

City of Cottonwood Community Development Department

827 North Main Street, Cottonwood, AZ 86326 ~ (928)634-5505 ~ www.ci.cottonwood.az.us

Director's Report for January / 2008

A final site plan and architectural renderings for Carl's Jr. were approved by P&Z and DRB in December.

The site is located at the NW corner of Rio Mesa Drive and SR 260, adjacent to Super Wal-Mart.



Bella Montana

AMENDMENT PROPOSAL

EXISTING BILL GRAY RD INTERSECTION AT SR 89A

REQUESTED SECOND ACCESS POINT ON 89A

EXISTING 89A INTERSECTION AT CORNVILLE ROAD

EXISTING TISSAW ROAD INTERSECTION ALONG CORNVILLE ROAD

2nd Access Requested on 89A for Bella Montana

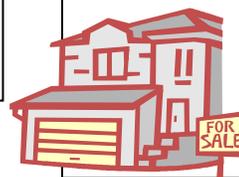
Representatives from Verde Santa Fe Limited Partnership, Kitchell Development and Brookfield Communities have requested City support for a second full access point along the future Bella Montana frontage on 89A, to better enable commercial development approved with the Planned Area Development for the Verde Santa Fe North project (aka, Bella Montana).

The PAD for the project was approved initially by Yavapai County in the mid-80s, and has been amended over time. Cottonwood annexed the undeveloped portion of the site (north of Cornville Road) in 2002. The adopted plan would support 2,050 residences, (including 574 multi-family units), 118 acres of commercial development, and 176 acres of open space and public trails.

The second access request is being reviewed currently as an amendment to the existing PAD site plan. If approved, the new access would be set at a 1/2 mile interval between the Cornville Road and Bill Gray Road intersections.

The request is also pending the outcome of a statewide access management plan currently under development by ADOT that will establish minimum spacing requirements for significant access points along SR 89A.

PERMITS FOR NEW RESIDENTIAL UNITS IN 2007



SINGLE FAMILY	52
MANUFACTURED	29
CONDOMINIUMS	13
TOTAL	94

Recently Approved Projects Under Construction

Staff met with the Coppergate Business Park developers this month to review a draft development agreement for water and sewer improvements that would also enable recapture of expenses from development which occurs intermediate to the location at the end of Alamos Drive and the Black Hills Drive intersection. The applicants hope to submit the agreement for Council review in February, with review of construction plans and Final Plat in MAR-APR. Grey Fox is also in the process of extending water sewer and drainage lines across North Main Street. Underground utilities have been placed at Mesquite Springs and the streets are paved. Grading is under way at Mesquite Hills and improvement plans for a portion of Phase I are being considered. Sewer lines are also being placed along Cottonwood Street adjacent to the Cottonwood Business Park.

Recent P&Z / DRB Appointments / New Hearing Routine for Design Review Board

On Jan. 3rd, the Council appointed Darold Smith to the P&Z Commission. Smith is a resident of Cottonwood Ranch. The Council also re-appointed vice Chair Edmund Kiyler and Jake Gonzales. The Council also re-appointed DRB members Bob Backus (Chair), Carol Knowles and Ray Cox. All terms are for three years. Beginning in 2008, the Design Review Board will meet the first Monday of each month (still at 2 pm). From this point, the Board will also be meeting in the City Council Chambers, located at 826 North Main Street in Old Town.

Planning Project Updates

Cottonwood General Plan Receives Accolades from Sonoran Institute

The Sonoran Institute has released a review of General Plans for 14 Arizona counties and 22 cities as a follow up to the Growing Smarter legislation of 1998 and 2000, to gauge the effect the legislation has had on local General Plans. The 15 page report touted Cottonwood's General Plan under five categories (view it at www.sonoran.org). The Plan was praised for designating tangible access points to open space areas and potential trailheads; for considering the regional open space plan in its own open space element; for doing an excellent job of discussing pros/cons and practicalities of funding mechanisms; and for providing a particularly thorough implementation plan which is tied to each policy statement and integrated throughout the document. The plan is also unusual in that it was produced "in-house," without the assistance of consultants. Toot-toot!

