



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS**

826 N. Main St.
Cottonwood, AZ 86326

REGULAR MEETING

Monday, May 16, 2016
6:00 pm.

I. CALL TO ORDER

A. Roll Call

B. Approval of Minutes: May 2, 2016, special meeting

II. 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. Pursuant to A.R.S. §38-431.01(H), 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.

III. OLD BUSINESS:

- 1. DR 16-009 HIPPIE EMPORIUM-** Design Review approval request repaint the exterior façade, including adding murals on the front of the building at 1123 N Main Street in Old Town. Address: 1123 N. Main Street. APN: 406-. Owner: Selective Medical Staffing of Texas LLC. Agent: Marisa Gladen.

IV. NEW BUSINESS: NONE

V. DISCUSSION ITEM: NONE

VI. INFORMATIONAL REPORTS AND UPDATES:

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (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).

VII. ADJOURNMENT

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

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.

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 Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Official Minutes of the City of Cottonwood
Planning & Zoning Commission Special Meeting
Held, May 2, 2016, at 6:00 P.M. at the City Council Chambers
826 N. Main St. – Cottonwood, Arizona

CALL TO ORDER & ROLL CALL

Chairman Kiyler called the meeting to order at 6:01 p. m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Chairman Ed Kiyler
Ray Cox
Judd Wasden

Vice Chairman Robert Williams
Thomas Narwid

Planning & Zoning Commission Members Absent

Suzanne Poslaiko

Jean Wilder

Staff Members Present

Berrin Nejad, Community Development Director
Scott Ellis, Community Development Planner
Jim Padgett, Community Development Assistant Planner/Code Enforcement Coordinator
Christina Papa, Planning Technician, Recorder

APPROVAL OF MINUTES OF APRIL 18, 2016-REGULAR MEETING

Motion: ***To approve the minutes of 4/18/2016-regular meeting***

Made by: ***Vice Chairman Williams***

Second: ***Commissioner Narwid***

Vote: ***Unanimous***

CALL TO THE PUBLIC (NONE)

OLD BUSINESS (NONE)

NEW BUSINESS

1. **DR 16-009 HIPPIE EMPORIUM-** Design Review approval request to repaint the exterior façade, including adding murals on the front of the building at 1123 N Main Street in Old Town. Address: 1123 N. Main Street. APN: 406-. Owner: Selective Medical Staffing of Texas LLC. Agent: Marisa Gladen.

Motion: To go into executive session.

Made by: Vice Chairman Williams
Second: Commissioner Wasden

Meeting called back into session at 6:16 pm by Chairman Kiyler.

Motion: That DR 16-010 Galpin RV Sign be moved up on the agenda

Made by: Chairman Kiyler
Second: Commissioner Narwid

2. **DR 16-010 GALPIN RV SIGN-** Design Review approval request for a 20 foot tall monument sign, located at 925 E. State Route 89A. Address: 925 E. State Route 89A. APN: 407-09-166B. Owner: Galpin Ford Incorporated. Agent: Greg Galpin. Below is Ellis's report:

REQUEST:

The applicant is requesting Design Review approval for a 20' tall monument sign to be located at 925 E. State Route 89A. Before the meeting the applicant informed staff that the approval request would not be for a 20' tall monument sign, but a 15' monument sign.

Applicant/Property Owner:

Greg Galpin
1000 Sandretto Dr.
Prescott, AZ 86305

BACKGROUND:

In May 2015, the Planning & Zoning Commission approved DR 15-004, for a new development at 925 E. State Route 89A, for a new RV and car dealership. For the original approval the applicant proposed an 8' tall, 48 square foot, internally illuminated monument sign, located along State Route 89A. The applicant is now requesting approval of a 20' tall, which was changed by the applicant prior to the meeting to 15' tall, internally illuminated monument sign to be placed in the same location.

Due to a grade change of several feet between the road/sidewalk and the property, the applicant is proposing a new sign that will have an overall height of 20 feet, changed by

the applicant prior to the meeting to 15 feet overall, and a height above the sidewalk grade of 15 feet, changed by the applicant prior to the meeting to 10 feet.

The City of Cottonwood Zoning Ordinance allows signs to be up to 20 feet tall along arterial streets, and a maximum of 60 square feet in size. The proposed sign meets these requirements.

STIPULATIONS:

If approved, staff recommends the following stipulations:

1. The project is developed in conformance with the sign plans submitted on 04/20/16.
2. The applicant submit a completed sign permit application to staff for review and approval.
3. Any other stipulations the Commission deems necessary.

