

MINUTES OF THE JOINT WORK SESSION OF THE CITY COUNCIL AND THE
PLANNING AND ZONING COMMISSION OF THE CITY OF COTTONWOOD,
ARIZONA, HELD MAY 10, 2011, AT 5:30 P.M. AT THE COTTONWOOD
RECREATION CENTER, 150 SOUTH 6TH STREET, COTTONWOOD, ARIZONA.

CALL TO ORDER AND ROLL CALL

Mayor Joens called the joint work session to order at 5:30 p.m.

COUNCIL MEMBERS PRESENT

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

COUNCIL MEMBERS ABSENT

Duane Kirby, Council Member

COMMISSION MEMBERS PRESENT

Ed Kiyler, Chairperson
Diane Lovett, Vice Chairperson
Raymond Cox, Commission Member
Don Speer, 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
Matthew McLean, Deputy Clerk
George Gehlert, Community Development Director
Charlie Scully, Long Range Planner
Morgan Scott, Staff Engineer
Richard Faust, Community Services General Manager
Jason Little, Recreation Manager

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

PROCESS AND POTENTIAL ISSUES ASSOCIATED WITH THE PENDING ANNEXATION OF THE
STATE TRUST LAND LOCATED EAST OF THE CITY ALONG STATE ROUTE 89A

Mr. Gehlert introduced Curt Johnson from Coe & Van Loo, who presented a PowerPoint presentation regarding the different plans they had prepared in regards to the State Trust Land annexation plan. They are preparing a General Plan to submit to the Arizona State

Land Department to allow the City to move forward with annexing state trust land along 89A. Mr. Johnson presented three different maps with a plan for the land use. The state is looking to see if the city can adhere to a 1.85 unit/acre on the proposed annexation site, or 12,000 units total. All three maps provide for a mixed use aspect to allow the greatest flexibility in the future. Mr. Johnson showed the Council all the different options available on the maps. They would like to show all the plans to the State Land Department to receive a response back to ensure that they are moving in the right direction. After that they can start working on a final plan.

Council Member Smith asked Mr. Johnson about the animal trails, and Mr. Johnson pointed out the wildlife corridor on the map.

The Council and Commission discussed the process on annexing the state trust land and the plan in general.

Mayor Joens asked if we didn't go through this process right now, would there be a possibility that the state land department would sell off parts of it without a plan.

Mr. Johnson stated the City would be notified that the state has received a plan proposal for the land because the city is an adjacent owner of interest. If someone could make a good case to the state to sell the land, then that may be possible.

Mr. Bartosh stated this was merely a presentation for the Council's direction to move forward on presenting the proposed plans to the state and request a response from the state.

The Council directed staff to submit the plans for response from the state land department.

Bob Rothrock, President of Verde Valley Land Preservation Institute, stated he liked the direction this is going. He would like to wait as long as possible--start the process but drag it out as long as possible.

Mayor Joens suggested a citizen group come together to purchase land to preserve it and keep it away from development.

ADDITION OF A NEW SPECIAL EVENT CALLED THE THUNDER VALLEY (MOTORCYCLE) RALLY

Mr. Bartosh stated that Tony Averitt from Cliff Castle Casino had approached the city with the interest in taking over the Thunder Valley Rally event. The casino would still sponsor the event but the city would run the event. He discussed this with city staff and how much it would cost and if the Old Town Association was interested in doing this. Staff is looking for direction from Council if the city should take on this event.

Mr. Little stated the Parks and Recreation department is looking for direction to proceed with this event in Old Town. The Parks and Recreation department will try and host the

event for a fraction of the cost the casino put on.

Lisa Pender, President of the Old Town Association, addressed the Council and stated she supported the event.

Mr. Averitt stated it has been a good event for the casino the past ten years, but are unable to fully fund the event for this year. This event would bring a lot of money into the local economy.

Lana Tollison, from the Chamber of Commerce, stated the average tourist spends between \$200-\$300/person per day. And the event could bring over a 1,000 bikers and spectators to the city. The Chamber had not met yet regarding this subject.

The Council discussed all the benefits of having this in the city and directed staff move forward with the event.

