs of all segments of the community regardless of race, color, creed or economic level."*

ATTACHMENTS

None

REFERENCES

City of Sierra Vista Housing Assessment and Strategic Plan, 2008

Redevelopment and Infill Development

Element 13

INTRODUCTION

Redevelopment and infill opportunities exist within the City's current urban boundaries; however, infill and redevelopment are primarily focused in the older areas of the City such as the City's West End. The City recognizes the importance of redeveloping dilapidated or underused buildings and encourages infill development projects where existing infrastructure is already developed or will be improved by new development. Redevelopment often removes blighted, vacant, or underused buildings and infill development uses vacant parcels of land in developed areas using existing infrastructure, such as roads and sewer lines. Infill development avoids extending infrastructure that requires additional public resources for maintenance.

West End entryway monument walls

BACKGROUND

Since 1996, the West End of Sierra Vista has been the focus of revitalization and redevelopment efforts. Through aggressive policies, a supportive City Council, and the direction of resources revitalization efforts have been successful. City Council approved the *Fry Boulevard: West End, Conceptual Streetscape Master Plan* and the *West End Development Guidebook* was created in 2011 to help minimize development challenges by providing a clear framework for developing property on the West End. Community Development Block Grants (CDBG) are often used to assist with revitalization projects. The City provides funding for the West End revolving loan

fund, administered by the Economic Development Foundation, to improve appearance of business facades. See Attachment 13-1 for a west side boundary map.

As the community continues to age, other areas outside of the West End may require attention to encourage and support infill and redevelopment.

Infill Incentive District Policy

The City Council approved the Infill Incentive District Policy in 2005. State law authorizes the City to establish infill incentive districts where specific criteria are satisfied. The policy is applied to encourage redevelopment and infill development on the West End of Sierra Vista and Cloud Nine Mobile Home Park. Since 2005, incentives have encouraged the redevelopment of properties and include relief or flexibility from Development Code requirements and reduction in permit fees. The use of the Infill Incentive District involves a negotiation process in which the City ensures that the development positively contributes to the community.

GOALS AND STRATEGIES

Goal 13-1 Maintain, improve, and revitalize older areas of the community

Strategies

1. Identify properties offering a redevelopment or infill opportunity.
2. Improve necessary infrastructure in redevelopment areas.
3. Pursue cooperative redevelopment partnerships with Cochise County.
4. Consider redevelopment needs in capital improvement planning.
5. Pursue financial commitments from private entities for redevelopment projects.
6. Offer incentives for private development within redevelopment areas.
7. Support community events such as the West End Fair.
8. Seek federal and state funding assistance or grants for renovation, revitalization, and redevelopment projects.

Goal 13-2 Promote the Infill Incentive District Policy

Strategies

1. Encourage redevelopment by supporting efforts and developing partnerships with various agencies including the City's Economic Development Office, Economic Development Foundation, and Cochise College Small Business Development Center.

2. Encourage and educate land development professionals, such as real-estate professionals, of the value of the Policy.

3. Continue ongoing efforts to obtain grant and other funding for infill incentive areas.

Goal 13-3 Promote the adaptive reuse of buildings

Strategies

1. Identify buildings that qualify for adaptive reuse by determining if the existing structure and layout is suitable for renovation.

2. Identify historically or architecturally significant buildings.

3. Identify the challenges of updating older buildings to current code compliance.

4. Incentivize the adaptive reuse of buildings.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-9 D 4

> *"A conservation, rehabilitation and redevelopment element consisting of plans and programs for:*
> *(a) The elimination of slums and blighted areas.*
> *(b) Community redevelopment, including housing sites, business and industrial sites and*
> *public building sites.*
> *(c) Neighborhood preservation and revitalization.*
> *(d) Other purposes authorized by law."*

ATTACHMENTS

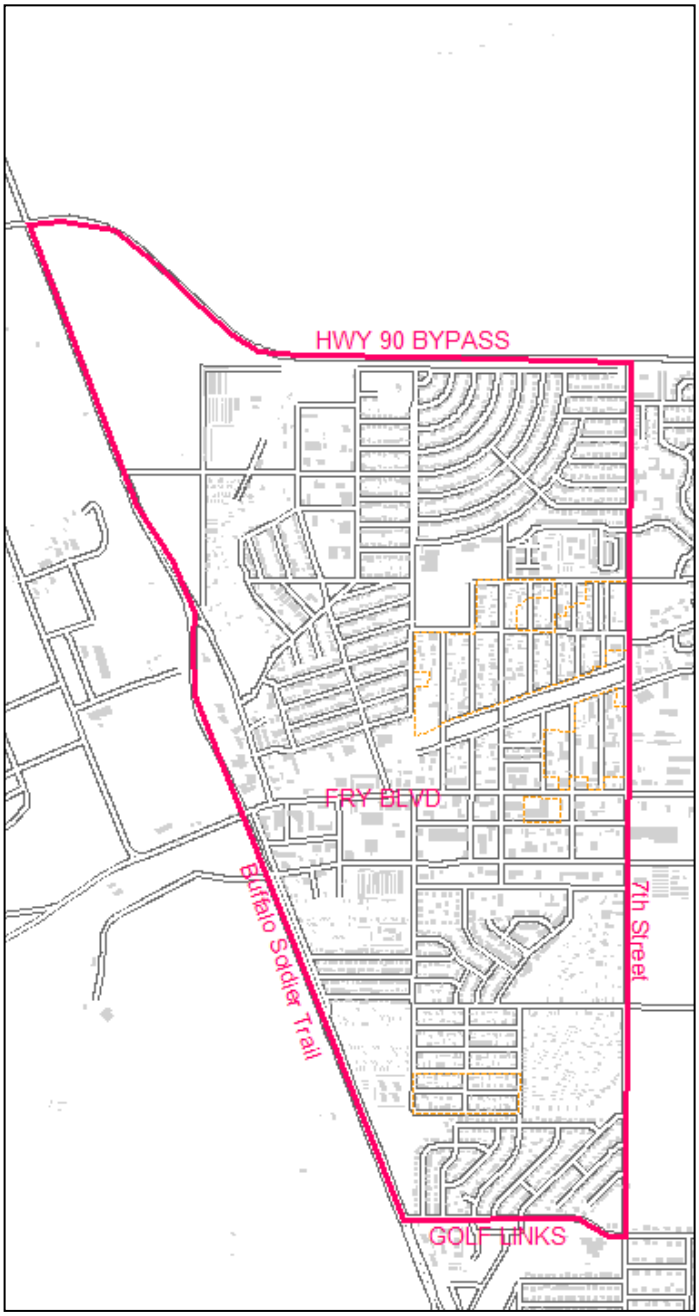
Map 20, Infill Incentive District Policy Areas

