



**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS
826 N. Main St.
Cottonwood, AZ 86326**

REGULAR MEETING
Monday, January 27, 2020
6:00 p.m.

I. CALL TO ORDER

- A. Roll Call**
- B. Approval of Minutes:** December 16, 2019 Regular Meeting
- C. Election of Chair and Vice Chair**

II. INFORMATIONAL REPORTS AND UPDATES:

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action).

III. CALL TO THE PUBLIC

This is the time for the public to comment on any matter that does not appear on the agenda. Commission members may not discuss items not identified on the agenda. Pursuant to A.R.S. §38-431.01(H), action taken as a result of public comment will be limited to directing staff to study the matter, responding to criticism, or scheduling the matter for consideration at a later date. Comments are limited to five minutes for each person.

IV. OLD BUSINESS:

- 1. PCU 16-004 TERRA BENE – Consideration to Revoke a Conditional Use Permit to allow agricultural land use in I-2 (Heavy Industrial) zoned property. The site is located on S. Willard St. North of E. Tierra Verde Dr. APN: 406-08-009D, 406-08-009C, 406-08-010A. Address: N/A. Owner: Beaver Creek Development Inc. Agent: Bernadette Selna.**

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

V. NEW BUSINESS:

- 1. CUP 19-005 VERDE VALLEY HOMELESS COALITION** – A request for a Conditional Use Permit to operate a day time drop-in center for homeless individuals to provide job search services and guidance and an emergency cold weather shelter. The project is in a C-1 (Light Commercial) zone located at 654 N. Main Street. APN: 406-42-045H. Owner: Friendship Missions International Inc. Applicant: Carol Quasula/Verde Valley Homeless Coalition.
- 2. CUP 20-001 NORTHERN ARIZONA HEALTHCARE BUILDING SIGNAGE**- A request for a Conditional Use Permit to exceed the square footage of signage allowed on the Northern Arizona Healthcare Medical Office Building. This project is located in a C-1 (Light Commercial) zone at 340 S. Willard Street. APN: 406-33-020E. Owner: Verde Valley Medical Center. Applicant: Jason Keller, Signs928.
- 3. ZO 20-001 AMENDMENT TO SECTION 418 C-1 LIGHT COMMERCIAL ZONE** - Consideration of a Zoning Ordinance text amendment to Section 418.C, Conditional Uses, creating 418.C.6. to allow the keeping of livestock with a Conditional Use Permit, subject to specific requirements.
- 4. ZO 20-002 AMENDMENT TO SECTION 404 GENERAL PROVISIONS, ADDING A NEW SECTION CC. TINY HOMES** - Consideration of a Zoning Ordinance text amendment to Section 404 General Provisions, creating Section CC. Tiny Homes, regarding the requirements for placement of Tiny Homes within the City of Cottonwood.
- 5. GENERAL PLAN ANNUAL UPDATE** – Review and recommendations for annual report to City Council on the status of the Cottonwood General Plan.

VI. DISCUSSION ITEMS:

VII. SUGGESTED TOPICS FOR FUTURE MEETINGS:

VIII. ADJOURNMENT

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.



"Inspiring a Vibrant Community"

**CITY OF COTTONWOOD
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS
826 N. Main St.
Cottonwood, AZ 86326**

REGULAR MEETING
Monday, December 16, 2019
6:00PM

I. CALL TO ORDER

A. Roll Call

Planning & Zoning Commission Members Present

Commissioner Hart
Commissioner Dowell
Commissioner Narwid
Commissioner Sherman
Vice Chairman Dowling
Chairman Williams

Staff Members Present

Scott Ellis, Interim Planning Manager
Jim Padgett, Planner
Ron Corbin, City Manager
Rudy Rodriguez, Deputy City Manager
Richard Faust, Economic Development Director
Brenda Campbell, Administrative Assistant, Recorder

B. Approval of Minutes: October 21, 2019 Regular Meeting

Motion: To approve minutes of the October 21, 2019 Regular Meeting.

Made by: Vice Chairman Dowling

Second: Commissioner Sherman

Vote: unanimous

CALL TO THE PUBLIC

II. OLD BUSINESS: None.

III. NEW BUSINESS:

1. **DR 19-013 VERIZON RETAIL STORE** - Request for Design Review of a new 2,000 square foot retail store. The subject parcel is zoned C-1 (Light Commercial), located at 875 S. Main Street. APN 406-04-033D. Owner: Woodys Enterprises Ltd. Agent/Representative: SimonCRE Saltair III, LLC.

Jim Padgett, Planner, presented the proposal for a new Verizon retail store. A correction in the staff report landscape portion. There is a typo on the amount of trees. It should read 12 trees and not 22. A soil extraction to get the bad chemicals out of the soil will be accomplished by a soil vapor extraction unit. It could be three to five years that a soil extraction unit will be there, and Verizon will work around it until the soil extraction is complete. This project will not be an additional store, but the old store is moving into the new building. Commissioner Narwid asked who is responsible to extract the soil. Jim Padgett replied that the old Woodys owner will be working with ADEQ (Arizona Department of Environmental Quality) on this project.

Peter Krahenbuhl, applicant and retail developer with SimonCRE, described the Verizon plan for the site, which is a move from the current Verizon location. The fuel tanks were removed in coordination with the former Woodys owner. Commissioner Hart would like the store block wall to have some color and mirror the one side of the roof to the other side. He would also like earthy sand colors used for the building. Vice Chairman Dowling would like river rock type masonry, similar to Dutch Bros. and the chiropractor office behind Century One. These properties could be used as reference for what the Commission would like done with the building. The applicant is willing to work this out.

Motion: to approve Design Review 19-013 subject to the following stipulations:

1. That the project is developed in conformance with the development plans as approved at the Planning and Zoning Commission at the December 16, 2019 meeting as modified per Commission suggestions and recommendations.
2. That the project conforms to Code Review Board comments dated November 6, 2019.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

3. That the project complies with all Building, Engineering and Fire Department requirements.
4. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued within 24 months of the Planning Commission action.

Made by: Vice Chairman Dowling

Second: Commissioner Hart

Vote: unanimous

- 2. PCU 16-001-EXT TC EXCAVATING** - A Request to extend completion date of stipulations of approval on site improvements. Project is located in a C-1 (Light Commercial) zoned property at 232 S. 6th Street. APN: 406-42-101D. Owner: Full House Investments LLC. Agent: Thad Card.

Scott Ellis presented the work that has been done already on this project and what has not yet been completed. The applicant is working with the City Engineer and will continue to work with the City Engineer for any conditions that must be met. The extension is to complete the interior drainage, landscaping plan and any improvements that the City Engineer deems necessary at this time. There have been no complaints from neighbors in a while. Commissioner Hart has question about the problem with drainage, Scott Ellis explains that they are trying to finalize the plans. Commissioner Narwid asked if the town is satisfied that a resolution will certainly happen relative to the improvements on the street side of the property? Scott Ellis said there was a meeting and it is still being discussed what will work for both sides, but something will be worked out.

The applicant, Thad Card, explained that the interior drainage should be completed within the next month or so. Materials have been ordered and should be delivered this month. The right-of-way is the biggest obstacle and they are working with the City Engineer to work this out.

Ron Corbin, City Manager, explained that the City is working to solve the drainage issue on 6th Street within the next year. There is a possibility of a grant to help with the costs.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Motion: move to approve PCU 16-001 EXT subject to the following stipulations:

1. The project is developed in conformance with the Planning and Zoning Commission approval dated, December 16, 2019, December 19, 2017 and the Conditions of Approval from March 21, 2016.
2. The project is developed in conformance with the site plans submitted on 3/15/16.
3. The applicant submit a new, “as-built” landscape plan to staff for review and approval.
4. The project conforms to Code Review Comments dated 06/23/15.
5. The changes as written in the Letter of Intent, dated 03/14/16 are adhered to as detailed, including the establishment of the forty (40) foot buffer zone on the west side of the property within thirty (30) days, limiting vehicle access between the hours of four o’clock PM (4:00 pm) and nine o’clock AM (9:00 am) the next morning.
6. Storage/stockpiling of material (dirt, rocks, etc.) will not be permitted.
7. The conditions of approval shall be completed by twelve (12) months (December 16, 2020) from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to revocation.
8. The applicant work with the City Engineer to determine if the sidewalk/driveway requirements must be met at this time, or if the applicant can work with the future 6th Street development for sidewalk/driveway improvements. If the City Engineer determines the applicant must meet these conditions now, the applicant must do so by December 16, 2020.
9. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued by the timeframe specified.

Made by: Vice Chairman Dowling

Second: Commissioner Narwid

Vote: unanimous

3. **ZO 19-006 - AMENDMENT TO SECTION 404 GENERAL PROVISIONS, 404.C NONCONFORMING LOTS OF RECORD** – Consideration of Zoning Ordinance text amendment to Section 404 GENERAL PROVISIONS, 404.C NONCONFORMING LOTS OF RECORD regarding the requirement to combine lots prior to constructing any structure that would otherwise cross lot lines.

Scott Ellis explained that this amendment will simplify and clarify current language. There was a brief discussion on “grandfathering in” properties. Scott Ellis explained that this amendment would not affect existing properties, but only properties going forward.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal “504” and “ADA” laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Motion: to recommend approval to City Council ZO 19-006, a text amendment to Section 404.C, Nonconforming Lots of Record under General Provisions to clarify the requirement to combine parcels.

Made by: Vice Chairman Dowling

Second: Commissioner Dowell

Vote: Unanimous

IV. DISCUSSION ITEMS:

1. January and February Meeting Dates
January 27 and February 24 (4th Monday)
2. Wayfinding signs

Jim Padgett presented directional sign concepts and how discussions are moving along. The Historic Preservation Commission would like the signage to be generic, but have not yet made a decision on which type(s) of signage will be selected. Jim further explained that the Historic Preservation Commission does not want specific businesses to be named on the signs and they want the number of signs to be limited. The kiosk type signage is the concept that is currently being favored by the Historical Preservation Commission. There was some discussion on what the Planning and Zoning Commissioners would like to have addressed. Scott Ellis explained that this is preliminary and it will be brought before the Planning and Zoning Commission before it goes to the City Council.

Ron Corbin explained that part of the CDBG grant funding will pay for a consultant that will be doing an inventory of all wayfinding signs and let the City know how to move forward.

V. INFORMATIONAL REPORTS AND UPDATES:

1. Terra Bene Status Due to notification requirements extended to January for action at the meeting in January.

A brief summary of current events by Chairperson, Commission members, and/or Community Development Director. (The public body does not propose, discuss, deliberate, or take legal action on any matter brought up during this summary unless the matter is properly noticed for legal action).

VI. ADJOURNMENT at 7:08PM

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.

Information on the above agenda items may be obtained in person from the Community Development Department, 111 N. Main Street in Cottonwood, or by calling (928) 634-5505.

A verbal comment period will be provided during each hearing item. The Chair may impose a time limit on each speaker. The Commission will not consider written materials submitted less than three working days before the meeting.

Pursuant to A.R.S. § 38-431.02(B) the Commission may vote to go into executive session on any agenda item pursuant to A.R.S. § 38-431.03(A)(3) and (4) for discussion and consultation for legal advice with the City Attorney.

The Cottonwood Council Chambers is accessible to the handicapped in accordance with Federal "504" and "ADA" laws. Those with needs for special typeface print or hearing devices may request these from the Planning Technician at 634-5505 (TDD 634-5526). All requests must be made at least 24 hours before the meeting.



"Inspiring a Vibrant Community"

MEMO

TO: City of Cottonwood Planning Commission

FROM: Jim Padgett, Community Development Planner

MEETING DATE: January 27, 2020

RE: Terra Bene

Background:

The property owner would like to use 3 parcels, approximately 25.84 acres, in an industrial zone to develop agricultural uses. The intent is to grow local produce to sell at farmer's markets and set up on-site produce stands to sell from. The project would develop in phases, beginning with prepping of the land and starting with easily grown produce.

On January 25, 2016 the Commission approved PCU 16-004 subject to a stipulation in which the conditions of approval "shall be completed by 12 months from the date of approval or the Conditional Use Permit shall be subject to revocation".

A 6 month extension was granted on January 23, 2017. The applicant requested the extension due to a delay in availability of reclaimed water to be used for the project and continued coordination of grading and the irrigation system installation.

Another 6 month extension was granted on December 18, 2017. The applicant requested this extension due to a continued delay in availability of reclaimed water to be used for the project and continued coordination of grading and the irrigation system installation. The applicant anticipated seeding of the subject site to be around July 1, 2018.

A 12 month extension was granted on June 18, 2018 to allow the applicant to finalize the irrigation and site prep prior to seeding which was expressed should occur in time for fall planting in 2018 with the exact date depending on the weather.

The last 12 month extension was due to expire on June 18, 2019. From visual inspections there was significant work to be completed prior to moving forward with seeding and any other site work to begin the overall Terra Bene project. The applicant submitted a Request for an Extension of Time which was approved by the Planning Commission at the July 15, 2019 meeting detailing a couple of

the time delays as well as future possible timeframes. The Commission added the following two (2) stipulations and requested staff to return in 60 days to provide an update of the progress of the project.

1. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.
2. Any fire hazard or trash be removed within a 60 day time frame.

The project was brought to the Planning Commission at the November 18, 2019 meeting at which time it was determined that progress was not moving forward and although the Commission is in favor of the proposed development, staff was directed to return to the Commission with the direction to revoke the Conditional Use Permit until such a time as the applicant was prepared to move forward.

If the Commission desires to revoke this item the suggested motion is:

Imove to revoke Conditional Use Permit 16-004.

Attachments: Certified letter sent to applicant



VIA EMAIL

November 26, 2019

Bernadette Selna
Beaver Creek Development, Inc.
P.O. Box 35
Jerome, AZ 86331-0035

RE: PCU 16-004 (MOD)

Terra Bene

Dear Ms. Selna,

The Planning Commission has requested staff to place the Terra Bene project on a future agenda to discuss and consider taking action to revoke the Conditional Use Permit for the Terra Bene project.

The following is a timeline of the original approval and subsequent extensions:

- The original approval was granted on January 25, 2016
- Extensions of the approval were granted on January 23, 2017, December 18, 2017, June 18, 2018 and July 15, 2019. The last extension is set to expire on July 15, 2020.
- The Notice of Action from the July 15, 2019 Planning Commission meeting is attached.

A Conditional Use Permit may be revoked by the Planning and Zoning Commission, after holding a public hearing to determine whether any condition, stipulation, or term of the approval of the Conditional Use Permit has been violated.

The Zoning Administrator shall notify the permittee of a potential violation of a Conditional Use Permit by certified mail. If no attempt to bring the violation into conformance is made within fifteen (15) days after notification, and no attempt has been made to contact the City department providing the notification, a review of the Conditional Use Permit shall be scheduled with the Planning and Zoning Commission at their next available meeting at which time the CUP shall be subject to possible revocation.

Any Conditional Use Permit issued by the Planning and Zoning Commission shall be subject to revocation procedures if the conditions of approval have not been implemented within the required time frame or properly maintained thereafter. The Planning and Zoning Commission may revoke the CUP if it makes any of the following findings:

- a. That the use is in substantial violation of the conditions of approval for the Conditional Use Permit, or there is or has been a violation of or failure to observe the terms or conditions of approval for the CUP, or the use has been conducted in violation of the provisions of this Ordinance;
- b. That approval was obtained by means of fraud or misrepresentation of a material fact;
- c. That the holder of the permit has failed to initiate construction or undertake the use in question within the six (6) month period following the effective date of the permit. An extension of time for up to six (6) months or longer may be approved by the Commission where the permit holder has submitted a written request that adequately demonstrates their intent to proceed with establishing the use in a timely manner;
- d. That an established use has ceased to exist or has been suspended for six (6) months or more;
or
- e. That the use to which the permit applies has been conducted in a manner considered detrimental to the health, safety or general welfare of the public, or so as to be considered an ongoing or habitual nuisance.

The Public Hearing for the Planning Commission to consider the revocation of the Conditional Use Permit is tentatively scheduled for January 27, 2020 at 6:00 pm at the City Council Chambers at 827 N. Main St. in Old Town Cottonwood.

Please contact me at (928) 634-5505 if you have any questions.

Sincerely,

Jim Padgett
Planner

cc: *Scott Ellis, Interim Community Development Manager
Planning/Building/Address Files*



VIA EMAIL

December 17, 2019

Bernadette Selna
Beaver Creek Development, Inc.
P.O. Box 35
Jerome, AZ 86331-0035

RE: PCU 16-004 (MOD)

Terra Bene

Dear Ms. Selna,

The Public Hearing for the Planning Commission to consider the revocation of the Conditional Use Permit is scheduled for January 27, 2020 at 6:00 pm at the City Council Chambers at 827 N. Main St. in Old Town Cottonwood.

The Planning Commission has requested staff to place the Terra Bene project on the agenda to discuss and consider taking action to revoke the Conditional Use Permit for the Terra Bene project.

The following is a timeline of the original approval and subsequent extensions:

- The original approval was granted on January 25, 2016
- Extensions of the approval were granted on January 23, 2017, December 18, 2017, June 18, 2018 and July 15, 2019. The last extension is set to expire on July 15, 2020.
- The Notice of Action from the July 15, 2019 Planning Commission meeting is attached.

A Conditional Use Permit may be revoked by the Planning and Zoning Commission, after holding a public hearing to determine whether any condition, stipulation, or term of the approval of the Conditional Use Permit has been violated.

Any Conditional Use Permit issued by the Planning and Zoning Commission shall be subject to revocation procedures if the conditions of approval have not been implemented within the required time frame or properly maintained thereafter. The Planning and Zoning Commission may revoke the CUP if it makes any of the following findings:

- a. That the use is in substantial violation of the conditions of approval for the Conditional Use Permit, or there is or has been a violation of or failure to observe the terms or conditions of approval for the CUP, or the use has been conducted in violation of the provisions of this Ordinance;
- b. That approval was obtained by means of fraud or misrepresentation of a material fact;
- c. That the holder of the permit has failed to initiate construction or undertake the use in question within the six (6) month period following the effective date of the permit. An extension of time for up to six (6) months or longer may be approved by the Commission where the permit holder has submitted a written request that adequately demonstrates their intent to proceed with establishing the use in a timely manner;
- d. That an established use has ceased to exist or has been suspended for six (6) months or more;
or
- e. That the use to which the permit applies has been conducted in a manner considered detrimental to the health, safety or general welfare of the public, or so as to be considered an ongoing or habitual nuisance.

Please contact me at (928) 634-5505 if you have any questions.

Sincerely,

Jim Padgett
Planner

cc: *Scott Ellis, Community Development Director*
Planning/Building/Address Files



STAFF MEMO

TO: Planning and Zoning Commission

FROM: Jim Padgett, Planner

HEARING DATE: January 27, 2020

PROJECT NUMBER: **PCU 19-005 Verde Valley Homeless Coalition**

The applicant is requesting approval of a Conditional Use Permit to allow a daytime drop-in center and emergency cold weather shelter to provide job search and related services to homeless individuals. The property is zoned C-1 (Light Commercial) and is located at 654 N. Main Street.

PROJECT DATA AND FACTS:

Applicant	Verde Valley Homeless Coalition
Property Owner	Friendship Missions International Inc.
Location of Property	654 N. Main St. APN 406-42-045H
Present Zoning and Land Use	C-1 (Light Commercial) The site is presently developed with 3 structures that have been used for warehouse type uses. One of the buildings was previously used as a food bank providing social services to local residents.
Description of Applicant's Request	Request for a Conditional Use Permit to allow the operation of a drop-in center and emergency cold weather shelter to assist homeless individuals in job search and related services.

LAND USE:

Description and Character of Surrounding Area
The site is located on the south side of North Main Street, just West of 10th St. Other commercial uses are adjacent to the subject site along Main Street. A mix of single family residential, a church, an RV Park (across Main Street) general office use and a storage yard area for a neighboring gas station are located to the surrounding the subject property.

Adjacent Land Uses and Zoning	
North:	C-1 (Light Commercial) Camelot RV Park
South:	R-3 (Multiple Family Residential) Church Facility
East:	C-1 (Light Commercial) General Office Building and a storage yard affiliated with a fuel service station
West:	C-1 (Light Commercial) An older single family residence, detached garage and a manufactured home.

PROJECT PROPOSAL:

Background: The applicant is requesting a Conditional Use Permit in order to operate a day time drop in center offering services to the homeless and the cold weather shelter that operates when the temperature falls below 35 degrees. They have identified services to include job search assistance using computer access, phones and clothing. Social service organizations will be available to offer various counseling services with the goal of integrating homeless individuals into the community by having a place to go during day time hours. No services such as laundry facilities or shower facilities will be provided at this location. The Verde Valley Homeless Coalition has worked with the Cottonwood Police Department to identify what protocols would be used for emergency situations that may occur. (Business Plans and procedural protocol guidelines are attached). The applicant has stated that all adjacent properties (within a 300’ radius) would have contact information to report any violations of protocol or zoning or public nuisance violations.

This use is currently operating at this location with a 90 day Temporary Use Permit (TUP) approved by staff. The stipulations attached to the TUP required that a Conditional Use Permit be applied for and to be reviewed by the Planning & Zoning Commission.

Parking: The site currently has a paved parking area that is in need of restriping to accommodate the parking for the proposed use. The applicant has worked with staff to improve the circulation of the parking area by restriping and adding perimeter landscaping to define drive aisles and parking areas. Some employee parking is located behind the access gate which would only be open during the hours that the facility is open. Based on the proposed use, 9 parking spaces are required and the proposal exceeds the minimum required.

Bicycle Parking: A minimum of 2 bicycle parking spaces are required to be provided. The applicant has provided a bicycle parking area near the main entrance to the building that exceeds the minimum required spaces.

Landscape Plans: The parking area is already improved with asphalt pavement and two driveways are already existing to access the property. Due to the nature, layout, and surfacing of the property, installing landscaping would be very difficult. Staff has discussed alternatives such as raised planter boxes and boulders to provide some form of landscaping.

Lighting: Any lighting is required to be submitted under a separate permit and would be required to be Dark Sky Compliant.

Signage: Any signage is required to be approved under a separate permit.

Utilities: All required utilities are available to the site.

Trash Enclosure: An existing trash enclosure is located towards the rear of the subject property. Staff has requested that the dumpster be relocated a few feet to prevent any visibility from the street.

CRB Review: This project was reviewed by the CRB (Code Review Board) on November 9th, 2019. The applicant will be required to meet all code requirements and address all department comments as indicated.

REQUIRED FINDINGS:

A Conditional Use Permit shall only be granted if the approving body determines that the project conforms to the required findings in this Section: (*Zoning Ordinance, Section 302.*) If it is determined that it is not possible to confirm the required findings for the proposed CUP, whether as submitted or through conditions that may be required, the application shall be denied. The specific basis for any decision shall be established in the record as findings of fact. The following criteria shall be considered as the basis for the findings to approve, approve with conditions or deny the Conditional Use Permit:

General Findings:

The current zoning of C-1 (Light Commercial) and the operation of a daytime drop-in center/emergency cold weather shelter is subject to a Conditional Use Permit being obtained. The use as proposed will not be detrimental to the health, safety, and well-being of surrounding properties.

Compatibility with Surrounding Uses:

The use of the property as a daytime drop-in center/emergency cold weather shelter is compatible with the mixture of surrounding uses in the area.

Traffic and Circulation:

The request will not change the existing traffic and circulation. The circulation issues associated with this project or property are being mitigated by restriping of the parking area and the addition of raised landscape planters and boulders. The existing road is adequate to handle the traffic generated by this business.

Nuisance Activities:

No nuisance activities have been identified at this location for the proposed use. The applicant has been working with City staff to identify and mitigate any potential nuisance situations and will have on file with the city all contact information in the event they would need to be contacted.

Buffering and Screening:

The proposed location is developed with 3 main structures generally in a “U” shaped orientation. This configuration provides a buffering and screening of the activities associated with the Homeless Coalition. Along the areas visible to adjacent properties, the applicant has installed a shade screening that provides a visual buffer. The building is set back from the street where the visibility is minimal from passing traffic.

