



**CITY OF COTTONWOOD
CITY COUNCIL &
PLANNING & ZONING COMMISSION
COTTONWOOD REC CENTER**

150 S. 6th Street
Cottonwood, AZ 86326

SPECIAL JOINT WORKSESSION MINUTES

Tuesday, March 8, 2022
6:00 p.m.

I. CALL TO ORDER

Mayor Elinski called the meeting to order at 6:00 PM.

A. Roll Call

Council Members Present

Council Member Hulse
Council Member Kurot
Council Member Mathews
Council Member Wilden
Vice Mayor Nairn
Mayor Elinski

Council Member Henry – Absent

Commission Members Present

Commissioner Peltz
Commissioner Glascott
Commissioner Klinge – via phone
Vice Chairman Garrison
Chairwoman Masten

Commissioner Shreve – Absent

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Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

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Staff Members Present

Ron Corbin, City Manager

Rudy Rodriguez, Deputy City Manager

Steve Horton, City Attorney

Scott Ellis, Community Development Director

Gary Davis, Community Development Senior Planner

Jim Padgett, Community Development Planner

Kelly Jobe, Community Development Administrative Assistant, Recorder

II. ITEMS FOR DISCUSSION, CONSIDERATION AND POSSIBLE DIRECTION TO STAFF:

DISCUSSION, CONSIDERATION AND POSSIBLE DIRECTION TO STAFF REGARDING A PROPOSED REZONING OF APPROXIMATELY 11.63 ACRES OF LAND NEAR THE INTERSECTION OF SILVERADO DRIVE AND RODEO DRIVE FROM C-2 (HEAVY COMMERCIAL) TO PAD (PLANNED AREA DEVELOPMENT)

Director Ellis – stated this property was annexed into the city a number of years ago and the zoning was changed to C-2. When a previous developer submitted a project in 2005, they were unable to comply with the stipulations due to the zoning and the project was pulled. There were many county residents in the area that came forward during the public meetings against the project. He stated they have new applicants that are requesting a rezone from the C-2 to PAD, and they are here tonight to share their presentation of the residential, multifamily homes and to answer any questions the Council and the Commission may have.

Charity with Miramonte Homes shared a power point presentation for their proposed project. She stated they are proposing 152 residential loft style apartments that range from 1, 2 & 3 bedroom, 38 – 4plex buildings a clubhouse with amenities including work out facilities and a pedestrian pathway that would lead to the already established 5' sidewalks. She stated this is a great centralized location where public transportation would be accessible. Between the existing residents and this project, there will be a 10' landscape buffer. Every unit will have ADA access because every bedroom is on the main level. These lofts will be sustainable and will all be energy star certified as well as LED interior and exterior lighting. They include low BMC and formaldehyde free appliances, carpets cabinets and paint and energy recovery ventilators for air

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quality. Home energy level rating score that would be below 58. The development costs are purposed to be 42% more energy efficient than a standard home, with a savings of over 77%. She stated the elevations are purposed to be 3366' & 3383' above sea level, the max purposed height for our buildings are just under 25'.

Director Ellis stated one stipulation is that it sets a maximum overall height of anything above 3386 feet above sea level so that is one of the issues here, it prevents them from doing this project.

Council Member Kurot asked if the base could be lowered to take care of the height issue.

Charity of Miramonte stated they consulted with an engineer to possibly grade the site down, it would cost between 1.8 and 3.6 million dollars. She stated this project would range anywhere from 2 – 10 feet above the existing residential homes. She stated they would be able to see over their development. She stated the development would follow the stipulations of the R-3 Multi Family Zoning Standards. She stated today, this community is over 2600 housing units deficient and will only grow from there. There is a need today and they would like to help that need by bringing the 152 units to this proposed parcel.

Vice Mayor Narin asked the range of rent they are looking at charging.

Chris with Miramonte stated this project is being developed for workforce housing. They do not have exact numbers at this time but they will be presented if the Zone change is approved, they will include that in the next presentation.

Chairwoman Masten asked about water reclamation for landscaping on this project.

Charity stated they will be planting native and drought tolerant landscaping. When the project moves forward, they will be designing the landscaping and watering systems to also be sustainable.

City Manager Ron Corbin stated this development would be on sewer and this summer, the City will be drilling an ejection well and plans on using most of the captured reclaimed water for reuse or recycled.

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Planning & Zoning Commission unanimously agreed that this is housing that is needed, the residents surrounding this property will still have a view, which may actually be better than the present one looking at the back of Walmart and a couple car dealerships. They stated when you purchase a lot for a home, there is no guarantee the views will remain the same surrounding their property. They are glad to see the plans on sustainability for this project.

Vice Chairman Garrison stated he will have questions when this application is submitted for Planning & Zoning approval; he does not feel comfortable with only one exit in and out. He feels it is a safety issue and would like to see a second ingress/egress on this property, otherwise it is a great use of this property at the right time in the right place.

City Council members also unanimously agreed that the need for workforce housing is dire. They did suggest with this being workforce housing to make sure the parking spaces will fit large work trucks. It was stated that one of the council members had a wonderful view in 1997 when he purchased his home. Since then more homes were built, trees grew, and he has absolutely no view anymore and you are just not guaranteed a view unless you purchase a large amount of land. They also share the concern of only having one ingress/egress. They feel this would be a better fit and the existing residents would prefer this development over another commercial building at this location. There was mention that a great deal of workforce makes too much to qualify for the low-income housing, but are priced out of any other housing. It was insisted the area needs this development to move forward to the next step.

Mayor Elinski stated it is definitely a united front between the Planning & Zoning Commission and City Council. He stated change and growth is both difficult and challenging but we have done the studies and know what we need. He stated if this moves forward, there will be the public meetings and we will address any existing concerns from residents as this evolves. He asked if the stipulations change if the zoning goes from C-2 to a PAD.

City Attorney, Steve Horton stated that is correct, the proposal is to start over with the rezoning which is a legislative process.

Director Ellis stated one of the first steps the applicant will have is to have a public neighborhood meeting, prior to it going to the Planning & Zoning Commission. They will need to have a presentation that includes a sight plan, elevations, basically everything that will be required to be presented to both Planning & Zoning and City Council for approval. He stated the requirement is

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to invite every property within 300' of the subject parcel for the project. There are approximately 49 parcels within the 300' radius.

City Manager stated there will be a lot of residents attending the public meeting, he feels there will be a big turn out and may have quite a bit of push back.

City council members stated they feel Miramonte has a good product and will do what they can to ease the concerns of the surrounding residents. There was mention that in 2005 when Walmart & Larry Green dealership developments were proposed, surrounding residents were worried about their views and property values going down, their views were not obstructed and since then, their property values have skyrocketed. They agreed that there is going to be development there no matter what, and this would be a much better view and use.

Mayor Elinski stated it looks like this will be moving forward. He made a motion to adjourn.

All Approved.

III. ADJOURNMENT: 6:54 PM

Notice is hereby given that pursuant to A.R.S. subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. have been waived.

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