REFERENCES

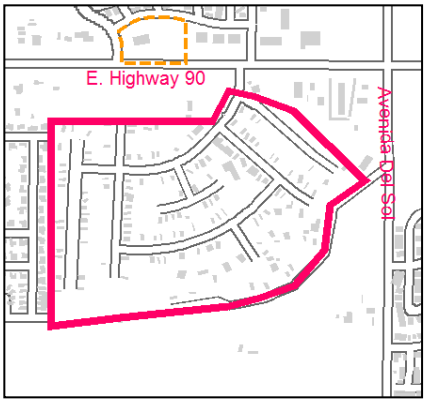
The following references used in this element are City approved documents.

- West End Development Guide book, March, 2011, Department of Community Development
- Fry Boulevard: West End, Conceptual Streetscape Master Plan, June, 2008, Department of Community Development
- Infill Incentive District Policy, June 2005, Department of Community Development
- The West Sierra Vista Master Plan, May 10, 2001, Department of Community Development

Infill Incentive District Policy Areas
Map 20



West End Boundaries



Cloud Nine Mobile Home Park

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Safety
Element 14

INTRODUCTION

There are both natural and human-caused hazards: natural hazards include floods, severe weather, wildland fires, earthquakes, and drought. Human-caused hazards include hazardous material incidents, accidents, and terrorism.

BACKGROUND

The City's Emergency Response and Recovery Plan, adopted in 1998, established how the City will respond to emergencies and disasters. The purpose of this plan is to provide for effective, comprehensive emergency management within the City of Sierra Vista by using existing governmental organization and resources to the maximum extent possible.

The Emergency Response and Recovery Plan (1) seeks to mitigate the effects of a hazard, (2) prepares measures to take to preserve life and minimize damage, (3) identifies response during emergencies and major disasters and provides necessary assistance, and (4) establishes a recovery system in order to return the community to its normal state.

GOALS AND STRATEGIES

Goal 14-1 Mitigate or minimize the impacts of a disaster

Strategies

1. Biennially update and prioritize the City's portion of the County's Hazard Mitigation Plan.

2. Ensure mitigation measures are consistent with Cochise County and the state of Arizona requirements.

3. Continue to educate the public on hazard mitigation issues and public awareness of potential hazards.

4. Maintain, update, and upgrade the Emergency Response and Recovery Plan.

5. Conduct annual training on the Emergency Response and Recovery Plan.

6. Encourage coordination and exchange of disaster and safety information and resources between appropriate governmental and private agencies.

7. Construct buildings that adhere to the most current building codes.

8. Conduct inspections and stabilize or demolish damaged structures immediately following an emergency.

9. Locate critical facilities away from areas of significant, identified hazards.

10. Identify and mitigate potential flooding hazards.

11. Maintain current Federal Emergency Management Agency (FEMA) flood hazard data.

12. Coordinate with appropriate governmental and private agencies to minimize dangers from hazardous materials.

13. Develop public awareness programs on natural and man-made hazards and ways of minimizing the effects of these disasters.

14. Develop programs to train volunteers to assist public safety personnel during and after disasters.

15. Work with appropriate state and county agencies to establish specific hazardous material truck routes through the City.

STATE LAW REQUIREMENTS

Arizona Revised Statutes, Section 9-461.05-E8

> *"A safety element for the protection of the community from natural and artificial hazards including features necessary for such protection as evacuation routes, peak load water supply requirements, minimum road widths according to function, clearances around structures and geologic hazard mapping in areas of known geologic hazards."*

ATTACHMENTS

None

REFERENCES

The following references used in this element are City approved documents.

- Emergency Response and Recovery Plan- November 2008
- Cochise County Multi-Jurisdictional Hazard Mitigation Plan, 2012

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Economic Development

Element 15

INTRODUCTION

Economic development is important to the future of Sierra Vista and the region. Policies and objectives must be carefully coordinated in order to promote desirable types of economic development.

Sierra Vista's economy is largely dependent on Fort Huachuca. While working to foster this economic relationship, the City must also seek to diversify and encourage non-military related business and industry. At the same time, environmental impacts must remain a paramount concern in order to maintain the quality of life presently enjoyed by City residents. The City's close proximity to Mexico is an opportunity to support local businesses and the City's retail sales tax base. Mexico is an emerging market and opportunities will be explored by creating local community economic development partnerships.

In the spring of 2013, City Council created the "*Strategic Leadership Plan for FY2014 through FY 2016; Our Future Vistas.*" The vision of that plan identifies key strategic focus areas that describe where and how available resources are used in implementing the Sierra Vista vision over the next 20 years. The *Strategic Leadership Plan* identifies economic development as a critical element.

