

MINUTES OF THE SPECIAL MEETING OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, HELD MAY 10, 2011, AT 4:30 P.M., AT THE CITY OF COTTONWOOD RECREATION CENTER, 150 SOUTH 6TH STREET, COTTONWOOD, ARIZONA.

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CALL TO ORDER AND ROLL CALL

Mayor Joens called the special meeting to order at 4:30 p.m. Roll call was taken as follows:

COUNCIL MEMBERS PRESENT

Diane Joens, Mayor  
Karen Pfeifer, Vice Mayor  
Linda Norman, Council Member  
Tim Elinski, Council Member  
Darold Smith, Council Member

COUNCIL MEMBERS ABSENT

Terence Pratt, Council Member  
Duane Kirby, Council Member

STAFF MEMBERS PRESENT

Steve Horton, City Attorney  
Matthew McLean, Deputy Clerk  
George Gehlert, Community Development Director

ORDINANCE NUMBER 577--ZONE CHANGE FROM R-1 (SINGLE FAMILY RESIDENTIAL) TO PAD (PLANNED AREA DEVELOPMENT) TO ENABLE THE CONSTRUCTION OF A SENIOR LIVING FACILITY ON ABOUT THREE ACRES LOCATED AT THE SOUTHEAST CORNER OF WEST MINGUS AVENUE AND CANDY LANE; FIRST READING

Mayor Joens stated she had asked for a special meeting be held to discuss this item again. The developer is dealing with tax credits to fund this project and there would be deadlines in dealing with that. Her thoughts were to see if we can move through this to have everybody be satisfied with the outcome and we can bring this money into the City of Cottonwood for this project or we can give it to another community.

Mr. Gehlert stated this is a review of the project that was presented to the Council at the May 3, 2011, regular meeting. This a request for a zone change from R-1 to PAD to enable the construction of a senior living facility on about three acres located at the southeast corner of West Mingus Avenue and Candy Lane. It will be a three story building, and accommodate 60 units and the parking requirement would be reduced by a third. He presented the site layout to the Council.

Mayor Joens asked Mr. Horton if staff should work on this administratively and if there could be some benefit on doing that.

Mr. Horton stated that if the Council makes any material changes to the Commission's recommendation, it goes back to the Commission. Staff is recommending the Council allow

staff to work with the developer and the neighbors and invest staff with the discretion to approve any arrangements that concern the city. There are two components to this; the city's concern about the rezoning process, and the issue with the easement, which is a matter between two private parties. One concerns the city and the other doesn't.

Mr. Campbell, the developer of the project, addressed the Council. They have moved the dumpsters, granted a wider access for the homeowners effected, and will construct a wall for the effected homeowners. The revised plan is not much different from the plan as originally presented. The current easements would not change.

Mr. Horton informed the Council the easement he has reviewed was for egress and ingress and is something that does not involve the city. This is between two private parties. The easements stay with the land. The homeowners have the right to enforce the easements.

Mayor Joens asked if anyone from the public had any comments.

Gene Groves, a homeowner near the project, informed the Council that he has seen the new site plan and it shows adequate access to his property. They have relocated the garbage containers, and he is in favor for this project. He is also concerned about the inadequate parking.

Mayor Joens read a letter from Betty Knutsen, which she stated she is looking for apartments for seniors, and has not found any apartments that are not income restricted. She was not looking for places that provide meals, but a regular apartment. In other words a place like Verde Manor that is not income restricted. She was hoping that a development would be started, and this project was a start.

Ms. Knutsen was in the audience and stated that there was not enough apartments in this project that are at market rate, and hoped the Council would encourage more senior apartments to be built within the city.

Mr. Campbell stated due to tax credits he would not be able to charge market rate on all the apartments. He also foresees that many of the residents will not be driving one car, let alone two cars and believes there is adequate parking.

Bob Lawson, the Pastor for the Seventh Day Adventist Church in Cottonwood, stated they also have a 24 foot easement on the property and it would be impeded by the new project.

Mayor Joens asked why they have not heard from anyone from the Church until now.

Mr. Lawson stated that the property is owned by a conglomerate in Scottsdale, so the notices were sent to Scottsdale and they were unaware of it until that afternoon.

Mayor Joens stated this is just a first reading and suggested staff still hold an administrative process and a public hearing.

Council Member Elinski stated the developer is willing to work with the property owners.

The Council agreed to move forward with the first reading and directed staff to hold a public hearing before the second reading.

Mayor Joens requested the Deputy Clerk read Ordinance 577 by title only.

ORDINANCE NUMBER 577

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 THREE ACRES LOCATED AT THE SOUTHEAST CORNER OF WEST MINGUS AVENUE AND CANDY LANE, FROM R-1 (SINGLE-FAMILY RESIDENTIAL) TO PAD (PLANNED AREA DEVELOPMENT).

ADJOURNMENT

Mayor Joens moved to adjourn. The motion was seconded by Vice Mayor Pfeifer, and carried unanimously. The special meeting adjourned at 5:15 p.m.

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Diane Joens, Mayor

ATTEST:

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Matthew McLean, Deputy Clerk

CERTIFICATION OF MINUTES

I hereby certify that the attached is a true and correct copy of the minutes of a special meeting of the City Council of the City of Cottonwood held on May 10, 2011. I further certify that the meeting was duly called, and that a quorum was present.

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Matthew McLean, Deputy Clerk

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Date