



CITY OF COTTONWOOD  
CITY COUNCIL CHAMBERS  
826 N. MAIN STREET

## HISTORIC PRESERVATION COMMISSION

### AGENDA

February 10 , 2016 6:00 P.M.

1. CALL TO ORDER
2. ROLL CALL
3. APPROVAL OF MINUTES OF JANUARY 13, 2016 MEETING
4. INFORMATIONAL REPORTS AND UPDATES: *A brief summary of current events by Chairperson, Commission members, and/or staff. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action.)*
5. CALL TO THE PUBLIC: *This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not identified on the agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person*
6. OLD BUSINESS: The following items are for Discussion, Consideration and Possible Action by the Commission: NONE.
7. NEW BUSINESS: The following items are for Discussion, Consideration and Possible Action by the Commission:
  - a. Possible attendance by Commission Members at Annual Arizona Historic Preservation Conference held June 8-10, 2016, at the Crowne Plaza Phoenix Airport Conference Center.
8. DISCUSSION ITEMS:
  - a. LaMain - New building development - 920 N. Main St. - Staff
9. ADJOURNMENT

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

***The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Department at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.***

**City of Cottonwood**  
**Historic Preservation Commission Regular Meeting**  
**Minutes**  
January 13, 2016 6:00 P.M.  
Council Chambers 826 N. Main Street, Cottonwood, Arizona  
86326

**1. CALL TO ORDER**

Chairman Elinski called the meeting to order at 6:00 p.m.

**2. ROLL CALL**

**Historic Preservation Commission Members Present:**

Tim Elinski, Chair     Annabel Sclipa, Vice Chair     Glenda Farley  
Ryan Bigelow             Christian Vernosky

**Historic Preservation Commission Members Absent:**

Karen Leff                     Marie Palowoda

**Staff Members Present:**

Berrin Nejad, Community Development Director  
Charlie Scully, Community Development Planner  
Scott Ellis, Community Development Planner  
Tyler Roberts, Community Development Assistant Planner  
Christina Papa, Community Development Planning Technician, Recorder

**3. ELECTION OF CHAIR PERSON**

**Motion:**             *To appoint Commissioner Elinski as Chairman*

**Made by:**           *Commissioner Farley*

**Second:**           *Commissioner Bigelow*

**Vote:**                *Unanimous*

**4. ELECTION OF VICE CHAIR PERSON**

**Motion:**             *To appoint Commissioner Vernosky as Vice Chairman*

**Made by:**           *Chairman Elinski*

**Second:**           *Commissioner Sclipa*

**Vote:**                *Unanimous*

**5. APPROVAL OF MINUTES FOR DECEMBER 9, 2015 MEETING**

**Motion:**             *To approve the minutes from 12/9/2015*

**Made by:** Vice Chairman Vernosky  
**Second:** Chairman Elinksi  
**Vote:** Unanimous

## 6. INFORMATIONAL REPORTS AND UPDATES

- 1.) Awning being put up on a recently purchased building in Old Town.
- 2.) Developed an outline for the 2016 Home Tour Event in November, going to bring the matching grant to the Council and Historic Preservation conference in Phoenix.

## 7. CALL TO THE PUBLIC

No comments.

## 8. OLD BUSINESS

### a. HISTORIC LANDMARK CERTIFICATE- Staff.

Staff brought back three different Landmark Certificates for the Commission's approval. Commissioner Farley and Commissioner Bigelow mentioned that with the watermark it made it difficult to read. Vice Chairman Vernosky mentioned that the example is a computer printed one, that it would look different if printed professionally. Chairman Elinksi thought that the watermark design was the best looking one.

**Motion:** *To approve the Historic Landmark Certificate with the Watermark Design.*

**Made by:** Commissioner Sclippa  
**Second:** Chairman Elinksi  
**Vote:** 3-2

## 9. NEW BUSINESS

### a. HISTORIC LANDMARK- SELLING OF LANDMARKED PROPERTIES- Chairman Elinksi.

Chairman Elinksi brought up some concerns that he had in regards to the selling of landmarked properties. Chairman Elinksi was told by someone who was potentially interested in landmarking their private residence that their real estate agent said that if they landmarked it would be detrimental to the sale of their home. Staff mentioned that in some of the research that they had done on the topic, that communities all over had this issue come up often, in regards to selling landmarked properties. Chairman Elinksi asked if the landmark runs with the owner or the property. Commissioner Farley and Sclippa responded that it runs with the property. Chairman Elinksi mentioned that there is an opt. in opt out. Staff responded that they have a three (3) year window to opt. out. Chairman Elinksi mentioned to the commission that it was an interesting inquiry, that he was told this by a realtor, maybe there could be a meeting set up with realtors in the community to educate them on landmarking. Staff responded that there is a realtor's monthly meeting, and that staff will be attending the February meeting. Chairman Elinksi and Vice Chairman Vernosky would like to attend a meeting, and will get some brochures together.

## **10. DISCUSSION ITEM**

### **a. MAIN STREET PLAZA.**

Staff made a brief presentation regarding an upcoming project in Old Town. Applicant addressed the commission and informed them that the original plan hit a little bump with APS and the overhead power lines, therefore they had to reduce the size from 4000 sq.ft. to 1700 sq.ft. Chairman Elinksi thanked the applicant for presenting the project change, thought it was unfortunate that they had to change their original plans, but that this is a very nice project as well. Vice Chairman Vernosky mentioned that the streetscape was better on this project than the original one. Commissioner Sclippa thought that it looked really nice. Chairman Elinksi said it would be more intimate with the courtyard.

