



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS**
826 N. Main St.
Cottonwood, AZ 86326

**REGULAR MEETING
MINUTES**
Monday, March 16, 2020
6:00 p.m.

I. CALL TO ORDER

A. Roll Call

Planning & Zoning Commission Members Present

Commissioner Hart
Commissioner Dowell
Commissioner Masten
Chairman Williams

Planning & Zoning Commission Members Via Telecom

Commissioner Narwid
Commissioner Sherman
Vice Chairman Dowling

Staff Members Present

Scott Ellis, Community Development Director
Jim Padgett, Planner
Gary Davis, Planner
Ron Corbin, City Manager
Rudy Rodriguez, Deputy City Manager
Brenda Campbell, Permit Technician, Recorder

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B. Approval of Minutes: February 24, 2020 Regular Meeting

Motion: To approve minutes of the February 24, 2020 Regular Meeting.

Made by: Chairman Williams

Vote: unanimous

II. INFORMATIONAL REPORTS AND UPDATES:

Open Meeting Law training scheduled for March 31st has been postponed. The Commission will be notified of the new meeting date when it is rescheduled.

Belfry Brewery, which was previously approved, made some exterior changes to the exterior, but not significant enough to come before the Commission. An administrative staff approval was done and staff wanted to make the Commission aware of this. Jim Padgett explained what these modifications were, per Chairman Williams' request. The Commission agrees with the approval.

III. CALL TO THE PUBLIC: NONE

IV. OLD BUSINESS: NONE

V. NEW BUSINESS:

- 1. CUP 08-005 EXT/DR 20-003 - MOUNTAIN VIEW APARTMENTS-** A request for an Extension of Time for a previously approved Conditional Use Permit and a Design Review application to develop 60 apartment units contained in three buildings with a clubhouse facility. The proposed site is located on the east side of N. 7th Street and north of Mingus Ave. and is zoned R-3 (Multiple Family Residential). APN 406-42-013H and 406-42-013K. Owner: Cottonwood Mountain View Villa LLC. Applicant: Krishan Ginige, Southwest Environmental Consultants, Inc.

Jim Padgett presented the proposal and explained that it was originally approved in 2008. No time limit was granted at that time, so it is being brought back because of the length of time that has passed. A Conditional Use Permit is required because it is (3) stories. He presented the landscaping proposal and the drainage plans. Commissioner Hart is concerned about the screening of

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landscaping by the manufactured homes. He would like something more substantial, but realizes this is not required by code. There was some discussion on the drainage plans.

Krishan Ginige, SEC, explained the drainage problems. He explained they are open to landscaping suggestions and will work with staff.

There was some discussion of the landscaping that the commissioners would like see. Commissioner Dowell brought up safety issues that can be created with too much landscaping.

Motion: To approve CUP 08-005 EXT and DR 20-006 to allow Cottonwood Mountain View Villa Inc. to develop the 60-unit apartment, subject to the following stipulations:

1. That the project conforms to Code Review Board comments dated December 3, 2019.
2. That the project complies with all Planning, Building, Utilities, Engineering and Fire Department requirements.
3. Identify a minimum of two (2) bicycle parking spaces in proximity to each building for a total of six (6) spaces as required by code on the plans submitted for Building Permits.
4. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued within 24 months of the Planning Commission action.
5. Building Permits shall be applied for within three (3) years from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to revocation procedures.

Made by: Commissioner Dowell

Second: Commissioner Masten

Roll Call Vote: Unanimous.

- 2. CUP 20-002 - DUVERNAY GARAGE** - A request for a Conditional Use Permit for a twenty-one foot +/- (21' +/-) high detached garage that exceeds the height limitation allowed for an accessory structure. The property is in a PAD (Planned Area Development) and is located at 1385 E Partridge Court. APN: 406-62-033. Owner: Michael J. Duvernay Living Trust. Applicant: Michael J. Duvernay.K

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Jim presented the plan for a detached RV garage. He explained the height limit of 16 ft. is not sufficient for a 13.6 ft. RV. The added landscaping around the garage exceeds what the code requires.

Applicant, Michael Duvernay, explained why the 21 ft. garage was necessary. Chairman Williams is concerned about the distance between the two buildings. Mr. Duvernay explained the reason is that it is close to the drainage. There was extensive discussion about the height of the building and how he was accommodating his neighbors. There was also discussion about the placement of the building. Commissioner Narwid asked about whether there would be storage in the upper area of the building. Mr. Duvernay explained that there would not be storage. Mr. Duvernay brought up that per the City Code, he could attach a garage to the house and could go as high as 35 ft. Furthermore, he could also build a 16 ft. metal building that was not as nice to look at under this code.

Neighbor, Gail Weis expressed objection to the size and placement of the garage.

Neighbor, Al Gradijab, Developer and President of the Homeowners Association, is in favor of the project.

Chairman Williams has three (3) important items that he wants to see. One is construction material and design, not blocking view, and it is as close as possible to existing building. He feels that 50 ft. is way too far. There were several comments by the Commissioners about how much effort this homeowner has made to be “neighborly” and protect his neighbors’ views.

Commissioner Narwid feels this project is too large for the neighborhood. Commissioner Sherman feels it is too far and too big for the area. She doesn’t feel this should be approved due to the view restrictions. She also feels that others will follow suit.

Chairman Williams asked about moving the building closer to the primary home. The applicant explains the reasoning behind the placement and that he would comply if needed. The drainage system would be interrupted and need to be modified if he had to move the building closer.

Motion: To approve CUP 20-002 to allow Michael J. Duvernay to exceed the allowable height requirements, subject to the following stipulations:

1. That the project conforms to the Fire Department comments dated 2-21-2020 and Engineering Department comments dated 2-19-2020 as attached.

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2. That the project is developed in conformance with the development plans as approved at the Planning and Zoning Commission at the March 16, 2020 meeting.
3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a Certificate of Occupancy.
4. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.
5. To match the brick veneer of the existing residence.

Made by: Commissioner Dowell

Second: Commissioner Hart

Roll Call Vote: 5-2

3. **CUP 20-003 - KENTUCKY FRIED CHICKEN SIGNAGE** - A request for a Conditional Use Permit to exceed the square footage of signage allowed on the Kentucky Fried Chicken Building. This project is located in a C-2 (Heavy Commercial) zone at 970 S. Main Street. APN: 406-04-045K. Owner: Alred Investments LLC. Applicant: Robert Alred.

Gary Davis presented the signage plan for over size signage. He explained the code requirements and that this plan has less signage than was previously approved. There was some discussion regarding the new placement of signs and the types of signs requested. The current overall signage is 299 sq. ft. They are requesting 264 sq. ft., and the Code allows for 80 sq. ft.

Applicant, Robert Alred, explained the signage that is proposed and what it will look like. He explained that this is what the company wants all of the stores to look like. Commissioner Hart questioned why the window was being removed. Mr. Alred explained that the window was removed to accommodate an internal “mini-museum” of the Colonel. Mr. Alred further explained which signs would be painted on and which ones will be internally illuminated.

Motion: To approve CUP 20-003 to allow Alred Investments, LLC to exceed the allowable signage requirements, subject to the following stipulations:

1. That the project is developed in conformance with the proposed sign area shown in the sign permit application submitted on October 24, 2019.

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2. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued within twelve (12) months from the date of this approval.
3. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.

Made by: Commissioner Dowell

Second: Commissioner Masten

Roll Call Vote: 6-1

VI. DISCUSSION ITEMS: NONE

VII. SUGGESTED TOPICS FOR FUTURE MEETINGS: NONE

VIII. ADJOURNMENT: 8:04p.m.

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