Commissioner Wasden, Vice Chairman Williams, and Chairman Kiyler asked the applicant why the proposed sign changed from the original submittal, which matched the building and had a different color used. Applicant responded that it was just a rendering that the sign company provided to him, it can be changed back to what was originally proposed. The reason why the color was changed because they are a Ford Dealership, and the blue and white are corporate colors. Applicant also mentioned that at his other locations they use the corporate colors. Commissioner Wasden mentioned that he understood why the height change was being proposed because of the grade difference, and would like to see the original approved sign be used, as the color of the proposed sign is one that they would like to stay away from. Vice Chairman Williams mentioned that he would be fine if the sign was 10 feet overall. Commissioner Wasden asked when the sign would be on until. Applicant said that the sign would be off by 10:00 pm. Commissioner Cox had some concerns regarding the height. Vice Chairman Williams mentioned to the commission that the height and color scheme will be addressed in the stipulations. Applicant mentioned that he would work with staff to revise the sign and submit it for approval.

The floor was open to the public for comment, there was no public comment, the floor was closed.

Motion: To Approve DR 16-009 Galpin RV Sign with the following stipulations:

- 1. That the project is developed in conformance with the sign plans submitted on April 20, 2016.***
- 2. That the applicant submit a completed sign permit application to staff for review and approval.***
- 3. That the overall height of the sign be 10' feet, and a max width of 8' feet.***
- 4. That the original approved yellow and white opaque sign be used.***

Made by: *Vice Chairman Williams*
Second: *Commissioner Wasden*
Vote: *Unanimous*

1. **DR 16-009 HIPPIE EMPORIUM-** Design Review approval request to repaint the exterior façade, including adding murals on the front of the building at 1123 N Main Street in Old Town. Address: 1123 N. Main Street. APN: 406-. Owner: Selective Medical Staffing of Texas LLC. Agent: Marisa Gladen. Below is Ellis's report:

REQUEST:

The applicant is requesting Design Review approval to repaint the exterior façade, including adding murals on the front of the building at 1123 North Main Street in Old Town.

Applicant/Property Owner:

Marisa Gladen
1123 N. Main Street
Cottonwood, AZ 86326

BACKGROUND:

The new business owners of 1123 N. Main Street are looking to continue repainting the front exterior river rock, and add a nostalgic "hippie" themed mural to the wall. This painting will be done by a professional artist. Some painting has already taken place, however, no approval by the city has been given at this time, therefore, a stop work order was issued and the painting has not been finished.

The extent and location of the painting and mural requires Design Review approval by the Planning & Zoning Commission. The property is located in the Old Town Historic District and sits adjacent to one of the oldest buildings in Old Town.

The attached pictures show examples of paintings already done by the artist, as well as the current painting done to the front of the building.

Commissioner Cox asked staff how long this was going on before work was stopped. Staff responded that the Building Inspector issued the stop work order, there were other issues going on other than the paint, staff had also received calls regarding the property. Commissioner Narwid asked staff if there is any precedence of murals in town on the fascia? Staff responded that anything that has been done in town has been on the side wall only, nothing on the fascia. Commissioner Wasden mentioned that the other murals in town are not related to a specific business, but rather to the community as a whole. Vice Chairman ask staff, regarding the permit, before starting work on this painting were they warned by staff that they needed to get approval. Staff responded that there was a discussion with the applicant regarding the painting possibly having to go to Design