STAFF REVIEW:

Staff finds the requested use is permitted, with the need to obtain a Conditional Use Permit. If approved, staff recommends the following stipulations:

1. That the project is developed in conformance with the development plans as approved at the Planning and Zoning Commission at the January 27, 2020 meeting.
2. That the project conforms to the Code Review Board comments dated November 21, 2019.
3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a Certificate of Occupancy.
4. That the applicant provide email and phone contact information to all property tenants and owners within a 300' radius.
5. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problem as determined by the City.
6. Any other stipulations the Planning & Zoning Commission deems necessary.

Attachments: Application and Letter of Intent

Business Plan

Protocol for Operating a Day Drop-in Center

Protocol for calls to Law Enforcement, 911 and crisis.

Incident Report

Visitor Contract

Best Practices Guideline



CONDITIONAL USE APPLICATION

CDD Development Application #202

PROPERTY OWNER Name: <u>Ruth Cheneweth / Friendship</u> Address: <u>2723 Burden Way</u> City: <u>National City</u> State: <u>CA</u> Zip: <u>91950</u> Phone: <u>928-634-4330</u> Cell: <u>619-301-</u> Fax: _____ E-Mail: <u>ruchenweth@icloud.com</u>	APPLICATION NUMBER: <u>CUP 19-005</u>
AGENT/REPRESENTATIVE <small>IDENTIFY THE PERSON WHO WILL COMMUNICATE WITH CITY STAFF, AND RECEIVE CORRESPONDENCE DURING THE HEARING PROCESS. CITY STAFF WILL NOT ACCEPT RESPONSIBILITY FOR COMMUNICATING WITH OTHER PROJECT PERSONNEL</small> Name: <u>Carol Guasula</u> Address: <u>P.O. Box 2893</u> City: <u>Cottonwood</u> State: <u>AZ</u> Zip: <u>86326</u> Phone: <u>928-641-4298</u> Cell: <u>928-300-3549</u> Fax: _____ E-Mail: <u>carolguasula@yahoo.com</u>	ZONING: <u>C-1</u>
REQUEST: <u>VVHC to use your said property to provide a homeless drop in center and an emergency overnight shelter.</u> <small>IDENTIFY ANY NECESSARY CODE EXCEPTIONS:</small> _____	APPLICATION DATE: <u>12-16-2019</u>
	FEES: <u>Waived by Council 12-3-2019</u>
	RECEIPT #: <u>N/A</u> DATE: <u>N/A</u>
	TAKEN BY: <u>J Padgett</u>

ASSESSOR'S PARCEL NUMBER(S) 406-42-045H **ACRES** .89

SITE ADDRESS (if applicable) 654 North Main Street

SUBDIVISION: _____ **LOT(S):** _____ **BLOCK:** _____ **UNIT:** _____

Legal description attached (for Metes & Bounds Parcel or for Subdivision Lot Split)

I hereby certify that the information in this application is complete and accurate; and that I am the applicant of the bona fide agent of same as state above.

Signature: Carol Guasula Date: 12-16-19

Please Print Name: Carol Guasula

LETTER OF INTENT

1. 406-42-045H located at 654 North Main Street (928-641-4298)
2. Verde Valley Homeless Coalition (VVHC) entered into an agreement with Friendship Missions International, Inc., the (Owner) desires to make a donation for the use of the property for the purpose of drop-in center and emergency overnight shelter for charitable purposes. The owner and VVHC will holding semiannual meetings to review business conducted on the premises and determination generally of community reaction to VVHC activities and future plans for the property.
3. Verde Valley Homeless Coalition is not currently planning to purchase the property. The property is currently for sale by the owner. In the event of a sale the owner has agreed to give VVHC an 90 day written notice. VVHC will also be given the Right of First Refusal to acquire the property if so desired.
4. Prefabricated steel beam industrial building erected on permanent concrete footing. Interior contains wood-framed and finished construction for office, pantry, and restroom. Asphalt paved lot with concrete curb, gutter, and sidewalk. Features a loading ramp / dock for large vehicles. Enclosed in chain link fencing topped with 3-strand barb wire.
5. VVCH is requesting a Code Review/Conditional Use Permit to use the foresaid property to provide a homeless drop in center and emergency overnight shelter. The drop in center will be opened initially Monday-Friday 1-5 p.m. (including holidays), once the operation is running smoothly and we have sufficient volunteers, we plan to open on Saturday and Sunday. All volunteers will receive Mental Health First Aide and Fire Extinguisher training.

The overnight shelter will be utilized whenever the temperature is 35 degrees or below, we will notify our volunteers and community partners 48 hours in advance of the emergency shelter opening. At least two awake volunteers will provide supervision from 6 p.m. to 8 a.m. and perform fire watch duties during those hours of operation. We will utilize 20 or fewer beds depending on need. Cots and bedding are provided to our guests and stored in our facility.

VVHC provides services to individuals experiencing homelessness to have a safe place to be indoors, out of the elements, where they can utilize computers and telephone to help them with job/housing searches and to maintain personal connections. Case management and area resources are provided to them as well as GED information from Yavapai College; Employment services by Goodwill and Life Skills coaching.

We also provide pre-packaged food donations, personal hygiene products, clothing, blankets and other necessary items for living outdoors.

The 654 North Main Street property has increased our space by nearly 3 times what we had at 14 South. Main Street, which allows us to offer our guests designated space areas for relaxing; reading; playing cards, watching television or enjoying music. We have ample space for donations of clothing and hygiene products as well as blankets and camping supplies.

We also have a food storage area with several refrigerators and a freezer. We have two volunteers that oversee the food and cooking is done off property at Old Town Mission in a commercial kitchen. We also partner with Spectrum Health Care who prepares food in their commercial kitchen and brings to the drop in center.

VVHC is also able to provide transportation for our guests and or pick up donations with a 7 passenger van that was donated to our organization by Friendship Missions International, Inc.

6. This property was developed by the Cheneweth family in partnership with Friendship Missions International, Inc. to bring the first Central Arizona Food Bank and served as a food distribution center for Yavapai County. The property that VVHC is occupying was originally used as a warehouse for food donations from St. Mary's Food Bank. Carol Quasula, VVHC Board President and Interim Director served on the Board of Directors along with then Chip Davis County Board of Supervisors at Central Arizona Food Bank. Carol was able to develop a working relationship with Ruth Cheneweth while serving as Programs Director of Catholic Charities. Although Central Arizona Food Bank closed its doors several years ago after serving the county for seventeen years, Ms. Quasula and Mrs. Cheneweth have maintained an on-going relationship. When Mrs. Cheneweth saw a need in her community to provide a facility to the area homeless, she stepped up and offered her building. VVHC is extremely grateful to Mrs. Cheneweth and Friendship Missions International, Inc. for their compassion and willingness to give back to their community.

7. N/A

8. N/A

9. Cottonwood Fire Chief and Fire Marshal inspected our location on November 4th and requested we install 3 smoke/carbon monoxide detectors on the heating cooling duct work; install a fire extinguisher at each exit; operational exit signs and install a Knox box on the outside of the main building. All of these requirements were completed on November 5th with the exception of the Knox box, which was approved by the Fire Marshall and we were awaiting shipment. It has now arrived and will be installed the week of November 11th. We will then schedule another fire inspection. We were given permission to open the drop in center on November 4th, but could not offer services to our overnight guests until the requested work was completed and a second inspection was done.

10. VVHC is not anticipating any push back from other businesses or neighborhood residents, but if so we will do our best to diminish their concerns. We had a very successful grand reopening on November 1st, and several people from the neighborhood attended and seemed very happy with our use of the facility. We have spoken with the neighbor living right next door to our facility and were able to alleviate her concerns and gave her our telephone number in the event she had on-going concerns. It is our intention to be a part of the neighborhood and encourage our guests to be respectful of others property. We are looking at ways in which our guests can give back to their community.

11. Planting of bushes and shrubs for a more natural visual barrier between the public parking lots and the patio area. (Spring 2021)

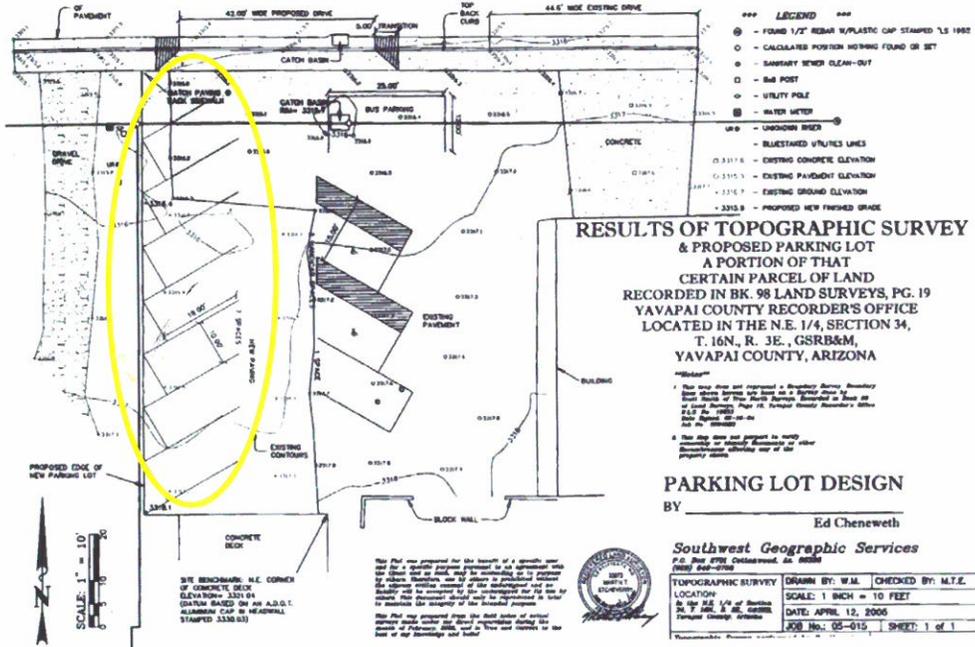
Repainting of parking stripes in the public and staff parking (Spring 2020)
Installation of bicycle rack and air pump (Spring 2020)
Installation of motion sensors and directed outdoor lighting to reduce light pollution and
conserve energy. (Spring 2020)

Carol Quasula
VVHC Board President
11/12/2019

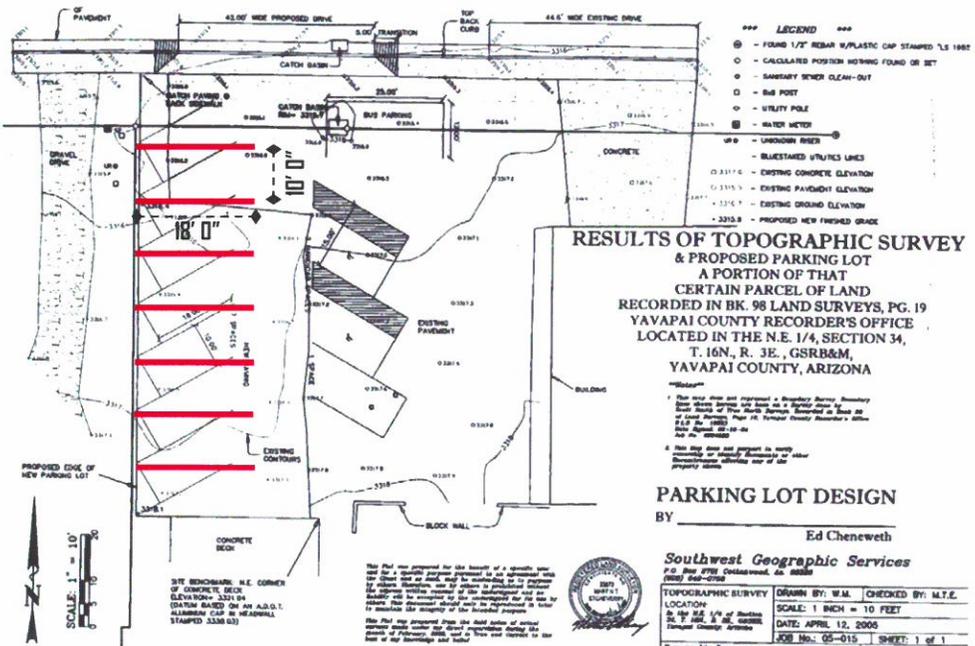
Parking Area

Existing design makes parking available outside of the gate in the paved lot directly off of Main Street.

Existing Parking Stall Configuration (Six Spaces):

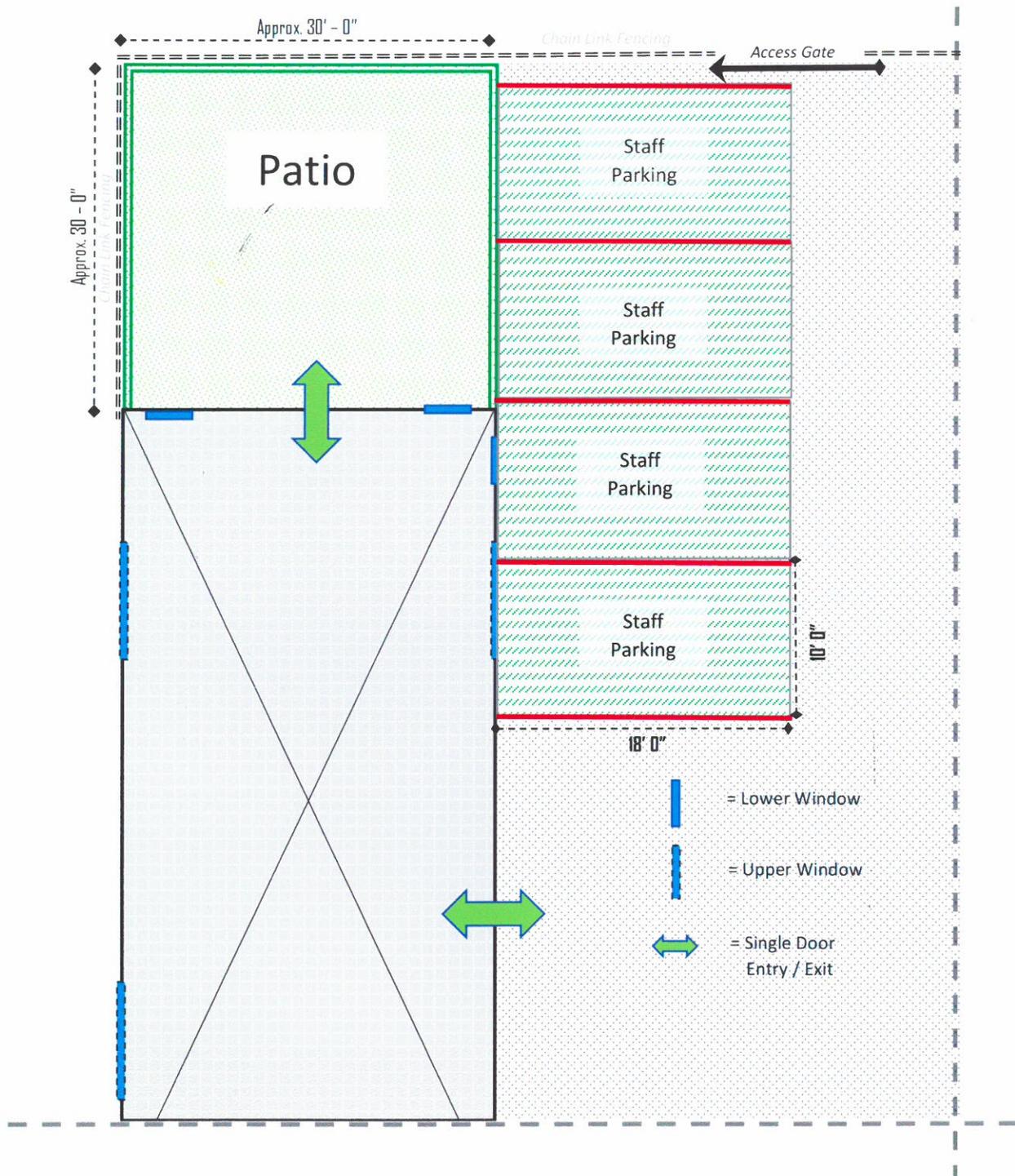


Proposed Parking Stall Configuration (Six Spaces):



Proposed Use of Exterior Area

Proposed staff parking area to be inside the fencing and locking security gate. Patio to be designated smoking area, accessible through the building interior.



Improvements Made

In preparation for operation under a Temporary Use Permit, the following improvements have already been implemented:

- ❖ Privacy screen installed on street-facing chain link fence, providing a visual barrier between the patio area and the public right-of-way.
- ❖ Smoke and carbon monoxide detectors installed
- ❖ Closed circuit television cameras and digital video recorder installed
- ❖ Fire extinguishers installed, tested, and inspected
- ❖ Knox Box installed for emergency responder key access
- ❖ Illuminated emergency exit signs installed and tested
- ❖ Professionally printed and durable signs mounted on building and entry gate

Future Improvements

The following improvements are under consideration for future implementation, pending conditional use approval:

- ❖ Planting of bushes and shrubs for a more natural visual barrier between the public parking lot and the patio area**
- ❖ Repainting of parking stripes in the public and staff parking lots**
- ❖ Installation of bicycle rack and air pump**
- ❖ Installation of motion sensors and directed outdoor lighting to reduce light pollution and conserve energy**
- ❖ Too many more to list!**



Patio area and door to interior



Patio area with privacy screen







STAFF MEMO

TO: Planning and Zoning Commission

FROM: Scott Ellis, Community Development Director

HEARING DATE: January 27, 2020

PROJECT NUMBER: CUP 20-001 Northern Arizona Healthcare Building Signage

The applicant is requesting approval of a Conditional Use Permit to exceed the square footage of signage allowed, on Northern Arizona Healthcare’s remodeled Medical Office Building located at 340 S. Willard Street in a C-1 (Light Commercial) zoned property.

PROJECT DATA AND FACTS:

Applicant	Jason Keller
Property Owner	Verde Valley Medical Center
Location of Property	340 S. Willard St., APN 406-33-020E
Present Zoning and Land Use	C-1 (Light Commercial)- Hospital/Medical Center
Description of Applicant’s Request	Request for a Conditional Use Permit to exceed the square footage of signage allowed, to direct the public to the various tenants/services in the newly remodeled Medical Office Building.

LAND USE:

Description and Character of Surrounding Area
The site is on the west side of South Willard Street. The property is surrounded by commercial property to the north, south, east, and by a Planned Area Development which is an eye center to the west. The Northern Arizona Healthcare Building is located within the Verde Valley Medical Center property and is surrounded by medical and dental offices, with South Candy Lane to the far west of the parcel, East SR 89A to the south of the parcel, and South Willard Street to the far east of the parcel.

Adjacent Land Uses and Zoning	
North:	C-1 (Light Commercial) Hospital
South:	C-1 (Light Commercial) Medical Buildings
East:	C-1 (Light Commercial) Medical & Dental Buildings
West:	C-1 (Light Commercial) & PAD (Planned Area Development) Medical Building

PROJECT PROPOSAL:

Background: The applicant is requesting the consideration of a Conditional Use Permit to exceed the square footage of signage allowed on the Medical Office building, which is located in a C-1 (Light Commercial) zoning district. On November 16, 2004 a Variance (V04-053) was approved for all additional signage at both the Medical Center and the Medical Office Building, however, the Variance was only for the signage that was proposed at that time.

With new changes that are being made at both the Hospital and the remodeled Medical Office Building, the new proposed signage cannot be covered under that Variance. The signage that is being proposed today totals 1,065.49 square feet, which is 492.84 square feet more than what was previously approved. This C-1 (Light Commercial) zoning district only allows for a maximum overall signage of 300 square feet.

Section 405 Signs, of the City’s Zoning Ordinance provides for an applicant to exceed the allowable signage by obtaining a Conditional Use Permit.

Parking: N/A

Lighting: Any and all sign lighting will have to meet Section 408 of the City of Cottonwood Zoning Ordinance Lighting Code.

Access: N/A

Landscape Plans: N/A

Utilities: N/A

REQUIRED FINDINGS:

General Findings:

The requested signage is a reduction of existing signage in terms of numbers, however, they are requesting more square footage than what was allowed by the existing Variance. The proposed signage is for the multiple services that will now be located in this building, some of which were previously located inside the Hospital.

Compatibility with Surrounding Uses:

The additional signage would be compatible with the Medical Center in terms of directional signage for new and existing services. As the Hospital continues to make changes to the various detached buildings on their campus, there will be a variety of new medical services locating in them. The surrounding area is comprised of medical and dental offices.

Traffic and Circulation:

The request will not change the existing traffic and circulation. There are not any traffic or circulation issues associated with this project or property.

Nuisance Activities:

No nuisance activities have been identified at this location for the proposed use.

Buffering and Screening:

The use requested by this permit does not create the need for additional screening.

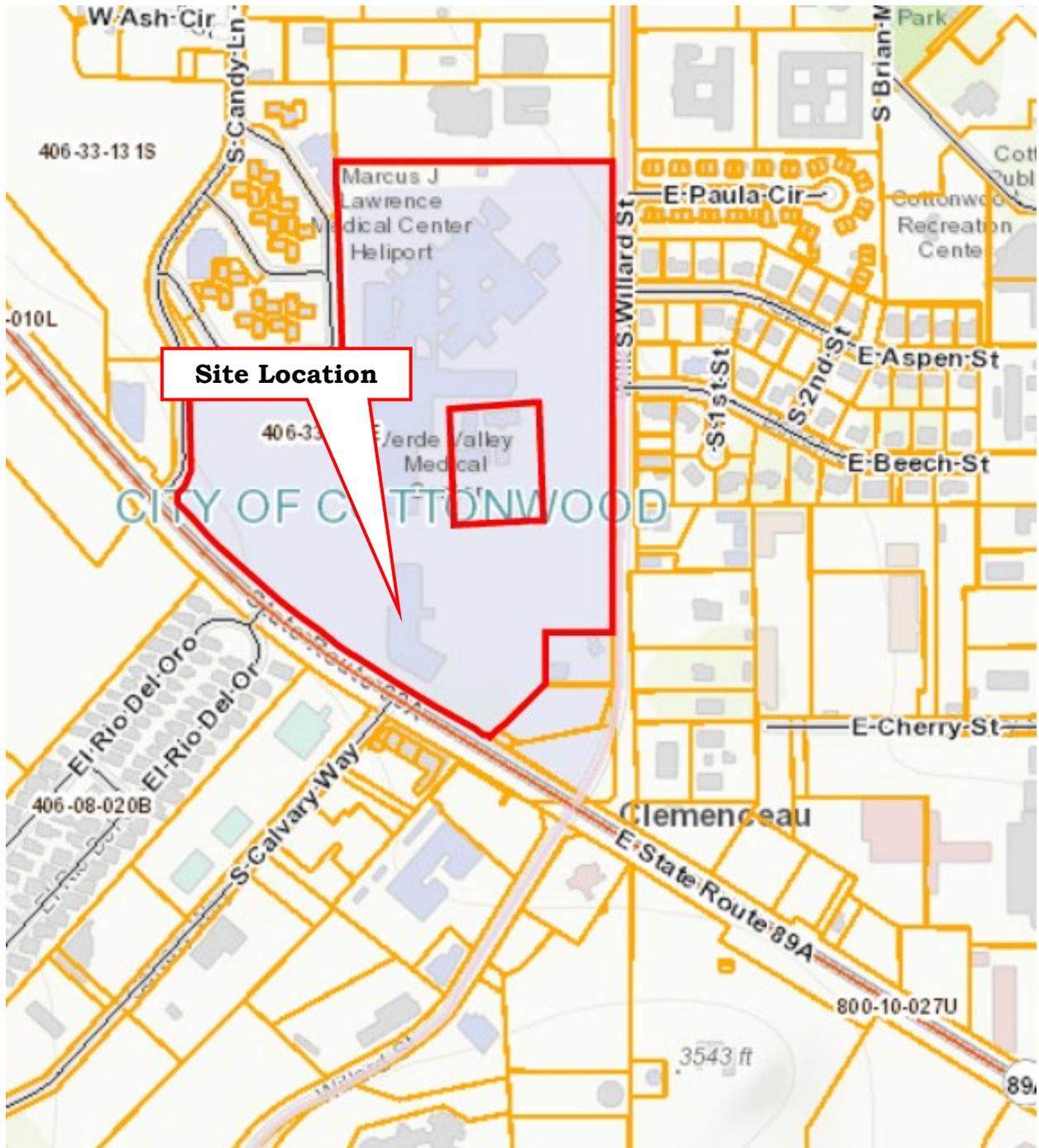
Staff Review:

Staff has reviewed this project and finds the requested signage is permitted with a Conditional Use Permit. If approved, staff recommends the stipulations as listed below.

