

A G E N D A

REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, TO BE HELD SEPTEMBER 4, 2012, AT 6:00 P.M., AT CITY COUNCIL CHAMBERS BUILDING, 826 NORTH MAIN STREET, COTTONWOOD, ARIZONA.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. BRIEF SUMMARY OF CURRENT EVENTS BY MAYOR, CITY COUNCIL AND/OR CITY MANAGER--THE PUBLIC BODY DOES NOT PROPOSE, DISCUSS, DELIBERATE OR TAKE LEGAL ACTION ON ANY MATTER BROUGHT UP DURING THIS SUMMARY UNLESS THE SPECIFIC MATTER IS PROPERLY NOTICED FOR LEGAL ACTION.
- V. CALL TO THE PUBLIC-- This portion of the agenda is set aside for the public to address the Council regarding an item that is not listed on the agenda for discussion. However, the Council cannot engage in discussion regarding any item that is not officially listed on the agenda for discussion and/or action (A.R.S. §38-431.02.H.) Comments are limited to a 5 minute time period.
- VI. PROCLAMATION--PROCLAIMING SEPTEMBER 2012 AS "RECOVERY MONTH."
- VII. PRESENTATION OF A CHECK TO VERDE VALLEY VETERANS VAN FOR VETERAN TRANSPORTATION SERVICES.
- VIII. APPROVAL OF MINUTES--Work Session of 8/14/12 and Regular Meeting of 8/21/12.

Comments regarding items listed on the agenda are limited to a 5 minute time period per speaker.
- IX. UNFINISHED BUSINESS--None.
- X. CONSENT AGENDA--No items.
- XI. NEW BUSINESS--The following items are for Council discussion, consideration, and possible legal action.
 1. RESOLUTION NUMBER 2659--APPOINTING A MEMBER TO THE PARKS AND RECREATION COMMISSION.
 2. ORDINANCE NUMBER 587--AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR A PARCEL OF LAND TOTALING APPROXIMATELY 8.060 ACRES, LOCATED AT 533 NORTH WILLARD STREET, APN 406-42-007, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF R-1 (SINGLE FAMILY RESIDENTIAL) TO PAD (PLANNED AREA DEVELOPMENT); FIRST READING.

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- 3. DISBANDMENT OF THE CITY'S SENIOR COMMISSION.
- 4. ADOPTION OF THE CITY'S WATER STRATEGIES.

- XII. CLAIMS & ADJUSTMENTS

- XIII. ADJOURNMENT

Pursuant to A.R.S. § 38-431.03.(A) the Council may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03.(A)(3) Discussion or consultation for legal advice with the attorney or attorneys of the public body.

Americans With Disabilities Act Notice: The Cottonwood Council Chambers is wheelchair accessible. Those with needs for special typeface print, hearing devices or other special accommodations may request these through the Cottonwood City Clerk at 928-340-2727 (TDD 928-634-5526). Requests should be made as early as possible to allow the City sufficient time to arrange for the necessary accommodations.

Members of the City Council will attend either in person or by telephone conference call.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9 , 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. §1-602.A.9 have been waived.



PROCLAMATION

WHEREAS, on behalf of the citizens of Cottonwood, I am pleased to join the Substance Abuse and Mental Health Services Administration, the Northern Arizona Regional Behavioral Health Authority, and local mental health professionals and peers in celebrating September 2012 as “Recovery Month” in our community; and

WHEREAS, mental health and substance abuse disorders affect millions of Americans of all ages, races, and ethnic backgrounds and result in significant medical, societal, and economic costs; and

WHEREAS, acknowledging September 2012 as “Recovery Month” offers advocates of mental health and substance abuse prevention, treatment, and recovery the opportunity to help our citizens reflect on ways to prevent mental health crises, the existence of effective treatment alternatives, and the celebratory fact that people can and do recover; and

WHEREAS, thousands of behavioral health care providers and peers have dedicated their lives to educating the public and policymakers about prevention, treatment, and recovery.

NOW, THEREFORE, I, Diane Joens, Mayor of Cottonwood, Arizona, do hereby proclaim September 2012 as **Recovery Month** in the City of Cottonwood, and encourage all citizens to support this year’s theme – “Join the Voices for Recovery – It’s Worth It” by supporting men, women, and youth who have chosen the courageous path of recovery from mental health and substance abuse disorders.

DATED this 4th day of September 2012.

Diane Joens, Mayor

City of Cottonwood, Arizona City Council Agenda Communication



 Print

Meeting Date:	September 4, 2012
Subject:	Parks and Recreation Commission Appointment
Department:	Community Services
From:	Jason Little, Recreation Manager

REQUESTED ACTION

Appointment to fill recently vacated seats on the Parks and Recreation Commission by resolution.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is: I move to approve Resolution Number 2659 appointing Dr. Bob Richards to fill a three year term which expires August 16, 2015.

BACKGROUND

With the recent expiration of Dr. Bob Richards term on the Cottonwood Parks and Recreation Commission the City of Cottonwood Parks and Recreation Department would like council consideration for filling this vacated seat. Dr. Bob Richards has re-submitted his application and is interested in filling this term. No other applications were received. Dr. Richards dutifully served a one year term on the commission. The open seat was posted throughout the community and no other community member expressed an interest in running for this term.

JUSTIFICATION/BENEFITS/ISSUES

This appointment will fill all the vacancies on the seven member board.

COST/FUNDING SOURCE

N/A

ATTACHMENTS:

Name:	Description:	Type:
 Scanned from a Xerox multifunction device001 (16).pdf	COMMISSION APPLICATION	Cover Memo
 res2659.doc	RESOLUTION NUMBER 2659	Cover Memo



CITY OF COTTONWOOD
816 NORTH MAIN STREET
COTTONWOOD, AZ 86326
Phone (928) 634-0060 x217
Fax (928) 634-3727
Revised January 11, 2010

APPLICATION FOR Parks and Rec. Commission
(BOARD/COMMISSION/COMMITTEE)

NAME Richards DR. Robert D.
(Last) (First) (Middle)

MAILING ADDRESS 14958. Crestview Dr. Cottonwood AZ 86326
(Route or Box) (City) (State) (Zip)

STREET ADDRESS Same
(Number & Street) (City) (State) (Zip)

HOME PHONE (928) 639-2611 WORK/MESSAGE PHONE Same

EMAIL ADDRESS: Mohsibob@gmail.com

PLEASE TYPE OR PRINT CLEARLY IN INK ONLY.

