

MINUTES OF THE JOINT WORK SESSION OF THE CITY COUNCIL AND THE PLANNING AND ZONING COMMISSION OF THE CITY OF COTTONWOOD, ARIZONA HELD NOVEMBER 12, 2013, HELD AT 6:00 P.M., AT THE PUBLIC SAFETY BUILDING, 199 SOUTH 6TH STREET, COTTONWOOD, ARIZONA.

CALL TO ORDER AND ROLL CALL

Mayor Joens called the joint work session to order at 5:00 p.m. Roll call was taken as follows:

COUNCIL MEMBERS PRESENT

Diane Joens, Mayor
Karen Pfeifer, Vice Mayor
Jesse Dowling, Council Member
Tim Elinski, Council Member
Terence Pratt, Council Member
Ruben Jauregui, Council Member
Randy Garrison, Council Member

PLANNING AND ZONING COMMISSION PRESENT

Ed Kiyar, Chairperson
Diane Lovett, Vice Chairperson
Raymond Cox, Commission Member
Philip Rosen, Commission Member
Jean Wilder, Commission Member
Robert Williams, Commission Member
Judd Wasden, Commission Member

STAFF MEMBERS PRESENT

Doug Bartosh, City Manager
Steve Horton, City Attorney
Matt McLean, Deputy Clerk
Charlie Scully, Planner
Tom Whitmer, Natural Resources Director

ITEMS FOR DISCUSSION, CONSIDERATION, AND POSSIBLE DIRECTION TO STAFF:

REVIEW AND DIRECTION REGARDING THE DRAFT REQUEST FOR PROPOSALS FOR PURCHASE AND REDEVELOPMENT OF THE CITY'S OLD RECREATION CENTER BUILDING LOCATED IN OLD TOWN

Mr. Horton stated the last time this was discussed the council wanted to look at how the property would be parceled out before we went out to bid. Staff assembled a draft request for proposal and was looking for further direction. There was a boundary of a 10-20 foot buffer and staff inserted that into a draft RFP for the council's review. Nothing would happen until proposals were received and vetted by staff, then staff would bring them to the council for further review and action.

Mr. Bartosh the building actually straddled two parcels and it was reconfigured it so it would be on its own parcel.

Mayor Joens stated the only parking available was where the garage is, but they would have city parking.

Mr. Bartosh stated we would still retain the parking area that would be available for public use.

Council Member Elinski stated his only concern was if they would be doing any kind of light manufacturing and would need to get trucks in and out for shipping purposes. He asked if the parcels next to it would be rights-of-way or if it was going to be developed right up to the property line.

Mr. Bartosh stated he couldn't say for sure at this point, but the intent was to keep it all as parking, depending on what the council chose to do with the activity park.

Mr. Horton stated they would insist on that, and any lender that would be involved in any project like this would insist on that as well.

Council Member Pratt stated we would hurt ourselves if we eliminated parking, and we have been working to expand parking in Old Town since it was an issue.

Mayor Joens stated that was the reason they were cutting the building footprint; because they wanted to ensure we had parking.

Council Member Elinski stated just to be clear; he was not concerned about parking, just access.

Mr. Bartosh stated they would work with the final purchaser to make sure they could meet their needs as much as possible. The request for proposal was written in a way that we were looking for something that added value to the Old Town area and someone that had the experience and financial capacity to do it right.

Vice Chairperson Lovett asked if the building's historic viability would be kept.

Mayor Joens stated that was something the council asked to keep intact and that the building would not be torn down.

Mr. Horton stated any consideration of proposals brought forward would be those that acknowledged the actual historical nature of the building.

Mayor Joens based on comments from the council the direction was for staff to proceed with the request for proposals.

INTRODUCTION OF THE PLANNING & ZONING COMMISSION MEMBERS

Chairman Kiyler stated introductions were made during roll call.

PRESENTATION OF THE CITY'S GENERAL PLAN UPDATE

Mr. Bartosh stated this was by no means final approval of the General Plan. Staff was putting it out to the public to get more input and feedback and we did not anticipate getting final council approval of the plan until April. Staff was looking for more feedback and input from the council to make improvements and changes to it before it was sent out to the general public again.

