

SUMMARY REPORT  
OF ACTION TAKEN AT THE JANUARY 24, 2011 REGULAR MEETING OF THE  
COTTONWOOD PLANNING AND ZONING COMMISSION

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This summary is a statement of discussions and action taken by the Planning & Zoning Commission of the City of Cottonwood, Arizona, at their regular meeting, pursuant to A.R.S. § 38-431.02(D); and provided as required by A.R.S. § 38-431.01(D).

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CALL TO ORDER & ROLL CALL

Chairman Kiyler called the meeting to order at 6:03 p.m. Roll call was taken as follows:

Planning & Zoning Commission Members Present

Chairman Kiyler	Diane Lovett, Vice Chair	Robert Williams
Raymond Cox	Don Speer	Jean Wilder

Commissioner Wasden was absent

Staff Members Present

George Gehlert, Community Development Director  
Leslie Wager, Administrative Coordinator/Recorder  
Wes Ballew, Community Development Planner

CALL TO THE PUBLIC

*This is the time for the public to comment on any matter that does not appear on the agenda. Members of the Commission may not discuss items not specifically 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 any criticism, or scheduling the matter for further consideration and decision at a later date. Comments are limited to five minutes for each person.*

APPROVAL OF MINUTES OF JANUARY 10, 2011

***Motion:***        ***Approve minutes from 01/10/2011 as written***

***Made by:***       ***Commissioner Williams***

***Second:***       ***Commissioner Speer***

***Vote:***           ***Unanimous***

UNFINISHED BUSINESS (NONE)

NEW BUSINESS

1. **PAD/DR 10-005**    Consideration of a zone change from C-1 (Light Commercial) to PAD (Planned Area of Development) and a 13,284 square foot mixed use project to be known as the Taylor & Padgett Village Center. The 1.19 acre site is located along the west side of Quail Trail, 200 feet north of East Mingus Avenue. APN: 406-42-012B. Owner: Taylor Living Trust, Tom Taylor. Agent: Architecture Works Green, Inc. Reynold Radoccia.

***Motion:***        ***To approve PAD/DR 10-005 with the following stipulations:***

1. *That the use comply with the Master Development Plan dated 11/9/10.*
2. *That a shared access and parking agreement be submitted for staff review and approval.*
3. *That sidewalks adjacent to head-in parking areas either be widened to seven feet (per the Landscape Code) or an alternative means be provided for preventing encroachment of sidewalks by car bumpers, subject to staff review and approval.*
4. *That the rainwater cistern contamination prevention system be approved by the Engineering Department.*
5. *That administrative sign permits be obtained for all signs.*
6. *That the applicant submit a current legal description for the property, title report, and proof of signer's authority prior to Council review.*
7. *That the applicant address all other Code Review comments from the meeting dated 2/26/10.*

*Moved by: Vice Chair Lovett*  
*Second by: Commissioner Cox*  
*Vote: Unanimous*

2. **DR 10-033** Design Review associated with the construction of a 9500 square foot Veteran's Clinic. The site is 1.69 acres located in an I-2 (Heavy Industrial) zone on South Willard. APN: 406-08-028S. Owner: Cottonwood Industrial, Rob Olson. Agent: Chris Vernosky.

*Motion: To approve DR 10-033 with the following stipulations:*

1. *That the project be developed in conformance with the letter of intent (dated 12-15-10) and site plan submittal (dated 12-6-10).*
2. *That a method for slope stability be submitted for review and approval by engineering. The stabilization treatment shall be specified by a geotechnical engineer.*
3. *That a shared access agreement be submitted for joint use of the driveway to the North.*
4. *That the applicant coordinate with the church to ensure that the shared entrance be improved to city standards before a Certificate of Occupancy is issued.*
5. *That the sidewalk along the head in parking at the front of the building be widened to 7 ft as required by the Landscape section of the Zoning Ordinance.*
6. *That parking lot lights be limited to 16 feet tall.*
7. *That shade trees be added further south along the Willard Street frontage as required by code.*
8. *That further information be provided which addresses the compatibility of plantings which do not appear on the plant list in the landscape code.*
9. *That any changes to detention areas and associated landscape design are subject to staff review and approval.*

- 10. That irrigation design be added to the landscape plan.*
- 11. That a bicycle rack be placed near the entrance.*
- 12. That the applicant address all other Code Review comments from 12/21/10.*

*Moved by: Vice Chair Lovett*  
*Second by: Commissioner Cox*  
*Vote: Unanimous*

#### 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.)*

#### ADJOURNMENT

Chairman Kiyler adjourned the meeting at 8:03 p.m.