The *Plan for Prosperity: An Economic Development Framework for the City of Sierra Vista* is a plan created for the City Council which outlines a strategic framework for accomplishing defined goals. The consultant writing the plan interviewed members of the business community, civic leaders, organizations, young people, and anchor institutions who provided valuable input to the Plan.

BACKGROUND

In the past, the City relied on many community partners to provide the functions of economic development including the Sierra Vista Economic Development Foundation, the Sierra Vista Chamber of Commerce, the SouthEastern Arizona Governments Organization, Cochise College Center for Economic Research, Huachuca 50, and others. While those partnerships are important, it has been the input from the *Plan for Prosperity's* participants that clearly pointed to the City as the primary leadership for all economic development within its boundaries.

Fort Huachuca is headquarters for the U.S. Army Intelligence Center of Excellence and School, as well as the Army Communications Command and Army Electronic Proving Council. Additionally, Libby Army Airfield affords testing sites and controlled airspace. Sierra Vista Municipal Airport is a general aviation airport co-occupying the runways of Libby Army Airfield and serves the entire southeast portion of Arizona. The Sierra Vista Municipal Airport Master Plan, adopted in 2013, evaluates current aviation demand and analyzes future demand and growth capabilities.

The impact of Fort Huachuca's operation totals more than two billion dollars annually with more than 10,000 military, employed civilians, and defense contractors that include companies on the Fortune 500 list. However, the downturn in the economy, coupled with the wind-down of two wars, sequestration, and changes in military travel policies have taken a toll on the community and its economic base. The *Plan for Prosperity* acknowledges the high importance of the installation, while emphasizing the need to diversify the economic base of the community.

Other key economic drivers and primary job creators in the area include the Border Patrol, the Sierra Vista Regional Hospital, the University of Arizona Sierra Vista, Cochise College, the Sierra Vista Unified School District, and the many high-technology firms located in the area.
The *Plan for Prosperity* focuses on the eight main goals and the objectives that promote the growth and expansion of a strong regional economic base while collaborating with employers and institutional anchors to improve the quality of life, workforce readiness, and economic vitality within the City. Underemployment is also a consideration for military spouses, and others, in the area.

GOALS AND STRATEGIES

Goal 15-1 Update the *Plan for Prosperity* every five years

Goal 15-2 **Actively promote the growth and expansion of a strong and diverse regional economic base while collaborating with employers and educational organizations to improve the quality of workforce readiness and economic development.**

Strategies

1. Assume the leadership role in developing, overseeing, and implementing a collaborative strategy to coordinate economic development efforts within the community.

2. Elevate Sierra Vista's economic development competitiveness.

3. Expand the City's leadership and investment in economic development.

4. Retain and grow the City's existing economic drivers.

5. Identify ways in which the City and stakeholders can improve effectiveness in helping to retain and expand missions on Fort Huachuca as well as other federal operations.

6. Re-affirm and support the Huachuca 50 as the lead organization responsible for this initiative.

7. Engage area employers in identifying short- and long-term educational needs as well as resources, tools and other assets that will support and enhance the existing business base.

8. Strengthen the foundations for industries and jobs of the future.

9. Identify ways in which retail, business, and tourism with Mexico can benefit and expand the City's economic base.

10. Capitalize on Sierra Vista's business, cultural, retail, and natural attractions and its proximity to the Arizona-Mexico border.

11. Develop and implement ways in which visitor attraction to the City of Sierra Vista can be improved.

12. Re-energize Sierra Vista's tourism program with increased funding and focus on building new partnerships to attract more visitors.

13. Identify infrastructure improvements that could position the City more advantageously for future business attraction and expansion

14. Invest in critical City assets.

15. Provide high-speed internet connectivity in all public facilities.

Goal 15-3 Encourage opportunities for a diverse economy

Strategies

1. Formulate and monitor proactive and measureable economic development plans and strategies.

2. Support educational institutions to increase skill or education levels of the work force.

3. Support development of financing methods and incentives with other agencies to promote expansion of existing businesses and industries.

4. Support efforts to development methods with other agencies that increase new employment opportunities.

5. Encourage educational, industrial, and business institutions to develop partnerships that provide job training programs.

6. Support incentives to agencies and institutions generating job opportunities for residents that are economically and physically disadvantaged.

7. Encourage recruitment of quality high-tech companies.

Goal 15-4 Make certain that private development is consistent with the City's environmental goals and concerns

Strategies

1. Work to retain and diversify existing environmentally friendly business and industry.

2. Recruit and encourage the development of environmentally sensitive business and industry.

Goal 15-5 Make Sierra Vista the hub of tourist activities in southeastern Arizona

Strategies

1. Support eco-tourism events and activities.
2. Continue to market the historical, cultural, and environmental aspects of the region.
3. Expand conference facilities.
4. Encourage travel-related activities through on-going marketing efforts.

STATE LAW REQUIREMENTS

None

ATTACHMENTS

None

REFERENCES

The following references used in this element are City approved documents.

- *Plan for Prosperity: An Economic Development Framework for the City of Sierra Vista*, Prepared by IO INC, May 2013

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Arts, Humanities, and Cultural Activities

Element 16

INTRODUCTION

Arts, humanities, and culture are aspects of the community that contribute to its vitality, uniqueness, and quality of life. This Element addresses ongoing and future needs of the community for art, arts events, cultural programs, and facilities. A variety of groups, organizations, and commercial enterprises exist that focus on arts and cultural activities. In some cases, there is need for better coordination, sustainable funding, and sharing of facilities.

BACKGROUND

In the early 1990s, the City Council adopted *Art Vista: a Public Arts Master Plan*. Examples of public art include the bronze children statues at the entrance to the City's Aquatic Center (the Cove), the bronze bas-relief (at the Library), and murals painted on water tanks such the City's animal shelter. The Arts and Humanities Commission continues to work to further the arts, humanities, and cultural activities in the community. In 2013, the City conducted a public input process for the 9/11 Memorial at Fire Station 3 located on Giulio Cesare Avenue.