Professional Memberships, Registrations, Licenses, Etc. Past licenses to practice Medicine -
Colorado, Kansas, Idaho (18 yrs) MN (18 yrs) AZ (5 yrs when retired)
Was a physician in Vietnam 1-2 yrs. - Past Pres. of Bicycle Coalition, currently
Member of Parks + Rec. Commission, and Bicycle Advisory Committee. Member of
Friends of Cottonwood.

Education BS - Univer. of Colorado - Dr. of medicine - Univer. of Colorado - Specialty
of Urology Univ. of Kansas.

Work Experience Retired Urologist

Application for (Board/Commission/Committee)

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Please describe your qualifications for serving on Board/Commission/Committee: I have
Served on the Parks and Rec. Commission for a 1 year term and feel
I have learned a Great Deal and would really like to Continue and
serve on this Commission. I have always had a great love and
enjoyment of outdoor activities for all to enjoy.

List any community service organizations or projects you have been involved with (include a brief description of activities):

past President and member of Kawawis, therefore involved in numerous
community activities i.e. Mayor's Ride, Parades, 16 River Days, 4th of July, Softball tournament etc.
Worked as a Volunteer assisting with some coordination on the 1st M.S. Ride in W.D. - I attend
many City Council mtgs with my interest in our City - Parks & Rec. Commission 1 yr.

Have you ever been convicted of, or pled "no contest" to any crime, including any convictions that were later set aside or expunged? _____ YES NO

Does the City of Cottonwood employ any relative of yours? _____ YES NO

Are you currently a resident of Cottonwood? If so, how long have you been a resident of the City?
Yes - 2 yrs part time - 8 years full time

Signature R.D. Richards M.D. JER Date 8/15/12

NOTE: All applicants are strongly encouraged to attend the Council meeting at which their application will be considered. It is important for Council members to be able to assess applicants' qualifications and backgrounds during the selection process, and be able to ask questions for clarification.

Generally, the Council will conduct a brief interview process during the Council meeting.

Council meetings are held the first and third Tuesday of every month. Council agendas can be found under the City Council tab on the City website: www.cottonwoodaz.gov.

RESOLUTION NUMBER 2659

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, APPOINTING _____ A MEMBER OF THE CITY OF COTTONWOOD PARKS AND RECREATION COMMISSION AND ESTABLISHING ____ TERM OF OFFICE.

WHEREAS, the term of Robert D. Richards as a member of the Parks and Recreation Commission expired August 16, 2012; and

WHEREAS, it therefore is necessary to appoint a new member to said Commission to maintain the requisite number of seven members;

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA:

THAT, in accordance with Section 2.68.030 of the City Code, Robert D. Richards, a resident of the City of Cottonwood, is hereby appointed a member of the City of Cottonwood Parks and Recreation Commission to fill a three year term expiring August 16, 2015.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, THIS 4TH DAY OF SEPTEMBER 2012.

Diane Joens, Mayor

APPROVED AS TO FORM:

ATTEST:

Steven B. Horton, Esq.
City Attorney

Marianne Jiménez, City Clerk

City of Cottonwood, Arizona City Council Agenda Communication



 Print

Meeting Date:	September 4, 2012
Subject:	Verde Valley Medical Center Hospice Facility
Department:	Development Services
From:	George Gehlert, Community Development Director

REQUESTED ACTION

Approval of a Zone Change from R-1 (Single Family Residential) to PAD (Planned Area Development) in order to accommodate the development of a 10-bed hospice facility.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is: N/A--first reading of Ordinance only.

BACKGROUND

The proposal includes the old Catholic Church property on North Willard Street. On August 20th, the Planning and Zoning Commission recommended approval of the zone change subject to the stipulations detailed in Ordinance 587. The staff memo is attached for your review

JUSTIFICATION/BENEFITS/ISSUES

The request conforms to the City's General Plan and will provide a much needed community facility. The project also includes the re-location of the old church approximately 200 feet south and east of its current location. The majority of the property would remain open space.

COST/FUNDING SOURCE

N/A. The developer will provide for all costs associated with this facility.

ATTACHMENTS:

Name:	Description:	Type:
 Hospice Council Pkt.pdf	P&Z Attachments for Ordinance 587 Memo	Cover Memo
 ord587.doc	Ordinance 587	Ordinance



STAFF MEMO

TO: Planning and Zoning Commission

FROM: George Gehlert, Community Development Director

FOR: August 20, 2012

SUBJECT: **Z 12-003 / DR 12-013**
Zone Change and Design Review for VVMC Hospice Facility

Consideration of a request for a zoning change from R-1 (Single Family Residence) to PAD (Planned Area Development) on a 8.059 acre site located along North Willard Street approximately 400 feet south of its intersection with North Main Street. The request also includes consideration of the associated Design Review application for a one story 13,500 sq. Ft. building for the Verde Valley Hospice Center. APN: 406-42-007. Address: 533 N. Willard Drive. Owner: Verde Valley Medical Center. Agent: Duane Ray.

Existing Zoning and Land Uses

The site is located adjacent to Old Town along the east side of North Willard Road within an R-1 (single family) zone. The acreage is presently the site of the old Catholic Church, built in 1925. A recent fire destroyed an administrative building formerly located to the rear.

Areas to the west and south are also zoned R-1, including older single family homes to the west, and the Cottonwood Elementary School to the south. Areas to the east are zoned R-2 (single/multi-family residential) and are vacant at this time. The C-R (commercial-residential) zone is located to the north. This area includes a mixture of single family homes and light commercial uses.

Proposal

The applicants are proposing to move the existing 2,893 sq.ft. church to a location somewhat south and east of its present site in order to free up the flattest portion of the property so the adjacent slopes will not be disturbed. Much of the site is encumbered by significant slope areas that will be retained as undisturbed open space.

The proposal is to construct a 10-bed hospice facility, associated parking and landscaping improvements. The building would be a single story structure which includes services and facilities for residents, visitors and staff. The structure is characterized by a curvilinear layout, rock piers and facings and metal roofing. The project will be constructed as part of a single phase.