## **11. ADJOURNMENT**

*Motion:*            *To adjourn the meeting.*

*Made by:*         *Commissioner Sclippa*

*Second:*         *Chairman Elinksi*

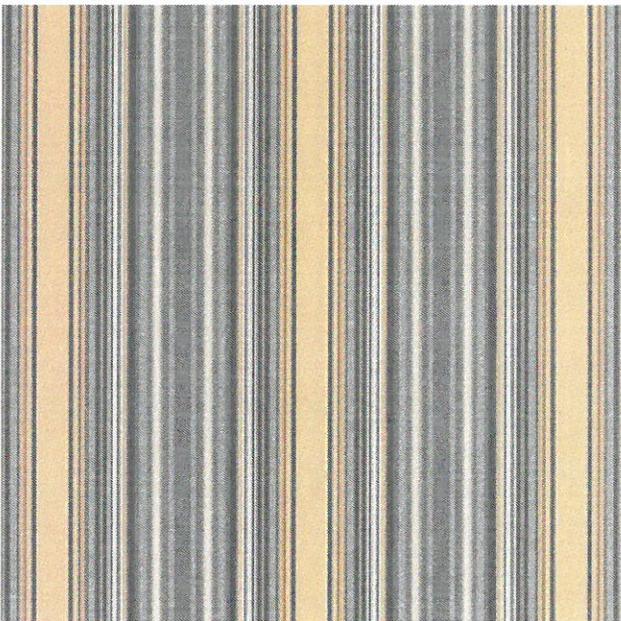
*Vote:*             *Unanimous*

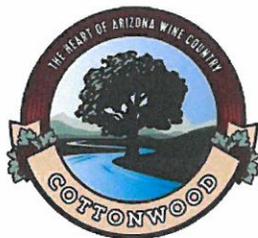
The meeting was adjourned at 6:50 p.m.

## Berrin Nejad

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**From:** JoAnna Darby <peanut5354@aol.com>  
**Sent:** Monday, February 01, 2016 12:16 PM  
**To:** joanna.darby@ngahr.com; Berrin Nejad; triplexconst@msn.com; azkoipond@aol.com  
**Subject:** 1035 Main Street - Awning style and fabric





## STAFF MEMO

**TO:** Historic Preservation Commission

**FROM:** Charlie Scully, Planner

**MEETING:** February 10, 2016

**SUBJECT:** Attendance at the 2016 Arizona Historic Preservation Conference

The annual **2016 Arizona Historic Preservation Conference:**

**Date:** June 8-10, 2016 (Wednesday - Friday)

**Location:** Crowne Plaza Phoenix Airport and Conference Center.

There are a number of options regarding attending:

1. **Wednesday - Friday** - (Full Conference registration)
2. **Thursday & Friday** - (Full Conference registration)
3. **Thursday only** - (One day registration)
4. **Friday only** - (One day registration)
5. There are a number of off-site tours that cost extra and require advance registration.

**Wednesday** is a pre-conference workshop day with several technical events and some other off-site tours. The CLG training workshop is Wednesday afternoon.

**Thursday and Friday** includes standard conference format with multiple breakout sessions occurring in the morning and afternoon.

### **Registration:**

The registration cost goes up after February 29<sup>th</sup>. Commission members interested in attending need to confirm by February 26<sup>th</sup>. Contact staff.

**Travel & Lodging:** This needs to be determined.

**Schedule:** The 16-page conference schedule is available on the AHS website at:  
<https://azpreservation.com/resources/agenda.html>

# Registration/Conference Frequently Asked Questions

## **Q: What is included in the Historic Preservation Conference registration?**

A: For 2016, Full Conference Packages include: Registration, all conference communication, all conference materials, access to all sessions (unless otherwise noted or an additional charge is required), admission to the Pre-Conference Social Networking Event, Welcome Reception, admission to the Governor's Awards luncheon, and admission to all Keynote Speakers. Partial Conference Packages or "a la carte" options are available on the Registration Page. If you choose to come for one full day (Thursday or Friday), then all elements listed above for that day are included in the package. Admission to the Pre-Conference Workshops / Training Sessions are also included in your Full Conference package unless otherwise noted. Upgrading your selected package may be accomplished at any time, even after you have registered. Just contact [questions@azpreservation.com](mailto:questions@azpreservation.com) or Dave Ryder @ Veer Consulting 602-568-6277 for quick assistance. Travel and accommodations are not included in the conference registration packages.

Remember, some sponsors and financial partner packages also include complimentary admission for up to eight (8) registrations. It may be advantageous for your organization to consider a sponsorship and receive complimentary registrations. It's very easy.

## **Q: What are the dates of the 2016 Arizona Historic Preservation Conference?**

A: June 8-10, 2016 (Wednesday through Friday). Be sure to arrive at the Crowne Plaza Phoenix Airport Hotel the night before if you are attending early morning sessions. Also consider staying over the weekend. The discounted hotel conference rate is available 3 days before and three days after the conference.

## **Q: What is the primary conference facility for the 2016 Arizona Historic Preservation Conference?**

A: Hotel accommodations are available and all conference sessions and activities will take place at or very near the Crowne Plaza Phoenix Airport Hotel, 4300 East Washington Street, Phoenix, Arizona 85034 – tel 602-273-7778. [www.crowneplazaphx.com](http://www.crowneplazaphx.com)

## **Q: Who attends the Arizona Historic Preservation Conference?**

A: Tribal leaders, state and local government leaders, business owners, entrepreneurs, legislators, archaeologists, architects, cultural resource managers, city planners, developers, historic preservation enthusiasts, students, lecturers, authors, professors, homeowners, historic preservation commissioners, non-profit organizations, museum administrators, archivists, energy experts and leaders, contractors, private consultants in historic preservation, and countless others who understand the value of adaptive reuse, sustainability, and the importance of preserving sites and culturally significant resources for future generations.

## **Q: What type of speakers and session leaders will be present at the conference?**

A: Local, domestic, and international speakers are often our keynote speakers, presenters, and session leaders at the conference. Many of the speakers are entrepreneurs, authors, lecturers, and leaders in the historic preservation industry and community. Some speakers come from as far away as Western Europe, Great Britain, Canada, and as close as neighboring towns and cities within Arizona itself. Our hope is to encourage more global educational outreach with this conference and build awareness of the great work we are doing in Arizona and the Southwest to preserve buildings, sites, and cultural places.