Review, and then a week or two after that the Building Inspector noticed that there was some painting going on and issued a stop work order at that time. Commissioner Cox asked; so you all just came in, I take it you own the building, so there is not much concern about you all getting in and start painting, and moving forward with the idea of expressing the name of business on the outside of the building in kind of a historic reference throwback to part of the front Main Street elevation, how long have you been in town to come up with this idea? Applicant responded since August. Commissioner Cox; did you ask anyone else or any other building owners that you saw with a mural on it if there was anything special that had to be done? Did you actually go in and ask the owners if they had to do anything with the City. Applicant, when I went up there for a sign permit, we submitted a plan to staff. Commissioner Cox, well saying that, I guess it is education by experience, did the artist come up with the idea to paint the rocks? Applicant responded that the artist only came up with the mural, the painting of the rocks was our idea, when we started painting I never would have thought that we needed a permit, after talking to the Livingston's they told us we needed to go to the City, I own a medical staff company, I am not familiar with retail, when people come around the corner they use that front area to turn around and go back into Old Town, so the thought was that if we spruced it up more people would stop, we never meant to avoid following the rules, that is not how I do business, this really has been a misunderstanding. Commissioner Cox; if the whole idea was to paint the mural on the top portion of the building around the windows is one thing, but to go further and paint the stone. Applicant responded that they never would have thought that the stone was going to be a problem, we thought that it was flagstone, we didn't know that it was original to the building if the commission doesn't want the rocks painted we will remove it. Commissioner Cox responded that what he was trying to say is you painted the rocks, the paint sticks to the canvas, to do the removal of paint to this extent it really can mess it up, there are articles in the paper here of ruining historical rocks in the Grand Canyon, and then you see this and it is like the same kind of destruction of history, to change materials this much without having forethought and things like that is very difficult to agree with the train of thought, it has gone down a long way down a path that you do not have experience with and you didn't ask the people that might have helped, it may not be an outstanding building in Old Town but it is still a historic building and it is difficult to see this all happening. Applicant; we are not actually part of Old Town because it goes bridge to bridge right? Commissioner Cox I am not sure exactly. Commissioner Wasden responded that they are part of Old Town. Applicant; we can have this sandblasted and re-grouted that is not a problem, I do not think that it is something that we cannot get back to something close to what it was originally, I thought this as an afterthought because someone had told me it was the last owners that put on the rock. We can try and put it back the best we can to the way it originally was. Commissioner Narwid; why did you pick such a grand scale? And you decided to cover the entire front of the building, you had other options, to fix up the front of the building and to blend in with the culture of Old Town, I think that a lot of the people feel that proposal maybe isn't taking the direction of the culture Old Town Cottonwood is going, have you considered other options, maybe isolate it a little bit. Applicant; we will work with you all on changing it. Commissioner Narwid mentioned that maybe using a little of the "hippie" motif for the signage, instead of the entire front of your building, maybe think of another option so that it will fit into Old Town Cottonwood. Applicant responded; so presenting the mural we like, toning down the colors, and taking the rocks back to how they were, is that an acceptable option? Commissioner Narwid responded that they haven't seen anything, you submitted some things but they were not very complete, I think that what you submitted was intended to be the whole front of the building, and I

think it is a little overdone, maybe think about perhaps one or two things on the hippie motif and integrate it on part of the building, or a smaller part of the building, or into a sign, but it is not our place to tell you what to do, but to suggest that there are other options which might take some time to pursue but would be appreciated. Commissioner Wasden provided the applicant with an example of a few years back with the KFC (Kentucky Fried Chicken) when they wanted to remodel their building, they had a lot of red, with stripes on them, which is their corporate logo, and they had that all around the building and that is considered signage, so that had to be toned down, so what Commissioner Narwid eluding to in effect of what you are putting up there is signage in terms of a mural and there is a certain allotment of signage that is available for commercial business, I think this is definitely a building that could use some love, it is kind of a tricky building so I sympathize with you in terms of what you are trying to do, I have been here when some of these murals came through and a couple of them were presented to us and the finished product was not necessarily what we anticipated, so when I see your submittal I have the same concerns as Commissioner Narwid, I do not feel comfortable with what is submitted, there is no color, this is just a rendering and it lacks the refinement that is needed, the paint on the rock that encourages people to write on with chalk is something that I don't think is a good fit for Old Town, we can provide you with some guidance, but you have to figure it out on your own. Applicant asked the commission if they could use the side wall, which is not that large maybe 5 feet or so, could we do a smaller scale mural on that wall? Is that something that you all would be ok with? Commissioner Wasden; I think that we would consider anything, but I think that would be more plausible. Applicant; this way it will still catch people's eyes as they come around that corner to turn around and head back to Old Town. Commissioner Wasden responded to present something like a refined finish look, because it is your business and you want that pop and shine. Applicant responded definitely. Commissioner Wasden responded that are a lot of options. Applicant responded that the colors here are too much? Commissioner Narwid responded it is too much of too much. Applicant responded there are too many bright colors, so if we scale down the colors and maybe did it more on the side wall. Commissioner Wasden responded I think if you carried that black corner on the rock all the way across that it is actually going to take away, in my opinion, from the building itself. Commissioner Narwid added if you could rectify the stone, get that back to where you started, use the side wall for the mural and only the side wall for the mural, you also are allowed signage, and you have an opportunity there on the front for a very attractive sign, it would fair up much better, and would fit in better in the community down here in Old Town Cottonwood. Applicant; we intend on putting up a nice sign on the building, and we are working on getting something submitted, we were looking for something more centered on the building than what is there right now. Vice Chairman Williams asked the applicant what is the intended use of the building. Applicant responded that they do have offices in the back that they work out of for the medical staffing business, but it is a retail business. Vice Chairman Williams asked if it will be a retail business? Applicant responded yes, we do want to eventually put in a coffee shop in the space on the side of the building. Vice Chairman Williams; what I am hearing here, correct me if I am wrong, it could be possible to get the rock back to a somewhat original state, meaning that there would be no more paint on it. Applicant responded yes. Vice Chairman Williams; and the mural that you have on there can be painted over, and moved over onto the side wall, giving or representing a hippie type mural, and maybe work on some signage, how does that sound? Applicant responded yeah it definitely is, all the wood needs to be repainted for sure. Vice Chairman Williams asked the applicant how soon they could submit something, the Commission has a regular scheduled meeting in two weeks, could they have something