The applicants have also suggested possible future development may include an administrative building north of the parking area and southwest of the current building site. If so, that project would be processed as an amendment and subject to a separate Design Review submittal.

Given the proposed use of the property, existing zoning, character of the site and proximity to Old Town, a Planned Area Development was encouraged by Staff. Part of the requirement is submittal of a Master Development Plan, attached for your review. As a zone change request, this proposal will also be reviewed by the City Council.

Compatibility with General Plan

Cottonwood's General Plan designates this location as appropriate for community services and medium density residential development characteristic of the R-2 zone, ranging in density from 5 to 11 units per acre (88 residential units). The R-2 zone also allows for schools and day care facilities. The 10-bed hospice facility would result in far less density and traffic than any of these uses. Therefore no amendment to the General Plan was required as part of this proposal.

Public Review

On July 9, 2012, a community meeting was held on-site to provide an opportunity to publicize the proposal and for interested neighbors to ask questions and express any concerns. Written notice regarding the community meeting, pending P&Z and City Council hearings was mailed to all property owners within 300 feet of the property. The zoning request and hearing dates were also posted on-site and legally advertised. Attendance at the community meeting was minimal. A summary and sign in sheet is attached.

ISSUES

- **Architecture and Treatments:** The property includes a historic church site located adjacent to Old Town. It also features flagstone rock treatments and metal roofing. Staff believes the contemporary nature of the design actually helps to show off the nearby historic church structure.
- **Possible Roof Reflectivity:** The large metal roof may result in some reflectivity. The Commission may want to consider examples of the roof material and coating/coloring.
- **Common Access:** The access drive has historically been shared with the elementary school, which owns the remaining area between the south boundary and the nearby fence line. The entry provides access to a fire hydrant at the rear of the school. The route has been retained in the development plan for the hospice.

- **Landscape Buffer:** As part of the landscaping proposal, the applicants have offered to landscape the remnant strip of property which lies between their south boundary and the fence line on the school property.
- **Streetscape:** As much of the frontage area is encumbered by slopes, most of the streetscape will remain in its natural state. Only the flattest portions adjacent to the entry will be landscaped.
- **Outdoor Lights / Up-lighting:** The lighting examples include some up-lighting. There is an allowance for unshielded lighting but up-lighting is generally discouraged. The Commission may want to discuss these treatments.
- **Signs:** No signage was included with the submittal.
- **Revisions to MDP:** Staff will require some minor revisions to the Master Development Plan submittal.

RECOMMENDATION

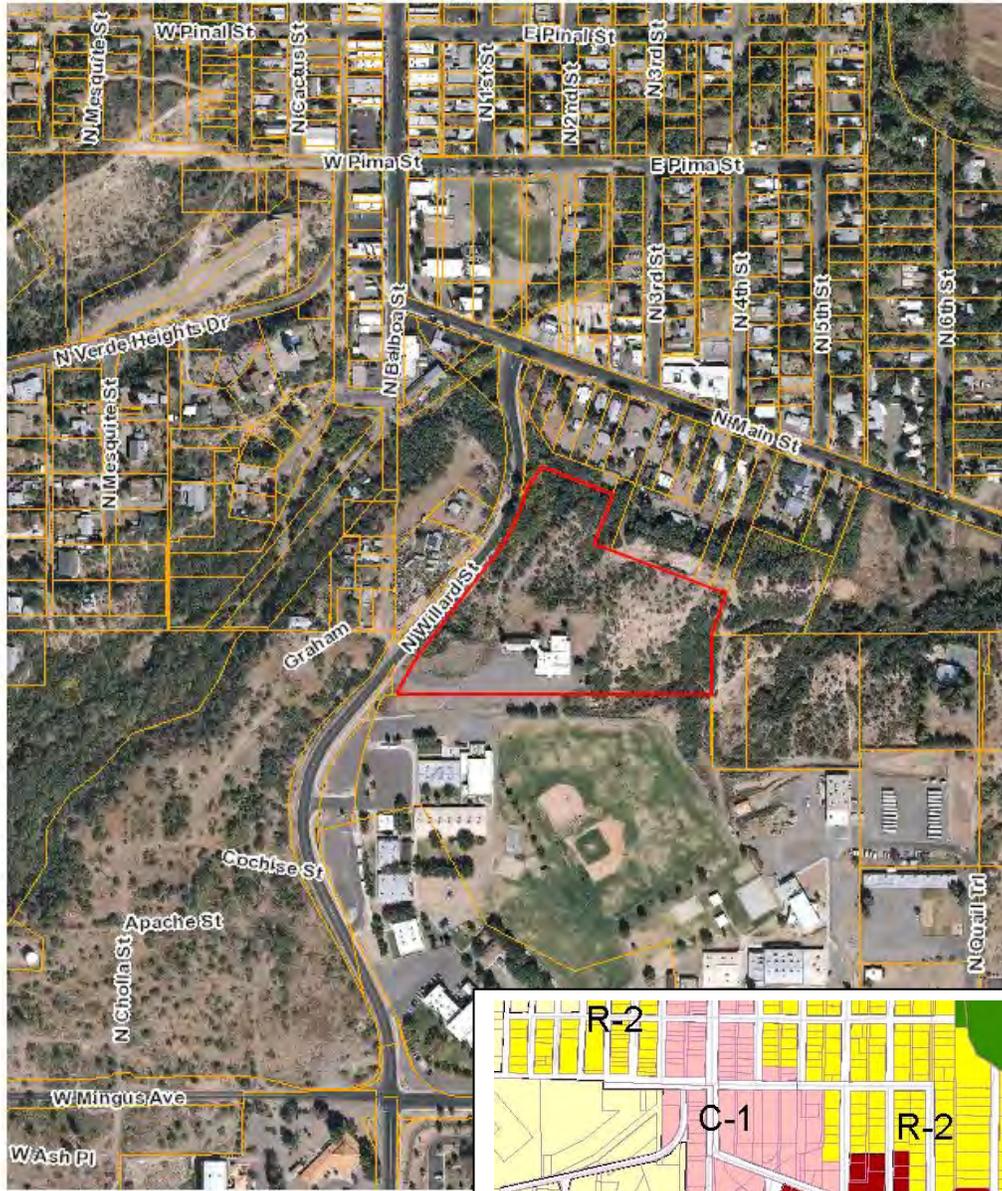
Staff is supportive of this request and therefore recommends approval of **Z 12-003** and **DR 12-013**, subject to the following stipulations:

1. That the project be developed in conformance with the Master Development Plan dated July 17, 2017 (as may be further modified by the Commission).
2. That administrative permits be obtained for all signs.
3. That revisions to the Master Development Plan be provided prior to issuance of building permits.
4. Anything else the Commission deems necessary.