## **Q: What type of exhibitors or financial partners (sponsors) will be present at the conference?**

A: We have seen small business owners and major corporate and public entities participate as our conference partners and sponsors. Typically these participants are directly involved in historic preservation or in some way support the historic preservation efforts. They are organizations who derive some political or commercial benefit from being well represented at the conference and most are repeat planning or financial partners that we welcome back each year. We also welcome non-profit partners and exhibitors including museums, colleges, universities, municipalities, preservation-related non-profit affiliations, and many more.

**Q: What is the cost for registration?**

A: The conference has been fortunate to retain the same registration costs for the past several years without an increase thanks in great part to the generosity of our Sponsors and Financial Partners.

Cost for registration depends upon the time of year that you register. Early registration discounts are available between January and February. Early registration is typically available for approximately \$200-225 per person. Regular registration is between \$225 and \$265 per person. On-site or late registration is between \$265 and \$300 per person. Note that discounts will vary with the membership affiliation of the participants. Additional discounts are available for members of the Arizona Preservation Foundation, the Arizona Historical Society, and the Arizona Archaeological Council among others as indicated on the Registration Page. Student discounts are available for in-state Arizona college and university undergraduate and graduate students. Because we offer early registration and membership/affiliation discounts, we do not offer group discounts.

**Q: Will the cost of registration include hotel accommodations in Phoenix?**

A: No. The registration cost for the conference is separate from the cost of your accommodations. To economize, we often encourage participants to consider finding a roommate within their professional affiliations, company or organization, or even among family members.

**Q: Is there a cost to park at the Crowne Plaza Phoenix Airport Hotel?**

A: No. For the guests of the Arizona Historic Preservation Conference, overnight guests, day guests, and those attending events affiliated with the program, the hotel has waived the Self-Parking fee for parking in the multi-level parking garage on their property. There is a charge of \$5.00 per vehicle for valet parking. Parking spaces around the hotel property (uncovered) and the multi-level parking garage are naturally limited so we encourage everyone to take advantage of the proximity to Light Rail, Park and Ride lots, and carpooling whether you are staying at the hotel or not.

**Q: How do I see the agenda?**

A: Visit the Agenda page of the [www.azpreservation.com](http://www.azpreservation.com) website for more information. A preliminary agenda is posted as soon as a good portion of it is completed sometime in mid-February. The final agenda is posted on the Home page, Agenda page and the 2016 Documents page. These documents are posted in Adobe PDF format for your convenience. We will send out an email and post the notice on our Facebook page and Twitter account (@AZPreservation) when the agenda is available for review before the conference.

**Q: Is it possible to register on site for the conference?**

A: Yes, but we always encourage preservation enthusiasts to register early to take advantage of discounts available and to ensure that on-site registrants will receive the proper conference materials included in the package. We are able to register on-site and can even accept credit cards on-site for payment. Early registration discounts are available January 4 through February 29, 2016. Regular / standard registration rates will begin March 1, 2016.

**Q: Are there any special discounts when we register more than one person for the conference?**

A: No. Due to the nature of the conference packages, we are unable to offer special discounts at this time. However, if you are a member of the Arizona Preservation Foundation, the Arizona Historical Society, or the Arizona Archaeological Council, you will enjoy a significant savings. You may also enjoy a savings if you register before our Early Registration deadline which is February 29, 2016. Please check back periodically for more information and updates.

**Q: Will I be able to see the confirmation of my registration prior to submitting payment?**

A: Yes, you will see the confirmation of your registration prior to submitting payment. Upon completion of all required fields on the registration page, you will then select the method of payment and continue. The system will offer a reconfirmation of all your selections before moving to the payment page. If you have difficulties or questions, please contact [questions@azpreservation.com](mailto:questions@azpreservation.com) for assistance.

# Crowne Plaza Phoenix Airport Hotel and Conference Center

The 2016 Arizona Historic Preservation Conference will take place at the beautiful Crowne Plaza Phoenix Airport Hotel, conveniently located on the northwest corner of 44th Street and Washington in Phoenix, just steps away from a Light Rail station, the Pueblo Grande Museum, and minutes away from some of Arizona's most historic neighborhoods and sites. This year, the conference activities, sessions, and workshops will be conducted in the conference center of the Crowne Plaza Phoenix Hotel. Therefore, if you enjoy accommodations at the property, your commute to the meeting rooms will be a few feet or a quick elevator ride.

Crowne Plaza Phoenix Airport  
4300 East Washington Street  
Phoenix, Arizona 85034  
Tel: 602-273-7778  
[www.crowneplazaphx.com](http://www.crowneplazaphx.com)

**To book a room for this event, click here**

\*Be sure to request the **Arizona Historic Preservation Conference** group room rate when reserving accommodations.

Hotel Amenities:

<http://www.crowneplazaphx.com/amenities.aspx>

Hotel Location / Directions / Map / Area Attractions:

<http://www.crowneplazaphx.com/location.aspx>

## Other Information:

- Sleeping Room Rate: \$74.00 per room per night, Single/Double Occupancy \*
- Triple Occupancy Rate is currently \$84.00 per room per night (3 people in the room)\*
- Quadruple Occupancy Rate is currently \$94.00 per room per night (4 people in the room)\*
- Complimentary 24 hour Airport Shuttle
- Complimentary High Speed Internet in Guest Rooms, Meeting Space, and Public Areas
- Complimentary Parking for all overnight guests and day-only guests in the parking garage for self-parking guests only, subject to availability. Valet parking is available at a reduced rate of \$5.00 per vehicle per day. Guests may also find on-site self-parking options around the perimeter of the hotel, subject to availability; this perimeter parking is uncovered.
- Discounted sleeping room rates are available for Single/Double Occupancy and are available Sunday, June 5 through Monday, June 13, 2016.
- You will need to provide a valid proof of identification and major credit card upon check-in.
- Please do not leave valuables in your car when parked for the conference, especially in the heat.
- Please take Light Rail, carpool, or enjoy Park and Ride when coming to the conference.