If the Commission desires to approve this item, the suggested motion is:

I move to approve CUP 20-001 to allow Northern Arizona Healthcare to exceed the allowable signage requirements, subject to the following stipulations:

1. That the project is developed in conformance with the development plans submitted for the Planning and Zoning Commission of January 27, 2020.
2. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued within twelve (12) months from the date of this approval.
3. The City of Cottonwood reserves the right to revoke the Conditional Use Permit (CUP) if the use creates an irremediable public safety problems as determined by the City.
4. Any other stipulations the Planning & Zoning Commission deems necessary.



City of Cottonwood Community Development
111 North Main Street, Cottonwood, Arizona 86326
Phone: (928) 634-5505



This Letter of Intent is for,
Northern Arizona Healthcare's newly remodeled
location at 340 Willard St Cottonwood Parcel #
406-33-020E.

The Owner of the property is Northern Arizona
Healthcare, The Applicant is 928 Sign Company.
The approx 57,000 sqft newly remodeled property
is located between the Main Hospital and Highway
89A. We are requesting the allowed Signage square
footage allotment be increased, to allow the
appropriate amount of building Signs needed at this
site.

This location is visible from several directions along
Highway 89A, Willard St. and 2 main entrances to the
Hospital.

This site previously had City approval to increase
the signage amount allowed. However during the
remodel phase all signage was removed, and now
services have changed at this location as well.

We are requesting approval of the submitted sign
package and hope to have the project installed in the next
3 Months if not sooner.

Thank You,

Jason Keller

A handwritten signature in blue ink, appearing to read "Jason Keller", with a long horizontal flourish extending to the right.

Variance File Copy



November 22, 2004

Rick Peterson, Vice President Support Services
Verde Valley Medical Center
269 Candy Lane
Cottonwood, AZ 86326

Re: V 04-053

Dear Mr. Peterson:

This letter is your formal notice concerning action taken on the above referenced Variance application. Please be advised that on November 16, 2004 the City of Cottonwood Board of Adjustment approved your request for relief from Section 405 G.1. of the Zoning Ordinance to enable a comprehensive sign program at the Verde Valley Medical Center campus with the following stipulations.

1. That the sign permit application include detailed, engineered site plans that clearly demonstrate the exact location, height, topography, and visibility for all signs.
2. That all signs meet the setback requirements as specified in the Zoning Ordinance.
3. That the signs constructed be based on the submittal as presented.

Should you have any questions, please do not hesitate to contact me at (928) 634-5505.

Sincerely,



Jerry Owen
Community Development Director

C: *Brian Mickelsen, City Manager*
Jerry Johnson, Signs Plus

PERMANENT SIGN PERMIT

(See reverse side of this form for instructions & requirements.)

ALL FREESTANDING SIGN APPLICATIONS SHALL BE ACCOMPANIED BY A PLOT PLAN SHOWING THE PROPERTY LINES AND ANY EASEMENTS. FRONT PROPERTY CORNERS SHALL BE STAKED AND THE SIGN SITE LOCATION APPROVED BY STAFF BEFORE ISSUANCE OF A SIGN PERMIT

50.00

PARCEL: 406- 33 - 020A

SIGN PERMIT #
Double Fee shall be c

SP

erected without a permit.

ZONING DISTRICT: C-1

BUSINESS REGISTERED? yes

CHANGE OF USE? no (yes/no)

VALUE OF SIGN: \$ 30,351 (cost of material -- amount for labor or actual cost)

C.O.# _____ (N/A if no recent Building Permit required.)

APPLICANT BUSINESS NAME OR OCCUPATION BURNE SYSTEMS INC.
(Such as Safety Sign Company)

APPLICANT'S MAILING ADDRESS 1516 W. MAIN ST. MESA AZ

MESA AZ 85201 Phone 480-969-6639
City State Zip Code

LOCATION OF THIS (THESE) SIGN (S) VERDE VALLEY PROFESSIONAL PLAZA 1
Business Name

294 S. CANDY LANE COTTONWOOD, AZ.
PHYSICAL ADDRESS WHERE SIGN IS TO BE INSTALLED

LINEAL FEET OF BUILDING FRONTAGE: 270

DIMENSIONS OF OTHER SIGN(S) EXISTING ON PROPERTY: NONE

DIMENSIONS OF SIGN(S) COVERED BY THIS PERMIT 3- 12" X 132" / 1- 48" X 254"
2- 24" X 189" / 1- 80" X 200" / 1- 54" X 132"

PHYSICAL LOCATION & MOUNTING

Must be accompanied by Plot Plan

IT IS AGREED TO ERECT OR CONSTRUCT THIS (THESE) SIGN (S) IN CONFORMITY WITH THE LAWS OF THE CITY OF COTTONWOOD AND THE STATE OF ARIZONA. ALL SIGNS, AWNINGS, OR ANY OTHER STRUCTURES REQUIRING A PERMIT SHALL ALSO BEAR THE PERMIT NUMBER IN LEGIBLE LETTERS. **FREESTANDING SIGNS MUST DISPLAY ADDRESS NUMBER OF BUILDING.**

[Signature]
Contractor, Owner or Agent

SCOTT BURNS 6/1/04
PLEASE PRINT NAME Date

DRAWINGS SHALL BE PROVIDED BY APPLICANT WITH COPIES OR SAMPLES PER ORDINANCE. PLOT PLANS AND DRAWINGS SHALL BE ON 8 1/2" X 11" SHEETS OF PAPER FOR THE PERMANENT OFFICE FILES, TO SCALE, AND PROFESSIONAL APPEARANCE. GIVE DETAILS IF ELECTRICALLY LIGHTED ON SEPARATE 8 1/2" X 11" SHEET OF PAPER. TWO INSPECTIONS ARE REQUIRED FOR ELECTRICAL SIGNS. CALL 604-0260 FOR INSPECTIONS BEFORE MOUNTING ELECTRICAL SIGN AND UPON COMPLETION.



Future wall signage to be applied between existing signage and dotted line.



9200 Valley Road
Prescott Valley, AZ 86314
800-257-5095

CUSTOMER: Verde Valley
Medical Center
LOCATION: Cottonwood, AZ
DATE: 9/13/04
SALESMAN: Jerry Johnson

APPROVED BY _____

DATE _____

This custom design submitted for your personal use is the exclusive property of SIGNS PLUS. It may not be reproduced, copied, or exhibited in any fashion to anyone outside of your organization without the written permission of an authorized agent of SIGNS PLUS.

VERDE VALLEY
AMBULATORY SURGERY CENTER
VERDE VALLEY HEART CENTER
VERDE VALLEY UROLOGY

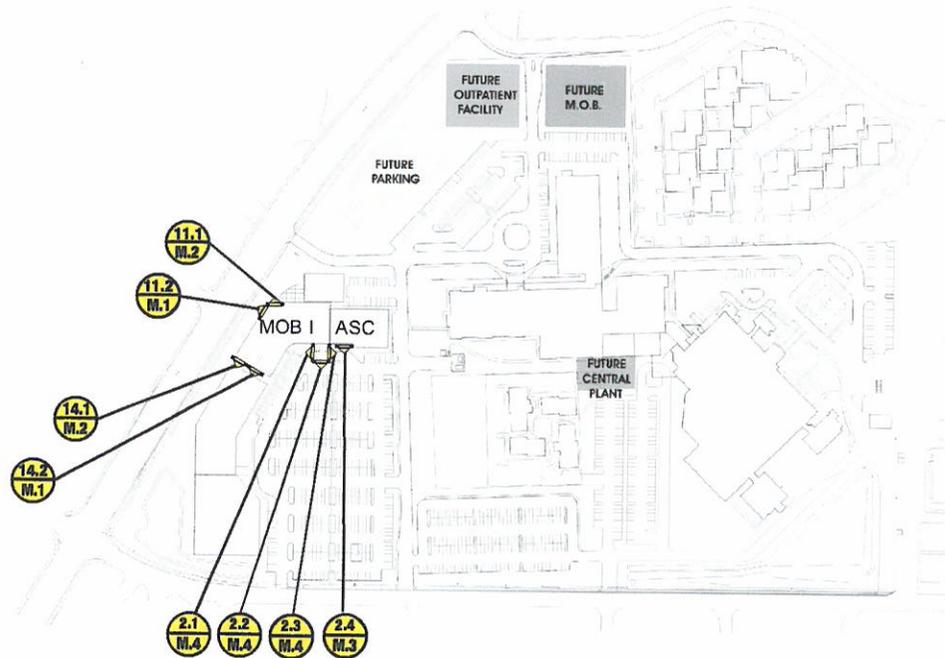
11.1
M.1

14.1
M.1

Medical Plaza

11.2
M.1

14.2
M.1



Medical Plaza

2.1
M.4

2.2
M.4

2.3
M.4

Verde Valley
 Ambulatory Surgery Center

2.4
M.3



Partial East Face



Partial West Face

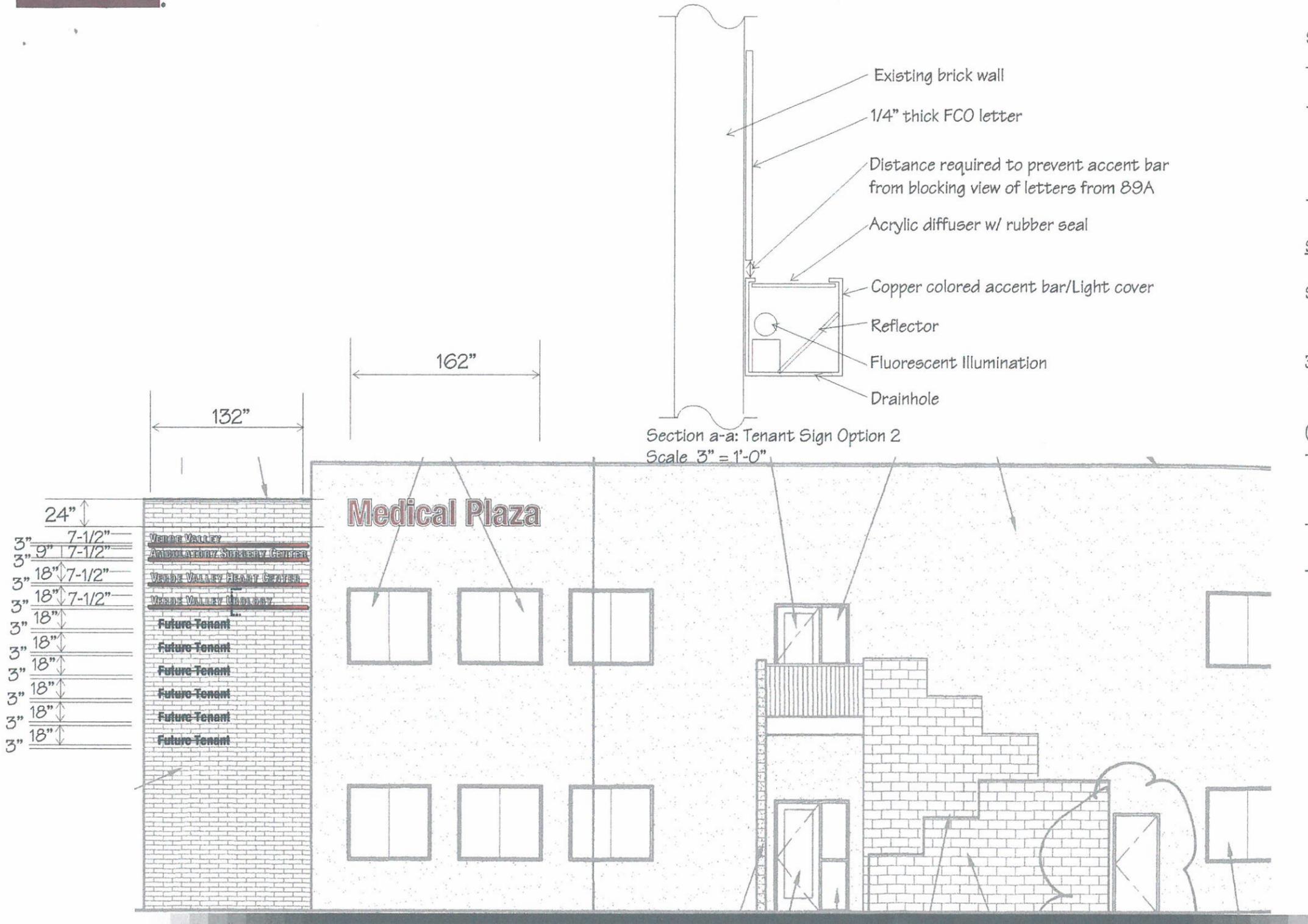
Option 2

Medical Offices Identification

This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied or disclosed to any other person or entity without the express written consent of a representative or agent of INNERFACE.

Issued April 15, 2004

Verde Valley Medical Center



Sign Type M.1-MEDICAL OFFICES IDENTIFICATION

-24" high x 7" deep Individual Fabricated letters w/ Avery A-5732-M copper faces & black returns. Faces to have exposed 3/8" letter perimeters to enhance illumination.

-24" letters to have internal face illumination

SIGN TYPE M.2: TENANT NAMES:

See section A-a: 7-1/2" high Letters to be 1/4" thick flat cut out w/ painted faces & returns.

3" Accent bars to have internal fluorescent illumination w/ acrylic diffuser on upper surface to cast light on letters

(3) Colors-

-Accent Bands & pan channel letter faces to match Avery A-5732-M(Copper)

-Pan channel letter returns to be black

-Tenant name flat cut out letters to be painted white.

-Copy to be Helvetica Neue Bold Condensed

Sign Type M.1/M.2-Location 1-Partial East Elevation
Verde Valley Medical Center



PROJECT: Verde Valley Medical Center	LOCATION: See map	QTY: 1	RELEASE DATE: 11/25/03, 1-28-04, 4/15/03	APPROVAL: X	Date:
TYPEFACE: Logotype, Swiss 721 Condensed Black	COLOR: - T. M. PMS Warm Grey 1 - Translucent White (Copy) - TM PMS Green - Translucent Red - TM PMS 876C (Copper)	SCALE: 1/8" = 1'	DRAWN BY: MB	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions show are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.	

Sign Type M.1-MEDICAL OFFICES IDENTIFICATION

-24" high x 7" deep Individual Fabricated letters w/ Avery A-5732-M copper faces & black returns. Faces to have exposed 3/8" letter perimeters to enhance illumination.

-24" letters to have internal face illumination

SIGN TYPE M.2: TENANT NAMES:

See section A-a: 11-1/2" high Letters to be 1/4" thick flat cut out w/ painted faces & returns.

4-1/2" Accent bars to have internal fluorescent illumination w/ acrylic diffuser on upper surface to cast light on letters

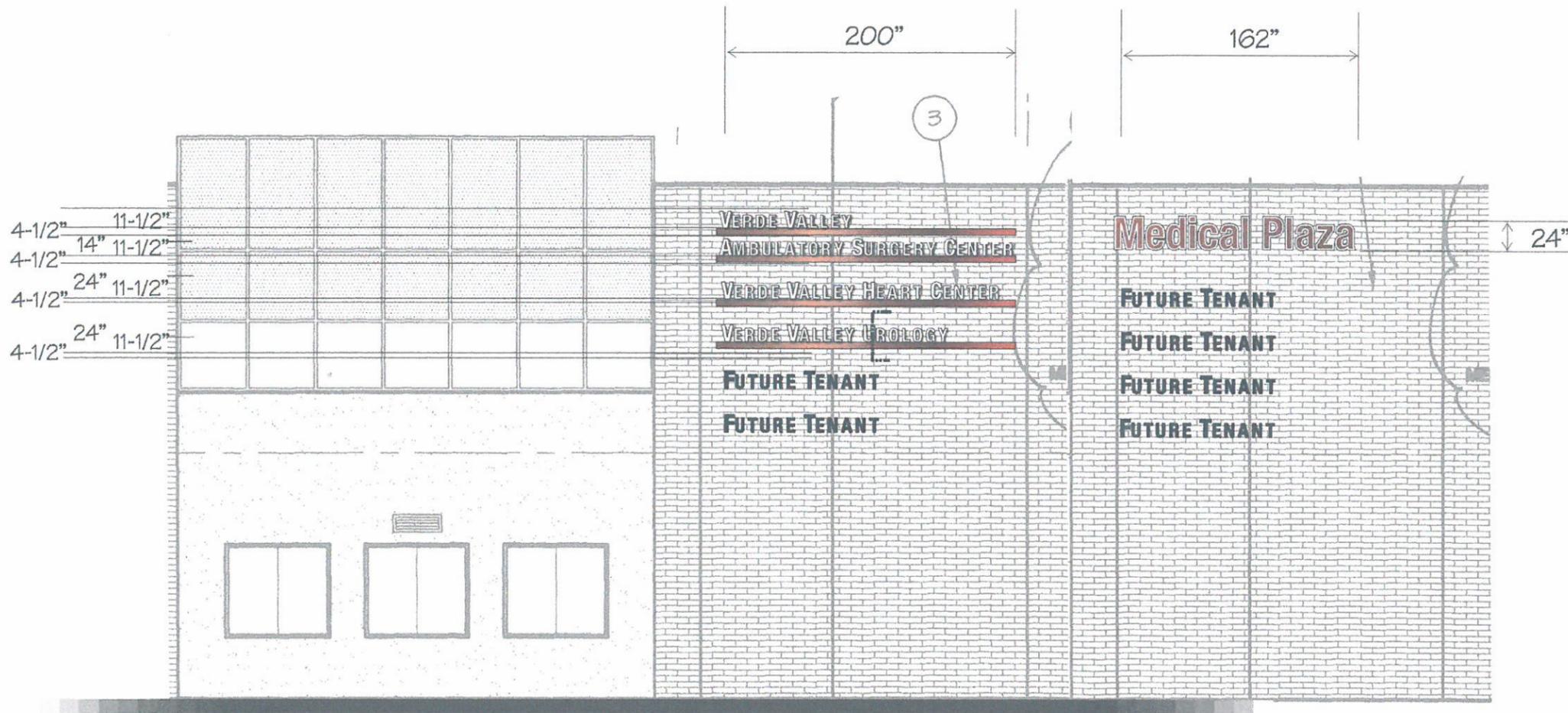
(3) Colors-

-Accent Bands & pan channel letter faces to match Avery A-5732-M(Copper)

-Pan channel letter returns to be black

-Tenant name flat cut out letters to be painted white.

-Copy to be Helvetica Neue Bold Condensed



Sign Type M.2-Location 2-Partial West/Southwest Elevation
Verde Valley Medical Center



PROJECT: Verde Valley Medical Center	LOCATION: See map	QTY: 1	RELEASE DATE: 11/25/03, 1-28-04, 4/15/04	APPROVAL: X	Date:
TYPEFACE: Logotype, Swiss 721 Condensed Black	COLOR: ■ - T. M. PMS Warm Grey 1 ■ - Translucent White (Copy) ■ - Translucent Red ■ - TM PMS 876C (Copper)	SCALE: 1/8" = 1'	DRAWN BY: MB	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.	



Entry Area

Sign Type M.3 & M.4-MEDICAL OFFICES IDENTIFICATION

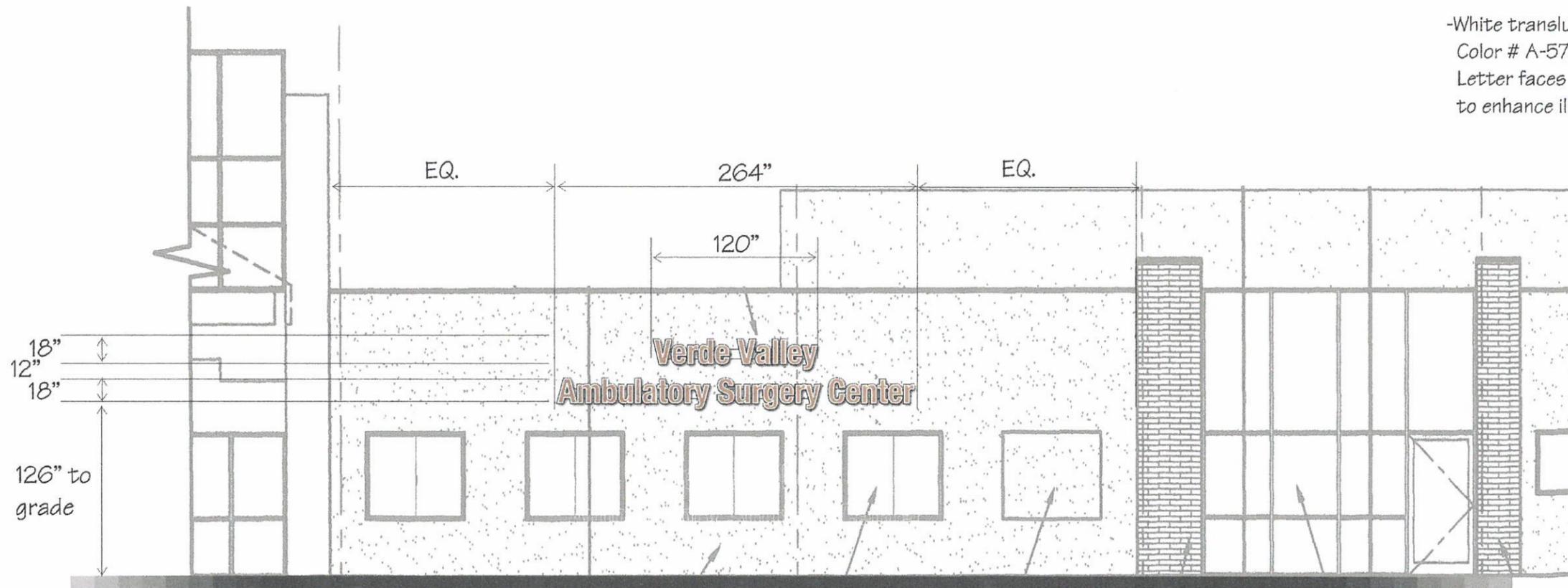
-(4) sets 18" high x 7" deep Individual internally illuminated pan channel letters w/ translucent copper faces, white & black returns.

-1 set on East elevation below to read: "Ambulatory Surgery Center"

Typestyle to be initial cap Helvetica Neue Condensed Bold

-Raceway mount-paint raceway to match building.

-White translucent acrylic faces w/ applied Avery vinyl- Color # A-5732-M Copper w/ white internal neon illumination- Letter faces to have exposed white acrylic perimeter to enhance illumination.