Public and private facilities for Arts, Humanities, and Cultural activities include the Buena High School Performing Arts Center, the City's Centennial Pavilion, and Veterans Memorial Park. Sierra Vista has one museum, and the Henry Hauser Museum located in the Ethel Berger Center. Area facilities include the Fort Huachuca Museum, the Arizona Folklore Preserve, Carr House, Brown Canyon Ranch, San Pedro House, and Coronado National Memorial.

Events in the area include the annual Art in the Park, annual Cars in the Park, Southwest Wings Festival, community choral, symphony, and theater.

The following goals, policies, and objectives further refine and expand initiatives for arts, humanities, and cultural activities in the community.

GOALS AND STRATEGIES

Goal 16-1 Create an environment where arts, humanities, and cultural activities flourish

Strategies

1. Provide incentives to promote incorporation of art displays in commercial developments.
2. Establish criteria and procedures for selection of art objects in public places.
3. Support collaborations for public and private arts and cultural organizations.
4. Develop joint agreements for use of facilities between agencies and organizations.
5. Provide opportunities for access to the arts by all persons.
6. Plan infrastructure upgrades, as funding becomes available, for arts, humanities, and cultural activities.
7. Incorporate art, as funding becomes available, to improve the aesthetics of infrastructure.

STATE LAW REQUIREMENTS

None

ATTACHMENTS

None

REFERENCES

The following references used in this element are City approved documents.

- *Art Vista:* A Public Arts Master Plan, 1991

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Urban Design

Element 17

INTRODUCTION

The community of Sierra Vista enjoys a beautiful natural setting surrounded by the Huachuca Mountains on the west and south, the San Pedro River Valley to the east, and nearby mountain ranges across the valley. While no central theme of urban design has evolved in Sierra Vista, the below listed urban goals and strategies will promote both orderly and aesthetic diversity.

In April 2009, the City Council adopted Architectural and Design Guidelines as an appendix to the General Plan. The guidelines are very flexible and allow creativity on the part of architects and site designers. Although the guidelines are flexible, compliance with the guidelines is mandated under Development Code Article 151.20. The review process is administrative and incorporated into the site design process.

Building, North Garden Avenue

BACKGROUND

Sierra Vista originally came into being as a support town for Fort Huachuca. The City does not benefit from an "established downtown," rather, the City is defined by two primary, linear commercial strips, Fry Boulevard and State Route 92. While there are numerous examples of high-quality architecture throughout the City, the linear development patterns create design challenges.

Since the Guidelines were adopted, the newly constructed commercial buildings better reflect the community's desire for high-quality development. While there are many attractively designed buildings constructed prior to the adoption of the Guidelines, the level of consistent quality is now generally higher.

During the City's "Dream Your City" visioning process, numerous comments were made relating to establishment of a town center. In the 2013 City Council Strategic Leadership Plan, an objective was formulated that requires the creation of a "concept plan" for the development of a Town Center (variously described in the *Dream Your City* visioning process as a "downtown", a "central plaza", or a "heart"). The lack of a *downtown center* reflects the linear growth patterns noted above and acknowledges the City is lacking in this most fundamental of urban design features.

GOALS AND STRATEGIES

Goal 17-1 Make Sierra Vista a city distinguished by its orderly and aesthetic-character

Strategies

1. Promote architectural and site design and materials that complement the topography, views, and other natural features.

2. Encourage architectural design that is in keeping with a regional southwestern appearance while allowing for creative interpretation and designs, when appropriate.

3. Site and orient buildings with consideration to the pedestrian and vehicular components of a street.

4. Integrate pedestrian considerations in all development.

5. Incorporate street furniture and landscaping, where possible, that complement the pedestrian network and adds to the city aesthetic.

6. Encourage the location of off-street parking facilities to the rear and sides for new structures (when the street-side views of the buildings are attractive and present a "front-façade" appearance and feel).

7. Require appropriate landscaping and setbacks as a condition of residential, commercial, and industrial subdivision and site plan approval.

8. Vary the scale and nature of mature landscape materials as appropriate to the site, structure, and signage.

9. Require lighting and signage that does not pollute the night sky and adjoining properties.

10. Insure that commercial lighting has no negative effect on vehicular traffic.

11. Review and update the Architectural and Design Guidelines to ensure they are adapting to changing community desires and technology.

12. Reduce the visual clutter created by signs and billboards along major roads.

13. Require that the installation of new utility lines, and the retrofit of existing utility lines, be placed underground, whenever feasible.

Goal 17-2 Develop a cohesive urban character that makes Sierra Vista a community unto itself

Strategies

1. Develop the City through cohesive urban design.

2. Continue constructing pedestrian-friendly neighborhoods that promote a healthy lifestyle via the development of wide sidewalks, subdivision interconnection, and access to multi-use paths and parks.

3. Pursue creating signed, landscaped, and planned land-use gateways at the four primary vehicular entrances into the City that reflect the urban character of Sierra Vista (State Route 90, State Route 90 East, State Route 92, and Charleston Road).

    a. Create a regional gateway overlay district in coordination with Cochise County.

Goal 17-3 Provide a variety of housing types

Strategies

1. Encourage land use changes that will facilitate the greatest amount of variety in housing types.

2. Continue encouraging private developers who are pursuing funding to provide affordable housing.

Goal 17-4 Develop a Town Center

Strategies

1. Prepare a concept plan identifying design parameters, location, and development options.

2. Work with the public to refine the concept plan.

3. Acquire land.

4. Implement plans to develop a town center.

STATE LAW REQUIREMENTS

None

ATTACHMENTS

None

REFERENCES

The following references used in this element are City approved documents.