*\*The Conference Sleeping Room Rate is currently \$74.00 per room per night, plus tax (single or double occupancy). We say "currently" because it is based on the State of Arizona Per Diem rate at the time of the conference.*

If you have any questions or need assistance, please contact Veer Consulting Conference Management, 602-568-6277 or [dryder@veerconsulting](mailto:dryder@veerconsulting).

**To book a room for this event, click here**

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## 2016 Arizona Historic Preservation Conference Packages

**Full Standard Conference Package (Wednesday – Friday, June 8-10, 2016):** This full conference package includes access to all Sessions and Field Study Sessions, Keynote Presentations; Pre-Conference Workshops on Wednesday June 8, 2016; Welcome Reception on Thursday, June 9, 2016 with Hors d'Oeuvres (and cash bar) Reception; All Conference Materials; Access to All Exhibitors and the Booksellers; Group Food and Beverage Elements offered in the program including the Governor's Awards Luncheon on Friday, June 10, 2016 at the Crowne Plaza Phoenix Airport Hotel; and the Full Communication Program (Facebook, Emails, Twitter, Website, etc.). *Pre-Conference Workshops may be available to the general public for an additional fee.*

**Student / Professional Event (Wednesday, June 8, 2016):** This event will take place at the Crowne Plaza Phoenix Airport Hotel - 1:00pm to 4:00pm. Undergraduate and graduate students from a wide range of disciplines are invited to participate in this free student event. Attendees will network with planners, architects, archaeologist, educators, and other preservation professionals, and receive career advice. Come learn about the vital skills required for the field from many of our experts and leaders. Registration is required. No cost to attend the Student/Professional Event only. *If you wish to attend any other element of the conference, please register for the appropriate package.*

**Student Full Standard Conference Package (Wednesday – Friday, June 8-10, 2016):** This full conference package includes access to all Sessions and Field Study Sessions, Keynote Presentations; Pre-Conference Workshops on Wednesday June 8, 2016; Welcome Reception on Thursday, June 9, 2016 with Hors d'Oeuvres (and cash bar) Reception; All Conference Materials; Access to All Exhibitors and the Booksellers; Group Food and Beverage Elements offered in the program including the Governor's Awards Luncheon on Friday, June 10, 2016 at the Crowne Plaza Phoenix Airport Hotel; and the Full Communication Program (Facebook, Emails, Twitter, Website, etc.). This package is available to undergraduate and graduate students at the university level, in-state or out-of-state. *When registering, please provide your college or university information and bring your student identification with you to the conference.* Students must be 21 to consume alcohol through the cash bar (ID will be required by the facilities).

**Thursday Only (June 9, 2016):** This package includes access to all Sessions on Thursday; Keynote Presentations, Welcome Reception on Thursday, June 9, 2016, with Hors d'Oeuvres (and cash bar) Reception Off-Site; All Conference Materials; Access to All Exhibitors and the Booksellers; Group Food and Beverage Elements offered in the program that day; and the Full Communication Program (Facebook, Emails, Website, Twitter, etc.). *If you wish to attend Pre-Conference Workshops on Wednesday, June 8, 2016, and/or Sessions and the Awards Luncheon on Friday, June 10, 2016, please register for the Full Conference.*

**Friday Only (June 10, 2016):** This package includes access to all Sessions on Friday; Keynote Presentations; All Food and Beverage Elements offered in the program that day including the Governor's Awards Luncheon; All Conference Materials; Access to All Exhibitors and the Booksellers; and the Full Communication Program (Facebook, Emails, Website, Twitter, etc.). *If you wish to attend Pre-Conference Workshops on Wednesday, June 8, 2016, or sessions and the Welcome Reception on Thursday, June 9, 2016, please register for the Full Conference.*

**Governor's Awards Luncheon Only (Friday, June 10, 2016):** Tickets to the Awards Luncheon only will be available in April, 2016. Family and business associates of award recipients will receive a discounted rate of **\$45.00 per person**. General admission to the luncheon is **\$60.00 per person**. Tables of 10-12 will be available upon request. Please provide all names, professional affiliations, and choice of meal (beef, chicken, vegetarian) when requesting tickets. Call 602-568-6277 for assistance with Awards Luncheon tickets.

**Speaker / Presenter Only:** This option is for speakers and presenters who will be presenting but not attending other sessions, activities, or food and beverage gatherings included in the conference. If speakers wish to participate in other elements, please choose another option during the registration process along with the proper payment method.



## 2016 Arizona Historic Preservation Conference Package Pricing

*Early Registration: January 4, 2016 through February 29, 2016*

*Regular Registration: March 1, 2016 through May 25, 2016*

*Late Registration: May 26, 2016 through June 10, 2016*

*\*Pre-Conference Workshops and Post-Conference Activities and Events may require additional cost. Please see the Pre-Conference Workshop and Post-Conference Activities and Events document for more information.*

- Early Registration:**
- \$225.00 Full Conference (Non-Member)
  - \$200.00 Full Conference (APF, AHS, AAC, or AAS Member)
  - \$145.00 Thursday Full Day including Welcome Reception (Non-Member)
  - \$125.00 Thursday Full Day including Welcome Reception (APF, AHS, AAC, or AAS Member)
  - \$135.00 Friday Full Day Only including Awards Luncheon (Non-Member)
  - \$120.00 Friday Full Day Only including Awards Luncheon (APF, AHS, AAC, or AAS Member)
  - \$100.00 Student Registration (Full-time Undergraduate or Graduate Student)
  - Full Conference Package or any part thereof
  - \$0.00 Speaker/Presenter Only (Only attends speaking presentation; other activities require full registration)
  - \$0.00 Student/Professional Event Only
  - \$0.00 Homeowners' Expo (Saturday, June 11, 2016)
- Regular Registration:**
- \$265.00 Full Conference (Non-Member)
  - \$225.00 Full Conference (APF, AHS, AAC, or AAS Member)
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Ladies and Gentlemen:

LaMain 919 LLC is proposing to develop tax parcel 406-22-015 on Main Street and tax parcels 406-22-020 and 406-22-021 on N. Cactus Street together as a Planned Area Development (PAD). These parcels are adjacent, backing each other and are separated by the alley. It does not appear that the PAD zoning district prohibits a PAD on contiguous property separated only by an alley or right-of-way. All parcels are in Old Town and are currently zoned C1.