more finished, and the colors that you will propose to use and see a finished product, otherwise there is a June meeting? Applicant responded that we could have it ready in two weeks. Chairman Kiyler asked staff what the deadline would be for submittal of their project if they were to get on the May meeting? Staff would prefer a week ahead of time so that we can prepare packets for the commissioners so there is enough time to review it, if you would like a shorter time you can let us know that and we can extend probably by a few days, the meeting is on May 16th so that would give them a week, at most a week and a half to submit. Chairman Kiyler asked the applicant how long it would take them to put together a color concept of what they want to do and get it to staff by a week and a half or whatever timeframe they need it by so that they can get it onto our regular meeting, if not it will have to wait until June, because you cannot do anything until we have approved it. Applicant responded yes we can do that, also, can we go ahead and work on the rocks? Commissioner Wasden responded yes you can go ahead and start on that, make sure that what you submit is a final project and really show what colors are going on the building and where. Commissioner Narwid added that what we see is what we are going to get, what you show us is exactly what we would get in the finished product. Vice Chairman Williams mentioned to the applicant if you need more time on the sign, that is fine, but it needs to come back to the commission for approval.

Motion: *To table action on DR 16-009 Hippie Emporium until the Commissions regular scheduled meeting on May 16, 2016.*

Made by: *Vice Chairman Williams*

Second: *Commissioner Narwid*

Vote: *Unanimous*

DISCUSSION ITEMS- NONE

INFORMATIONAL REPORTS AND UPDATES

There was a brief update/discussion in regards to the following, no action was taken, these were only for informational purposes.

1. Neighborhood meeting for the Vineyards at Cottonwood Project, there was a good turnout.
2. Follow up on Treasure Junkies.
3. Planning & Zoning/Development Services Building, landscaping concerns.
4. Fandango Building.
5. Status of EcoVillage Project.
6. Selna farm-work has started.
7. City should be thinking about legalization of recreational marijuana.

ADJOURNMENT

Meeting adjourned at 7:37 p.m.



STAFF MEMO

TO: Planning and Zoning Commission

FROM: Scott Ellis, City Planner

THROUGH: Berrin Nejad, Community Development Director

HEARING DATE: May 16, 2016

SUBJECT: DR 16-009 Hippie Emporium

REQUEST:

The applicant is requesting Design Review approval to repaint exterior portions of an existing building, including adding murals at 1123 North Main Street in Old Town.

Applicant/Property Owner:

Marisa Gladen
1123 N. Main Street
Cottonwood, AZ 86326

BACKGROUND:

The above application request was presented to the Commission at a special meeting on May 2, 2016. The Commission *tabled* the request, asking the applicant to make changes to the front theme and colors. The applicant has resubmitted what they would now like to do; an Arizona sunset theme on the front exterior, a mural on the east side of the building, and cover the existing river rock with wood, or remove it.

The original request included repainting the front exterior river rock, and add a nostalgic “hippie” themed mural to the wall. This painting would be done by a professional artist. Some painting has already taken place, however, no approval by the city has been given at this time, therefore, a stop work order was issued and the painting has not been finished.

The extent and location of the painting and mural requires Design Review approval by the Planning & Zoning Commission. The property is located in the Old Town Historic District and sits adjacent to one of the oldest buildings in Old Town.

The attached pictures show examples of paintings already done by the artist, the current painting done to the front of the building, and the new proposal.

Letter of Intent

To Whom it may Concern:

Please find in this letter of intent all requested information as per the Design Review Application in reference to 1123 N. Main St Cottonwood AZ 86326. Parcel # 406-22-215A

As owner of The Hippie Emporium, Marisa Gladen, I am submitting this application in hopes that you will approve my plan to paint the front exterior of the existing building. I'd like to have an Arizona sunset theme exterior painted by a professional artist to improve the appearance. There will be no murals on the front, but a paint job that fades into the colors of the sunset. We had hopes of restoring the flagstone rocks that were painted back to how they were originally, but after quotes, and advice from different contractors we have decided to either remove them or cover them with wood, and include that into the paint job of the exterior. We are also wanting to paint a mural on the side of the building, and have submitted the sketch by the artist to be reviewed. Thank you for your time and consideration of our request.