Partial East Elevation

Sign Type M.3-
Verde Valley Medical Center



PROJECT: Verde Valley Medical Center	LOCATION: See map	QTY: 1	RELEASE DATE: 4/19/04, 4/28/04	APPROVAL: X	Date:
TYPEFACE: Logotype, Helvetica Neue Condensed Bold	COLOR: <div style="display: flex; justify-content: space-between;"> ■ - T. M. Bldg. Color □ - White Neon ■ - Black </div> ■ - TM PMS 876C (Copper)	SCALE: 1/8" = 1'		DRAWN BY: MB	<small>This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions show are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.</small>

Sign Type M.3 & M.4-MEDICAL OFFICES IDENTIFICATION

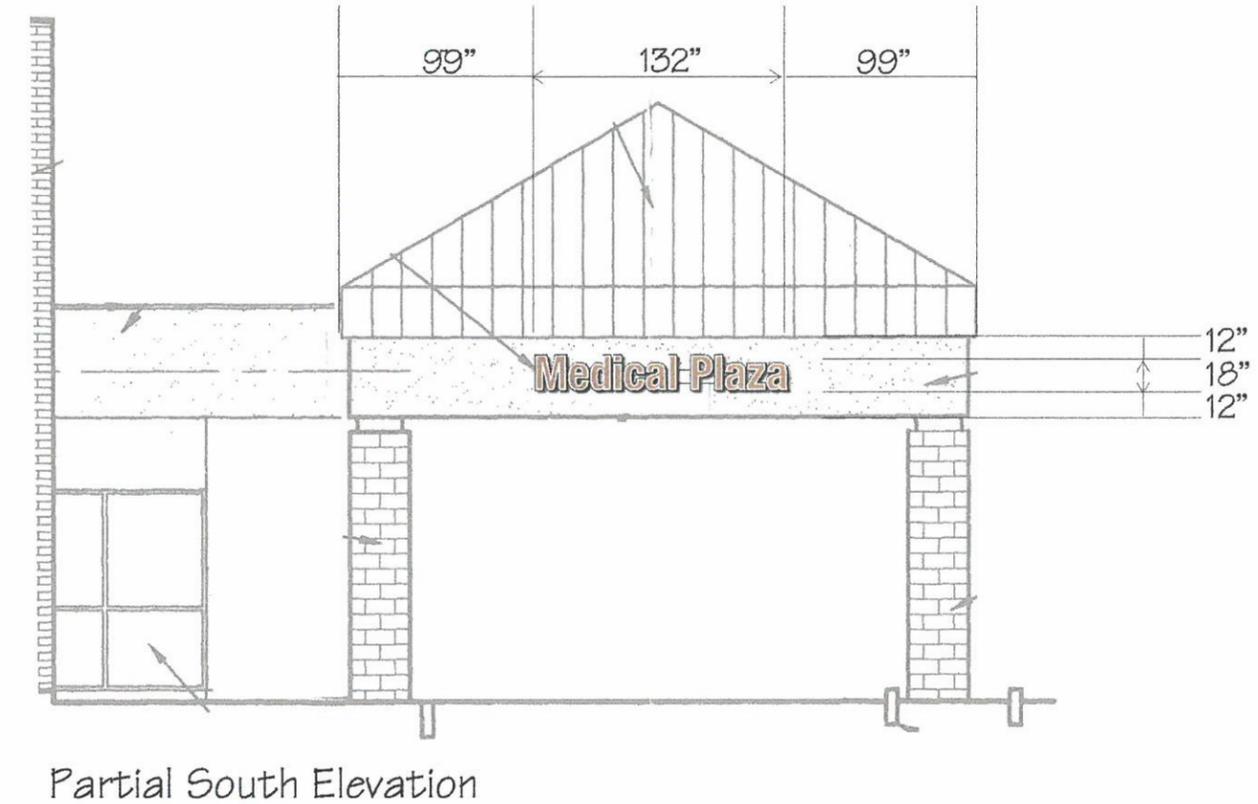
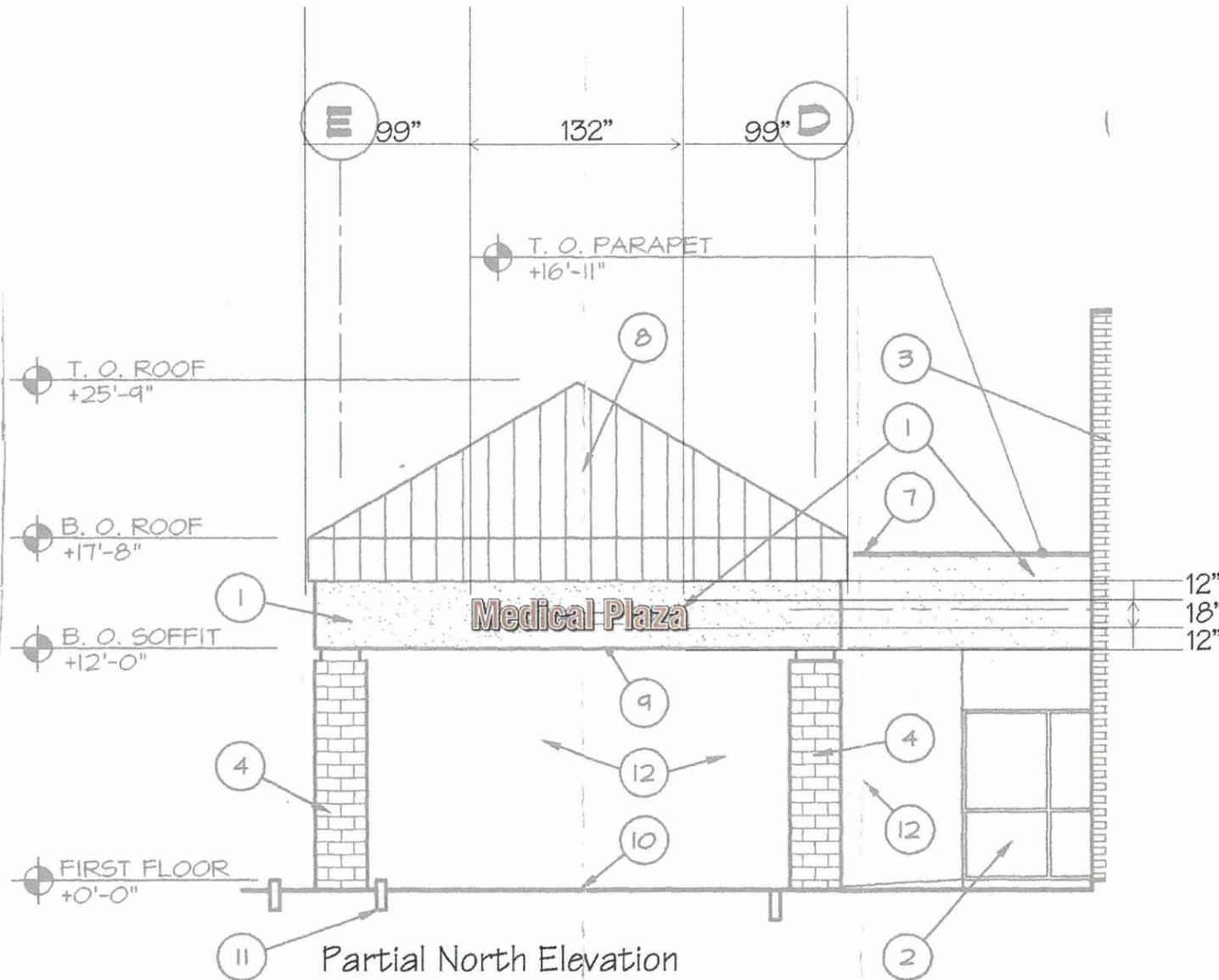
-(4) sets 18" high x 7" deep Individual internally illuminated pan channel letters w/ copper colored faces & black returns.

-3 sets on North, South, & East elevations below to read: "Medical Plaza"

Typestyle to be initial cap Helvetica Neue Condensed Bold

-7" high raceway mount-paint raceway to match building.

-White translucent acrylic faces w/ applied Avery vinyl- Color # A-5732-M Copper w/ white internal neon illumination- Letter faces to have exposed white acrylic perimeter to enhance illumination.



Sign Type M.4-
Verde Valley Medical Center



PROJECT: Verde Valley Medical Center	LOCATION: See map	QTY: 1	RELEASE DATE: 4/19/04, 4/28/04	APPROVAL: X	Date:
TYPEFACE: Logotype, Helvetica Neue Condensed Bold	COLOR: <div style="display: flex; justify-content: space-between;"> ■ - T. M. Bldg. Color □ - White Neon ■ - Black </div> ■ - TM PMS 876C (Copper)	SCALE: 1/8" = 1'		DRAWN BY: MB	<small>This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.</small>

Sign Type M.3 & M.4-MEDICAL OFFICES IDENTIFICATION

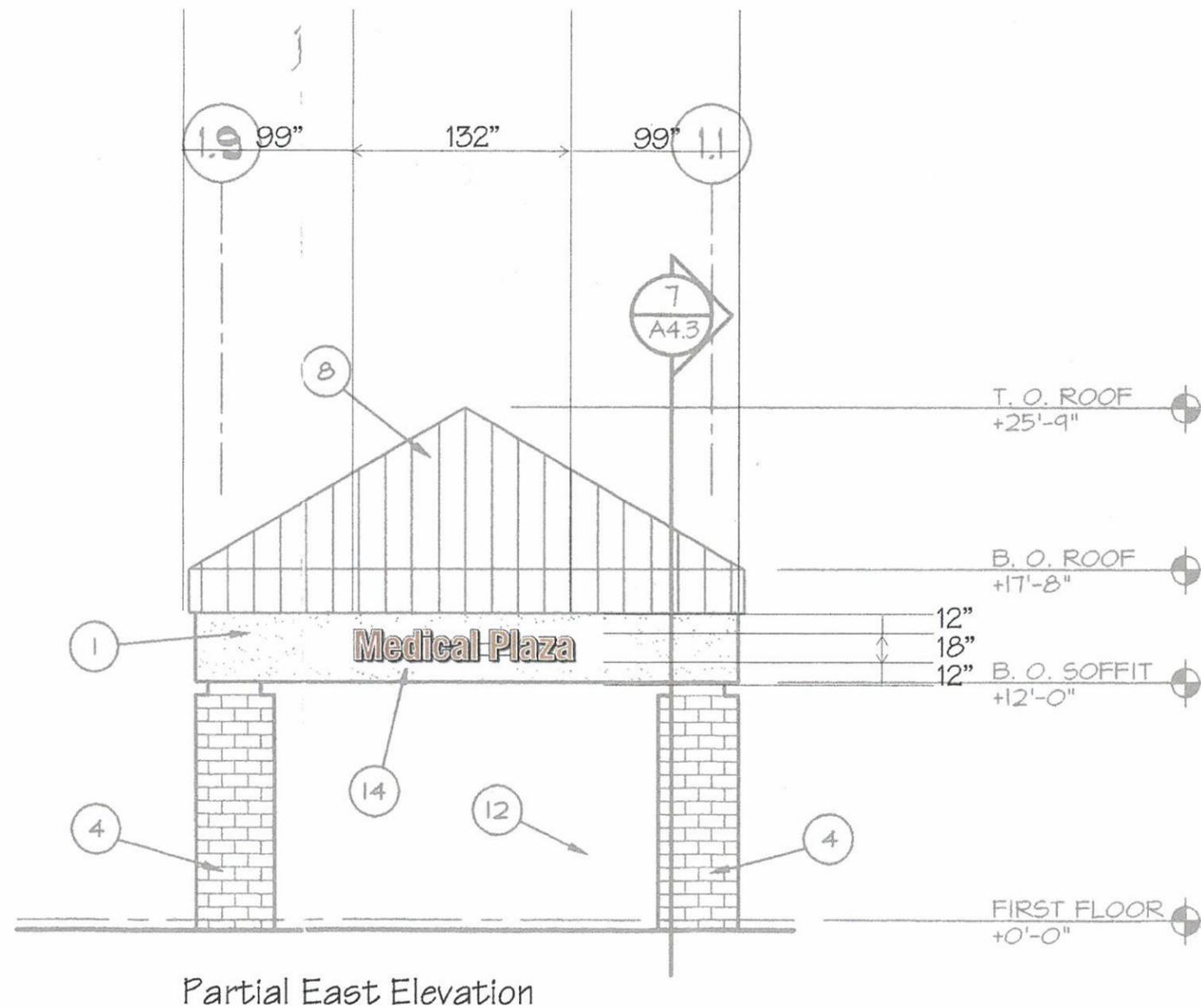
-(4) sets 18" high x 7" deep Individual internally illuminated pan channel letters w/ copper colored faces & black returns.

-3 sets on North, South, & East elevations below to read: "Medical Plaza"

Typestyle to be initial cap Helvetica Neue Condensed Bold

-Raceway mount-paint raceway to match building.

-White translucent acrylic faces w/ applied Avery vinyl- Color # A-5732-M Copper w/ white internal neon illumination- Letter faces to have exposed white acrylic perimeter to enhance illumination.



Sign Type M.4-
Verde Valley Medical Center



PROJECT: Verde Valley Medical Center	LOCATION: See map	QTY: 1	RELEASE DATE: 4/19/04, 4/28/04	APPROVAL: X	Date:
TYPEFACE: Logotype, Helvetica Neue Condensed Bold	COLOR: <div style="display: flex; justify-content: space-between;"> ■ - T. M. Bldg. Color □ - White Neon ■ - Black </div> <div style="display: flex; justify-content: space-between;"> ■ - TM PMS 876C (Copper) </div>	SCALE: 1/8" = 1'		DRAWN BY: MB	<small>This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions show are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.</small>



South East Elevation



South East Elevation (Night)



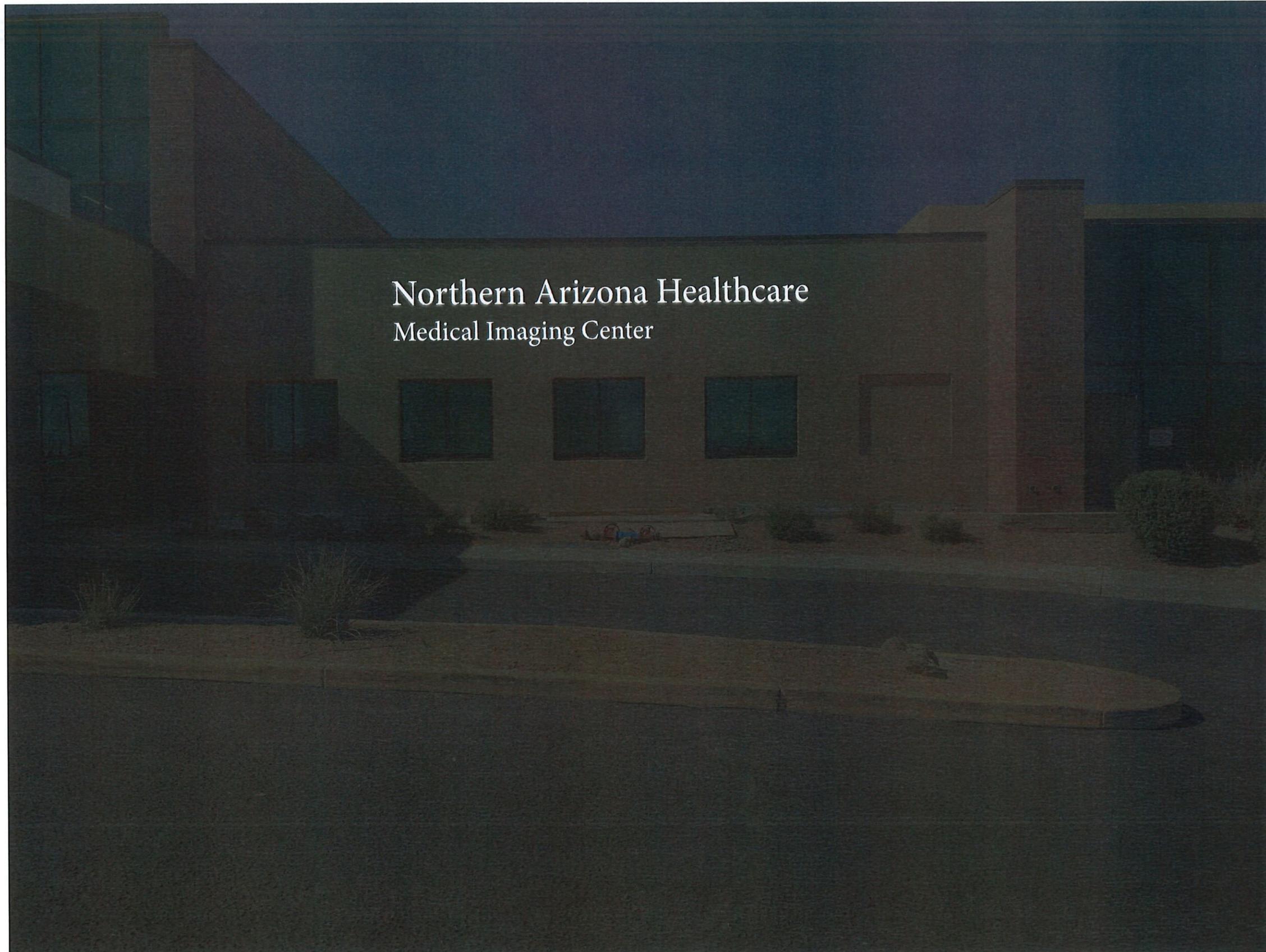
East Elevation



East Elevation (Night)



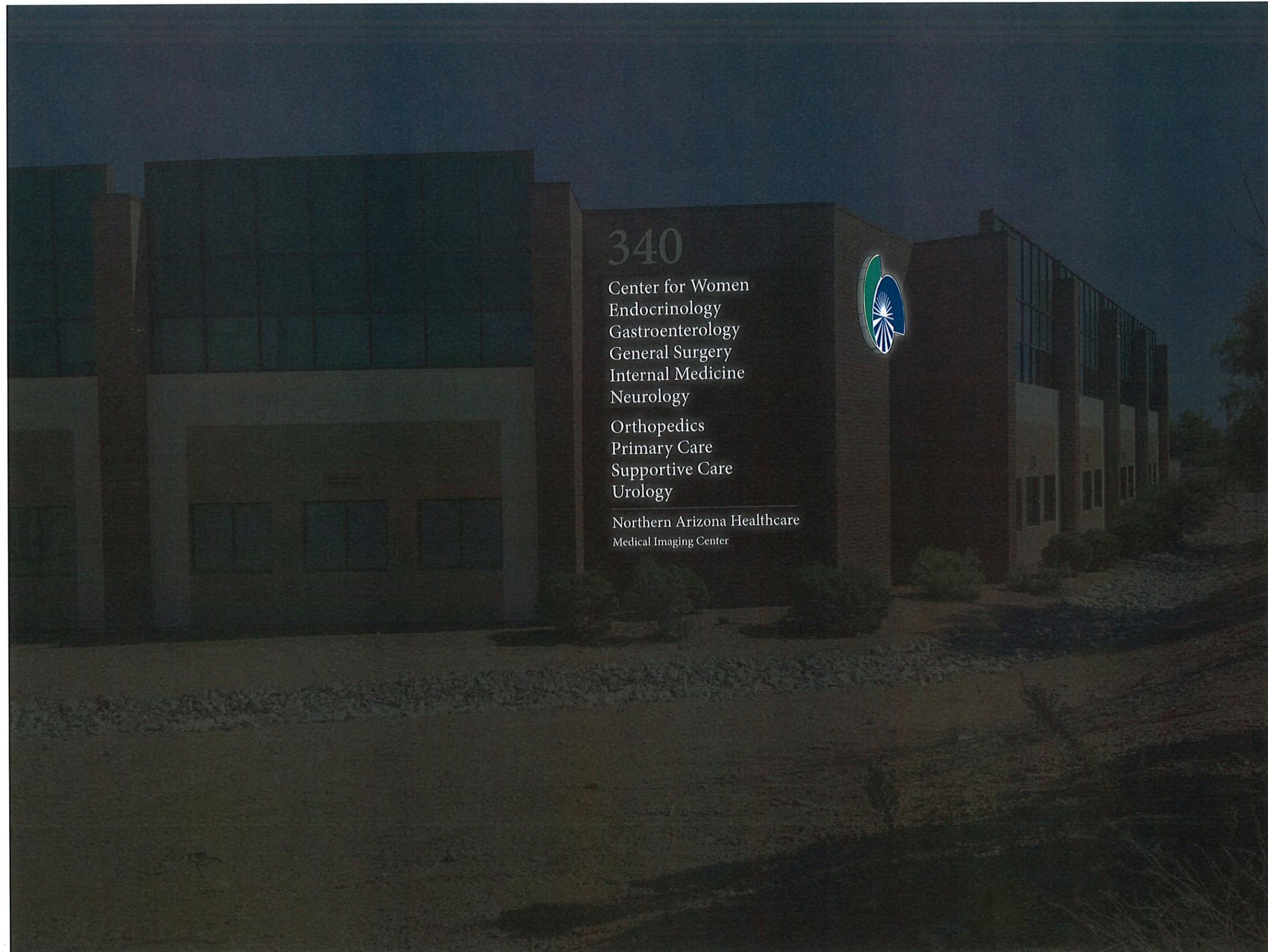
East Elevation (Medical Imaging Center)



East Elevation (Medical Imaging Center) (Night)



West Elevation



West Elevation (Night)



CHANNEL LETTERS - Raceway Mounted - LED Illuminated

- (1) 62.662" x 78.29" x 5" deep aluminum channel letter Logo
 - Letter Lock construction.
 - .063" white/white backs.
 - .040" white/white flanged returns
 - 1/4" White trans. Polycarbonate faces
 - 2" standard White trimcap
 - Surface applied Digital print in two colors: PMS 287 Blue and PMS 3278 Green
- (25) 14.212" x 5" deep aluminum channel letter reading: "Northern Arizona Healthcare"
 - Letter Lock construction.
 - .063" white/white backs.
 - .040" white/white flanged returns painted SW 7562 Roman Column
 - 1/8" Day/Night acrylic faces
 - 1" standard Black trimcap
- (12) 13.96" x 5" deep aluminum channel letter reading: "Medical Group"
 - Letter Lock construction.
 - .063" white/white backs.
 - .040" white/white flanged returns painted SW 7562 Roman Column
 - 1/8" Day/Night acrylic faces
 - 1" standard Black trimcap

CHANNEL LETTERS - Continued

- Internal illumination by White LED modules and raceway mounted power supplies
- (58 3/8") 4 1/2" x 7 1/2" extruded aluminum Raceway
- (74 3/8") 4 1/2" x 7 1/2" extruded aluminum Raceway
- (149 3/8") 4 1/2" x 7 1/2" extruded aluminum Raceway
- (90 3/8") 4 1/2" x 7 1/2" extruded aluminum Raceway
- (127") 4 1/2" x 7 1/2" extruded aluminum Raceway
 - Raceway are painted SW 7562 Roman Column to match existing wall
- All electrical service to be 120v
- Estimated service load is ?A @ 120v

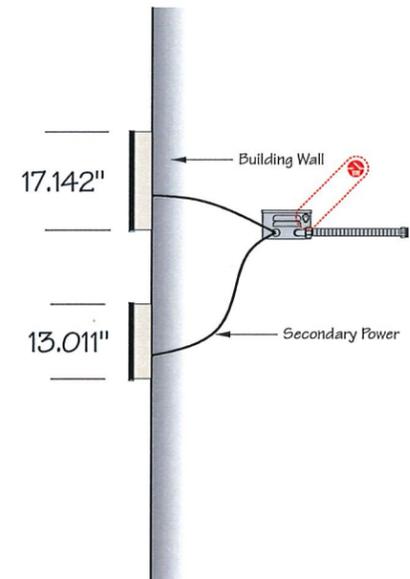
Channel Letters - SE



Project #: R19351	<input checked="" type="checkbox"/> Contour Cut
Date In: -	<input type="checkbox"/> Surface Print
Substrate: White Trans. w/ UV Lam	<input type="checkbox"/> Push-thru
Color: PMS 287 & 3278	<input type="checkbox"/> Flat Bed
Qty: -	<input type="checkbox"/> Reverse Print
Need By: _____	

- 120v
- 277v
- LED
- Ext.
- Int.

PROJECT: R19351 - Northern Arizona Healthcare	LOCATION: South East	QTY: 1 Set	RELEASE DATE: 11-05-19	APPROVAL: X	Date:	
TYPEFACE: Minion Pro Med	COLOR: <input type="checkbox"/> - MAP Natural White <input type="checkbox"/> - MAP Black <input type="checkbox"/> - SW 7562 Roman Column <input type="checkbox"/> - PMS 3278 Green <input type="checkbox"/> - PMS 287 Blue	SCALE: 3/8" = 1'	DRAWN BY: MRG	This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and it's ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions show are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.		