We propose a comprehensive development plan for mixed use on the three parcels. They will have similar architecture and obvious design continuity in keeping with existing historical development on Main Street. We intend to use remnant and historic construction materials salvaged from the Main Street property for design accents on both Main Street and Cactus Street buildings.

As previously stated, these parcels are separated in the rear by an alley, which will be a unifying tie between the parcels. The owners will improve the portion of alley that touches the 3 parcels once construction on the parcels is complete. Improvements will be engineered and constructed to city standards. We are willing to improve the entire alley, from the City owned "Tavern" parking lot to West Pinal Street, if the City provides reimbursement for the portion of the alley improvements not adjacent to the parcels.

On Main Street there will a three-story building. Floor one will be used for commercial purposes. Floor two will contain two residential units of approximately 1,100 ft<sup>2</sup>. Floor 3 will contain 2 residential units of approximately 900 ft<sup>2</sup>. The building height will be equal to or less than 35 feet measured from the highest point on the lot (at the alley). The building will be 39' or less in height from the lowest point on the lot at the Main Street sidewalk.

Front walls of units on the third floor will be set back at least eight feet from both the Main Street and alley property lines. The front architectural set back will maintain the appearance of height consistent with existing Main Street buildings. The second floor deck on the Main street side will project four feet into the right of way. The second story deck on the alley side will project two feet into the alley. Building coverage on the Main Street lot will be effectively 100 percent. No parking will be provided on the Main Street parcel.

On Cactus Street, there will be a two-story mixed-use building set above a private parking garage at ground level. The garage will accommodate not less than eight cars and be screened from view. The overall building height will be less than thirty-two feet. Up to six residential units will be located on the two floors above the garage. The units may be sold or leased, and build-out and use of each unit's interior will be in accordance with Cottonwood codes in place at the time each unit is occupied or sold.

On Cactus Street there will be a minimum front yard setback of ten feet and a minimum rear yard setback of five feet, both measured from the property line. The building front will be landscaped and detailed to be appealing and pedestrian friendly. There will be no side yard setbacks. Parking will project beyond the setback lines as shown on the site plan and elevated decks will project, not more

than five feet, into the setbacks as well. Building coverage on the Cactus Street lot will be approximately 86 percent.

The intent of this PAD is to maximize parking in the garage below the Cactus Street building to serve both the Main Street and Cactus buildings. At least eight parking spaces will be provided in the private garage on the Cactus lot and two spaces will be provided by the existing frontage on Cactus. (Parking under buildings presents a unique set of challenges, we will build as many spaces as we can.)

As shown on the attached preliminary design drawings, we propose, by Cottonwood standards, a fairly dense urban development. We intend to encourage residential occupancy of Old Town property and expansion of the "Main Street brand" onto the current C1 areas of North Cactus Street. In order to proceed with our project, the current zoning requirements stand as significant impediments.

We are interested in a clear departure from the one story/single family style that was carried forward by default when the east side of Cactus was zoned C1. We feel that our proposed development will further the residential use patterns and pride of ownership existing in the neighborhood and allow a larger and more diverse group of people to live in Old Town. We also want the architectural style and feel of Old Town to expand beyond the strip development that we have inherited, and begin to blossom on the two adjacent streets, Cactus and First.

We are spearheading an effort to alter the development rules, not only for our parcels but all the Old Town C1. Clearly from the City's perspective an overlay or rezone is the right move. Approving this project will give the city a positive example for moving ahead with a zoning adjustment for the balance of the Old Town C1 area.

## LaMain 919, PLANNED AREA DEVELOPMENT , PROJECT INFORMATION

### Geographic Information:

Project location	Old Town Cottonwood
Tax parcel numbers:	406-22-015, 406-22-15, 406-22-16
Parcel areas:	2600S.F. 2600 S.F. 2600 S.F.
Total land area: (3 parcels)	7935 S.f.
Existing zoning:	C1
Total heated space:	15,170 S.F.
Total habitable space: (HLA)	13, 410 S.f.

### Project uses:

Proposed number of dwelling units:	up to 10
Dwelling unit types:	apartments/condos
Total square footage of dwellings:	7530 S.F. - 11220 S.F.
Percentage of project devoted to residential uses:	varies: 56% - 84%

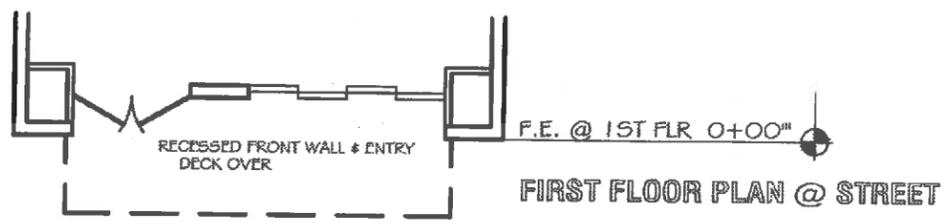
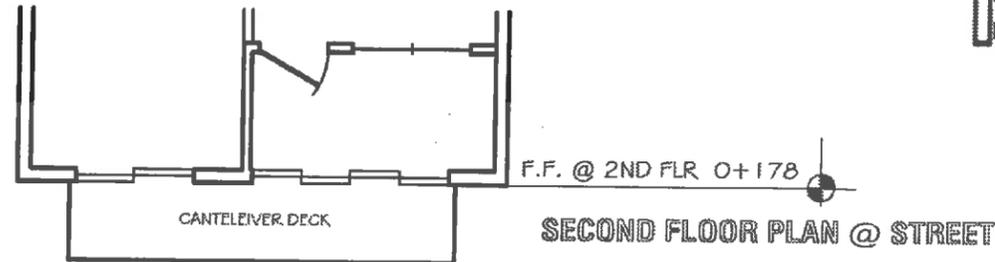
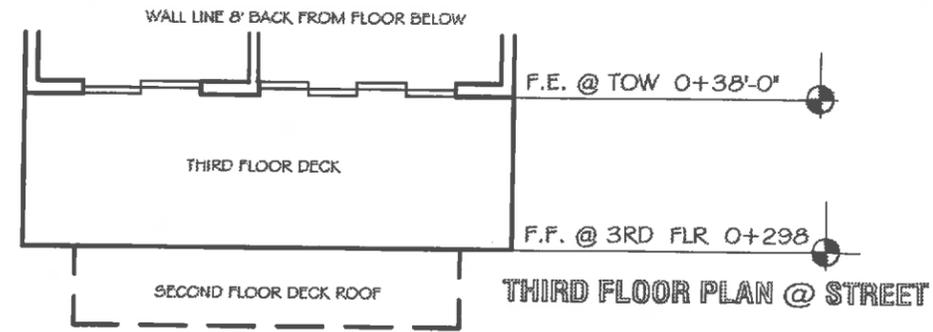
Proposed commercial units:	up to 4
Total square footage of commercial units:	2190 S.F.
Percentage of project devoted to commercial uses:	Varies: 16%