ADDITION OF A FULL MARATHON EVENT IN CONJUNCTION WITH THE BRIAN MICKELSEN HALF MARATHON, 10K, AND 2 MILE FUN RUN

Mr. Little stated the number of runners for the 1/2 Marathon have increased every year and Sedona is possibly discontinuing their marathon. Staff would like to move forward and add a full marathon to the 1/2 Marathon. The course would be certified by the American Track and Field and could be used as a qualifier event for other marathons such as the New York Marathon.

The Council discussed how successful the Brian Mickelson 1/2 Marathon was and how good it would be to increase to a full marathon. The Council supported adding a full marathon to the Brian Mickelson 1/2 Marathon.

OLD TOWN PARKING MASTER PLAN AND PARKING OVERLAY DISTRICT

Mr. Gehlert presented the Council with a draft of the Old Town parking master plan and parking overlay district. Staff was investigating creating more parking areas within Old Town.

Mr. Scully stated the plan would focus on identifying stakeholders and partners; goals and objectives; existing conditions; opportunities and challenges; proposals and recommendation; and implementation. One possible solution would be to create a Parking Overlay Zoning District which could be provided to the Council and Commission in the future.

The Council discussed the parking in Old Town and the need for a parking master plan.

Council Member Elinski stated we should be careful around the Old Town Jail and concentrate on creating a park setting for the Verde River.

The Council and Commission discussed having more traffic come through Old Town by installing more portal signs and promoting or improving public transportation.

Lisa Pender, from the Old Town Association, stated there is only a few parking options and very few loading zones in Old Town. There should be some new signs directing people to parking areas and new parking lots.

Commissioner Kiyler pointed out that business employees are parking in front of the business. If employees didn't park in front of the business, that would open up parking.

CONCEPTS FOR ADDITIONAL PARKING IN OLD TOWN AND DIRECTION ON CREATING NEW PUBLIC PARKING IN THE NORTH END OF OLD TOWN

Mr. Bartosh stated staff is aware of shortages in parking in Old Town. The purchase of the Gardner Property was to expand the parking and staff is continually looking at other opportunities to expand it even more. Staff agrees that we should be creating a connection between the Old Jail Trail and Main Street since that is part of the economic development plan and they are looking at some signage as well as parking for the Old Town Jail.

Mr. Scott presented a preliminary plan for parking space around the Old Town Jail and the Gardner property. The plan has been created by the engineers and if Council wants to move forward with this plan, they will continue to work on the plan with the planners, Old Town Association and Fire Department to ensure the best plan. The engineers simply looked at creating the most parking spaces with the available space.

Council Member Elinski stated he would like see more of a pedestrian entrance for the Old Jail Trail and less vehicle centric.

Mr. Scott stated they can look at creating more of a park setting. The plan he presented is very conceptual and the area had not been surveyed. The plan includes 39 parking spaces. Part of the plan would require property purchases, which staff will obtain some appraisals for the land to present to Council at a later meeting. Staff has also talked with the State about part of the land around the Old Town Jail. The State has requested the City negotiate an intergovernmental agreement (IGA) for the land use.

Mr. Horton stated there are a number of initiatives that include the undeveloped land in Old Town.

Council Member Elinski stated he is in favor of having the properties appraised and would like the staff to spend more time on the design around the trailhead.

Mayor Joens stated the IGA with the State could allow the city to make something nice for the public to go to the river.

Mr. Bartosh stated staff could come up with some ideas and bring them back to Council.

Commission Member Cox asked Mr. Scott if they had considered a retaining wall along the property line along Yavapai Street for more possible parking spaces.

The Council and Commission discussed ideas to include more parking spaces for motorcycles.

Mr. Bartosh stated another area they are looking is the lot behind the Orion Bread Company, and will acquire an appraisal for that land too.

The Council directed staff to obtain the appraisals and move ahead with the planning.

ADJOURNMENT

Mayor Joens moved to adjourn. The motion was seconded by Council Member Pratt, and carried unanimously. The work session adjourned at 7:50 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 work session 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.

Matthew McLean, Deputy Clerk

Date