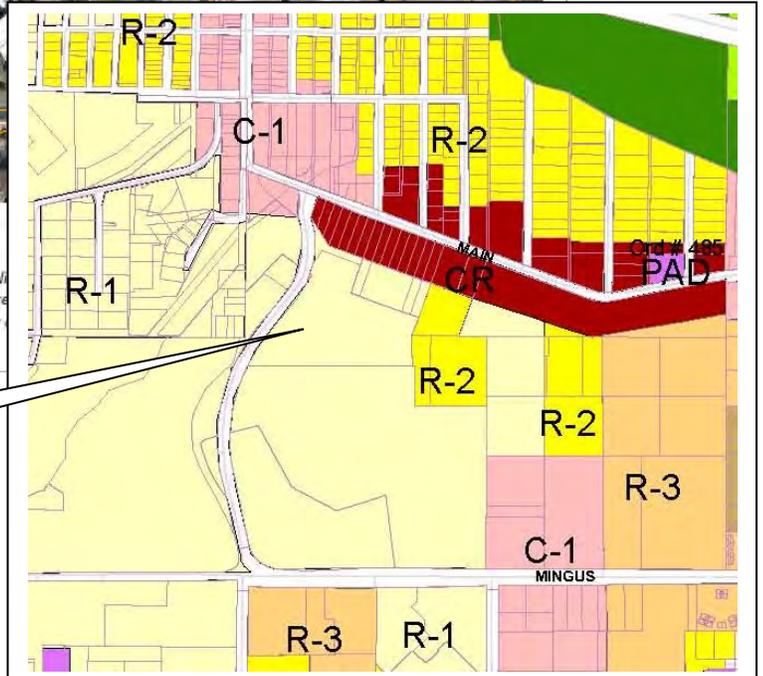
Enc: Master Development Plan Proposal
Code Review Summary
Neighborhood Meeting Summary and Sign-In Sheet

AERIAL PHOTO AND ZONING EXHIBIT

VVMC Hospice



Disclaimer: Map and parcel information is believed to be, or use in any way, under the condition that the user knowingly waives any use of this data.



SUBJECT PROPERTY





THIS AREA WILL ALSO BE LANDSCAPED AS PART OF THIS PROPOSAL



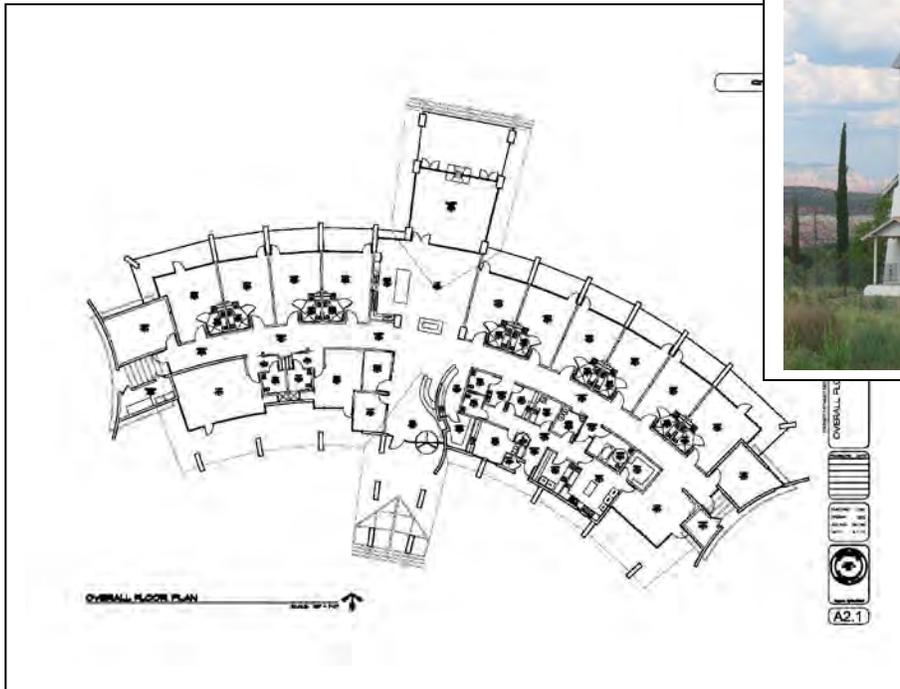


ELEVATIONS



mra WORKING FOR ARCHITECTS

HOSPICE HOUSE - COLORED ELEVATIONS





Letter of Intent

Date: July 17, 2012

Parcel Number: 406-42-007

Property Owner: Verde Valley Medical Center

Applicant: Verde Valley Medical Center/Morfeld Ray Architects

VVMC purchased the property from the Catholic Diocese last year to build a new Hospice House. The site is approximately eight acres in an area with a good deal of topography. There is an existing Chapel on site and it is our intention to relocate the Chapel from the ridge to the southern property line. This will provide the Hospice significantly better views and privacy while allowing the potential future reuse of the Chapel. We estimate that 70% of the site will remain open space and untouched.

The Facility will be a one story masonry building with stucco and stone veneer approximately 13,500 square feet. The building will be fire sprinklered and built to one hour fire rated construction. The roof structure will be low sloping wood joist & beams with metal roofing.

Since our initial Code Review the Annex Building has burned down and been removed from the site.

We are requesting to rezone the subject property from R-1 to PAD (Planned Area Development). The only off-site improvement I am aware of is a new entry drive off Willard Street.

We estimate the cost to be in the range of \$2.4 million to \$2.8 million.

Upon rezoning approval we will complete the construction documents and submit for building permit within 90 days.