Marisa Gladen



Osley Ragle, seen in front of his store, was born in Missouri in 1909. He came to Cottonwood in 1927 with his parents and siblings. In 1931 he married Leora Burkett in Yuma, Arizona, and they had one child, Nancy. Osley started his own business, Ragle's Used Furniture, in the Kovacovich building in Cottonwood in 1937 at what is now 1124 N. Main, corner of Cactus Street. (The Kovacovich building dates to 1917 and is the earliest concrete building in Cottonwood.) Osley's business grew and he had just opened another store in Flagstaff and was on his way home to Cottonwood when he suffered a fatal heart attack in December, 1948. Osley was one of three of the original members of the Board of Education when Cottonwood started its own high school in the fall of 1947.

Verde Independent

"Serving the Verde Valley more than 45 years."

DECEMBER 18, 1996

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50 Cents

End of An Era

Mount Hope Foods to bid farewell to Old Town

By GAIL KENNY
Staff Reporter

The flagship of Cottonwood's Old Town, Mount Hope Natural Foods, intends to raise anchor and sail on to a bigger and more centrally located site next year.

If escrow closes as planned, sometime in February 1997, Mount Hope expects to be in its new Cottonwood facility by fall.

For Mount Hope, the change marks the height of success: outgrowing a current facility by so much that the business is forced to find a larger place. And while the current store and wholesale operation has expanded numerous times, no more room exists on site to expand. And parking is already at a premium.

But for the Old Town area, the move will be bittersweet, akin to having a favorite neighbor become so accomplished at his craft that he leaves the old neighborhood and moves "uptown."

The beginnings

Mount Hope started in what was once an equipment shed. It was merely the core retail space now encompassing Mount Hope's entryway, counter, supplements, freezer and some grocery items.

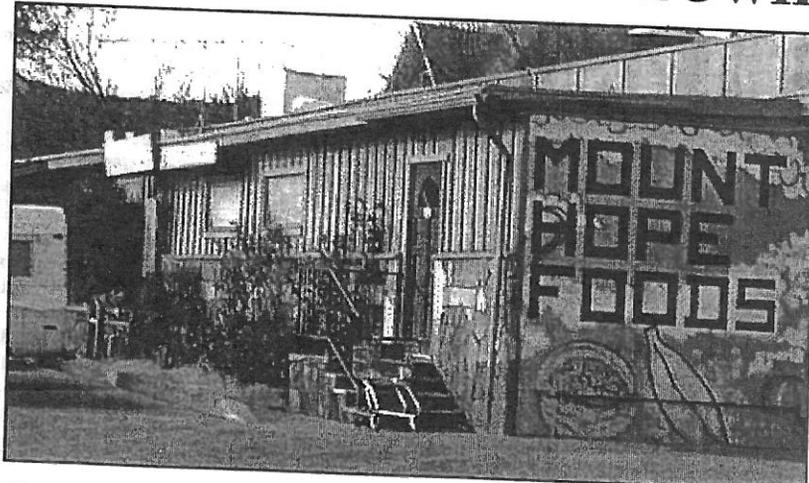


Staff photo by Gail Kenny

Elaine Quigley kneels to seal a carton of wholesale food to be shipped. The wholesale business at Mount Hope is one virtually hidden from its retail customers.

Later add-ons included the produce, bulk grains, fresh herbs and spices, and wholesale areas.

Kathy and Larry Leonardi opened the business in 1970s, with Linda and Herb Trubitz joining as partners in 1975 and finally buying the original owners out in



Staff photo by Gail Kenny

The owners of Mount Hope Natural Foods, located on the outskirts of Cottonwood for 26 years, intend to move the business to a site and much larger facility in central Cottonwood next year. Adapting to changing times and customer preferences has been responsible for the business's success.

the '90s. The store has had a changing line of products, since the industry itself changes so quickly. One year, organic produce may be the natural food industry's biggest attraction; the next, perhaps, vitamins and supplements.

In the beginning, bulk grains, granola

and spices were the mainstays, with other lines coming in through the years. Today, you can get nearly anything in a natural food store that you can find in a grocery store, only in organic, natural or chemical-free varieties.

See Mount Hope, Page 5A

Christmas Parade lines up to

Council mayoral

Mount Hope

Continued from Page 1

Business Manager Hank Chaikin said Mount Hope started out as the only location in the Verde Valley where people could buy these items. Now, many of them are available in grocery, discount and specialty stores. But the store has retained a long list of loyal customers.

In a 1995 survey, Mount Hope found that about half of its customers come from either the Cottonwood or Clarkdale areas. Sedona accounts for somewhere in the area of 15 percent. Still others come from Cornville, Camp Verde, Jerome and Rimrock. But there's a small percentage that travel from outside the Verde Valley, from Prescott or even Phoenix, to stock up on what Mount Hope has to offer, Chaikin said.