CHANNEL LETTERS - Raceway Mounted - LED Illuminated

- (25) 17.142" x 4" deep aluminum channel letter reading: "Northern Arizona Healthcare"
 - Letter Lock construction.
 - .063" white/white backs.
 - .040" white/white flanged returns painted SW 7562 Roman Column
 - 1/8" Day/Night acrylic faces
 - 1" standard Black trimcap
- (20) 13.011" x 4" deep aluminum channel letter reading: "Medical Imaging Center"
 - Letter Lock construction.
 - .063" white/white backs.
 - .040" white/white flanged returns painted SW 7562 Roman Column
 - 1/8" Day/Night acrylic faces
 - 1" standard Black trimcap
- Internal illumination by White LED modules and remote mounted power supplies
- All electrical service to be 120v
 - Estimated service load is ?A @ 120v



Project #: R19351
 Date In: -
 Substrate: White Trans. w/ UV Lam
 Color: PMS 287 & 327B
 Qty: -
 Need By: _____

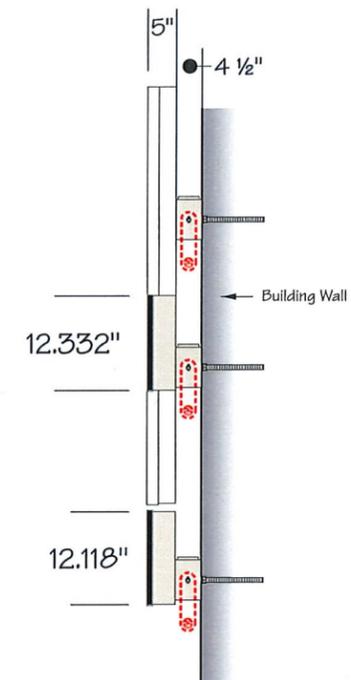
Contour Cut
 Surface Print
 Push-thru
 Flat Bed
 Reverse Print

120v
 277v
 LED
 Ext.
 Int.

Channel Letters - E

PROJECT: R19351 - Northern Arizona Healthcare	LOCATION: East	QTY: 1 Set	RELEASE DATE: 11-05-19	APPROVAL: X	Date:
TYPEFACE: Minion Pro Med	COLOR: [White] - MAP Natural White [Black] - MAP Black	[Roman Column] - SW 7562 Roman Column [Blue] - PMS 287 Blue	[Green] - PMS 327B Green	SCALE: 3/8" = 1'	DRAWN BY: MRG

This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.



105" Correlated Availability

CHANNEL LETTERS - Raceway Mounted - LED Illuminated

- (1) 54.376" x 67.937" x 5" deep aluminum channel letter Logo
 - Letter Lock construction.
 - .063" white/white backs.
 - .040" white/white flanged returns
 - 3/16" White trans. Polycarbonate faces
 - 2" standard White trimcap
 - Surface applied Digital print in two colors: PMS 287 Blue and PMS 3278 Green
- (25) 12.332" x 5" deep aluminum channel letter reading: "Northern Arizona Healthcare"
 - Letter Lock construction.
 - .063" white/white backs.
 - .040" white/white flanged returns painted SW 7562 Roman Column
 - 1/8" Day/Night acrylic faces
 - 1" standard Black trimcap
- (12) 12.118" x 5" deep aluminum channel letter reading: "Medical Group"
 - Letter Lock construction.
 - .063" white/white backs.
 - .040" white/white flanged returns painted SW 7562 Roman Column
 - 1/8" Day/Night acrylic faces
 - 1" standard Black trimcap

CHANNEL LETTERS - Continued

- Internal illumination by White LED modules and raceway mounted power supplies
- (50 5/8") 4 1/2" x 7 1/2" extruded aluminum Raceway
- (64 1/2") 4 1/2" x 7 1/2" extruded aluminum Raceway
- (129 1/2") 4 1/2" x 7 1/2" extruded aluminum Raceway
- (78 3/8") 4 1/2" x 7 1/2" extruded aluminum Raceway
- (110 3/16") 4 1/2" x 7 1/2" extruded aluminum Raceway
- Raceway are painted SW 7562 Roman Column to match existing wall
- All electrical service to be 120v
- Estimated service load is ?A @ 120v

Channel Letters - E



Project #: R19351	<input checked="" type="checkbox"/> Contour Cut
Date In: -	<input type="checkbox"/> Surface Print
Substrate: White Trans. w/ UV Lam	<input type="checkbox"/> Push-thru
Color: PMS 287 & 3278	<input type="checkbox"/> Flat Bed
Qty: -	<input type="checkbox"/> Reverse Print
Need By: _____	

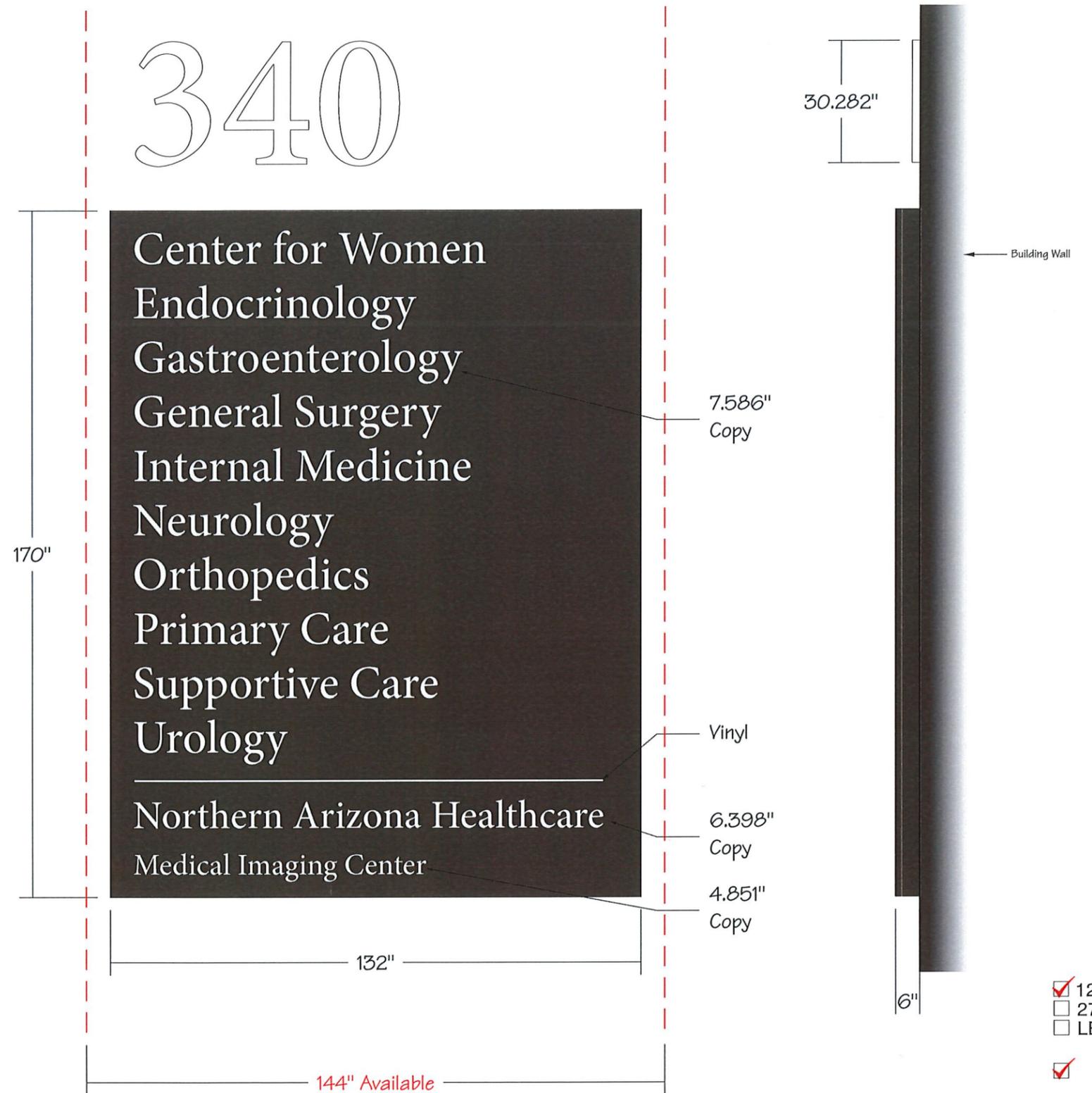
- 120v
- 277v
- LED
- Ext.
- Int.

PROJECT: R19351 - Northern Arizona Healthcare	LOCATION: East	QTY: 1 Set	RELEASE DATE: 11-05-19	APPROVAL: X	Date:
TYPEFACE: Minion Pro Med	COLOR: <input type="checkbox"/> - MAP Natural White <input type="checkbox"/> - MAP Black <input type="checkbox"/> - SW 7562 Roman Column <input type="checkbox"/> - PMS 3278 Green <input type="checkbox"/> - PMS 287 Blue			SCALE: 1/2" = 1'	DRAWN BY: MRG

This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and it's ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions show are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.

REVERSE CHANNEL LETTERS - Stud Mounted - Non Illuminated
 - (3) 30.282" x 2" deep welded aluminum channel letters reading: "340"
 - Stud Mounted flush to an existing brick wall
 - Faces are returns are painted MAP Natural White

WALL MOUNT - LED Illuminated
 - 170" x 132" x 6" hingedbody cabinet
 - Copy to be routed and backed with 1/8" white trans. acrylic
 - Accent Line to be surface applied vinyl
 - Cabinet face and return to be painted SW 7505 Manor House
 - Mounted to an existing brick facade
 - All electrical service to be 120v
 - Illumination by SS White LED line arrays and internal power supplies
 - Estimated service load is ?A @ 120v



Wall Mount - SE

PROJECT: R19351 - Northern Arizona Healthcare	LOCATION: South East	QTY: 1	RELEASE DATE: 11-05-19	APPROVAL: X	Date:
TYPEFACE: Minion Pro Med	COLOR: <input type="checkbox"/> - MAP Natural White <input type="checkbox"/> - White Acrylic/ HP Vinyl <input checked="" type="checkbox"/> - SW 7505 Manor House			SCALE: 3/8" = 1'	DRAWN BY: MRG
<small>This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and it's ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions show are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.</small>					

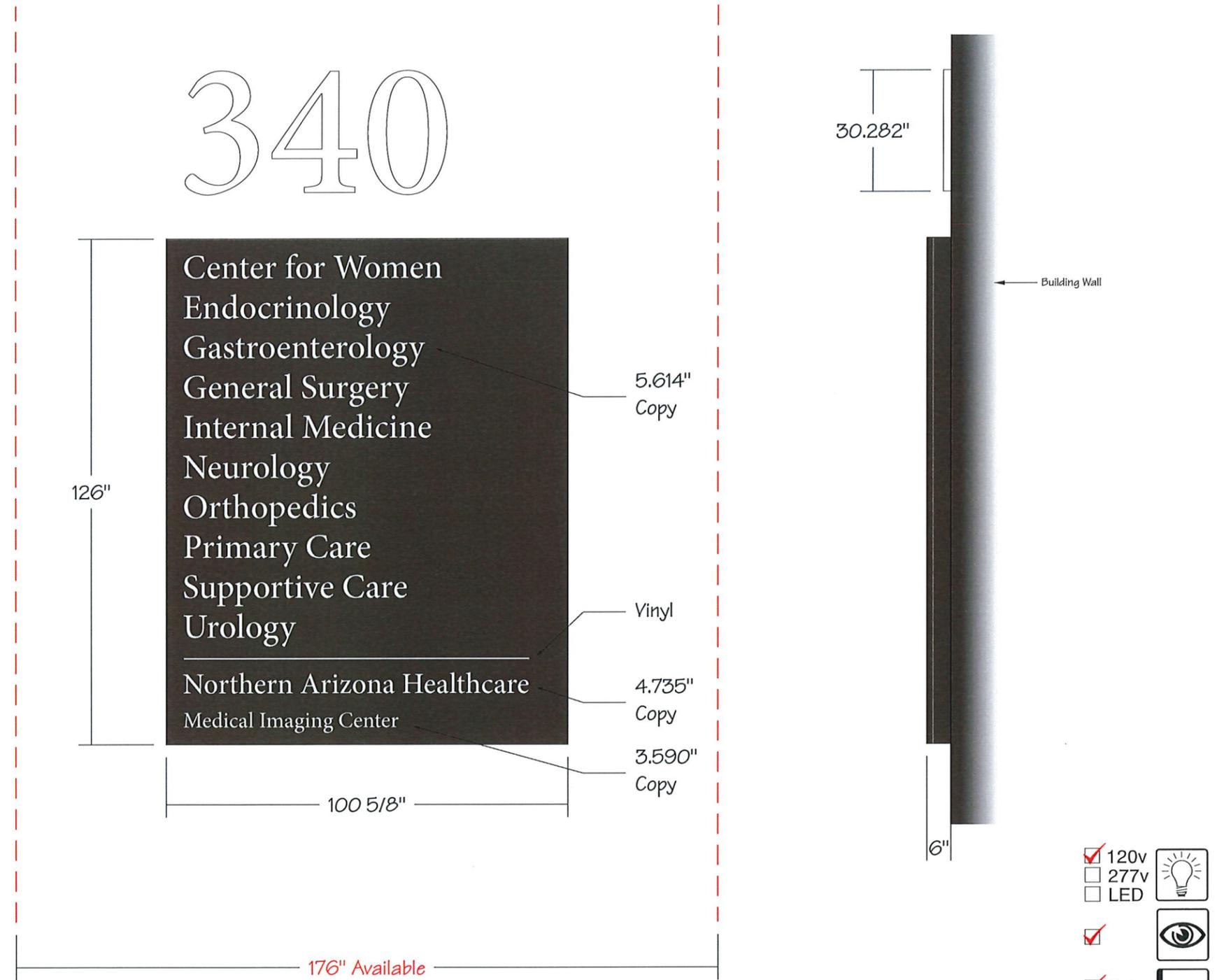
- 120v
- 277v
- LED
- [Eye Icon]
- Ext. [Hand Icon]
- Int.

REVERSE CHANNEL LETTERS - Stud Mounted - Non Illuminated

- (3) 30.282" x 2" deep welded aluminum channel letters reading: "340"
- Stud Mounted flush to an existing brick wall
- Faces and returns are painted MAP Natural White

WALL MOUNT - LED Illuminated

- 126" x 100 5/8" x 6" hinged body cabinet
- Copy to be routed and backed with 1/8" white trans. acrylic
- Accent Line to be surface applied vinyl
- Cabinet face and return to be painted SW 7505 Manor House
- Mounted to an existing brick facade
- All electrical service to be 120v
- Illumination by SS White LED line arrays and internal power supplies
- Estimated service load is ?A @ 120v



Wall Mount - E

PROJECT: R19351 - Northern Arizona Healthcare	LOCATION: East	QTY: 1	RELEASE DATE: 11-05-19	APPROVAL: X	Date:
TYPEFACE: Minion Pro Med	COLOR: <input type="checkbox"/> - MAP Natural White <input type="checkbox"/> - White Acrylic/ HP Vinyl <input checked="" type="checkbox"/> - SW 7505 Manor House			SCALE: 3/8" = 1'	DRAWN BY: MRG

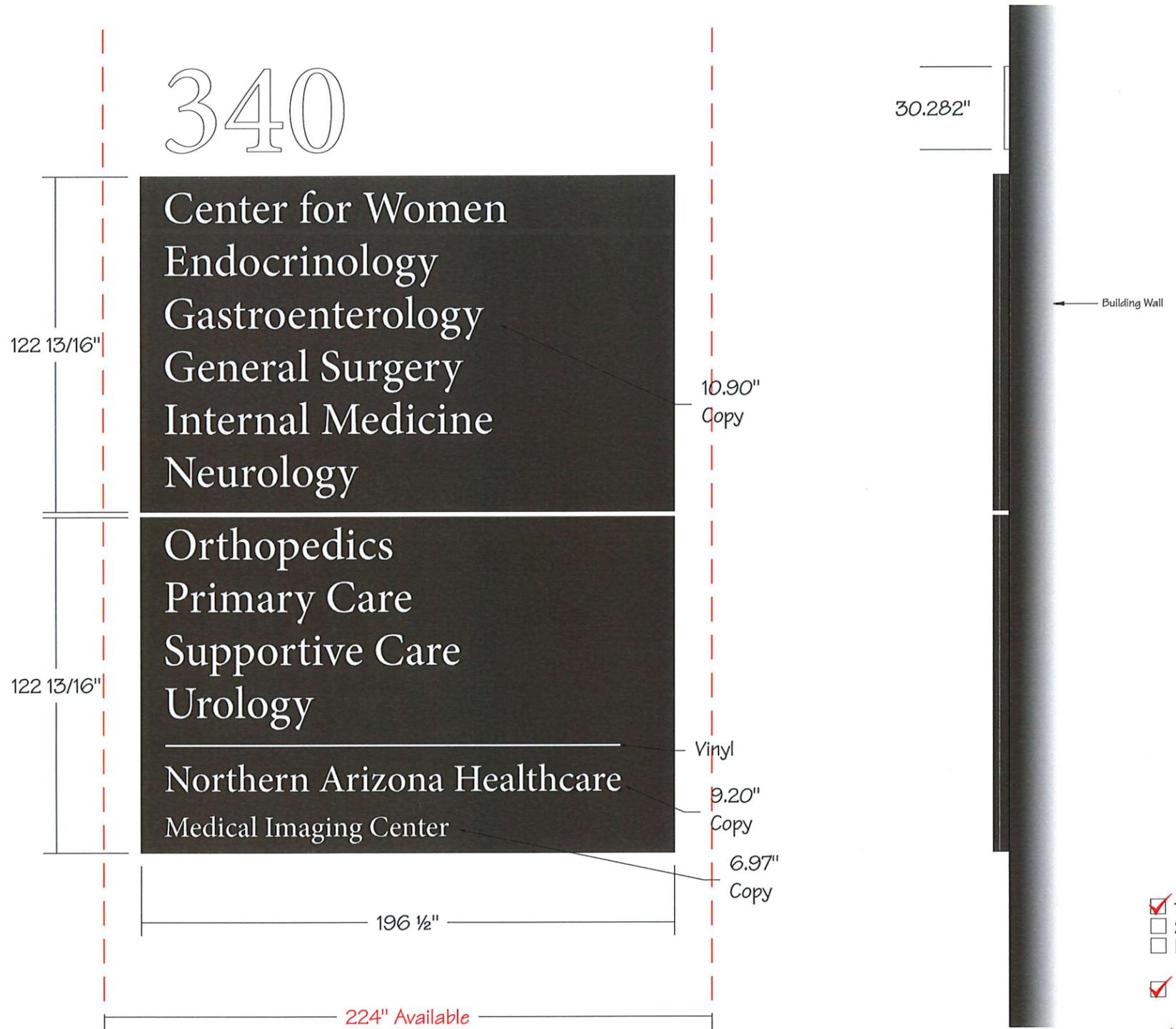
This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.

REVERSE CHANNEL LETTERS - Stud Mounted - Non Illuminated

- (3) 30.282" x 2" deep welded aluminum channel letters reading: "340"
- Stud Mounted flush to an existing brick wall
- Faces are returns are painted MAP Natural White

WALL MOUNT - LED Illuminated

- (2) 122 13/16" x 196 1/2" x 6" hinged body cabinet
- Copy to be routed and backed with 1/8" white trans. acrylic
- Accent Line to be surface applied vinyl
- Cabinet face and return to be painted SW 7505 Manor House
- Mounted to an existing brick facade
- All electrical service to be 120v
- Illumination by SS White LED line arrays and internal power supplies
- Estimated service load is 7A @ 120v



Wall Mount - W

- 120v
- 277v
- LED
-
- Ext.
- Int.

PROJECT: R19351 - Northern Arizona Healthcare	LOCATION: West	QTY: 1	RELEASE DATE: 11-05-19	APPROVAL: X	Date:
TYPEFACE: Minion Pro Med	COLOR: <input type="checkbox"/> - MAP Natural White <input type="checkbox"/> - White Acrylic/ HP Vinyl <input checked="" type="checkbox"/> - SW 7505 Manor House			SCALE: 1/4" = 1'	DRAWN BY: MRG

This drawing and the ideas expressed remain the confidential property of INNERFACE. This drawing and its ideas are not to be reproduced, copied, or disclosed to any other person or entity, without the express written consent of a representative or an agent of INNERFACE Sign Systems, Inc. All dimensions shown are approximate. Actual dimensions could vary due to the practical limitations of fabrication. Colors shown are for illustration purposes only. Actual colors are to be determined by client specification.



340

healthcare

340

Center for Women
Endocrinology
Gastroenterology
General Surgery
Internal Medicine
Neurology

Orthopedics
Primary Care
Supportive Care
Urology

Northern Arizona Healthcare
Medical Imaging Center

340



Northern Arizona Healthcare
Medical Group

Center for Women
Endocrinology
Gastroenterology
General Surgery
Internal Medicine
Neurology
Orthopedics
Primary Care
Supportive Care
Urology

Northern Arizona Healthcare
Medical Imaging Center



Northern Arizona Healthcare
Medical Imaging Center







"Inspiring a Vibrant Community"

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Scott Ellis, Community Development Director
MEETING: January 27, 2020
SUBJECT: **ZO-20-001 AMENDMENT TO SECTION 418 C-1 ZONE LIGHT COMMERCIAL** - Consideration of Zoning Ordinance text amendment to Section 418.C to allow the keeping of livestock with a Conditional Use Permit and subject to specific requirements.

BACKGROUND

Staff has recently observed livestock on properties zoned C-1 Light Commercial. Existing Zoning Ordinance sections do not provide for the keeping of livestock in any property not zoned AR (Agricultural Residential) or GA (General Agricultural). The keeping of livestock within these zones are listed as permitted uses and are limited to one (1) head per 20,000 square feet of lot area. There are some undeveloped C-1 Light Commercial zoned properties on the outskirts of the city that border AR zoned property or county zoned property that allow for the keeping of livestock.

Staff is proposing an addition to Section 418.C. 5 and 6 to allow the keeping of livestock on C-1 zoned properties with a Conditional Use Permit, subject to certain requirements. This would also allow barbed-wire fencing as part of the Conditional Use Permit approval.

Section 418.C C-1 Zone, Light Commercial

Amend the City of Cottonwood Zoning Ordinance, Section 418.C as follows:

CONDITIONAL USES.

~~5. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.~~

5. Keeping of large animals such as cattle and horses, and other livestock as identified in Section 404.O.2, subject to the following:

a. Minimum lot size of three (3) acres.

b. The property is fenced to prevent animals from leaving the property. If barb-wire fencing is proposed, all details shall be included with the submittal materials and approved as part of the Conditional Use Permit.

c. The property being proposed for the keeping of animals is not simultaneously used or proposed for use by the public.

d. Any development to the property in association with the keeping of animals, to include storage sheds, barns, tack rooms, etc., is subject to the Development Standards of the C-1 zone, and other sections of the City's Zoning Ordinance as applicable.

6. Any such other uses as determined by the Zoning Administrator to be similar to those uses listed above and not detrimental to the public health, safety and general welfare.

STAFF ANALYSIS

Due to citizens having a desire to place livestock on properties that border existing agricultural districts, both within the City Limits and Yavapai County, amending the Zoning Ordinance to allow keeping livestock in C-1 zones under certain conditions, does not create a public health, safety or general welfare concern. All other provisions of the Zoning Ordinance would still apply to properties containing livestock, including noise, dust, fumes, odors, etc.

RECOMMENDATION

Consider the proposed amendment to the Zoning Ordinance to provide a recommendation to the City Council to:

1. Amend Section 418.C C-1 Light Commercial to allow the keeping of livestock with a Conditional Use Permit.

If the Commission desires to recommend approval of this item, the suggested motion is:

I move to recommend approval to the City Council an amendment to Section 418.C, C-1 zone Light Commercial of the City of Cottonwood Zoning Ordinance.



"Inspiring a Vibrant Community"

CONDITIONAL USES.