Sincerely,

Rick Peterson
VP Support Services

PAD SUBMITTAL

VVMC Hospice Facility

533 North Willard Drive Cottonwood Arizona 86326

Verde Valley Medical Center

269 South Candy Lane Cottonwood Arizona 86326

July 17, 2012

Morfeld Ray Architects

2727 West Baseline Road Tempe Arizona 85283

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VVMC Hospice Facility

Building Owner:

Verde Valley Medical Center (928) 634-2251
269 South Candy Lane
Cottonwood Arizona 86326
Contact: Rick Peterson email: rick.peterson@nahealth.com

Architect

Morfeld Ray Architects (602) 437-1100
2727 West Baseline Road #6
Tempe Arizona 85283
Contact: Duane Ray email: duane@morfeldray.com

Structural Engineer

Tor Engineering (928) 526-6174
1623 North 1st street #210
Flagstaff Arizona 86004
Contact: Bob Hubbard email: BobHubbard@TOREngineering.com

Mechanical Engineer

Kunka Engineering Inc. (602) 840-1701
4250 East Camelback Road
Phoenix Arizona 85225
Contact: Pete Kunka email: Pete@kunka.com

Electrical Engineer

Associated Engineering Inc. (602) 274-8988
111410 North Cave Creek Rd
Phoenix, Arizona 85020
Contact: Manny Hamner email: lmh@aeiphx.com

Civil Engineer

Shephard Wesnitzer Inc. ((928) 639-2712
1756 East Villa Drive
Cottonwood Arizona 86326
Contact: Joe Link email: jlink@swiaz.com

Landscape Architect

PSLA (928)779-3258
305 E. Cherry Avenue # 202
Flagstaff, AZ 86001
Contact: Pam Symond email: pamsymond@psladesign.com

Project Data:

Address:	533 North Willard Dr Cottonwood AZ 86326
Parcel Number:	406-42-007
Gross SF:	351,077 square feet
Acres:	8.059 Acres
Square Footages:	
• Exist Chapel	2,893 square feet
• New Hospice	13,561 square feet
Max Bldg Height	36' - 0"
Existing Bldg Height	24' - 3"
Construction Type:	III A
Current Zoning:	R-1
Proposed Zoning:	P.A.D. (Planned Area Development)
Existing Use:	Church
Proposed Use:	Hospice
Setbacks:	
• North	35'
• South	10'
• East	35'
• West	35'

Coverage

	PAD	Actual
Buildings:	25%	6.3%
Hardscape:	25%	12.1%
Existing/New landscaping:	50%	81.6%

Parking Requirements:

Hospice – 13,561 sf	5 spaces
Chapel	36 spaces
Total Parking provided	41 spaces
Accessible Spaces Required:	2 spaces
Accessible Spaces Provided:	6 spaces

Project Narrative

The Verde Valley Medical Center Hospice Project is a one story, assisted living directed care hospice facility. This facility will cater to the needs of terminally ill patients and their families to make their last days as comfortable as possible. The facility will include 10 private patient rooms; kitchen and living room areas for family; and all necessary staff support spaces.

VVMC has been acquiring donations for a new hospice for a number of years as there is a critical need in the Cottonwood community for a hospice facility. VVMC has been trying for years to get the hospice built, but could never find the proper site. However, when the Church site became available, it became apparent VVMC made the right choice in selecting this 8 acre parcel. The site is large enough to offer patients privacy and seclusion with spectacular views to the north and outdoor areas for relaxation, with most of the site remaining in its natural state. The site is also large enough should VVMC ever want to expand the facility. The existing Chapel will be relocated to the south so the hospice may take advantage of the extraordinary views and location.

Project Objectives

The primary mission is to build a Hospice Facility in the Cottonwood Community where it is needed.

During the design process we realized that in order to meet our goals at this site we would need to relocate the Chapel, so it is our intention to move the Chapel south of its original location. This will keep the Chapel on site in its original configuration in a location benefiting both the hospice and allow future reuse of the Chapel.

The hospice facility is to be located at the old chapel site for the following reasons:

- Take advantage of the natural character of the site
- Maximize views
- By locating the facility on the ridge away from the road we give patients the privacy and seclusion they require
- Maximize the natural open space
- Accommodate future expansion
- Reduce the physical impact on the site during construction
- Reducing cut and fill

The building aesthetic is based on several factors:

- Use of Traditional materials – stone, heavy timber, stucco, glass & metal roofing
- One story design to accommodate handicap/gurney patients
- Curving the building to create views, emulate the site & reflect terrain
- Linear design to allow all patient rooms views to the mountains
- Privacy/Separation of Patient Rooms from all other rooms
- By locating the facility on the ridge we maintain 70% open space
- Incorporating Natural light via clerestories, skylights and windows
- Vaulting interior spaces to present a more residential character
- Installing upgraded interior finishes such as ceramic tile flooring, wood ceilings, stone walls to create a more residential less institutional feel

- Provide secondary spaces for family members such as residential kitchen, sleep areas, healing gardens family rooms, etc.
- Economics: wood framed roof assembly, slab on grade, metal stud interiors, masonry exterior walls are all standard construction techniques which are common to the industry and will help keep the construction budgets in line

The new entry to the facility shall be located in the same general area where it currently occurs. This location will allow the elementary school to maintain rear vehicular access. The new entry will be installed with new paving and signage with Willard Street landscaping upgraded. The traffic increase on Willard will be negligible. Parking will be screened by masonry walls and landscaping and set back from the street a minimum of 80 feet, reducing the visual impact of parked cars on the site.

West across Willard Street are assorted single family residential units. South is the school & ball fields. To the North are single family residential units and to the east more open space. The site density of the Hospice is one bed per .8 acres this ratio is considerably less than the neighborhood .

With the size of the building and occupant load so low we are able to keep most of the site's natural open space allowing patients more opportunities to enjoy nature.

Another major innovation was incorporating natural light into the facility. We have natural lighting via clerestory windows & skylights throughout the facility and main corridors. All the patient rooms face north with floor to ceiling glass with spectacular views of the mountains.

Neighborhood quality should improve with the site occupied. Transient issues should be eliminated, making a more secure area

The Facility is setback a minimum 136 feet from the street giving relief, privacy and a sense of security to the patients.