"It's a unique store, in very few places can you find the kind of selection you can find here. We have a very loyal clientele," Chaikin said. "But we carry things that were available nowhere else for so long."

And not only does Mount Hope sell the products, its staff knows about them. That has been one of the reasons for the store's success. Eight people work in the retail end of the store, and they know about the stock, from the supplements and natural health products to the bulk foods. They try to make customers feel at ease when they have questions.

"Our staff has the knowledge and attempts to help customers

learn about the products," Chaikin said. "In that way, no person's concern is overlooked. We help anyone who wants to know more."

Retail to wholesale

In 1989, Herb Trubitz started wholesale sales of nuts to a pair of Sedona restaurants: Shugrue's and Garland's. The restaurants found they could get the products fresher and faster by going through the local business.

It didn't take Trubitz long to discover other restaurants and resorts also could take advantage of this wholesale service.

And then it went beyond nuts to spices, chiles, dried fruits and vegetables, beans, rice, grains, extracts and more.

"Like the way most businesses get started, one thing leads to another," Trubitz said.

"At the same time, Trubitz discovered that wholesale marketing takes up a serious amount of space. So it was time to add on again, this time a loading dock and more storage space, including a basement level for cold storage. Eventually, Mount Hope purchased the small house east of the store, and uses it entirely for

additional storage.

Ever heard of a rattlesnake bean? Or a Christmas lima? Maybe a scarlet runner? Or how about some purple sticky rice?

Probably not, but four people at Mount Hope know all about them. Those four people work in the burgeoning Mount Hope wholesale business. And not only could they tell you about them, they could find a case and send you some.

However, that's not as easy as it sounds.

Every inch of extra space, from floor to ceiling and against every wall, is covered with shelving, and packed with boxes, pails and bags of bulk goods. It's the staff's job to find the items, pull or package the correct weight, then prepare it for shipping.

Sedona and Flagstaff items go by courier, the rest by UPS. In Arizona, they arrive the next day.

And there are a lot of accounts. Some of Arizona's premier resorts, restaurants and hotels — from the Arizona Biltmore to the Phoenician to the Scottsdale Culinary Institute — and even a few other natural-food stores, buy products wholesale from Mount Hope.

'Yes, we have some regrets; we've been down here 26 years. But we're always jam-packed. We really couldn't expand the current building'

Hank Chaikin

I'm fairly confident."

And there is no word from Jerome.

"I can understand Jerome's hesitancy given the clinical definition of development," Beson

raise funds," Beson said. "We have a board of directors who will do that.

"I need my time for economic development."

The supervisors agreed to con-

Moving plans

Recently, the Trubitzes realized that once again, it was time to expand. But at the current site, it just wasn't possible. Even had there been space, no more parking was available. The reality was, it was time to move on.

After searching, they found just what they wanted, somewhere centrally located in Cottonwood, a location with good access. That site is located between Safeway and Wal-Mart. Because of the escrow process, Chaikin is hesitant to disclose the actual site.

Both the store's wholesale and retail operations will move to the new location. Currently, both are situated in the 2,400-square-foot building. The plans call for more than doubling the space in the new building, with about 6,000 square feet of retail, and 2,000 square feet of wholesale.

Another shaded area will allow those picking up quick, eat-on-the-go type foods and juices to sit at outside tables.

Hard to go

Chaikin said it's unfortunate to be part of an exodus from the historic Old Town area. But it's unavoidable.

"Yes, we have some regrets; we've been down here 26 years," Chaikin said. "But we're always jam-packed. We really couldn't expand the current building."

Others associated with the Old Town area were disappointed to hear Mount Hope is planning to leave.

Charley Anderson, president of the Old Town Association and

owner of Time for You, said many Mount Hope customers stop into his timepiece service and retail shop because they were in the neighborhood, he said. He said he's going to miss the store, as others will.

"Mount Hope has been a big draw, and eventually, they will be sorely missed," he said.

Mount Hope does generate a lot of traffic, agreed Jerry Owen, Cottonwood's Community Development Director. "But Mount Hope's leaving won't be a severe blow to Old Town. The area is starting to flourish, he said, and Mount Hope's move won't damage that.

"This is a successful downtown," Owen said. "I've been here 18 months. I think it's improved dramatically."

He added that most of the space is no longer vacant, and many shops that look vacant will be occupied soon.

Phineas Walsh, manager of the Main Street Program, said the move could be a mixed blessing for Old Town. Mount Hope customers that have become loyal Old Town shoppers aren't going to forget Old Town once the natural food store leaves. But the space might be filled by another business that generates tourism or walking traffic, he said.