Feb. 7 P&Z/Council Joint Session to Review Circulation, Land Use and Growth Areas elements.

The second of four quarterly joint sessions between the City Council and P&Z Commission for the purpose of reviewing the implementation of the General Plan will be held Feb. 7th. The meeting will start at 6 pm in the public safety building conference room (199 S 6th St).

V.V. Housing Task Force to discuss Local Land Trust Opportunities and Fair Housing issues

Staff will meet with the Verde Valley Housing Task Force at Noon on January 24, 2008, to hear presentations by Jo Anna Reeves (SW Fair Housing) regarding greater access to fair housing services in the Verde Valley; and Allen J. Carlson (Newtown Community Development Corporation) regarding land trust for affordable housing. The group will also discuss legislative initiatives and opportunities for regional cooperation.

Public Input on Sign Code to be Reviewed by P&Z and Council Jan/Feb.

The P&Z Commission has scheduled a work session on Jan. 14th to respond to public input regarding the sign code, received as part of four public meetings held from Oct. 24th thru Dec. 12th. The intent of the work session is to formulate recommendations concerning specific portions of the sign code which may need to be revised. P&Z will formulate an initial response on Jan. 28th for review by the City Council on Feb. 12th.

Council Discusses Slopes Standards, Rental Code / P&Z Reviewing Guest Homes and PAD code.

The Council is considering the development of a wash and hillsides ordinance; as well as a rental maintenance code. Laws have changed since the Council's last review of the rental code some months ago. Legislation now requires a supermajority Council vote to approve the code; and that all rental property owners be notified regarding the hearing where the code is to be considered. On January 28th the P&Z Commission will continue discussion of standards for guest homes; and revisions to the Planned Area Development Code in order to elaborate on the intent of the code, relationship to General Plan objectives, better define the requirements of a Master Development Plan, involvement by the DRB in the review of grading and open space (which also overlap the Landscape Code); and required graphics and architectural details.

"Future of Work" Considered by CEDC / Tourism Committee Plans New Website, Events & Promos

The Cottonwood Economic Development Council met Jan. 3rd to hear a presentation by Dr. Charles Grantham, who chairs the Citizens Economic Development Advisory Commission for Prescott Mayor, Jack Wilson. Dr. Grantham gave a very provocative discussion of future work patterns, suggesting Yavapai County is among a select few regions in the U.S. actively pursuing high wage professionals who are no longer chained to places of work. He also highlighted the necessity of public/private partnerships to provide "community work facilities" and access to broad band communications. He believes we should take advantage of the slow period to address these issues, before competition for these types of professionals accelerates. Info: www.thefutureofwork.net. The CEDC will review their community asset inventory on Feb. 7th and is still considering the development of a marketing video. The group has also planned an annual retreat for Jan. 18th. A \$13,000 grant has been approved by AOT to support the development of a special Tourism website. CEDC will provide a "match" contribution for the grant. The committee is also in the process of planning Springtime events, including the 2008 V.V. Birding and Nature Festival (April 24-27); as well as a possible Bluegrass Festival. They are also considering a possible new Fall event that would focus opportunities for eco-tourism and agro-tourism, wineries, B&Bs, etc. A new brochure is also under production for Old Town.

Local Bicycle Route Signs Going Up / Verde Area Trails Planning Continues on Jan. 24th

Public Works is placing "Share the Road" signs in 10 locations along City Collector streets to emphasize their function in support of the City's bicycle system. Cottonwood's future bicycle plan may also be targeted by the State of Arizona as part of a core bicycle plan for a larger statewide system. The next meeting of the Verde Area Trails Group will be Jan. 24th. The group met at the Mayor's request in November to discuss Verde area trails issues and needs, including those for recreation, motorized and non-motorized uses, common standards, maps and advance planning of trailheads.