- Architectural and Design Guidelines, April, 2009, VISTA 2030 Appendix Q

History of Appendices

The following appendices are included in VISTA 2030 with its adoption.

Appendix A **<u>Housing Plan: Sierra Vista Housing Needs Study; Housing Goals and Strategies</u>.**
Responsible Department: Department of Community Development

Resolution 3211	June 9, 1994. *Amended VISTA 2000 by adding the "Sierra Vista Housing Needs Study" and the "Housing Goals and Strategies" as the housing plan appendix.*
Resolution 2007-122	August 9, 2007. *Implemented the completion of the City of Sierra Vista Housing Assessment & Strategic Plan. This document replaced the original Housing Plan.*

Appendix B **<u>Airport Master Plan</u>.**
Responsible Department: Department of Public Works

Resolution 2316	October 12, 1989. *Adopted Airport Master Plan by Coffman and Associates as Appendix O to the VISTA 2000.*
Resolution 3550	February 8, 1996. *Adopted the 1995 version of the Airport Master Plan by Coffman and Associates as Appendix B to the VISTA 2010*.
Resolution 3800	May 22, 1997. *Amended the Airport Master Plan, Appendix B, VISTA 2010, changing the alignment of Taxiway D.*
Administrative	2002. *Administratively amended.*
Resolution 4804	July 25, 2002. *Adopted the 2002 version of the Airport Master Plan by Coffman and Associates as Appendix B to VISTA 2010.*

Resolution 2013-026	April 25, 2013. *Approved the 2014 version of the Airport Master Plan by Coffman and Associates.*

Appendix C **<u>Open Space and Recreation Plan</u>**

Responsible Department: Department of Parks and Leisure Services

Resolution 1661	November 26, 1985. *Amended Section 6 of the VISTA 2000 by adopting Open Space and Recreation Concept Plan.*
Resolution 3578	March 28, 1996. *Adopted amendments to Appendix C, of the VISTA 2010. Provided an Open Space Plan and updating the Parks and Recreation Plan.*
Resolution 4196	May 28, 1999. *Amended the Parks and Recreation Plan, Appendix C of the VISTA 2010. Amendment included the Len Robert, Domingo Paiz, and Soldier's Creek Parks*
Resolution 2008-030	February 28, 2008. *Amended the Public Parks & Multi-Use Path Plan. Defined and categorized City parks as Neighborhood, Community, Linear, Large, Linear, Multi-Use Path, and Sports/Recreation Facility.*

Appendix D **<u>Surface Water Plan</u>**

Responsible Department: Department of Community Development and Department of Public Works

Resolution 2083	March 24, 1988. *Adopted the Surface Water Plan as Appendix F of the VISTA 2010.*

Appendix E **<u>Wastewater Management and Sewerage Master Plan</u>**

Responsible Department: Department of Public Works

Resolution 1670	December 12, 1985. *Amended Section 4 of the VISTA 2000 by adding the Sierra Vista Sewer Master Plan.*
Resolution 1941	May 14, 1987. *Amended Appendix E of the VISTA 2000 by redefining the Pueblo del Sol interception and the addition of the Golden Acres interceptor.*

Resolution 3393	April 13, 1995. *Amended Appendix E of VISTA 2010 by updating build-out densities and redefining the basins for the Pueblo Del Sol and Golden Acres sewer interceptors.*
Resolution 4242	July 23, 1999. *Amended Appendix E of VISTA 2010 by updating build-out densities and redefining the basins for the Pueblo Del Sol and Golden Acres sewer interceptors*

Appendix F **<u>Art Vista: A Public Arts Master Plan</u>**

Responsible Department: Department of Parks and Leisure Services

Resolution 2727	November 7, 1991. *Amended VISTA 2000 by the addition of "Art VISTA, A Public Art Master Plan for Sierra Vista" as Appendix L.*

Appendix G **<u>Capital Improvement Plan</u>**

Responsible Department: City Manager's Office
Adopted annually with the City Budget

Appendix H **<u>County Club Estates Specific Plan</u>**

Responsible Department: Department of Community Development

Ordinance 974	March 25, 1995. *Adopted Country Club Estates Specific Plan as Appendix I to the VISTA 2010.*
Ordinance 1026	February 27, 1997. *Amended the Country Club Estates Specific Plan Appendix I, VISTA 2010. Set the minimum parking standards for a private recreational facility in the Winterhaven subdivision at 16 spaces.*
Ordinance 1075	September 24, 1998. *Amended the County Club Estates Specific Plan, Appendix I, VISTA 2010. Amended the original plan by substituting a new plan*.
Ordinance 2003-016	September 11, 2003. *Amended the Country Club Estates Specific Plan, Appendix I, VISTA 2020. Included Winterhaven and Coronado Crossings subdivisions.*

Appendix I **<u>208 Water Quality Management Plan with Amendments</u>**
Responsible Department: Department of Public Works

Resolution 3515 December 14, 1995. *Amended VISTA 2010 by adding Appendix J, the 208 Water Quality Management Plan with amendments.*

Resolution 2009-022 February 12, 2009. *Amended VISTA 2020, Appendix J, by amending the 208 Plan .*

Appendix J **<u>Veteran's Memorial Park Master Plan</u>**
Responsible Department: Department of Parks and Leisure Services

Resolution 4122 December 10, 1998. *Amended VISTA 2010 by adding Appendix K, a New Veterans Memorial Park Master Plan.*

Appendix K **<u>Sierra Vista Public Transit System Three-Year Transit Plan Update</u>**
Responsible Department: Department of Public Works

Resolution 4120 June 24, 1999. *Amended VISTA 2010 by adding Appendix L, the Sierra Vista Public Transit System Three-Year Transit Plan Update.*

Administrative 2008. *Plan administratively updated.*

Administrative 2014. Short Range Transit Plan administratively adopted.