5. Keeping of large animals such as cattle and horses, and other livestock as identified in Section 404.O.2, subject to the following:

- a. Minimum lot size of three (3) acres.
- b. The property is fenced to prevent animals from leaving the property. If barb-wire fencing is proposed, all details shall be included with the submittal materials and approved as part of the Conditional Use Permit.
- c. The property being proposed for the keeping of animals is not simultaneously used or proposed for use by the public.
- d. Any development to the property in association with the keeping of animals, to include storage sheds, barns, tack rooms, etc. is subject to the Development Standards of the C-1 zone, and other sections of the City's Zoning Ordinance as applicable.



"Inspiring a Vibrant Community"

STAFF REPORT

TO: Planning and Zoning Commission
FROM: Scott Ellis, Community Development Director
MEETING: January 27, 2020
SUBJECT: **ZO-20-002 AMENDMENT TO SECTION 404 GENERAL PROVISIONS -**
Consideration of Zoning Ordinance text amendment to Section 404 General Provisions, creating Section CC Tiny Homes regarding the requirements for placement of Tiny Homes within the City of Cottonwood.

BACKGROUND

Tiny Homes are becoming more and more popular throughout the country as an alternative to a typical single family residence. Staff has received frequent inquiries from the public regarding the allowed placement of tiny homes in various zoning districts within the city. As of now, the City of Cottonwood does not have any ordinances that specifically address tiny homes or their placement within certain zoning districts.

Some tiny homes are *built on a trailer* to be transported similar to a RV. This means they are registered by the state as a vehicle and therefore are treated by staff the same as any other RV would be treated, prohibiting their placement as a permanent place to reside. Other tiny homes can be *site built* or moved on a trailer similar to a manufactured home.

The city does not currently have a minimum requirement for the size of a single family home, meaning that if a tiny home was to be site built, as long as the owner meets all building and fire codes the home would be allowed.

Staff intends to define a Tiny House as:

A house smaller than 400 square feet; it can be site built, partially site-built, or on an approved trailer. Houses shall not be smaller than 200 square feet.

The ordinance will also provide details on where tiny homes can be located within certain zoning districts.

- Site built tiny houses built on an approved foundation allowed in any zone that permits single-family dwellings.
- Tiny houses built on trailers, where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation allowed in any zone that permits a single-family dwelling.
- Tiny houses on mobile chassis where the suspension/axle components remain would be considered semi-permanent and the chassis shall be attached on an approved foundation system, allowed in any zone that permits a manufactured or mobile home.
- Tiny houses licensed as travel vehicles by the State of Arizona are non-permanent housing and must be self-contained and allowed for uses where recreational vehicles are permitted.

In 2019 the City Council adopted the 2018 International Building Codes, including the International Residential Code which includes Appendix Q Tiny Houses.

STAFF ANALYSIS

Tiny homes are a fast developing option for housing in many communities across the country, including Arizona. Since the Community Development Department started to receive inquiries related to tiny home placement, it is imperative that development guidelines are in place to accommodate their use within the City of Cottonwood. By developing an ordinance, staff will be able to answer and direct inquiries on where and how tiny home can be placed within the City of Cottonwood according to development standards.

RECOMMENDATION

Consider the proposed amendment to the Zoning Ordinance to provide a recommendation to the City Council to:

1. Amend Section 404 General Provisions, creating Section CC Tiny Homes.

If the Commission desires to recommend approval of this item, the suggested motion is:

I move to recommend approval to the City Council an amendment to Section 404 General Provisions of the City of Cottonwood Zoning Ordinance, to create Section CC Tiny Homes.

CC. TINY HOMES

A. PURPOSE.

It is the intent of this section to promote and preserve residential development by including and allowing tiny homes to be located on certain properties within the City, while continuing to protect the residential character of surrounding properties, and maintain the health, safety, and welfare of the public.

B. DEFINITION.

A tiny house/tiny home is defined as a house smaller than four-hundred (400) square feet, excluding lofts; it can be site-built, partially site-built, or on an approved trailer. Houses shall not be smaller than two-hundred (200) square feet if built on site, and not smaller than one-hundred sixty (160) square feet if built on an approved trailer.

C. Zoning Requirements for Tiny Houses.

1. Site built tiny houses built on an approved foundation system shall be permitted in all residential zones allowing detached single family dwellings; must meet Building Code regulations for tiny houses.
2. Tiny houses built on trailers, where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation shall be permitted in the R-1, R-2, R-3, and R-4 zones; must meet Building Code regulations for tiny houses.
3. Tiny houses on mobile chassis where the suspension/axle components remain are considered semi-permanent and the chassis shall be attached on an approved foundation system, and shall be permitted in MH zones; must meet Building Code regulations for tiny houses.
4. Tiny houses licensed as travel vehicles by the State of Arizona are non-permanent housing and must be self-contained. These shall be permitted for uses similar to recreation vehicles. These homes fall under Arizona Department of Transportation (ADOT) jurisdiction.
5. Tiny houses shall meet all property development standards for the zone in which it is located, including but not limited to minimum lot sizes, frontage, yard setbacks, and building heights.
6. Tiny houses shall not be considered an accessory structure for setback or development purposes, and must meet all development standards for a primary structure on the lot where it is to be placed.

D. Multi-family tiny house placement/development.

1. Tiny houses may be permitted in zones which allow multi-family development, subject to the same development standards as set forth in that zone, and as indicated in the City of Cottonwood General Plan Land Use Map for density.
2. Site built tiny houses or tiny houses on trailers where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation, and meeting all other multifamily zoning and Community Development Tiny House requirements, shall be permitted in R-2, R-3, and R-4 zones.
3. Multi-family tiny house developments shall be subject to the same requirements as all other multi-family developments, including Sections 304 Design Review, 305 Code Review, 404 General Provisions, 406 Parking Requirements, 407 Landscaping Requirements, 408 Outdoor Lighting Requirements, and any other applicable sections as found in the City of Cottonwood Zoning Ordinance.

E. Building/Fire Code Requirements for Tiny Houses.

1. All tiny houses constructed or brought into the City are subject to the International Building Code, International Residential Code (Appendix Q), Electrical Code, Plumbing Code, and Fire Code as adopted by the City, and any other code requirements as determined to apply by the Building Official, Fire Marshal, or their designee.
2. Site built tiny houses built on an approved foundation system and tiny houses built on trailers, where the suspension/axle components have been removed and the chassis permanently attached on an approved foundation which are permitted in zones allowing detached single family dwellings or multi-family dwellings must be equipped with fire sprinklers in accordance with currently adopted City of Cottonwood Fire Codes and Amendments.
3. Tiny houses on mobile chassis where the suspension/axle components remain and are considered semi-permanent and the chassis attached on an approved foundation system and permitted in zones allowing for manufactured and mobile homes; and tiny houses licensed as travel vehicles by the State of Arizona which are considered non-permanent housing and fall under Arizona Department of Transportation (ADOT) jurisdiction are not required to be equipped with fire sprinklers in accordance with State of Arizona Statutes.

F. Engineering Requirements for Tiny Houses.

1. All tiny houses located in a designated floodplain or floodway must meet the requirements found in Appendix G, Flood-Resistant Construction of the currently adopted Building Codes within the City of Cottonwood.

DRAFT



"Inspiring a Vibrant Community"

STAFF MEMO

TO: Planning and Zoning Commission
FROM: Scott Ellis, Community Development Director
MEETING: January 27, 2020
SUBJECT: **General Plan Annual Update**

REQUESTED ACTION

Review and recommendations for annual report to City Council on the status of the Cottonwood General Plan.

BACKGROUND

The Cottonwood General Plan 2025 was adopted by the City Council on June 3, 2014, and ratified by the voters of Cottonwood on November 4, 2014. As per Arizona Revised Statutes, the City planning agency shall provide an annual update to the City Council on the progress and implementation of the Plan.

The report is presented to the Planning and Zoning Commission for review and recommendations to be forwarded to the City Council. The recommendation is to develop a model report or template that can be updated on an annual basis.

Arizona Revised Statutes §9-461.07. Administration of general plan

A. After the municipal legislative body has adopted a General Plan, or amendment thereto, the planning agency shall undertake the following actions to encourage effectuation of the plan:

- 1. Investigate and make recommendations to the legislative body upon reasonable and practical means for putting into effect the General Plan or part thereof in order that it will serve as a pattern and guide for the orderly growth and development of the municipality and as a basis for the efficient expenditure of its funds relating to the subjects of the general plan. The measures recommended may include plans, regulations, financial reports and capital budgets.*
- 2. Render an annual report to the legislative body on the status of the plan and progress in its application.*

STAFF ANALYSIS

Annual Update – Review of Plan Implementation

Indicators for measuring the status of the General Plan implementation are based on the Goals and Objectives sections found in each of the 10 Plan Elements. The Goals and Objectives are assembled in a combined table format with an area for notes.

In addition, various recommendations described in the text sections of the Plan can also be included with the annual review. In some cases the General Plan includes large and broad aspirational statements concerning the vision of the city. Those may be less specific in terms of measuring implementation. However, the text sections of various Plan elements include recommendations that are measurable in terms of implementation - so those can be documented where applicable.

Status Indication:

Some goals may be indicated by completion of a project, whereas others may be shown as ongoing programs. Other unique conditions may be indicated as necessary to describe status. The following includes typical status indicators for goals and objectives:

- Preliminary Review
- In Progress
- Completed

ATTACHMENTS

- General Plan Goals and Objectives Table.
- Land Use Sub-Area Recommendations.
- Proposed Circulation/Transportation Projects.

COTTONWOOD GENERAL PLAN 2025

LAND USE PLANNING AREA RECOMMENDATIONS

SUMMARY OF 10 PLANNING SUB-AREAS.

1. **East 89A Gateway.** Major “gateway” entrance area to Cottonwood from Sedona and Cornville.
2. **Old Town and Parks.** The Old Town area has unique cultural, historic and economic issues that need attention from those unique perspectives.
3. **Main & Mingus.** Neighborhood residential area with closely related corridor planning issues.
4. **Clemenceau.** The historic Clemenceau area now serves as a critical connection between the old and new areas of the city.
5. **West 89A Gateway.** Important role as a gateway district should be considered. Closely associated with future development around the Medical Center.
6. **Airport and West Side Planned Development.** Potential airport development areas need to be considered in relation to large undeveloped ranch properties west of the airport.
7. **Verde Village / Palisades.** Mainly developed areas. Issues include development around the edges, major collector streets and condition of some older developments to the north.
8. **Public Facility Center.** Includes older industrial area and residential complexes in addition to a number of significant public service and governmental facilities.
9. **Central Commercial Core.** Major shopping centers, large discount retail and home centers, auto dealers and regional outlets serve as commercial core.
10. **South 260 Gateway.** Gateway district coming from I-17. Highway commercial corridor along SR 260, includes undeveloped State Trust Land and Forest Service properties.

Planning Sub-Areas Recommendations	
A. East 89A Gateway.	NOTES
1. The challenge for future development will be to maintain the outstanding views from this area and to ensure development provides a human scale and attractive environment while integrating with the surrounding natural environment.	
2. A general development plan was approved for Verde Santa Fe North. The details of how the commercial sites are designed and how the neighborhoods are laid out should be carefully considered to emphasize people-oriented, neighborhood-scale, village centers. Design standards should be developed to strongly discourage large strip-center commercial development fronted by large parking lots along the highway.	Relates to the proposed “89 and Vine” Project.
3. The intersection at Bill Gray Road and SR 89A will be signalized as part of the Verde Santa Fe North development. An access management plan is recommended for this area to help guide related site planning for undeveloped private and state lands.	

LAND USE PLAN – SUB-AREA RECOMMENDATIONS

B. Old Town and Parks.	
1. Support efforts to implement the vision of the Verde River Greenway State Natural Area.	Nature Conservancy grant supported Riverfront Trails Plan.
2. Preserve mature landscaping and trees in this area.	
3. Support use of Del Monte Wash for a trail network for recreational purposes.	
4. Renovate the Cottonwood Civic Center to ensure the long term stability of the historic structure, provide access for persons with disabilities and work to list the building on the National Register of Historic Places.	2015 CDBG Grant. & HVAC. Project completed.
5. Continue support for civic events in the area, including the Farmers Market series, Christmas parade, Walkin’ on Main, Chocolate Walk, and other annual civic events.	Ongoing.
6. Support continued presence of City of Cottonwood governmental functions in the general area, including City Hall and other uses, as a valued component of an authentic town center.	
7. Pedestrian-oriented retail character of the streetscape should be preserved.	
8. Any new development in the area should be in scale with existing uses and compatible in design.	Ongoing through Design Review requirements and approval by the P&Z Commission.
9. Encourage compact, pedestrian-oriented development and enhanced treatment of streetscapes adjacent to Old Town.	
10. Provide improved pathway connections for walking and bicycling from central Old Town area to surrounding neighborhoods, including On the Greens/Pine Shadows/Gray Fox Ridge, Verde Heights and Clemenceau area.	TNC grant for Riverfront planning grant, 2016.
C. Main & Mingus.	
1. Support revitalization efforts in this area, including potential assembly and consolidation of vacant properties that would allow appropriate pedestrian-oriented residential density development.	
2. Support continued street improvement projects in the area where appropriate to include curb, gutter and sidewalk improvements to help control drainage, improve safety for pedestrians and provide a “finished edge” to the public right of way.	Mingus Ave Improvements In Progress.

LAND USE PLAN – SUB-AREA RECOMMENDATIONS

<p>3. Consolidate access points along the curve. Consider bicycle and pedestrian improvements that could help calm vehicular traffic along Main Street.</p>	<p>“Road Diet” being considered from Main/Mingus intersection to Old Town.</p>
<p>4. The City should continue to work with the Main and Mingus Block Watch group and any other neighborhood groups through support of clean-up efforts, code enforcement and housing rehabilitation in the neighborhood.</p>	
<p>5. Explore options for small park development in the neighborhood.</p>	
<p>6. Access easements should also be obtained where possible along the Silver Springs Wash and Railroad Wash to preserve an open natural corridor and enable access to the Verde River.</p>	
<p>D. Clemenceau.</p>	
<p>1. Encourage and support a mixed-use development northwest and southwest of the Willard Street and Mingus Avenue intersection.</p>	
<p>2. Ensure that new development in this area extends and enhances pedestrian connections to all surrounding areas. In particular, ensure that any future planned development along Mingus Avenue and Willard Street includes convenient, safe pedestrian connections to the central part of Old Town.</p>	
<p>3. Pursue opportunities to use Del Monte Wash for open space and passive recreational uses, including trails and walking paths, with access from adjacent developments and neighborhoods</p>	
<p>E. West 89A Gateway.</p>	
<p>1. Extend Alamos Drive north to provide access to parcels, restrict direct access to parcels from 89A and provide a connection to Black Hills Drive and Scenic Drive.</p>	
<p>2. Coordinate trail development at Pine Shadows and with future development of the Groseta Ranch property to include connections to Old Town and the Verde River Greenway</p>	<p>Planned with Vineyards at Cottonwood project</p>
<p>F. Airport and West Side Planned Development.</p>	
<p>1. Support implementation of the Cottonwood Airport Master Plan. Ensure airport development and management proceeds in a manner that minimizes negative impacts on surrounding residential areas while still allowing improved use of this important facility.</p>	<p>Amendments to I-2 Zone in support of Airport goals.</p>

LAND USE PLAN – SUB-AREA RECOMMENDATIONS

<p>2. Protect natural wash areas as open space networks and integrate trails adjacent to the wash corridors. Work with adjacent public land agencies to coordinate trail access from planned communities so as to allow carefully planned and located systems.</p>	
<p>3. Encourage property owners to provide trail easements along wash corridors, the power line corridor and appropriate areas in the vicinity.</p>	
<p>G. Verde Village / Palisades.</p>	
<p>1. Maintain the large lot character of the Verde Palisades area.</p>	
<p>2. Ensure that roadway improvements in the area are compatible with the existing large lot, rural character of the area.</p>	
<p>3. Consider possible easements to establish a trail along Silver Springs Wash west of 6th Street.</p>	
<p>H. Public Facility Center.</p>	
<p>1. Support sub-area planning or the development of a master plan for this general area so as to coordinate public facility development, provide an improved plan for pedestrian and bicycle routes, and to develop a coordinated system of signage to identify the various public facilities.</p>	<p>Wayfinding signs being considered to direct the public.</p>
<p>2. Support efforts to process the historic slag pile material for commercial use. Once the slag pile is removed, work with the property owners, the Fairgrounds Association and others to consider long-term redevelopment of this central area of the city.</p>	<p>In progress.</p>
<p>I. Central Commercial Core.</p>	
<p>1. Consider redevelopment opportunities for older commercial properties and shopping centers, including additional freestanding development, façade improvements, multi-story additions, mixed use and improved connections to surrounding development.</p>	<p>Façade improved for new Goodwill Store in Food City shopping center.</p>
<p>2. Consider additional multi-unit residential opportunities in nearby areas set back from the highway frontage and provide improved pedestrian links between commercial and residential areas. As development occurs, plan for improvements to streets and intersections to serve the areas nearby the main commercial corridors.</p>	<p>12th St. & 16th St. multi-unit residential projects approved 2015.</p>
<p>3. Support land assembly process along with coordinated street and access improvements, and other infrastructure coordination, for groupings of smaller vacant parcels located along State Route 260 and along Cove Parkway so as to facilitate more efficient development options.</p>	

LAND USE PLAN – SUB-AREA RECOMMENDATIONS

J. South 260 Gateway.	
1. Consider opportunities to encourage innovative sustainability principles for all new development in this area, including master planned residential, commercial and industrial uses. Energy efficient building design, native plants and low water landscaping, efficient site planning and efficient multi-modal transportation systems could link mixed use development throughout this area.	
2. New development along SR 260 should be coordinated to encourage shared points of access to the highway. Work with ADOT and the VVTPO to ensure SR 260 is maintained as a primary limited access connection from Cottonwood and surrounding communities to Interstate-17.	
3. Work closely with the State Land Department, developers, residents and the public at-large on any future master planning of the State Trust Land west of SR 260. Ensure any comprehensive master plan developed for the State Trust Lands meets the highest standards for innovation and sustainability, including neighborhood planning techniques, multi-modal transportation features, green building practices, open space preservation and water conservation values.	
4. Ensure the best possible practices for any future land development in this sub-area, including any future annexation of State Trust Lands or other lands in the vicinity, so as to include efficient land use layout, open space preservation, water conservation and efficient circulation connections that include pedestrian and bicycle routes.	
5. All agencies are encouraged to work together to identify undeveloped public lands in this area that should be permanently preserved as critical wildlife corridors and as visual and aesthetic open space that helps define the unique communities through attractive natural transition zones.	

COTTONWOOD GENERAL PLAN 2025 CIRCULATION PROJECT RECOMMENDATIONS 2019 REVIEW

CHAPTER 4. CIRCULATION ELEMENT includes the following Proposed Circulation Projects:

PROPOSED STREET IMPROVEMENT PROJECTS:				
	STREET	SEGMENT	IMPROVEMENT	NOTES
1.	SR 89A E	260 Intersection	Add Second East Bound Right Turn Lane. Under Construction 2013 -2014	Completed.
2.a.	6 th St S	Mingus To 89A	Rehab Pavement, Bike Lanes	Engineering design to begin in FY21 for a portion (Aspen to YC Complex driveway). Construction FY23. City is seeking funding options for the portion from Aspen St. to SR 89A.
2.b.	6 th St S	89A To Fir St	Rehab Pavement, Bike Lanes	
3.	12 th St S	89A South To Fir.	Reconstruct 2-Ln Urban Section Bike Lanes	Completed.
4.	16 th St S	Skyline To 89A	Connection To 89A	
5.	Alamo Dr	Black Hills To Scenic Dr	2-Ln Urban Section. Bike Route Signs From Black Hills Dr To Scenic Drive	
6.	Fir St W	West City Limits To West Loop	New Connection Subject To Future Development Of Westside Private Lands	
7.	Fir St W	Camino Real Intersection	Reconstruct Intersection. Left Turn Lanes And Possible Signalization	
8.	Rodeo Dr	Commercial Loop	New Loop Road From Signalized Intersection Of Rodeo Dr To E Fir St	
9.	Groseta Ranch Rd	N. Main St To 89a	New 2-Ln Road With Bike Lanes With Planned Area Dev.	Planned with Vineyards at Cottonwood development and On the Greens development.
10.	Mingus W	Willard To 10 th St	Reconstruction, Add Sidewalks, Bike Lanes	Completed to just east of 7 th St.
11.	Mingus W	10 th St To Main St	Reconstruction, Add Sidewalks, Bike Lanes	Design in Progress. Bidding by end of Feb. 2020, construction anticipated in late Spring 2020.

**COTTONWOOD GENERAL PLAN 2025
CIRCULATION PROJECT RECOMMENDATIONS
2019 REVIEW**

12.	West Loop -1	Black Hills Dr To West Mingus Ave	Complete 2-Ln Rd With Bike Lanes Yavapai College Through Mesquite Hills	
13.	West Loop - 2	W Mingus Av To Fir St	Complete 2-Ln Rd With Bike Lanes With Planned Development.	
15	Godard Rd	Old 279 To SR 260	New 2-Ln Road With Bike Lns With Planned Area Development	

The General Plan 2025 recommends establishment of several Transportation Improvement Programs that could be applied on a city-wide basis or on focused sub-areas:

PROPOSED CITY-WIDE CIRCULATION IMPROVEMENT PROGRAMS:

PROGRAMS		NOTES
1.	Bicycle and Pedestrian Facility Improvements.	Installation of bike rack in Old Town.
2.	Neighborhood Traffic Calming Program.	
3.	Street Medians and Access Management.	
4.	Neighborhood Street Improvement Program.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

LAND USE ELEMENT - 3		
LU - GOAL 3-1	SUPPORT ORDERLY PATTERNS OF GROWTH AND DEVELOPMENT WITH A WELL-BALANCED MIX OF QUALITY RESIDENTIAL, COMMERCIAL, INSTITUTIONAL, AND RECREATION LAND USES.	
Objective 3-1. A	Protect existing neighborhoods from incompatible land uses.	
Objective 3-1. B	Encourage mixed use development with focused, compact centers comprised of residential, retail, office, entertainment and recreational uses in order to promote walkable neighborhoods.	<i>Vineyards at Cottonwood</i>
Objective 3-1. C	Support the use of detailed design guidelines to help guide city-wide development, as well as for specific sub-areas and unique situations.	<i>Developing Historic District Design Guidelines</i>
Objective 3-1. D	Encourage special studies for Planning Sub-Areas to carefully evaluate development alternatives resulting in quality sustainable projects.	
Objective 3-1. E	Support development that provides for a variety of residential types and styles.	
Objective 3-1. F	Support development proposals that provide opportunities for quality commercial uses.	
LU - GOAL 3-2	PROMOTE REGIONAL LAND USE PLANNING AND COORDINATION WITH NEIGHBORING COMMUNITIES AND AGENCIES SO AS TO ENSURE MUTUAL GOALS ARE ACHIEVED.	
Objective 3-2. A	Participate in regional planning efforts with surrounding jurisdictions, and state and federal agencies to address issues of regional concern.	<i>City has contributed funding for a regional housing study.</i>
Objective 3-2. B	Work cooperatively with other jurisdictions and agencies to coordinate various issues of mutual concern, including transportation systems, open space, recreation, and economic development.	<i>City has joined Yavapai County's Complete Counts Committee for the 2020 Census.</i>
LU - GOAL 3-3	SUPPORT THE SUB-AREA PLANNING PROCESS AS A KEY PROGRAM FOR CITY-WIDE REVITALIZATION AND ECONOMIC DEVELOPMENT.	
Objective 3-3. A	Identify and prioritize key sub-areas for implementation of the area planning process.	
Objective 3-3. B	Ensure the sub-area planning process is guided by public involvement, including local residents, property owners and businesses, from the initial visioning program through the plan development.	
Objective 3-3. C	Support development of unique design guidelines that respect the existing character and future vision for planning sub-areas.	<i>Developing Historic District Design Guidelines.</i>
Objective 3-3. D	Develop a model template for the sub-area planning process and a model outline for the plan document.	
Objective 3-3. E	Implement the recommendations outlined in the Planning Sub-Areas section detailed in the Land Use Element.	