Mr. Scully stated in 2003 the city approved the current General Plan that was ratified by the voters in 2004. It was supposed to be a 10 year plan, but the legislature gave everyone until 2015 to update their plans. The General Plan was a statement of goals and policies to help guide the physical, environmental, and economic growth of the city. We started this process last fall with a series of workshops. Once a final document was ready it would first be approved by the planning and zoning commission, then it would come to the council for approval by resolution, and then they would start the process to get it to the public in November for a vote. We were looking to have the final plan finished in June. The plan had seven required elements for a city of this size, and there are two additional recommended elements; the housing element and historic preservation. Mr. Scully then gave a short presentation on the different sections of the General Plan.

Vice Chairperson Lovett stated based on the comments they had received regarding the water issue, she questioned if it was safe to say in the General Plan to take in "considerations for surrounding areas taking our water." She thought we should have some way of saying that was our water.

Mr. Whitmer stated unfortunately Arizona has a bifurcated system when it came to water resources and water rights. We looked at surface water and ground water differently and we had different statutory regulations that govern one set versus the other. Where we live right now, you cannot protect ground water. If you owned a piece of property, you had the right to go ahead and pump water from beneath you and there was no way of protecting it. Surface water was a whole different game. We did have access to a small portion of surface water and were pursuing additional surface water rights to add to our portfolio and that was something we could protect. One issue with that was it had a priority date that was established when it was first put to beneficial use. The adjudication that had been going on since the mid-70s, would ultimately decide where that divide is between ground water and surface water and that would add some clarity in regards to the use of ground water in the future.

Mayor Joens stated she had read through the plan and there were a couple of chapters she didn't get through. Where it says small town in the plan, it could mean a thousand different things to every person that discussed it.

Mr. Bartosh stated it was important to point out that it didn't relate to size, it related to character.

Mayor Joens pointed out that on page 1-6 in the Yavapai County population growth table, it did not have a population in 2010 for Cornville, and she wondered how they could have a

Verde Valley total or a subtotal with an NA in that spot.

Mr. Scully stated that was divided out between two tracts; one for Cornville with Page Springs and one just for Page Springs.

Mayor Joens stated on page 1-11 where it talks about the unincorporated county areas we didn't list Verde Village, and she felt like we should.

Mr. Scully stated they could do that and it was just an oversight.

Mayor Joens stated with our Mission Statement and Vision Statement, right now we were going through a process of branding and some of these things might change. She wondered if that would make a difference in our plan if it was published in 2014.

Mr. Bartosh stated he would make sure Mr. Scully received a copy of the draft branding plan. If we stayed on schedule we should have that done by February and that would give us time to make some adjustments.

Mayor Joens stated she really liked the recreation piece on page 2-3. On page 2-4 it talked about not enough parking in Old Town and she knew that staff had been working on this plan.

Mr. Scully stated they were comments from the vision meeting she attended. Whether they were accurate or not, that was the public's impression and it was just documenting what people were saying. They could clear up that section to state those were the public's comments.

Discussion ensued regarding chapters 2 and 3 of the draft general plan, and Mayor Joens voiced her comments regarding sections in these chapters, which staff responded to and addressed.

Mayor Joens stated she loved all of the local food systems idea and supported it 100 percent. She didn't think we worked with Mr. Whitmer on this one, because he had some issues, and she asked Mr. Whitmer if it was something he could talk about.

Mr. Whitmer stated the whole section on sustainable agriculture caused him a little bit of concern. We did not have a lot of large tracts of land that could be developed into farms, but agriculture was a big water user. It caused him a great deal of concern if we were out there trying to promote this image to produce these large lots that were out there. If we looked at what agriculture used, you were talking about 3 to 4 feet per acre, which was pretty extensive when you start developing 100 or 200 or 300 acres of land. That was a big water demand. There were also some contradictions with that section and other portions of the plan. They have goals that said we were going to promote native plant landscaping and low water use landscaping, then you came into this section and it talked about encouraging the planting of edible plants and fruit trees all over the city. This was a contradiction of what

we were trying to do in other sections of the plan, and for consistency sake we needed to figure out what it is we wanted to promote out there and go forward with that.

Mr. Scully stated he did talk with Mr. Whitmer about this and nowhere in this section did they use the word agriculture, and they downplayed the whole issue about backyard farming and these were already going on a lower scale.

Council Member Garrison stated it should be part of the plan. This community started as an agricultural community and ag to him means more than cotton fields. It means grapes are great low water use with a high income producing agricultural crop. We pushed it our Mission and Vision Statement that we were open space rural community and agricultural fit right in with open space.