### Coverages:

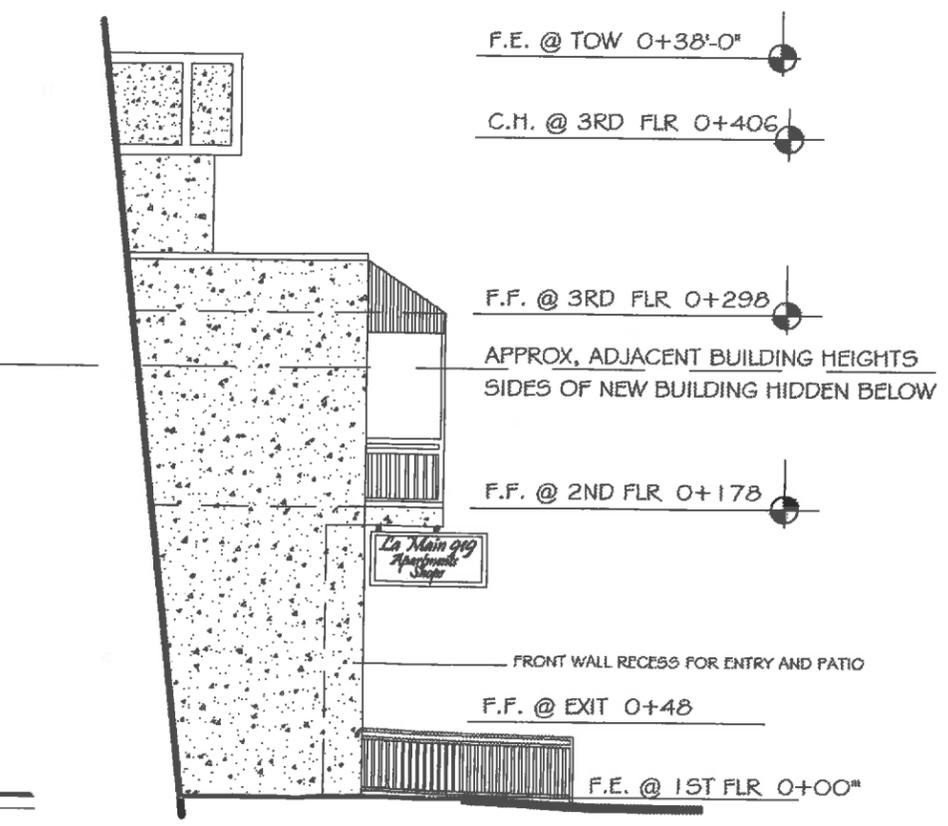
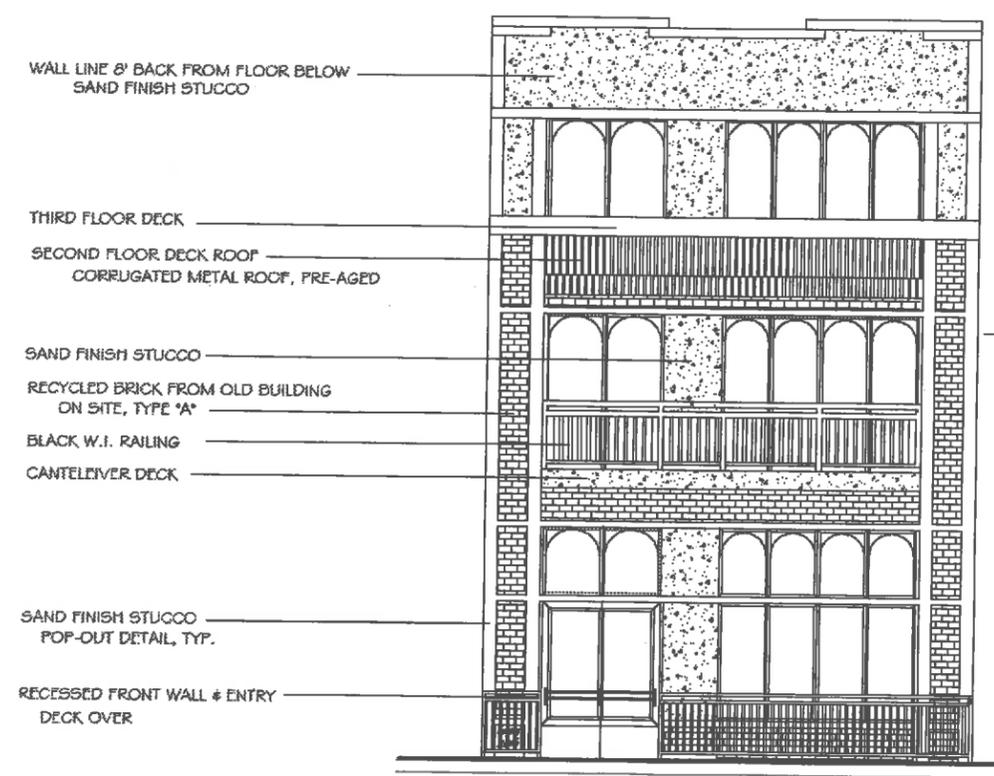
Open space:	1000 S.F. 19% all on Cactus
Parking Area:	3650 S.F.
Total developed area:	6800 S.F.