**Cottonwood General Plan 2025 – Voter approved: November 4, 2014
GOALS AND OBJECTIVES**

LU – GOAL 3-4	SUPPORT LAND USE DECISIONS THAT RECOGNIZE AND PROMOTE COTTONWOOD AS THE COMMERCIAL AND MARKET CENTER FOR THE REGION.	
Objective 3-4. A	Promote a quality business environment within designated commercial, industrial and mixed use areas that is conducive to the formation, retention and expansion of business and employment opportunities.	
Objective 3-4. B	Foster a strong and diverse economy that provides a full range of employment and economic choices, as well as provides a range of retail, service, manufacturing, and professional support for employers, employees and residents.	
Objective 3-4. C	Ensure economic growth and development is balanced with preservation of the natural environment and enhancement of the quality of life.	
Objective 3-4. D	Continue to support development of Cottonwood as a major tourist destination with a range of attractions, services and supporting facilities.	
LU - GOAL 3-5	CONTINUE SUPPORT FOR REVITALIZATION OF THE HISTORIC OLD TOWN AREA AS A COMMUNITY WIDE ASSET AND SOURCE OF PRIDE.	
Objective 3-5. A	Support a well-balanced mix of residential, specialty retail, office, commercial, entertainment, cultural and civic uses as part of Old Town.	
Objective 3-5. B	Support additional multi-unit residential and mixed use development in appropriate locations within walking distance to the Old Town commercial and civic areas.	
Objective 3-5. C	Rehabilitate the historic Cottonwood Civic Center building to improve functionality as a valued multi-use community facility and to improve accessibility.	<i>Completed with the use of CDBG funding.</i>
Objective 3-5. D	Identify and enhance gateway entrance areas and transitional zones between Old Town and the surrounding neighborhoods through coordinated signage, landscaping, lighting and street improvements.	
Objective 3-5. E	Support professional and administrative office development in the Old Town area to complement retail, restaurant and entertainment uses, and to bring more people into the area on a regular basis.	
Objective 3-5. F	Ensure that adaptive reuse of Cottonwood’s historic buildings is done in a manner that preserves the historic integrity and significance of such structures that are a key part of the City’s heritage.	<i>Historic District Overlay Zone, Design Guidelines, Landmarking.</i>
Objective 3-5. G	Support programs to ensure preservation of historic buildings and districts. Ensure new construction in the historic areas is designed to be compatible with the existing architectural and historic context.	<i>Developing Historic District Design Guidelines.</i>

**Cottonwood General Plan 2025 – Voter approved: November 4, 2014
GOALS AND OBJECTIVES**

LU GOAL 3-6	SUPPORT REVITALIZATION OF EXISTING NEIGHBORHOODS.	
Objective 3-6. A	Support sub-area and corridor planning for existing developed areas as a method to encourage neighborhood revitalization efforts.	
Objective 3-6. B	Prepare area plans and neighborhood plans with the involvement of residents, businesses and property owners to guide future development and re-development in and near existing neighborhoods.	
Objective 3-6. C	Encourage in-fill development and re-development that is compatible with the established neighborhood character.	
Objective 3-6. D	Support block watch and similar neighborhood organizing efforts.	
Objective 3-6. E	Provide educational programs to encourage neighborhood pride and support enforcement of property maintenance codes and code enforcement efforts to ensure compliance.	<i>Create informational brochures to educate residents on common violations.</i>
Objective 3-6. F	Use community development block grants and other grant resources to improve housing, streets, sidewalks and parks in the older neighborhoods.	
Objective 3-6. G	Support historic preservation overlay zoning districts for historic neighborhoods and individual landmark properties.	<i>In process.</i>
LU GOAL 3-7	PROMOTE LAND USES THAT ARE RESPECTFUL OF THE NATURAL ENVIRONMENT AND WHICH CONSERVE VALUABLE NATURAL RESOURCES SUCH AS OPEN SPACE, CLEAN AIR, WATER, AND ENERGY.	
Objective 3-7. A	Pursue the establishment and expansion of parks and open space in Cottonwood neighborhoods to enhance social interaction and create a sense of place.	<i>2019 CDBG Grant to fund Parks Master Plan.</i>
Objective 3-7. B	Encourage design of buildings to reflect the City's unique natural surroundings, including the use of compatible natural materials.	
Objective 3-7. C	Protect steep slope hillsides, natural washes and scenic view opportunities through appropriate design standards and site development regulations, including through implementation of the Hillside Development Ordinance adopted in January 2013.	
LU GOAL 3-8	ENSURE THAT ANY PROPOSED ANNEXATION IS BENEFICIAL FOR THE CITY OF COTTONWOOD.	
Objective 3-8. A.	Ensure a fiscal impact analysis is included for all annexations. Public costs shall not be greater than anticipated revenues unless the City Council finds that the proposed annexation will further an identifiable community goal that offsets such revenue loss.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 3-8. B	The city shall cooperate with the Arizona State Land Department in developing Conceptual Land Use Plans for any proposed annexation of State Land holdings adjacent to the city limits.	
Objective 3-8. C	Require a pre-annexation agreement for any new development project wishing to be annexed into the city. Pre-annexation development agreements entered into with the city shall address mutual interests, such as responsibility for infrastructure, schedules for any required dedication to the city, preliminary development plans, design standards and similar concerns.	
LU GOAL 3-9	SUPPORT LOCAL SUSTAINABLE FOOD POLICIES.	
Objective 3-9. A	Provide support and encouragement for the development of a community-based plan to achieve a sustainable food system. Encourage individual, public and private-sector participation in the establishment of sustainable food system policies and programs.	
Objective 3-9. B	Support regional planning and coordination efforts regarding sustainable local food systems.	
Objective 3-9. C	Develop a plan to identify and mitigate barriers to local food production, including financial, regulatory, logistical, social and natural constraints.	
Objective 3-9. D	Establish benchmarks for sustainable local food systems through the ongoing collection of data and setting of annual target goals so as to provide healthy, affordable, sustainable food resources and to increase quantity, improve quality and ensure adequacy.	
Objective 3-9. E	Provide support and resources for the Cottonwood Community Garden and provide opportunities for expanding or establishing new community gardens and school garden projects.	
Objective 3-9. F	Support ecologically sustainable food production practices, including best management practices for water conservation and appropriate use of land resources.	
Objective 3-9. G	Support home-based food production that includes opportunities for commercial trade, including back yard poultry and home gardens.	
Objective 3-9. H	Continue support for the Cottonwood farmer’s market summer series, including consideration of new and expanded facilities for the program.	
Objective 3-9. I	Facilitate the reduction, reuse or recycling of food-related waste.	

CIRCULATION ELEMENT - 4

C - GOAL 4-1	PROVIDE FOR A COMPREHENSIVE, INTEGRATED TRANSPORTATION SYSTEM THAT SERVES THE COMMUNITY IN A SAFE, EFFICIENT, COST EFFECTIVE AND AESTHETICALLY PLEASING MANNER.	
Objective 4-1. A	Maintain system of functional classifications for the city street system, including arterial, collector and local streets, to ensure that the city-wide circulation system functions in a safe, efficient and practical manner.	<i>Ongoing</i>

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 4-1. B	Conduct periodic traffic volume studies on city streets to evaluate growth trends and projected needs.	
Objective 4-1. C	Require development projects, including new subdivisions, commercial developments, and planned area developments to address the adequacy of access and circulation according to the functional classification system and overall interconnection with the city circulation system.	
Objective 4-1. D	Establish guidelines for when traffic studies are required in the review of new development (pertaining to significant change in land use, new streets, expanded arterial access, overall traffic increase, etc.)	<i>Established within the City's Engineering Standards and Subdivision Ordinance.</i>
Objective 4-1. E	Discourage direct single-family residential driveway access to collector and arterial streets.	
Objective 4-1. F	Ensure that commercial and industrial developments provide primary access to collector streets and arterial streets and not local streets.	
Objective 4-1. G	Encourage commercial developments to coordinate shared driveway access.	
Objective 4-1. H	Conduct a city-wide study to identify and categorize street and transportation safety issues and to prioritize improvements necessary for safety.	
Objective 4-1. I	Consider development of a comprehensive city-wide neighborhood traffic safety improvement program that includes traffic calming techniques and protects neighborhood streets from high-speed, cut-through traffic.	
Objective 4-1. J	Conduct annual reviews of the city circulation system to identify and prioritize facilities which may need further study, including areas where traffic may need to be rerouted, new streets developed or other measures taken to improve the effectiveness of the system.	
C - GOAL 4-2	SUPPORT REGIONAL, MULTI-JURISDICTIONAL TRANSPORTATION PLANNING.	
Objective 4-2. A	Continue involvement with the Verde Valley Transportation Planning Organization (VVTPO), ADOT, NACOG, Yavapai County, neighboring jurisdictions and others regarding regional transportation planning.	<i>Ongoing</i>
Objective 4-2. B	Support regional transportation studies and project identification, prioritization and coordination between jurisdictions.	
Objective 4-2. C	Support regional efforts to coordinate and improve multi-modal systems, including bicycle routes, public transit and pedestrian routes.	
C - GOAL 4-3	IMPROVE OPPORTUNITIES FOR ALTERNATE MODES OF TRANSPORTATION, INCLUDING BICYCLING, WALKING AND TRANSIT.	
Objective 4-3. A	Provide a safe, convenient and interconnected system of pedestrian and bicycle facilities throughout the City.	Ongoing
Objective 4-3. B	Develop sidewalk engineering standards and design criteria for new development and for upgrades to existing streets.	
Objective 4-3. C	Update design standards for intersections to ensure safe bicycle and pedestrian access.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 4-3. D	Identify and implement programs to address improvements for persons with disabilities along sidewalks and other access ways, including access ramps, intersection improvements and tread improvements.	
Objective 4-3. E	Support school child safety as a priority on all streets through the Safe Routes to Schools Program and through the City’s Capital Improvement Planning process.	
Objective 4-3. F	Support innovative transit programs, such as door-to-door, dial-a-ride services for special needs populations, including elderly, sick or disabled persons, and for the general public in dispersed areas.	<i>CAT Bus Programs</i>
Objective 4-3. G	Establish and maintain working relationship with all regional transit providers so as to coordinate linkages where feasible.	
Objective 4-3. H	Provide attractive and safe bus passenger shelters, pull out bays and informational signs for transit routes so as to encourage increased ridership.	
C - GOAL 4-4	SUPPORT DEVELOPMENT OF A COMPREHENSIVE BICYCLE PROGRAM.	
Objective 4-4. A	Improve opportunities for bicycling for people of various ages, skill levels and interests. Establish a comprehensive bicycle program that includes physical improvements to streets, bicycle parking facilities, signed route systems, and education programs.	<i>Bicycle Advisory Committee. City has been designated Silver Status as a bicycle friendly community.</i>
Objective 4-4. B	Provide bicycle access to mixed-use corridors, neighborhood districts, community centers and various types of activity centers and key destinations throughout the city.	<i>Bicycle Parking Ordinance passed and approved.</i>
Objective 4-4. C	Encourage ADOT to include adequate width and/or designated bicycle lanes on all state highways to allow safe bicycle travel, as per accepted state and national design standards.	
Objective 4-4. D	Establish a city-wide bicycle route plan that provides safe, convenient connectivity throughout the city.	
Objective 4-4. E	Work with neighboring communities for bike route connections where feasible. Support a regional bicycle planning process.	
Objective 4-4. F	Support 4-E bicycle improvement program, including engineering, education, enforcement and encouragement.	
Objective 4-4. G	Integrate bicycle improvements into the city's five-year capital improvements plan based on the approved bicycle plan and proposed route system.	
C - GOAL 4-5	DEVELOP AND IMPROVE PEDESTRIAN AND BICYCLE ROUTES FROM COMMERCIAL AREAS, SCHOOLS AND ACTIVITY CENTERS TO NEARBY NEIGHBORHOODS AND RESIDENTIAL AREAS.	
Objective 4-5. A	Identify and develop improved pedestrian and bicycle routes connecting the Old Town Cottonwood area with nearby neighborhoods, including Verde Heights, On The Greens, Clemenceau and Mingus Avenue.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 4-5. B	Evaluate and provide improvements where necessary to ensure safe continuous pedestrian and bicycle routes from commercial shopping areas along arterial and collector streets to nearby residential neighborhoods.	
Objective 4-5. C	Consider pedestrian and bicycle linkages within existing right-of-way corridors, as well as securing easements for new routes that provide direct connections outside of right-of-way where safety standards are adequately addressed.	
Objective 4-5. D	Support “walkability audit” and “bike-ability audit” programs to review, analyze and make recommendations regarding the pedestrian and bicycling qualities of various areas, including continuity, safety, and aesthetic qualities for sidewalks, bicycle routes, intersections and connecting routes.	
Objective 4-5. E	Consider the advantages of walkable and bikeable neighborhoods in lowering vehicle use, improving public health and reducing harmful pollutants from automobiles.	
C - GOAL 4-6	RELIEVE CONGESTION FROM HIGHWAYS AND COMMERCIAL AREAS.	
Objective 4-6. A	Make better use of the City’s collector street system in providing alternate routes which relieve traffic from congested areas; support use of major collector streets for business and visitor traffic; and improve local street connections so residents can get to nearby locations without the need to use arterial streets or state highways for short and mid-length trips.	
Objective 4-6. B	Identify areas around the City which may have special traffic problems and conduct sub-area and corridor planning to establish better opportunities for relief of congestion.	
Objective 4-6. C	Conduct a study to identify appropriate truck routes within the City and develop a comprehensive truck route policy.	
Objective 4-6. D	Regularly monitor traffic movement through the City and calibrate traffic signals so that traffic movement is most efficient.	
Objective 4-6. E	Adopt engineering guidelines for commercial driveways to include criteria for size, spacing, design and location.	<i>Combination of Zoning Ordinance, Engineering Standards, and ADOT requirements.</i>
Objective 4-6. F	Support appropriate access management programs for state highways and other major City streets.	
C - GOAL 4-7	ENSURE ADEQUATE FUNDING AND IMPLEMENTATION MECHANISMS TO ADDRESS SHORT AND LONG TERM CIRCULATION NEEDS.	
Objective 4-7. A	Evaluate circulation impacts and roadway maintenance costs associated with new development and identify short and long term funding sources, ways that adequate fees can be assessed, and “fair share” contributions from various sources.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 4-7. B	Support the use of facility improvement districts to provide street improvements within specific areas to meet area needs.	
Objective 4-7. C	Continue to prioritize and implement necessary traffic improvement projects and right-of-way acquisition in coordination with the Capital Improvements Plan.	
Objective 4-7. D	Maximize the use of available state and federal transportation funding through match monies, grants, in-kind contributions, other leveraging strategies and inclusion of special projects providing additional benefits.	
Objective 4-7. E	Support funding and partnership opportunities that focus on maintenance and repair to existing roadways and circulation facilities.	
C - GOAL 4-8	IMPROVE THE VISUAL AND AESTHETIC COMPONENTS OF CITY STREETS, STREET CORRIDORS AND OTHER PUBLIC AREAS.	
Objective 4-8. A	Develop standards for streetscape design, including landscaping, signage and lighting, which acknowledges the importance of the public realm and supports the goals of maintaining small town character and quality.	<i>Established within Subdivision Ordinance.</i>
Objective 4-8. B	Encourage the planting of appropriate, drought-tolerant street trees and plants along streets so as to provide shade and attractive character.	
Objective 4-8. C	Use sub-area and corridor planning process to develop character studies that define unique streetscape design standards in those areas.	
C - GOAL 4-9	SUPPORT AND IMPLEMENT COMPLETE STREETS DESIGN CRITERIA FOR NEW STREETS AND CORRIDOR REVITALIZATION.	
Objective 4-9. A	Develop comprehensive street corridor design standards that incorporate vehicles, transit, walking and bicycles in a functional yet attractive environment.	
Objective 4-9. B	Develop a street improvement and maintenance plan which addresses bus stops, bike facilities, trails, sidewalks, street trees and otherwise encourages use by bicyclists and pedestrians.	
Objective 4-9. C	Encourage concentrated housing and “transit-oriented design” near bus routes and transit stops to support the viability of the transit system.	
Objective 4-9. D	Adopt design guidelines for new streets and roadway improvements which protect neighborhoods from high-speed, cut-through traffic, do not exacerbate traffic speeds or street capacity, and better accommodate pedestrians, bicycles and buses.	
Objective 4-9. E	Consider installation of medians where useful, necessary and desired on major street corridors to control turning movements in busy, high traffic areas.	
C -GOAL 4-10	INTEGRATE ACCESSIBILITY STANDARDS WITH ALL CIRCULATION PROJECTS.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 4-10. A	Develop an ongoing program to identify barriers to movement in the City and prioritize project implementation to improve accessibility based on established criteria, including safety, use and public input.	
Objective 4-10. B	Ensure street intersections throughout the city are designed to allow safe convenient use by persons using wheelchairs and others persons with mobility disabilities, including accessible ramps, crosswalks, refuge islands and signal control devices.	

OPEN SPACE / PARKS - 5

OS - GOAL 5-1	IDENTIFY, PRIORITIZE AND PROTECT OPEN SPACE RESOURCES.	
Objective 5-1. A	Support establishment of open space buffers between Cottonwood and neighboring communities in the Verde Valley, including between Camp Verde to the south along SR 260 and toward Cornville and Sedona along SR 89A.	
Objective 5-1. B	Ensure development projects do not negatively affect key wildlife migration corridors as identified by the Arizona Game and Fish Department.	
Objective 5-1. C	Support the primary goals and objectives of the Verde River Greenway State Natural Area to secure and manage lands along the Verde River system.	
Objective 5-1. D	Ensure that any areas proposed for annexation, including the 10 square mile State Trust Land block northeast of the city, protect critical open space resources, with attention to protecting wildlife corridors, sensitive riparian areas, buffering between uses and important visual assets.	
Objective 5-1. E	Preserve major open space connections between the Verde River and the Mingus foothills and Black Hills mountain range. Major washes and drainages linking these areas should be preserved as continuous open corridors for wildlife migration and watershed values.	
OS - GOAL 5-2	SUPPORT MULTI-AGENCY EFFORTS TO IDENTIFY AND PROTECT KEY OPEN SPACE RESOURCES WITHIN THE CITY AND IN SURROUNDING AREAS.	
Objective 5-2. A	Support cooperative regional planning efforts for an integrated system of open space and recreation development with adjacent communities, the U.S. Forest Service, State Land Department, Arizona State Parks, ADOT, Yavapai County, private land owners, the general public and others.	<i>Verde Front Program Involvement</i>
Objective 5-2. B	Support partnership agreements for cooperative management of certain National Forest lands within and adjacent to the City of Cottonwood where there is mutual commitment to manage such lands for the public good for recreation, open space and appropriate uses. Cooperative activities could include public safety activities, trash removal and clean up, facility maintenance, and funding partnerships.	<i>West Mingus Avenue Proposal</i>
OS - GOAL 5-3	DEVELOP A COMPREHENSIVE FUNDING AND ACQUISITION STRATEGY FOR KEY OPEN SPACE RESOURCES AND PARKS DEVELOPMENT.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 5-3. A	Participate with various organizations, agencies and jurisdictions to identify and acquire properties which have significance as regional open space; evaluate the impact of open space acquisitions on the developable land base.	
Objective 5-3. B	Consider neighborhood park acquisition and development as part of the Capital Improvement Program, as well as through other sources of funding.	
Objective 5-3. C	Ensure new master planned communities, planned area developments and residential subdivisions provide land for neighborhood park sites as part of the rezoning and subdivision process.	
Objective 5-3. D	Evaluate the status of National Forest lands within the City that may be suitable for inclusion in base and exchange programs and consider support for programs that provide acceptable net benefits.	
Objective 5-3. E	Support volunteer programs that provide opportunities for citizens to assist with various parks and recreation activities. Such programs should include leadership training, established standards and recognition programs.	
OS - GOAL 5-4 ESTABLISH A TIERED SYSTEM OF PARK FACILITIES TO BE DISTRIBUTED THROUGH THE COMMUNITY.		
Objective 5-4. A	Establish a tiered system of regional, city-wide and neighborhood types of park facilities throughout the city to meet the needs of people with different interests and skill levels.	
Objective 5-4. B	Identify potential locations for neighborhood park sites as part of a city-wide neighborhood revitalization program. Include various types of facilities, such as playgrounds, picnic areas and seating areas in neighborhood parks.	
Objective 5-4. C	Include neighborhood parks as part of new planned development and master planned communities.	
OS - GOAL 5-5 ESTABLISH DEVELOPMENT STANDARDS FOR OPEN SPACE AND RECREATION FACILITIES.		
Objective 5-5. A	Encourage methods to protect the wild land character of National Forest and other public lands adjacent to private development, including design standards that provide effective buffering between uses and a method to step down residential densities adjacent to public lands.	
Objective 5-5. B	Amend codes and subdivision regulations to address specific standards for public areas, parks, trails and other open space and recreational development.	
Objective 5-5. C	Encourage the development of open space and recreational amenities as part of new development. Require new development to provide public parks and connective trails.	
Objective 5-5. D	Create standards for development on steep hillsides, washes and flood areas that ensure the preservation of key natural resources while allowing comparable levels of development opportunity on such properties.	<i>Hillside Development Ordinance.</i>
Objective 5-5. E	Development or redevelopment of park facilities shall use reclaimed water for irrigation where available, preserve natural areas and washes to the greatest extent possible, use native plants and drought-tolerant varieties for	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

	any installed landscaping, and employ rainwater harvesting techniques where feasible.	
OS - GOAL 5-6	SUPPORT DEVELOPMENT OF RECREATIONAL TRAILS IN COTTONWOOD AND ON NEARBY PUBLIC LANDS.	
Objective 5-6. A	Work with private developers to incorporate trails and open space networks within new planned developments and subdivisions.	<i>Vineyards at Cottonwood 2017</i>
Objective 5-6. B	Encourage the use of easements, particularly in washes and near the Verde River, to obtain public use and access over private property.	
Objective 5-6. C	Continue to work collaboratively with public lands agencies in and around Cottonwood to encourage development of new trailheads and trail facilities.	
OS - GOAL 5-7	PROVIDE LEADERSHIP FOR REGIONAL COORDINATION OF OPEN SPACE, TRAILS, RIVER ACCESS AND RELATED TOURISM AND ECONOMIC GOALS.	
Objective 5-7. A	Support opportunities for City of Cottonwood elected officials, residents and staff to be involved with regional open space, trails and river access programs.	<i>Nature Conservancy Grant for Riverfront Trails Plan</i>
Objective 5-7. B	Identify, prioritize and promote opportunities to coordinate regional open space, trails and recreational planning efforts.	
Objective 5-7. C	Continue to support the regional, multi-agency Verde Front planning process concerning lands between Cottonwood to below Camp Verde and from the Verde River Greenway to the Black Hills with emphasis on implementing the goals of the Sustainable Recreation Strategy for Central Arizona.	<i>Ongoing</i>

GROWTH AREA ELEMENT - 6

GA - GOAL 6-1	SUPPORT MANAGED AND ORDERLY GROWTH THAT CONSERVES RESOURCES, REDUCES AUTO DEPENDENCY AND PROVIDES FOR COST EFFECTIVE INFRASTRUCTURE.	
Objective 6-1. A	Support efficient, compact, mixed-use, innovative development in designated growth areas where infrastructure is existing or extension of infrastructure is practical and cost effective.	
Objective 6-1. B	Support a city-wide sub-area planning process that identifies development needs and opportunities and that helps to coordinate infrastructure planning for identified growth areas.	
Objective 6-1. C	Continue to monitor development demand and land availability as a means to guide sub-area planning.	
Objective 6-1. D	Develop incentives that encourage infill development based on compact, mixed use, multi-modal design. Support redevelopment of existing developed areas with similar innovative design and planning.	<i>Need code amendment.</i>

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 6-1. E	Ensure consistency between the Growth Area, Open Space, Land Use, Circulation and other general plan elements.	
Objective 6-1. F	Coordinate open space designation in growth areas with surrounding areas so as to ensure interconnected networks of open space, wildlife corridors, major drainages and washes, and riparian corridors.	
Objective 6-1. G	Participate in the review process for Prescott and Coconino National Forest management plans and related regional recreation and land use planning efforts so as to ensure proposed development projects in adjacent areas of the City are planned in a compatible manner.	
GA - GOAL 6-2	COORDINATE INFRASTRUCTURE PLANNING AND FUNDING WITH RELATED PUBLIC AND PRIVATE DEVELOPMENT ACTIVITY.	
Objective 6-2. A	Coordinate needed public improvements, including transportation, water, sewer and drainage, through the City's Capital Improvements Plan.	
Objective 6-2. B	Continue to investigate and pursue grant opportunities and other funding strategies that support ongoing infrastructure improvements related to growth and development.	
GOAL 6-3	ENSURE THAT PLANNING FOR STATE TRUST LANDS WITHIN THE CITY AND ANY AREAS PROPOSED FOR ANNEXATION ARE COORDINATED WITH THE ARIZONA STATE LAND DEPARTMENT SO AS TO ACHIEVE A MUTUALLY BENEFICIAL OUTCOME.	
Objective 6-3. A	Ensure there is an open public planning process to guide the vision and future use of State Trust Lands.	
Objective 6-3. B	Encourage residential development that offers a choice of housing types, sizes and designs so as to meet the needs of a diverse population.	
Objective 6-3. C	Encourage residential development that provides opportunities for a variety of income levels, including affordable workforce housing.	
Objective 6-3. D	Provide continuous open space corridors along major highways abutting State Trust lands so as to maintain attractive visual corridors.	
Objective 6-3. E	Preserve unique and sensitive lands as open space so as to protect wildlife, scenic views, watershed values and economic investment in a manner that balances conservation of the natural environment with land development.	
Objective 6-3. F	Identify and protect key wildlife corridors so as to mitigate corridor and habitat fragmentation.	
Objective 6-3. G	Encourage the protection of steep slopes and hillsides, ridgelines, significant mountainous areas, wildlife habitat, and washes and riparian areas.	
Objective 6-3. H	Designate all State Trust lands with the "Planned Development" Land Use classification in the General Plan so as to support innovative yet efficient, mixed-use development projects.	
Objective 6-3. I	Ensure proposed development projects include the most efficient multi-modal transportation strategies, including interconnected pedestrian	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

	and bicycle routes throughout the project, neighborhood traffic calming techniques to emphasize safe, people-oriented residential areas, and collector and arterial streets designed according to “complete streets” principles to accommodate all modes safely and efficiently with attractive streetscapes.	
Objective 6-3. J	Support state-of-the-art water conservation planning, including use of reclaimed water for irrigation, sub-area waste water treatment strategies, system-wide water harvesting techniques, and comprehensive water conservation programs.	