Walsh said potentially, that building quickly could be filled by a business that generates even more traffic. That would be Old Town's dream, that the new business would draw more people to the community.

He said at worst, Old Town might lose some traffic for a short period, but that should

eventually be replaced by a net gain.

Keeping them around

There was no way to keep Mount Hope in Old Town, Walsh said. The business just expanded beyond any sites available in the neighborhood. Mount Hope basically outgrew Old Town, he said.

But the Old Town Association is working diligently to keep other businesses going, and growing. Anderson said the association plans promotional events, like the Chocolate Lovers' Walk, Sweet Lips contest, Halloween festival and Cinco de Mayo, to generate traffic for the businesses.

Walsh, in his paid position, goes a bit further, actively pursuing business, and workshops that educate current merchants, from tourism promotion to obtaining small-business loans.

Besides the planned promotions and continuing education, however, are the one-on-one conversations between Old Town merchants and visitors, or potential new business owners. Anderson said people who want to start businesses in Old Town rely heavily on those who have endured.

"We try to be cooperative," Anderson said. "We answer any questions that people have, like what does the city require, what spaces are available, what to expect.

"I still believe in Old Town. We're not there yet. We'll never be another Sedona or Jerome. We just haven't found our niche yet."

Beson

Continued from Page 1

handle on me.

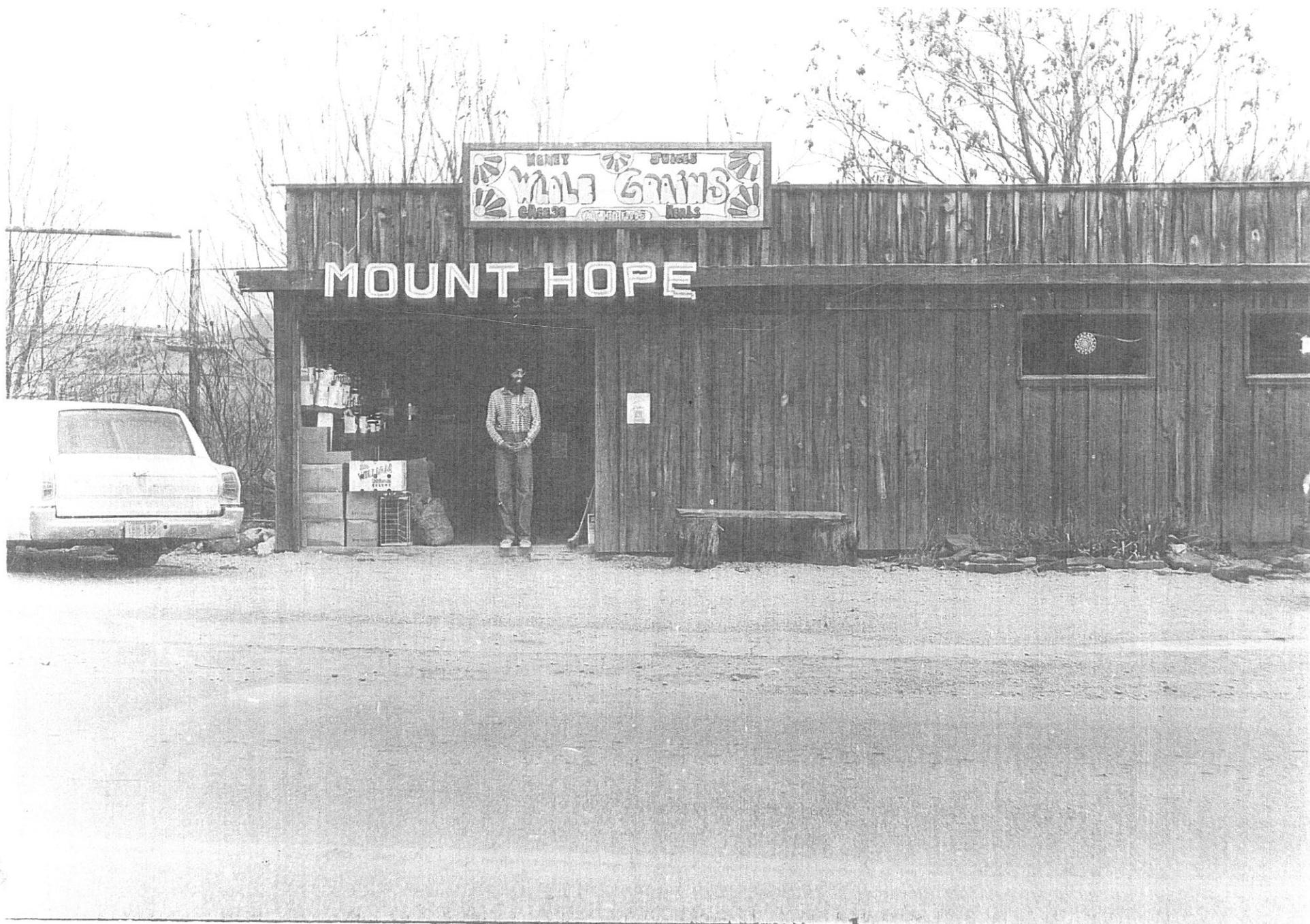
"It's not uncommon," he

"I just wanted to remind you two guys of that."