### Development standards:

Building heights:	
Main Street:	39 feet front, 35 feet rear
Cactus Street:	32 feet front, 35 feet rear
Setbacks:	
Main street:	none
Cactus Street:	10' front, 5' rear, side 0'
Parking encroachment:	5' into front setback on Cactus
Overhang information:	
Main Street:	4' front 3' rear, beyond P/L
Cactus Street:	5' front 4' rear, into setbacks
Parking provided:	not less than 8 spaces
Number of stories:	
Main Street:	3 stories
Cactus Street:	(3) 2 stories over parking
Screening:	parking area screened by wall



**preliminary**  
 ESTIMATING DRAWING ONLY, DO NOT BUILD FROM THESE PLANS, CHANGES WILL OCCUR!!



LOOKING WEST

REVISIONS	BY

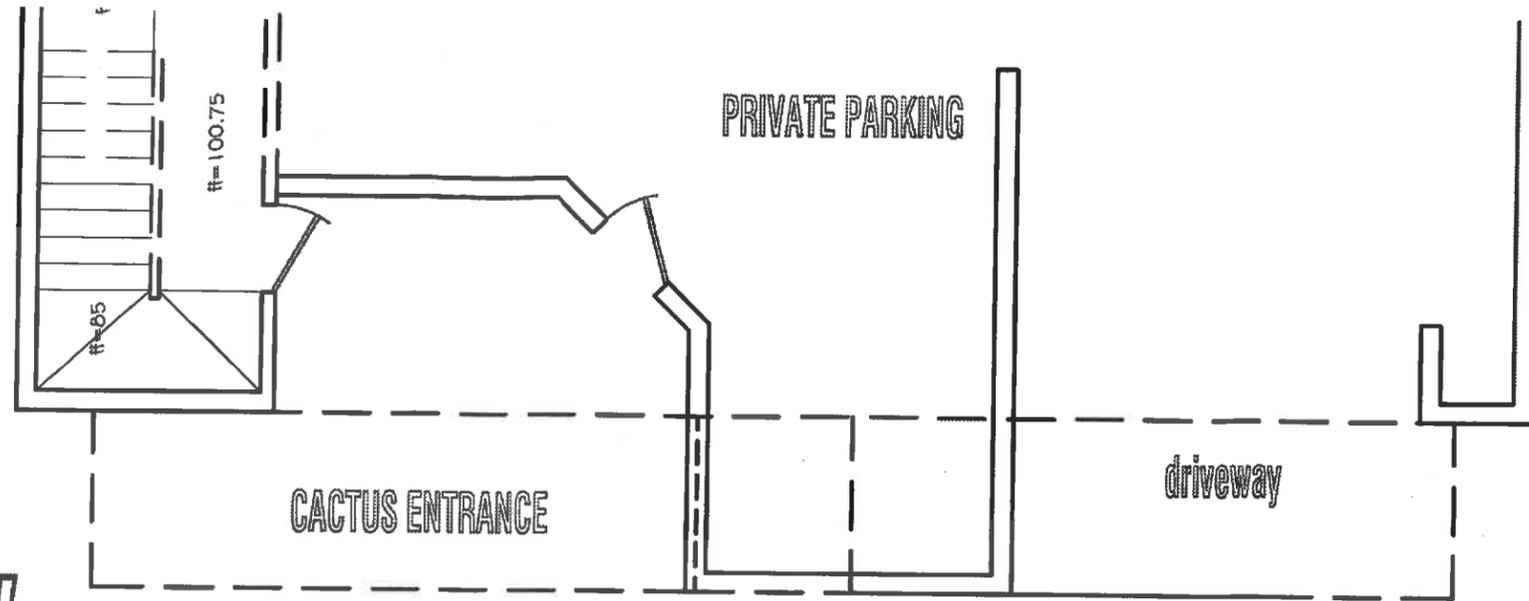
BUSBY/ARCHITECTURE, LANDSCAPE ARCHITECTURE  
 700 SOUTH 800 WEST, WELLSVILLE, UT 84094  
 SEP-2008-2009

LA MAIN 919 MIXED USE BUILDINGS  
 John/Vai Haupt, Michelle Haupt  
 MAIN STREET and CACTUS  
 COTTONWOOD, AZ