Appendix L **<u>West Sierra Vista Master Plan</u>**
Responsible Department: Department of Community Development

Resolution 4545 March 22, 2001. *Amended VISTA 2010 by adding the West Sierra Vista Master Plan as Appendix M.*

Appendix M **<u>The Tribute Specific Plan</u>**
Responsible Department: Department of Community Development

Ordinance 2006-015 July 13, 2006. *Amended VISTA 2020 by adding Appendix O, The Tribute Specific Plan.*

Appendix N **<u>Ventana de Flores Specific Plan</u>**
Responsible Department: Department of Community Development

Ordinance 2007-015 September 13, 2007. *Amended VISTA 2020 by adding Appendix P, the Ventana de Flores Specific Plan.*

Appendix O **<u>Architectural and Design Guidelines</u>**
Responsible Department: Department of Community Development

Resolution 2009-108 June 25, 2009. *Amended VISTA 2020 by adding Appendix Q, Architectural and Design Guidelines.*

Appendix P **Safe Bicycle and Pedestrian Routes Plan**
Responsible Department: Department of Community Development

Resolution 2011-135 November 17, 2011. *Amended VISTA 2020 by adding Appendix R, Safe Bicycle and Pedestrian Routes Plan.*

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Glossary

A

Acre
A measure of land containing 43,560 square feet.

Acre Feet
A volume of water 1-foot deep covering an acre of land that consists of 325,851 gallons.

Americans With Disabilities Act (ADA)
1990 Federal legislation specifying provisions to be made in the design or redesign of buildings, parking, and outdoor areas to remove barriers for persons with disabilities and guaranteeing equal opportunity in public accommodations, transportation and government services.

Annexation
The incorporation of land area into an existing community with a resulting change in the boundaries of that community.

Aquifer
A geologic formation, group of formations, or a part of a formation that is water bearing. A geological formation or structure that stores or transmits water, or both, such as to wells and springs. An underground layer of porous rock, sand or gravel containing large amounts of water.

Aquifer Recharge Area
A recharge area is an area that allows water to enter the aquifer. The area is particularly vulnerable to any pollutants that could be in the water. If pavement is constructed over this area, less water can enter the aquifer.

Arterial Roadway
A street designated on the Traffic Circulation Plan whose primary function is to carry traffic between and through major traffic generators.

B

Best Management Practices (BMP)
Those practices determined to be the most efficient, practical, and cost effective.

Bicycle Lane
A separate lane on a roadway that is reserved for bicyclists and marked off by lane striping.

Buffer
An area of land separating two distinct land uses that acts to soften or mitigate the effects of one land use on the other. Often the buffered area is undeveloped open space, landscaped areas, fences, walls, berms, or any combination of these things.

C

Capital Improvement
New or expanded public improvements that are relatively large size, expensive and permanent. Some common examples are streets, public libraries, water and sewer lines, and park and recreation facilities.

Citizen Participation
Public involvement in the city's policy and implementation.

Clustering/Cluster Development
Essentially any development approach that locates buildings in limited areas on a site and results in a more compact arrangement of buildings on a property. This allows the remaining land to be used for open space and creates larger blocks of connected open space in lieu of smaller, individual portions.

Collector Roadway
A street on the Traffic Circulation Plan whose primary function is to carry traffic from local streets to arterial streets and whose secondary function is to provide access to abutting properties.

Complete Streets A universal transportation policy and design approach that requires streets to be planned, designed, operated, and maintained to enable safe, convenient, and comfortable travel and access for users of all ages and abilities regardless of their mode of transportation.

D

Density
Usually the number of housing units per acre of land in residential districts. Gross density is defined as the total number of units divided by the total land area of the site, excluding nothing. Net density is the total number of units divided by the net area of the lot or site (excluding roads, public open space, utility rights-of-way, and community facilities).

Density Bonuses
Density bonuses are increases in commercial floor to area ratio (FAR), typically provided to developers as a reward or incentive when they provide a public amenity including parks, plazas, and affordable housing.

Detention Basin
A storage facility for the temporary storage of stormwater runoff with metered discharge.

Developer
The legal or beneficial owner or owners of a lot or of any land included in the proposed development including a holder of an option or contract to purchase or other persons having enforceable, proprietary interests in such land.

Development
The physical extension and/or construction of land uses. Development activities include subdivision of land; construction or alteration of structures, roads, utilities, and other facilities; installation of water and sewer systems; grading; deposit of refuse, debris, or fill; and clearing of vegetative cover.

Development Agreement
An agreement between a municipality and private party that includes issues such as permitted uses of property, density, intensity, and height, dedication of land, and phasing or time of construction.

Dream Your City
A visioning process conducted by the City in 2013 that used various public input methods, including the "Speak Up Sierra Vista" online civic engagement tool, to help determine what the City's citizens desired. The process led to a vision statement that prefaces the general plan.

Dwelling
A house or apartment that is a separate and independent housekeeping unit, occupied or intended for occupancy, by one household.

E

Easement
The right to use property owned by another for specific purposes, such as access to another piece of property, conveyance of stormwater, or transmission of utilities.

Ecosystem
An ecological community together with its environment functioning as a unit.

Effluent
Wastewater–treated or untreated–—that flows out of a treatment plant, sewer or industrial outfall.

Effluent Recharge
A method of recharging effluent from treated sewage back into the aquifer.

Element
A component of the General Plan dealing with specific topics like open space or land use.

F

Fee Simple Purchase
Involves the acquisition of the title, structure, and the whole bundle of rights associated with real property.

Floodplain
The channel and the relatively flat area adjoining the channel of a natural stream or river which has been or may be covered by floodwater. A 100-year floodplain is that area subject to flooding during a storm that is expected to occur on the average of once every 100 years based on historical data.