General Plan Review

This site proves to be an excellent location for the hospice, centrally located, close to VVMC, providing patient privacy & natural open space & low water usage & generally complying with the general plan goals and policies. With exceptional views to the north and privacy from the street this location provides unique features within the applicable plan area.

Chapel / Hospice Design Analysis

In analyzing the design of the hospice we realized in the beginning it would be a mistake to try and copy the Chapel or even try to make the building stylistically similar. In doing so we would reduce the impact of the Chapel on the site and on the community. If the buildings were to have similar lines, shapes, and colors both buildings would blend together, looking alike, limiting the character and individuality of each structure, and seriously reducing the architectural significance and possibly the historical importance of the Chapel. With the Hospice Facility being so stylistically different the 1925 historic Chapel structure does not fade into the background, but rather makes a statement of its own.

Design Guidelines/ Property Development Standards

General Guidelines

The following are general conceptual guidelines for future development on the site

- Take advantage of the natural character of the site
- Maximize views
- Maximize the natural open space
- Reduce the physical impact on the site during construction
- Reduce cut and fill
- Use Traditional materials – stone, timber, stucco, glass & metal roofing
- Incorporate Natural light via clerestories, skylights and windows
- Vault interior spaces to present a more residential character
- Use Economical construction techniques: wood framed roof assembly, slab on grade, metal stud interiors, masonry exterior walls
- Match exterior finishes used on the Hospice project

Building Material Selection

Stone Veneer:	Coronado Quick Stack LedgeStone Four Rivers
Stucco:	Dryvit color Vandyke Texture – Sandblast
Glazing:	Bronze low e insulated glazing
Window Framing:	Arcadia Dark bronze storefront
Metal Roofing:	Copper colored metal roofing by Custom-Bilt Metals
Heavy Timber:	Natural clear finish
Concrete walks:	Grey concrete salt finish
Colored Concrete:	Davis – Brick Red 160
Asphalt Paving:	Asphaltic concrete paving
Accent pavers:	Pavestone City Stone 1, 11, 111 Sierra Blend

Site Features

Outdoor Lighting:

- Pole Mount Area Light 15' KIM Lighting the Archetype 150 HPS

Site Features

Outdoor Lighting:

- Walkway Bollard 42" KIM Lighting Site Lightforms SL170 HID

Site Features

Outdoor Lighting:

- Wall Sconce D.M. Lighting 4555 WB

Site Features

Exterior walls

- Stucco on 8" masonry
- Stone on 8" masonry
- Trash Enclosure

Site Features

Design Details:

- Water Feature – 3 vertical 16” x 16” x Basalt stones of various heights: 84”, 66, & 50” heights

Signage:

- Metal Letters – rusted Cast Steel, size as indicated, with threaded mounting studs set in adhesive projected with spacers, back lighted

Buffer between School & Hospice”

- damaged paving between property line & school to be removed and replaced with 2” of decomposed granite

Open Space

Open Space shall not be less than 30% of the gross acreage of the parcel

Open space shall be conceptually depicted on the PAD as:

- Hiking trails
- Private park & recreational areas
- Floodway and floodplain areas designated as undeveloped areas
- Retention basins
- Landscape yards
- Development site enhancements, including washes, drainage courses, riparian areas, hillsides, ridge lines, and other natural open space areas

Landscape Standards

Code Review Comments

Neighborhood Meeting Minutes & Sign-in Sheet

Neighborhood Meeting Minutes

July 9, 2012

- Existing well to be abandoned
- Runoff water will not increase existing flows. New retention basins to be installed
- Chapel to be relocated within 10'-0" of South property line
- VVMC to contact school administrator to confirm disposition of 60' paving between hospice property and school fencing. VVMC would like to remove paving and replace with 2" of decomposed granite – entire length
- Existing northern access to school to remain
- Existing relationship of finish floor to grade to be maintained at new location
- Per diocese no burial site exist on site
- It is the intent of VVMC to have local contractors in the general area (Flagstaff, Prescott, Cottonwood) bid the project.
- Zoning submittal deadline is July 17th

SIGN IN.

Ed. L. Minter 772 971 Main Cottonwood
928-634-5960

Bill J. Jellock 1380 Bates Rd, Cottonwood
928-634-8453

George Behler C.O. Cottonwood 45505 X 3321
Sharon Jack 780/778/776 N. MAIN CTWD
3 bldgs

ORDINANCE NUMBER 587

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR A PARCEL OF LAND TOTALING APPROXIMATELY 8.060 ACRES, LOCATED AT 533 NORTH WILLARD STREET, APN 406-42-007, SO AS TO CHANGE CERTAIN DISTRICT BOUNDARIES AND CLASSIFICATIONS THEREOF FROM THE PRESENT ZONING OF R-1 (SINGLE FAMILY RESIDENTIAL) TO PAD (PLANNED AREA DEVELOPMENT).

WHEREAS, the Planning & Zoning Commission held a public hearing on August 15, 2012, concerning the rezoning of property owned by Northern Arizona Healthcare Corporation and has recommended approval of this request; and

WHEREAS, the requirements of A.R.S. § 9-462.04 have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

Section 1: That the following described parcels of land (APN 406-42-007) lying within the City of Cottonwood, Yavapai County, Arizona, shall be and are hereby reclassified from R-1 (Single Family Residential) to PAD (Planned Area Development), subject to the applicant's compliance with the conditions and stipulations set forth below under Section 2.

Legal Description

APN 406-42-007

PARCEL 1

That certain parcel of land described in Book 343 of Official Records, Page 297-298, hereinafter referred to as R1, EXCEPT that portion of said parcel conveyed as right of way to the Town of Cottonwood through instrument recorded in Book 388 of Official Records, Page 186-188, and EXCEPT any portion of that certain parcel of land set forth in Book 1031, Page 135, all situated in the Northwest quarter of Section 34, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian in the City of Cottonwood, Yavapai County, Arizona, and described by metes and bounds as follows: COMMENCING, for reference, at the Northwest corner of said section 34;

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THENCE South 01 38'54" West a distance of 1320.84 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of Section 34 (Basis of Bearing as per Book153 of Surveys, Page 66, hereinafter referred to as R2);

THENCE continuing South 01 38'54" West a distance of 162.16 feet to the Southwest corner of said R1;