LaMain 919 LLC  
 Render

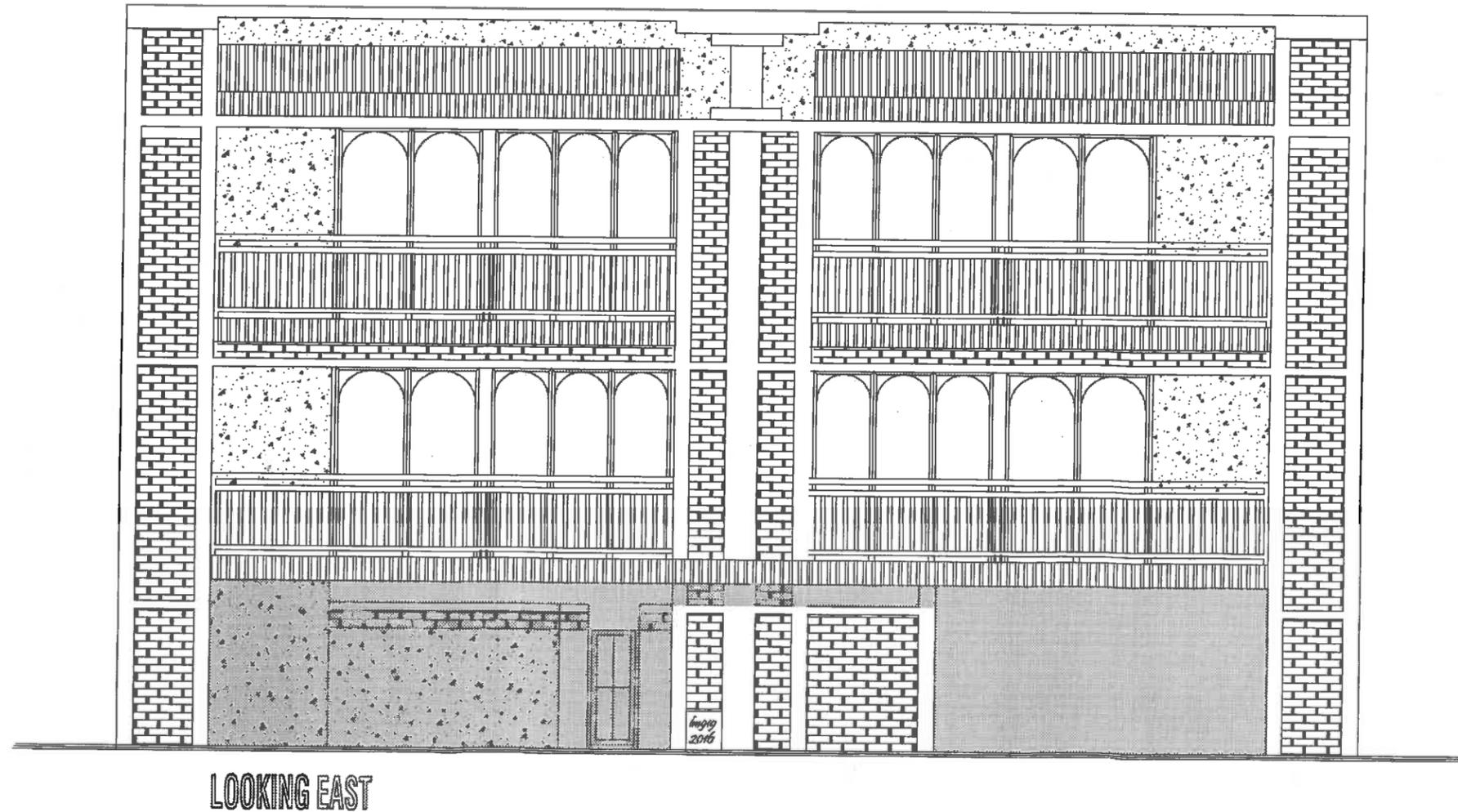
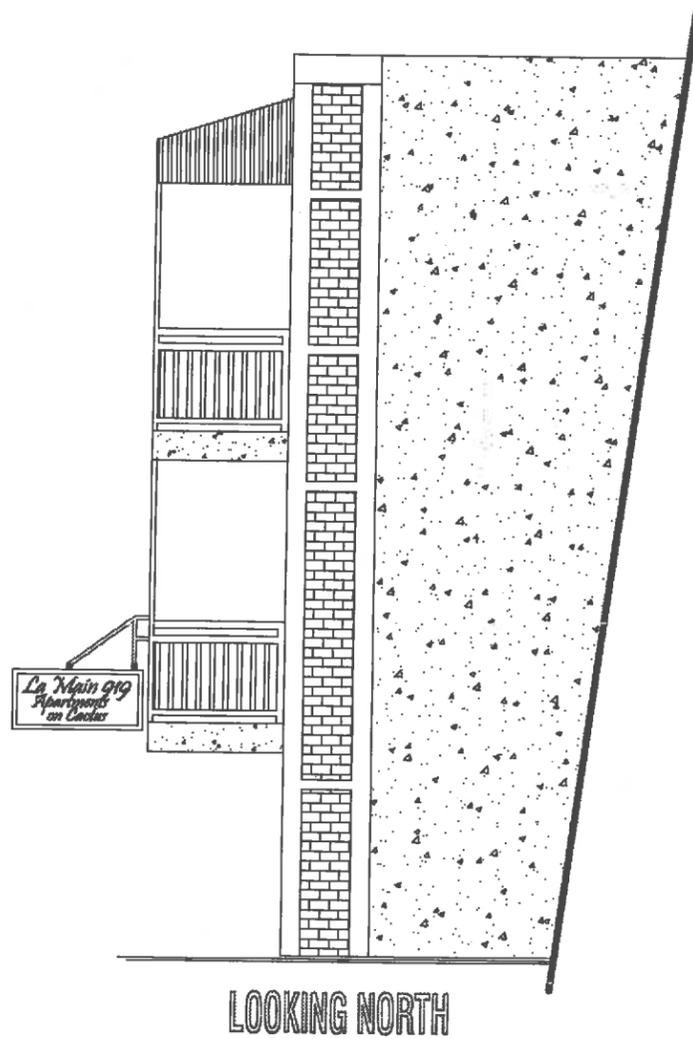
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 DRAWN SUB  
 JOB MJS415  
 SHEET NO.  
**A1.3**  
 OF x

LaMain 919 LLC  
 APARTMENT ELEVATION



preliminary

ESTIMATING DRAWING ONLY, DO NOT BUILD FROM THESE PLANS, CHANGES WILL OCCUR!



REVISIONS	BY

Brian/Matthew  
 ARCHITECTURE, LANDSCAPE ARCHITECTURE  
 1000 W. 10TH ST. STE. 100, WILLOW, AZ 85041

LA MAIN 919 MIXED USE BUILDING  
 John/Vai Haupt, Michelle Haupt  
 MAIN STREET and CACTUS  
 COTTONWOOD, AZ

DATE 1/20/16  
 SCALE NTS  
 DRAWN EJB  
 JOB M5415  
 SHEET NO.  
**A1.0**  
 OF x



**LA MAIN 919  
CACTUS STREET**



**LA MAIN 919  
MAIN STREET**