Flood Hazard Area
An area having special flood or flood-related erosion hazards, and shown on a Flood Hazard Boundary Map or Flood Insurance Rate Map as zone A, AO, A1-30, AE, A99, AH or E.

G

General Plan
A collection of policies and plans that provide a guide for decisions regarding the physical growth and evolution of the city. The general plan provides a comprehensive, coordinated set of intents and directions for the physical development of the city including, but not limited to, land use, transportation, economic conditions, environment, infrastructure, public facilities and physical character.

Graywater
Untreated used household water from showers, bathtubs, bathroom washbasins, and clothes washers.

Green Building
Green building encourages the use of environmentally-responsible buildings by incorporating healthy, resource and energy efficient materials and methods in the design and construction of homes.

Groundwater
Water under the earth's surface, often confined to aquifers, capable of supplying wells and springs.

Groundwater Recharge
The process of infiltration and percolation of rainwater, or treated wastewater, from land areas or streams through permeable soils into water holding aquifers that provide underground storage.

Growth Areas
Areas of the community that best accommodate future growth allowing an increased focus on creating or enhancing transportation systems and infrastructure coordinated with development activity.

H

Habitat
The physical location or type of environment in which an organism or biological population lives or occurs.

Hazardous Material
A substance that could be harmful to people, animals, plants, and the environment including pesticides, herbicides, poisons, toxic metals and chemicals, liquefied natural gas, explosives, volatile chemicals, and nuclear fuels.

High-Density
A relative term, usually used to describe development dominated by multi-family housing.

Household Hazardous Waste
Waste generated in the home that is toxic or hazardous to humans and the environment when discarded including paint, motor oil, batteries, and household cleaning products.

I

Infill
Development of individual vacant lots or “leftover” vacant properties within areas that are already developed and have access to urban services and infrastructure.

Infrastructure
Public services and facilities, such as sewage disposal systems, water supply systems, other utility systems, streets and roads, parks, schools, etc.

Intensity
The level or concentration of activity occurring on a site or in an area. Intensity is often used interchangeably with density.

J

Joint Planning Area
Area created in an Intergovernmental agreement between Cochise County and certain cities, and extending outward twenty miles from the perimeter of those cities. The Joint Planning Area authority will enable the creation of a joint development plan that can include the full range of planning issues permissible under law with a particular focus on water issues.

K

L

Land Trust
A "land trust" is a private non-profit corporation formed to protect and manage land for particular uses or features by buying or leasing land or assuming conservation easements on land.

Land Use Map
The diagram in the General Plan illustrating the general distribution and intensity of allowable development, and the location of planned roads, public facilities and open space.

Land Use Plan
A plan that graphically depicts existing and future land uses and intensities. It visually discerns land use compatibility and spatial relationships, establishes the physical form of the community and identifies urban design opportunities. A land use plan serves as a guide in the preparation of zoning ordinances and zoning district maps.

Leapfrog Development
When suburban development leaps over open space areas and continues to sprawl outward.

Level of Service
Level of service (LOS) is a measure used in the management of civil infrastructure to measure its 'fit for purpose. LOS can also be used to analyze highways by categorizing traffic flow with corresponding safe driving conditions.

Linear Parks
Parks created along washes or roadways that may include walking and bicycle paths, benches, ramadas, informative nature displays and other similar improvements.

Low-Impact Development (LID)
Also known as “green infrastructure”, LID seeks to utilize storm water as a resource to enhance landscaping and off-set irrigation demand. LID techniques include directing parking lot or street runoff toward landscape areas and sculpting land to slow runoff flow rates.

M

Mitigate
To lessen the impacts of, alleviate, or avoid to the extent reasonably feasible.

Mitigation
Methods used to alleviate or lessen the impact of something.

Mixed-Use
A development type in which complementary and integrated uses such as office, retail, and residential, are combined in the same building or within separate buildings on the same site or nearby sites.

Multi-Modal
Capable of accommodating a variety of transportation modes, such as buses, automobiles, rapid transit, rail, bicycles, and pedestrians.

Multi-Use Paths
A paved, shared-use, pedestrian, equestrian, cyclist route, or system.

N

Native Plants
Plants indigenous to an area or from a similar climate and requiring little or no supplemental irrigation once established.

Neighborhood Park
Park intended to meet the recreation needs of people living or working within reasonable walking distance.

O

Open Space
Undeveloped or predominantly undeveloped land in and around an urban area.

Ordinance
A city adopted law or regulation.

Overlay District
A method used to apply provisions in a specific area that supplements the standards of the underlying or base zoning. An overlay district might restrict certain uses or allow higher densities than would be permitted in the same zone in other parts of the city.

P

Parcel
A legally defined lot or contiguous group of lots in single ownership or under single control, and considered a unit for purposes of development and open space calculation.

Park
A tract of land, designated and used by the public for active and passive recreation.

Passive Recreation
Leisure activities that involve relatively inactive or less energetic activities, such as walking, nature walks, sitting, picnicking, card games, chess, checkers, or simply enjoying the natural environment.

Pedestrian-Oriented
A form of development that makes the street environment inviting for pedestrians. Commercial areas may be characterized by special sidewalk pavement, zero front and side yard setbacks, buildings of varied architectural styles, street-facing window displays, an absence of front yard parking, benches, and other amenities. Residential areas may be characterized by sidewalks, parkways, front porches, low fences, lighting and other amenities.

Performance Zoning
Provides greater flexibility by requiring that any development meet specified performance standards, rather than meeting detailed requirements as to allowed uses and the characteristics of those uses.

Performance Zoning
Planning & Zoning Seven-member Commission responsible for reviewing and making recommendations to the City Council on proposals for development, the subdivision of land, amendments to zoning, land use studies, the General Plan, and other development regulations.