THENCE South 88 16'09" East a distance of 7.64 feet to the intersection of the South line of R1 with the Easterly right of way of Willard Street and the TRUE POINT OF BEGINNING of this description;

THENCE North 39 24'10" East along said easterly right of way line, a distance of 446.77 feet to the beginning of a curve concave to the Northwest;

THENCE along said curve the arc length of which is 227.28 feet, the radius of which is 507.50 feet, through a central angle of 25 39'34", the cord of which bears North 27 41'31" East for a chord length of 225.39 feet to the Southwest corner of that certain parcel of land set forth in Book 3828, Page 480;

THENCE North 36 01'21" East a distance of 105.07 feet to an angle point in said parcel;

THENCE South 68 57'48" East a distance of 214.24 feet to the Southeast corner of said parcel;

THENCE South 20 28'08" West a distance of 150.00 feet to the Southwest corner of that certain parcel of land set forth in Book 3128, Page 509;

THENCE South 69 35'17" East a distance of 50.00 feet to the Southeast corner of said parcel;

THENCE South 71 12'51" East a distance of 295.90 feet;

THENCE South 01 03'06" West a distance of 135.68 feet;

THENCE South 00 48'53" West a distance of 191.77 feet;

THENCE North 88 16'09" West a distance of 396.80 feet;

THENCE North 01 43'51" East a distance of 220.00 feet;

THENCE North 88 16'09" west a distance of 180.00 feet;

THENCE South 23 18'27" West a distance of 236.55 feet;

THENCE North 88 16'09" West a distance of 258.03 feet to the point of Beginning.

PARCEL 2

That certain parcel of land referred to in Book 1015, Page 87, hereinafter referred to as R7, said parcel is situated in the Northwest quarter of Section 34, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian in the City of Cottonwood, Yavapai County, Arizona, and described by metes and bounds as follows:

COMMENCING, for reference, at the Northwest corner of said Section 34;

THENCE South 01 38'54" West a distance of 1320.84 feet to the Southwest corner of the Northwest quarter of the Northwest quarter of Section 34 (Basis of Bearing as per Book153 of Surveys, Page 66, hereinafter referred to as R2);

THENCE South 56 41'51" East a distance of 309.72 feet to the TRUE POINT OF

BEGINNING of this description;
THENCE South 88 16'09" East a distance of 267.00 feet;
THENCE North 01 43'51" East a distance of 220.00 feet;
THENCE North 88 16'09" West a distance of 180.00 feet;
THENCE South 23 18'27" West a distance of 236.58 feet to the point of beginning.
THE combined area of Parcels 1 and 2 is 8.060 acres, more or less.

Section 2: That the Planning and Zoning Commission and City Council have determined the following items necessary as conditions of the zoning approval to protect the public health, safety and general welfare:

1. That the project be developed in conformance with the Master Development Plan dated July 17, 2012.
2. That administrative permits be obtained for all signs.
3. That the sign submittal shall include a monument sign.
4. That revisions to the Master Development Plan be provided prior to issuance of building permits.
5. That all outdoor lighting meet the Dark Sky Ordinance.
6. That additional plantings be added along North Willard Street to cover the spill slope area adjacent to the old sidewalk.

Section 3: The zoning map shall be amended to reflect this zone change only upon compliance with all zoning conditions set forth herein.

Section 4: That at least three (3) copies of the zoning map of the City of Cottonwood, Arizona, as hereby amended be kept in the office of the City Clerk for public use and inspection.

Section 5: Severability: That if any section, subsection, sentence, clause, phrase or portion of this ordinance adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, THIS 18TH DAY OF SEPTEMBER 2012.

Diane Joens, Mayor

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ATTEST:

Marianne Jiménez, City Clerk

APPROVED AS TO FORM:

Steve Horton, Esq.
City Attorney

City of Cottonwood, Arizona City Council Agenda Communication



 Print

Meeting Date:	September 4, 2012
Subject:	Senior Commission
Department:	HR
From:	Iris Dobler, Human Resources Manager

REQUESTED ACTION

It is requested that Council consider disbanding the Senior Commission.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is: I move to disband the Senior Commission.

BACKGROUND

The Senior Commission was created by Council on January 2, 2008 to "promote, support and enhance the lives of senior citizens, so as to recognize, address and deliver the optimum level of services and safety to senior citizens, and to more fully incorporate and engage senior citizens into the community so as to more fully avail all citizens the opportunity to share in the myriad of experiences, skills and capabilities senior citizens bring to the community as a whole". [Quoted from Ordinance Number 512]The current members of the Senior Commission, at their July 26, 2012 meeting, requested their chairperson to speak with Mayor Joens and recommend the Senior Commission be disbanded. The general consensus was that the Commission is not needed, because there are other organizations and groups in the City and surrounding area that already perform any projects, services, etc., that the Commission has considered becoming involved in. Some of those organizations include the Verde Valley Senior Center, NACOG-AAA, multiple service organizations, etc. If approved on September 4, 2012, this item will be brought to the September 18, 2012 Council meeting for the first reading to delete Chapter 2.104 - Senior Commission from the Cottonwood Municipal Code. The 2nd and final reading would be at the October 2, 2012 Council meeting, and November 2, 2012 would be the effective date.

JUSTIFICATION/BENEFITS/ISSUES

Not providing service to the community; not needed.

COST/FUNDING SOURCE

N/A

ATTACHMENTS:

Name:

Description:

Type:

No Attachments Available

City of Cottonwood, Arizona City Council Agenda Communication



 Print

Meeting Date: September 4, 2012
Subject: Water Strategies
Department:
From: Tom Whitmer, Natural Resources Director

REQUESTED ACTION

Adoption of the city's Water Strategies.

SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is: "I move to adopt the city's Water Strategies as presented."

BACKGROUND

Council has indicated an interest in pursuing a proactive water management strategy. The Water Strategy that has been developed and presented outlines a vision and strategies for managing its water resources to ensure and adequate supply of water is available to meet the demands of its current and future customers while supporting efforts to protect the Verde River for the enjoyment of today's community and future generations.

JUSTIFICATION/BENEFITS/ISSUES

Adopting the Water Strategies will bring focus to the efforts of the City to ensure it maintains a leadership role in the planning and management of water resources within the region. Adopting the Strategies also is an indication of the City's commitment of ensuring an adequate supply of water will be available to meet the needs of its current and future customers and that it is supportive of protecting the Verde River.