Council Member Pratt stated he agreed.

Vice Chairperson Lovett stated if you get up high and look down on Cottonwood there were big green fields along the river due to the irrigation, and did not know if we could use those in place of new agriculture. Most of it was raising cattle and horses. It was something that drew people to this area and that was where people wanted to live.

Mayor Joens questioned if the council wanted to keep that piece in there, and how would they make it work with the other pieces of the plan.

Mr. Whitmer stated he wouldn't have it there. It becomes very difficult because agriculture was a very water intensive use and if we also wanted to preserve the river we needed to make sure we were very careful in how we framed it.

Council Member Elinski stated a lot of communities have struggled with water conservation and also providing enough food. There were plenty of ways now to provide good food with very little water and we just needed to highlight those things that every backyard gardener could do to preserve as much water as possible. Ultimately, what was going to keep people from having backyard gardens was the cost of water. Even if that was a major plan on the land that we were annexing was to have these little mini vineyards in everybody's backyard, the reality was that was not going to happen. People couldn't afford that. There were many ways to conserve water with your backyard garden, and he didn't see this as being contradictory, but he understood Mr. Whitmer's point.

Mayor Joens stated on page 4-5 regarding local streets, it said the future plans for any local street will be looked at on a case by case basis depending on the level of use, overall condition, maintenance needs and local input. She thought that conflicted with a few other statements further down. This council had been pretty adamant that it wanted staff to identify all the streets in the city and talk about how much it would cost to get pavement on these streets and sidewalks. This last sentence didn't go with the council's goals of beautifying neighborhoods.

Mr. Bartosh stated there had been some disagreement about whether every street should have sidewalks, and there were some areas where the residents would prefer that there not be sidewalks.

Mr. Scully stated the terminology of local streets was part of the functional classification concept; there was a hierarchy of streets. We indicated arterial big streets as collectors, and everything else that was not a collector or arterial was in this classification and considered a local street.

Council Member Pratt stated he thought it was pretty clear that this allowed the flexibility for those kinds of streets where those people don't want sidewalks. Our vision was that we liked sidewalks, but on a case by case basis.

Council Member Garrison stated he agreed with the Mayor and thought that was the vision of the council; to improve the neighborhoods with sidewalks and curb and gutter. We had to pick and choose where you were going to go in and what neighborhood you were going to fix, but it should be a goal overall to clean up our neighborhoods.

Mayor Joens stated on page 6-2 it talked about planning the state trust lands again. We had a plan that we worked on for several years and she didn't think that we acknowledged that we had a plan. Regarding sustainability goals, should we be mentioning encouraging solar and then talk about LEED standards for building.

Mr. Scully stated this chapter did not get a lot of attention as the other chapters and he would add that in.

Mayor Joens stated on page 7-4 it talked about an ongoing concern with water quality in the Verde Valley was associated with elevated levels of nitrates, and a sufficient source of this contamination was suspected to be associated with onsite septic systems. Other sources of water pollution included non-point source pollution such as runoff from streets and dumping of household toxic waste. She was wondered if this was talking about inside the city or outside the city, and asked Mr. Whitmer if we had a nitrate issue here.

Mr. Whitmer replied we did not have a nitrate issue here, and offered to help with that section of the plan.

Mayor Joens went over the remaining sections of the plan and stated her comments and concerns, which staff addressed.

Council Member Elinski asked if there would be anything on the internet for people to comment on the general plan.

Mr. Bartosh stated they would look into it.

Chairman Kiyler stated they had been receiving comments on the draft General Plan from

the community for quite some time now, and they did make suggestions in little bits and pieces as they went along.

ADJOURNMENT

Mayor Joens moved to adjourn. The motion was seconded by Vice Mayor Pfeifer and carried unanimously.

Chairman Kiyler moved to adjourn the Planning and Zoning Commission. The motion was seconded by Vice Chairperson Lovett and carried unanimously.

The meeting adjourned at 8:30 p.m.

Diane Joens, Mayor

ATTEST:

Matthew McLean, Deputy Clerk

CERTIFICATION OF MINUTES

I hereby certify that the attached is a true and correct copy of the minutes of a joint work session of the City Council of the City of Cottonwood held on November 12, 2013. I further certify that the meeting was duly called, and that a quorum was present.

Matthew McLean, Deputy Clerk

Date