"It's hard to ask for money when we've got so much apathy," Beson said later.

"But this public-private part





Mount Hope Store, Cottonwood

Jerome Historical Society, Inc., #J-90-459-244; Not for Reproduction.

from Glenda

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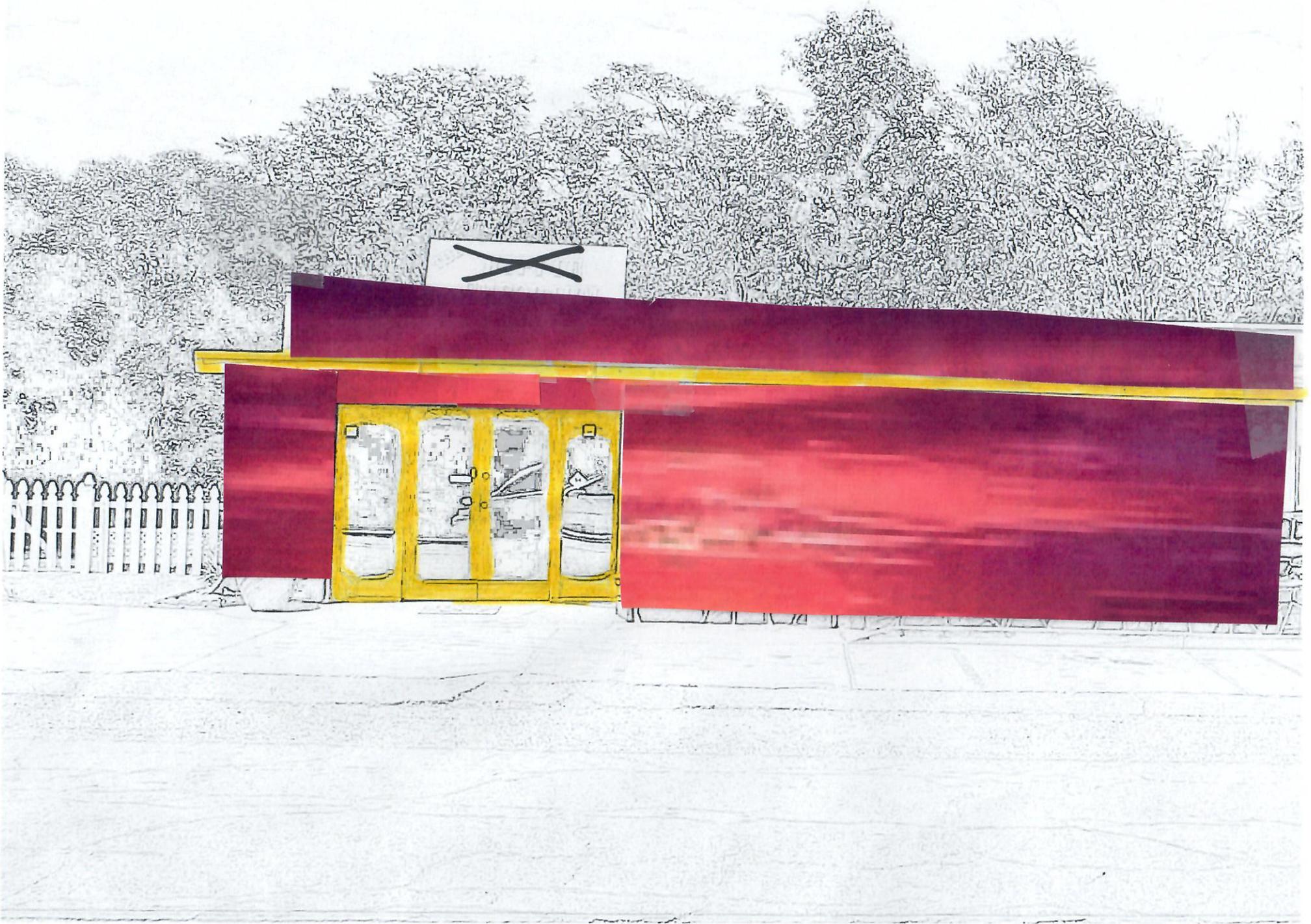
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