Public Art
Sculpture, painting, murals, and other forms of artwork that are placed in public spaces or in public view to enrich and add visual interest to the built environment.

Public Facilities Plan
A plan to ensure that public facilities are adequate to meet the needs of the community as well as the needs of growth.

Public Hearing
A meeting of a Board, Commission, or the City Council that has been announced and advertised in advance and is open to the public, with the public given an opportunity to talk and participate.

Q

Quality of Life
The term "quality of life" is used to indicate the general well-being of people and societies. Within the context of this plan it is also used to assess the livability of the City.

R

Rainwater Harvesting
Water harvesting refers to the small-scale concentration, collection, storage, and use of rainwater runoff for landscape irrigation.

Recharge
The addition to, or replenishing of, water in an aquifer.

Recreation
Any voluntary activity, such as hiking, walking, birding and engaging in sports, which is conducted primarily for the purposes of pleasure, rest, or relaxation and is dependent upon or derives its principal benefit from natural surroundings or facilities developed for its specific purpose.

Recycling
The process by which waste products are collected, separated and reused or reduced to raw materials and transformed into new and often different products.

Redevelopment
To change the existing development in an area or on a property, sometimes by demolishing existing buildings or increasing the overall floor area existing on a property, or both; or by using infill development to rebuild on a vacant parcel. Sometimes this also involves a change in land use.

Rehabilitation
The upgrading of a building previously in a dilapidated or substandard condition.

Renewable Sources
Natural resources, such as water or vegetation, that can be reused or replaced by natural ecological cycles or sound management practices.

Revitalization
Restoring new life or vigor to an area, sometimes through public improvements that spark private investment.

Right of First Refusal
The right of a party to match the terms of a proposed contract with another party.

Rights-of-Way
The strip of land over which certain transportation and/or other public facilities are built, including roads, railroads and utility lines.

S

Scenic Corridor
A major roadway which has been designated on the General Plan to have additional open space buffer in order to minimize the visual intrusion of adjacent development and maximize the unique character of different areas of the city.

Section
An area of land equivalent to 640 acres or one-square mile.

Section 8 Housing
Housing assistance, in the form of direct payments to private landlord, secured from a local housing authority that low-income people can use to rent apartments and homes on the private market.

Setback
The distance between two points such as a property line and structure.

Sewer
Any pipe or conduit used to collect and carry away sewage or stormwater runoff from the generating source to treatment plants or receiving streams.

Sierra Vista Subwatershed
The Sierra Vista Subwatershed includes the drainage area of the San Pedro River from the international boundary with Mexico to near Fairbank, and includes parts of the Huachuca, Mustang, Dragoon and Mule Mountains, and the Canelo and Tombstone Hills.

Signage
General term referring to public and private signs and their design attributes.

Single family
A house intended for occupancy by one family that is structurally independent from any other dwelling unit.

Solid Waste
General category that includes organic wastes, paper products, metals, glass, plastics, cloth, brick, rock, soil, leather, rubber, yard wastes and wood. Trash or garbage.

Speak-Up Sierra Vista
An online civic engagement tool that can be used to pose questions, raise issues, and open discussion on City matters. Used in 2013 for the *Dream Your City* visioning process.

Streetscape
The combination of individual design elements that give character to the street frontages of the city. Some examples of these elements are landscaping, street furniture, lighting, and sidewalk design. Streetscape design plays a major role in setting a standard of quality and innovation for other design issues.

Sustainable
Creating and maintaining the conditions under which humans and nature can exist in productive harmony, and that permits fulfilling the social, economic and other requirements of present and future generations.

T

Traffic Circulation
Plan that defines the location and types of roadway classifications based Plan (TCP) on existing and projected traffic volume.

Transfer of Development Rights
The process by which development rights are transferred from one lot, parcel, or area of land in a sending district to another lot, parcel, or area of land in one or more receiving districts.

U

Universal Design
An approach to the design of products and environments to be as usable as possible by as many people as possible regardless of age, ability or situation.

Upper San Pedro Conservation Partnership (USPP)
Organization created to develop and implement a San Pedro Plan to protect the people and natural resources of the Sierra Vista Sub-Watershed of the Upper San Pedro River. It is a consortium of agencies and organizations that own land and/or control land or water use, or make policy with regard to land or water use.

Upper San Pedro River Basin
Area defined by the San Pedro River's origins near Cananea, Mexico, and ending near the city of Benson, and bounded by the Huachuca, Mustang, and Whetstone Mountains on the west and the Mule, Dragoon, and Little Dragoon Mountains on the east.

Urban Sprawl
A concept centered on the expansion of auto-oriented, low-density development. Topics range from the outward spreading of a city and its suburbs, to low-density and auto-dependent development on rural land.

V

Visitability
Housing designed in such a way that it can be lived in or visited by people who have trouble with steps or who use wheelchairs or walkers. A house is *visitable* when it meets three basic requirements: one zero-step down entrance, doors with 32 inches of clear passage space, and one bathroom on the main floor you can get into in a wheelchair.

W

Wash
Usually a watercourse that flows during flood events or intermittently. Washes are important as wildlife corridors and habitat.

Water Deficit
Effect occurring when the combined demand on an aquifer is greater than the natural recharge. Results in a lowering water table.

Water Resources
Term used to collectively describe groundwater (aquifers), surface water (bays, rivers, creeks, oceans, etc.), precipitation and water supply.

Watershed
The total area above a given point on a stream that contributes water to the stream's flow.

X

Y

Z

Zoning/Zoning Ordinance
Land-use regulations enacted by the city to create districts or zones that establish permitted and special uses within those zones. Land uses in each district are regulated according to type, density, height, lot size, placement, building bulk, and other development standards. The ordinances include procedures for changing the status of land use and physical development standards.