COST/FUNDING SOURCE

No cost associated with adopting the Water Strategies.

ATTACHMENTS:

Name:	Description:	Type:
 9-4-12 Water Strategies.doc	Water Strategies	Cover Memo

City of Cottonwood Water Management Strategies

SERVING OUR COMMUNITY –

Seven key water management policies rooted in smart relations and values

Named after a circle of 16 Cottonwood trees along the Verde River, where settlers originally made camp, the City of Cottonwood’s appeal for visitors and residents alike is its riparian environment, coupled with historical novelties and a modern business climate catering to practical needs and tourism. Cottonwood expects that over the next decades, it will continue to grow and thrive – but in order to accommodate this growth, the City must develop a water strategy that recognizes and deals with the challenges the City faces. Our water management policies are rooted in “smart relations” with environmental, practical and community values.

1. *The Value of the Verde River* – The stretch of the Verde River that passes through the city is arguably Cottonwood’s most important asset, contributing to the appeal of our community. The Verde River is also a key riparian asset of the people of Arizona and a source of water to many users both upstream and downstream of Cottonwood, as well as within the City. The City respects, supports, and joins in efforts to protect this valuable resource for the enjoyment of today’s community and future generations.
2. *The Value of Conservation* – Water is a precious resource in the Verde Valley and throughout the state of Arizona. A key component to the City’s water management strategy is conserving – and in particular, reusing – water. Cottonwood will implement an effluent policy that will encourage the reuse of groundwater supplies, recharge the aquifer as appropriate, and maximize returns to the Verde River. To the extent that it can enhance the responsible use of its municipal water supply with drought-resistance landscaping programs and other measures, the City will pursue such activities. The City will continuously monitor and utilize new technologies that can contribute to water conservation.
3. *The Value of Reliable Data* – Cottonwood prides itself on its proactive approaches to identifying solutions to potential problems, and in that spirit, knows that having reliable scientific data and hydrological records is key to protecting future challenges to its water uses. Having up-to-date science and data will not only assist the City in its well siting and other water management decisions, but this information will help the City accurately describe its water uses and needs in administrative and adjudication proceedings.
4. *The Value of Surface Water Rights* – Owning a portfolio of surface water rights will prove to be financially and legally valuable for Cottonwood in addressing its short and long-term water management vision. Cottonwood will develop a plan to acquire senior Verde River watershed surface water rights from willing sellers and will consider supplementing its surface water supply with sources outside of the Verde Valley, such as C. C. Cragin Reservoir rights. Obviously, these surface water rights can be used to supplement Cottonwood’s water supply, but they can also prove to be negotiating tools in settling other claims in the Verde River watershed.
5. *The Value of Good Neighbors* – The water challenges that the City of Cottonwood faces are shared by other communities and organizations in the Verde Valley. To the extent that it is

feasible, Cottonwood will suggest and engage in cooperative efforts with the nearby communities, businesses and irrigation companies in negotiating settlement agreements with downstream parties, in participating in cost-sharing initiatives and so forth. The City recognizes that the Yavapai Apache Nation, another of its neighbors, has claims to water that are important for its survival and prosperity. The City will make its best efforts to enter into a settlement agreement with the Yavapai Apache Nation that will recognize and protect legal access to water supplies that benefit the city, the nation and other participating communities in the Verde Valley.

6. *The Value of Opportunity* – As part of the City of Cottonwood's water management strategies, Cottonwood recognizes the value that it has as a community and to the region. With its historical features, riverfront properties and easy access to the river, Cottonwood is a popular tourist destination and home to more than 10,000 people. It is anticipated that Cottonwood's population is going to grow and the City needs to plan for that growth. Along with population growth comes additional business, employment and cultural opportunities for the City's residents – opportunities that the City has a responsibility to protect and sustain with adequate water supplies and other municipal services. Cottonwood's water management strategies will fulfill the City's commitment to serve water to its existing customers, to owners of vacant lots that will build out within its existing municipal boundaries, and to properly planned annexations.
7. *The Value of Fiscal Accountability* – As Benjamin Franklin wisely said, “An ounce of prevention is worth a pound of cure.” The City's vision for water management policy is a combination of plans that will save it from water shortages demanding expensive solutions in the future, as well as providing for the City's present needs. Projects will be balanced with financial responsibility and accountability. The values described above will be funded in accordance with approved budgets that utilize the funding mechanisms that are already in place, subject to adjustment as necessary. These funding mechanisms were instituted several years ago, based on strategies that included acquiring private water companies and setting forth the City's long-term vision.

CLAIMS REPORT OF SEPTEMBER 4, 2012

FUND TOTAL	VENDOR NAME	DESCRIPTION	TOTAL \$0.00
CLAIMS EXCEPTIONS REPORT OF SEPTEMBER 4, 2012			
FUND	VENDOR NAME	DESCRIPTION	TOTAL
All	City of Cottonwood	Payroll 08/31/12	\$422,847.14
All	AZ Public Employers Health Pool	Insurance Premiums August	\$144,323.12
Hurf Utilities	Blucor Contracting	PO 19119 & PO 19148 Mingus and Willard Construction	\$322,681.07
Library Gen	Computime Inc	Copier replacement PO 19108	\$9,108.38
Capital	JE Bowen Construction LLC	PO 19098 Old Town Jail Renovation	\$13,953.31
All	United Fuel	Fuel	\$14,748.91
Gen Utilities	Waste Management, Inc.	PO 19135 Porta Potty's for various well sites, PO 19143 Transfer Station	\$7,474.23
All	APS	Utilities	\$22,329.67
Gen	Cottonwood Chamber of Commerce	Bed Tax July 2012	\$10,779.80
Gen	Heinfeld, Meech & CO PC	FY 2012 Audit	\$8,698.80
Gen Utilities	Hill Brothers Chemicals, Inc	Chemicals	\$7,303.97
Gen HURF	Intermountain Staffing Resources	Contractual Labor	\$5,878.15
Gen	Larry Green Chevrolet	Sales Tax July 2012	\$11,571.81
Utilities	US Postmaster	Postage	\$5,350.00
TOTAL			\$1,007,048.36