ENVIRONMENTAL PLANNING ELEMENT -7

EP - GOAL 7-1	PROVIDE A SAFE AND SUSTAINABLE ENVIRONMENT FOR COTTONWOOD AND THE SURROUNDING COMMUNITY.	
Objective 7-1. A	With respect to the principles of civility in talk and action, continue to work closely with regional groups, agencies, municipalities and other land jurisdictions to coordinate efforts to preserve natural resources in Cottonwood and throughout the Verde Valley.	
Objective 7-1. B	Support energy-efficient and environmentally sound building and construction practices, including nationally recognized ratings programs, such as the LEED (Leadership in Energy & Environmental Design) Certification program by the U.S. Green Building Council.	
Objective 7-1. C	Ensure all existing and updated building codes allow and encourage sustainable development and energy efficient construction.	
Objective 7-1. D	Ensure that proposed master planned communities and other planned development projects incorporate the highest standards for environmentally beneficial objectives.	
Objective 7-1. E	Create educational programs, including information on the City web site, as well as brochures and printed materials that address environmental protection, mitigation measures, and conservation techniques for both residential and commercial properties.	
Objective 7-1. F	Support comprehensive programs that include high level of air and water quality, household and commercial recycling, energy conservation and related public education.	
EP - GOAL 7-2	MAINTAIN AND IMPROVE AIR QUALITY STANDARDS	
Objective 7-2. A	Continue to identify and address the issues that contribute to the degradation of air quality and work towards minimizing the issues before air pollution can become a problem.	
Objective 7-2. B	Support efforts to pave or place impervious compacted and/or sealed surfaces on unpaved roads, alleys, driveways and parking areas so as to control dust.	
Objective 7-2. C	Ensure that dust control measures are enforced during construction and grading activities, including use of reclaimed water for dust suppression.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 7-2. D	Ensure compliance with landscaping regulations pertaining to the installation and maintenance of ground cover on undeveloped portions of development sites.	
Objective 7-2. E	Encourage alternate modes of transportation as a means to reduce automobile trips through continued improvements to the city-wide pedestrian and bicycle route systems and continued support for the Cottonwood Area Transit (CAT) system.	
EP - GOAL 7-3	ENSURE THE HIGHEST POSSIBLE LEVEL OF WATER QUALITY AND WATER CONSERVATION PRACTICES.	
Objective 7-3. A	Continue to protect and maintain the City’s excellent water quality by utilization of Best Management Practices, including controlling stormwater runoff from construction projects, educating the public on non-point source pollution activities and other measures that reduce the potential to degrade surface and groundwater quality.	
Objective 7-3. B	Support development of the reclaimed water plant and distribution system, and promote the use of reclaimed water for open space, public recreation areas and other non-potable uses.	
Objective 7-3. C	Support use of storm water, rainwater harvesting and gray water for irrigation of site landscaping within existing and proposed developments.	
Objective 7-3. D	Develop and implement a comprehensive system-wide water conservation program for the Cottonwood Utility Department service area.	
EP - GOAL 7-4	SUPPORT ENERGY CONSERVATION PROGRAMS.	
Objective 7-4. A	Develop coordinated building code and design review standards for energy conservation, including the use of native drought tolerant shade trees, building orientation, roof and building colors, architectural shading, use of wind or solar energy, reclaimed water, high efficiency appliances, the use of recycled materials, and natural day-lighting techniques.	
Objective 7-4. B	Perform energy audits and support upgrades to City of Cottonwood municipal buildings and facilities to improve energy conservation techniques and materials, including energy-efficient heating and cooling systems, energy-efficient lighting, building insulation, and technical control systems.	
Objective 7-4. C	Develop a comprehensive plan to upgrade the energy efficiency of City fleet vehicles, including retrofitting existing vehicles where feasible, ensuring all new vehicles are fuel efficient, and adjusting management operations where cost-effective, energy savings are indicated.	
EP - GOAL 7-5	SUPPORT RECYCLING AND RESOURCE RECOVERY PROGRAMS.	
Objective 7-5. A	Support recycling programs by continuing to make space available for the material drop-off collection facilities and through on-going education programs.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 7-5. B	Encourage economic development programs that support use of secondary materials in local businesses and development of new business that use or process recycled content materials and products.	
Objective 7-5. C	Support a comprehensive recycling program for City of Cottonwood facilities and programs, including recycling stations for City offices and facilities, purchase of recycled materials and supplies for City uses, and policies to repair and reuse equipment where such programs are cost effective.	
Objective 7-5. D	Continue to look for ways to reduce and divert household hazardous waste products from the municipal waste mix or from being flushed down drains or run off into washes and drainages. Such materials that can add up and cause environmental damage include many household cleaners, solvents and adhesives, personal care products, automotive products, left over paint, garden products and building products, used batteries and CFL light bulbs.	
EP - GOAL 7-6	ENCOURAGE AND SUPPORT PROGRAMS THAT MAINTAIN BALANCE BETWEEN THE NATURAL AND BUILT ENVIRONMENT.	
Objective 7-6. A	Review and update management of storm water runoff standards so as to further reduce waste of potable water, enhance wildlife and reduce the impact of erosion.	
Objective 7-6. B	Protect existing washes from pollution through educational programs that describe non-point source pollution and related mitigation alternatives.	
Objective 7-6. C	Review existing City codes and zoning regulations to encourage development that is sensitive to local topography, including natural washes, native vegetation, steep hillsides, riparian corridors, view corridors and solar orientation.	
Objective 7-6. D	Support volunteer groups and individuals that adopt major washes, open space areas and other public land natural areas for the purpose of removing trash, beautification and monitoring.	
Objective 7-6. E	Establish buffer zones adjacent to riparian areas and other critical wash corridors that help to preserve the integrity of the natural setting and serve to filter pollutants from stream channels.	

WATER RESOURCES ELEMENT - 8

WR - GOAL 8-1	MAINTAIN AND IMPROVE WATER SUPPLY FOR USERS OF THE COTTONWOOD WATER SYSTEM TO MEET EXISTING AND LONG TERM NEEDS.	
Objective 8-1. A	Support regional and statewide efforts related to the planning, management, development and conservation of water resources within the Verde Valley.	
Objective 8-1. B	Develop an integrated water resource management plan that provides guidance for long-term planning, quantifies the needs for water resources, and determines the necessary water, wastewater and reclaimed water infrastructure needed over time.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 8-1. C	Support legislation that protects local riparian habitats and water supplies.	
Objective 8-1. D	Pursue the recharge and reuse of all reclaimed water.	
Objective 8-1. E	Actively pursue the acquisition of surface water rights from all available sources.	
Objective 8-1. F	Regularly update and maintain the distribution system to optimize efficiencies and provide a reliable supply for all uses including fire flows.	
WR - GOAL 8-2	MAINTAIN AND IMPROVE WATER QUALITY.	
Objective 8-2. A	Support monitoring of water quality data by federal, state and local agencies.	
Objective 8-2. B	Support additional water quality base line studies.	
Objective 8-2. C	Develop standards that prohibit any development that may adversely affect surface and groundwater quality.	
Objective 8-2. D	Identify potential sources of surface and ground water pollution and develop methods to prevent and/or mitigate impacts that may occur.	
Objective 8-2. E	Maintain buffers of natural vegetation along washes and rivers to restrict and/or minimize impacts from non-point source pollution.	
WR - GOAL 8-3	PROTECT THE VERDE RIVER BASEFLOW AND MAINTAIN RIPARIAN HABITATS ALONG THE RIVER CORRIDOR AND TRIBUTARIES.	
Objective 8-3. A	Monitor and support measures that maintain historical base flow levels in the river system.	
Objective 8-3. B	Designate protective corridors and buffers for the river and major tributaries as part of land use planning and design review.	
Objective 8-3. C	Support educational programs that inform people of all ages of the importance and role the river plays in supporting the riparian habitat, wildlife and the culture of the region.	
WR - GOAL 8-4	PROMOTE WATER CONSERVATION, RECLAIMED WATER, RECHARGE AND REUSE.	
Objective 8-4. A	Construct a state-of-the-art reclaimed water treatment plant and expand the distribution system where feasible to make reclaimed water available for use throughout the city system.	
Objective 8-4. B	Develop and adopt a comprehensive water conservation program.	
Objective 8-4. C	Strategically develop and locate recharge projects that will offset groundwater pumping and recharge all unused reclaimed water.	
Objective 8-4. D	Amend the Zoning Ordinance to limit the amount of irrigated turf for any new golf course to minimum levels based on conservation standards for arid landscapes (5 acres or less of irrigated turf per hole) and require them to be irrigated with reclaimed water only.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 8-4. E	Reduce the annual Total Gallons per Capita per Day (GPCD) water to 104 (5% reduction) by 2020.	
WR - GOAL 8-5	DEVELOP SUSTAINABLE FUNDING SOURCES FOR WATER DEVELOPMENT.	
Objective 8-5. A	Develop a funding plan to pursue the acquisition of surface water rights and the implementation of upgrades to the water supply and distribution system.	
Objective 8-5. B	Coordinate water related improvements and funding with the Capital Improvements Plan.	

COST OF DEVELOPMENT - 9

CD - GOAL 9-1	MEET LOCAL EXPECTATIONS FOR PUBLIC FACILITIES AND SERVICES IN A COST EFFICIENT, FAIR AND EQUITABLE MANNER.	
Objective 9-1. A	Ensure that development occurs in a fiscally sound and equitable manner.	
Objective 9-1. B	Encourage efficient, infill development and re-development in areas already served by existing infrastructure and public facilities.	
Objective 9-1. C	Establish a reasonable threshold of public facilities and services.	
Objective 9-1. D	Conduct “quality of life” surveys, and conduct public meetings and other activities to ascertain resident and visitor satisfaction with the current services, facilities, equipment and infrastructure serving the city.	
Objective 9-1. E	Develop a comprehensive strategy of redevelopment which addresses facilities and service needs for older portions of the city.	
Objective 9-1. F	Identify the costs of City of Cottonwood operations and facilities to maintain current and preferred service level standards. Maintain an inventory of costs associated with City facilities and services.	
Objective 9-1. G	Study activities which affect the cost of facilities, such as facility usage; baseline traffic counts of major roadways and intersections, and police and fire department response times.	
Objective 9-1. H	Coordinate planning with non-municipal utility providers to ensure that future community needs are being addressed.	
CD - GOAL 9-2	EQUITABLY ASSESS AND MANAGE THE FISCAL AND CAPITAL IMPACTS RESULTING FROM NEW DEVELOPMENT.	
Objective 9-2. A	Identify methods to measure the impacts of development on existing services so as to determine reasonable requirements imposed on the cost of development.	
Objective 9-2. B	Conduct periodic traffic counts on major roadways throughout the city as a baseline for traffic impact studies for new development projects.	
Objective 9-2. C	Support regional transportation planning programs that provide funding sources for roadway improvements that impact the City of Cottonwood.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 9-2. D	Support efforts to regularly update the wastewater master plan to measure the impacts of growth on the sewer system and wastewater facility.	
Objective 9-2. E	Perform a fiscal impact analysis and identify other methods to measure the actual impacts of development on existing services and facilities to ascertain reasonable requirements and fees to be imposed on new development and re-development. The analysis and policy should also acknowledge how new development helps to fund or attain capital improvements.	
Objective 9-2. F	Continue to develop and investigate mechanisms for funding public improvements and for relieving the public of financial burdens which may be associated with new development.	
CD - GOAL 9-3	IDENTIFY INNOVATIVE AND NON-TRADITIONAL FUNDING MECHANISMS TO ENABLE FUNDING OF PUBLIC SERVICES, FACILITIES, EQUIPMENT AND INFRASTRUCTURE NECESSARY TO MEET THE CITY’S NEEDS.	
Objective 9-3. A	Identify funding and development strategies for other necessary improvements associated with growth and development, including off-site street and infrastructure improvements, park facilities, public safety needs and other necessary city programs and public improvements.	
Objective 9-3. B	Support the establishment of special improvement districts where approved by a majority of the property owners of affected properties, to provide necessary improvements, such as utility improvements, drainage improvements, sidewalks, various street enhancements and other publicly identified needs.	
Objective 9-3. C	Explore opportunities for public/private partnerships which may help to provide financing for facilities and services.	
Objective 9-3. D	Annually evaluate the City’s Capital Improvement Plan to coordinate public projects in a manner that is compatible with City development goals and to ensure maximum usefulness and affordability to the residents of Cottonwood.	
Objective 9-3. E	Investigate the possibility of revenue sharing to offset costs for facilities and services which may be associated with both local and regional impacts and which provide for mutual benefit for affected parties.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

HOUSING ELEMENT - 10		
H - GOAL 10-1	PROVIDE A COMPREHENSIVE APPROACH TO ADDRESSING HOUSING NEEDS IN THE COMMUNITY.	
Objective 10-1. A	Support a multi-level approach for housing that includes emergency and transitional housing, special needs housing, first time homebuyers programs, workforce housing, owner-occupied housing rehabilitation programs, senior housing, multi-unit, single-family and manufactured housing opportunities.	<i>The City has contributed funds to a regional workforce housing study.</i>
Objective 10-1. B	Consider working with nonprofit organizations to acquire and rehabilitate residential rental units for resale to first-time and low-moderate income households.	
Objective 10-1. C	Support opportunities for manufactured housing in appropriate locations.	
Objective 10-1. D	As a component of a comprehensive economic development program, support land use and zoning decisions that provide opportunities for executive level housing.	
Objective 10-1. E	Continue enforcement of the city’s Residential Rental Maintenance Code, as permitted by state statute.	<i>We are currently enforcing the Property Maintenance Code.</i>
H - GOAL 10-2		
H - GOAL 10-2	SUPPORT A REGIONAL, MULTI-AGENCY APPROACH FOR COORDINATION AND IMPLEMENTATION OF HOUSING PROGRAMS.	
Objective 10-2. A	Support regional programs with other jurisdictions, agencies and organizations to plan and implement housing goals.	<i>Funds for workforce housing study.</i>
Objective 10-2. B	Evaluate and if feasible, provide support for the establishment of a regional non-profit housing organization, such as a Community Housing Development Organization (CHDO).	
Objective 10-2. C	Encourage ongoing communication and interaction between agencies, elected officials, staff and the public regarding housing issues.	
H - GOAL 10-3		
H - GOAL 10-3	SUPPORT HOUSING OPPORTUNITIES FOR SPECIAL NEEDS AND NON-TRADITIONAL POPULATIONS.	
Objective 10-3. A	Support senior/elderly housing options, including independent living developments, nursing homes, assisted care homes integrated into neighborhoods, and other effective formats.	
Objective 10-3. B	Survey senior/elderly housing developers and providers so as to identify facility and affordability gaps. Periodically update information regarding available programs and resources for senior housing. Work with developers and providers of senior/elderly housing to identify appropriate locations for senior housing.	
Objective 10-3. C	Support federal and state funded, owner-occupied housing rehabilitation assistance programs that benefit, low income, senior/elderly and disabled persons households.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 10-3. D	Support efforts by local groups providing emergency and transitional housing programs in appropriate locations for at-risk populations.	
Objective 10-3. E	Support housing programs and opportunities for various types of special needs housing, including persons with disabilities and persons with developmental disabilities.	
H - GOAL 10-4	COORDINATE ECONOMIC DEVELOPMENT PROGRAMS WITH HOUSING POLICIES AND ACTIONS.	
Objective 10-4. A	Identify and work to implement common goals related to both housing and economic development.	
Objective 10-4. B	Identify mechanisms and resources to ensure housing is available to attract and retain a stable employment base within the City of Cottonwood, and promote employer-assisted housing opportunities.	
Objective 10-4. C	Survey major employers in Cottonwood, including medical care, education, manufacturing, retail, government and other sectors, to determine qualifications and interest in participating in employer-assisted or “workforce” housing programs.	
H - GOAL 10-5	SUPPORT EXPANDED HOMEOWNERSHIP OPPORTUNITIES.	
Objective 10-5. A	Work with local, state and federal agencies, as well as private organizations that offer homeownership education, counseling services and financial resources, and help promote any programs offered locally.	
Objective 10-5. B	Support incentives, policies and resources to provide homeownership opportunities for Cottonwood residents, including low-moderate income households.	
Objective 10-5. C	Consider participation in the creation of a regional housing trust fund to assist qualified individuals and households in the purchase of housing.	
H - GOAL 10-6	SUPPORT EFFORTS TO IMPROVE ENERGY EFFICIENCY AND GREEN BUILDING FEATURES IN NEW AND EXISTING HOUSING.	
Objective 10-6. A	Identify and amend any related City codes and ordinances that create barriers to implementation of alternative building methods or use of materials that provide energy-efficiency benefits, use local resources, lower waste and provide related cost savings.	
Objective 10-6. B	Support home weatherization assistance programs that provide home energy audits and grants to qualified home owners, including those that offer assistance with materials and installation of energy saving improvements.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

HISTORIC PRESERVATION ELEMENT - 11		
HP - GOAL 11-1	IDENTIFY, PRESERVE AND PROTECT HISTORIC PROPERTIES AND RESOURCES WITHIN THE CITY.	
Objective 11-1. A	Maintain status in Certified Local Government (CLG) Program for Historic Preservation, as defined by the National Park Service and State Historic Preservation Office.	<i>Ongoing.</i>
Objective 11-1. B	Support the Historic Preservation Commission as the main City program for the promotion of historic preservation goals, including historic property identification and documentation, review of proposed changes to historic properties and districts, and related public outreach and education programs.	<i>Ongoing.</i>
Objective 11-1. C	Establish criteria for identifying Historic Landmark Properties and maintain the Cottonwood Historic Property Register documenting such Historic Landmarks.	<i>Numerous properties have been designated as historic landmarks.</i>
Objective 11-1. D	Establish an ongoing program to identify eligible historic sites, structures, districts, and other resources and update the City’s historic resource inventory.	<i>City-wide preliminary study complete 2017. Ongoing historic survey.</i>
Objective 11-1. E	Participate in the development of applications and support nominations for listing individual properties and eligible districts on the National Register of Historic Places.	
Objective 11-1. F	Support the preservation of significant historic and contributing historic properties listed on the National Register of Historic Places.	
Objective 11-1. G	Promote the preservation of historic streetscapes and landscapes within historic areas, so as to recognize the significance and context of the historic style and materials of sidewalks, street edge condition, drainage features, light fixtures, street signs, trees and supporting design elements.	
Objective 11-1. H	Follow the standards and procedures identified by SHPO regarding the treatment of pre-historic and historic archaeological resources in Cottonwood.	
Objective 11-1. I	Ensure that any significant archeological resources identified or discovered within the city are treated according to the highest standards of respect and according to the best practices, as well as all applicable state and federal laws. If such resources are disturbed, mitigation measures shall be undertaken.	
HP - GOAL 11-2	INTEGRATE HISTORIC PRESERVATION PROGRAMS WITH OTHER CITY PLANNING AND DEVELOPMENT PROGRAMS.	
Objective 11-2. A	Evaluate and amend various City policies, codes and ordinances to be consistent with historic preservation goals.	<i>Updating Historic Preservation Ordinance.</i>
Objective 11-2. B	Ensure that City policies, codes and ordinances are in place to resolve conflicts and provide beneficial results regarding preservation of existing resources in relation to proposed new development.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 11-2. C	Promote coordination between various city functions and programs regarding review of proposed development activities so as to support the goals of historic preservation.	
Objective 11-2. D	Evaluate alternative building safety code and fire safety protection codes for historic buildings to ensure that life safety objectives are not compromised.	
Objective 11-2. E	As an incentive for historic preservation, simplify and expedite the planning and building safety review process for work on contributing historic properties through the establishment of clear policies and criteria for such work.	<i>Creating historic property grant funding.</i>
HP - GOAL 11-3	PROMOTE AWARENESS AND APPRECIATION OF THE COMMUNITY’S HISTORY.	
Objective 11-3. A	Promote historic preservation through city marketing efforts, public displays, brochures, walking tours and newspaper articles.	<i>3 bronze plaques</i>
Objective 11-3. B	Promote improved signage programs to identify historic districts and properties through the use of integrated historic district street signs, individual property markers and interpretive display signs.	<i>Historic sign toppers installed in Old Town.</i>
Objective 11-3. C	Support National Historic Preservation Month activities in May of each year through proclamations, media releases, educational events and historic preservation tours.	<i>Annual Historic Home Tour.</i>
Objective 11-3. D	Provide expanded information through the City website describing the history of Cottonwood, various historic buildings, historic figures, available resources and programs, financial incentives and other related information.	
Objective 11-3. E	Build partnerships with City boards and commissions, historical societies, business associations, school districts, and private owners to promote cultural heritage.	
Objective 11-3. F	Participate in state and regional historic preservation conferences, workshops, and programs.	<i>Staff attends State Historic Preservation Conference.</i>
HP - GOAL 11-4	SUPPORT HISTORIC PRESERVATION AS AN ECONOMIC DEVELOPMENT AND REVITALIZATION PROGRAM.	
Objective 11-4. A	Promote the historic roots of Cottonwood and historic preservation resources as part of City marketing and tourism promotion efforts.	
Objective 11-4. B	Support regional programs related to historic preservation, including local, state and federal historic sites, museums and organizations, and combined tourism promotion programs.	
Objective 11-4. C	Provide strong, effective support for the preservation of historic properties through adopted ordinances that require review of alterations to historic properties according to adopted standards.	<i>HP Ordinance applies to Landmarks.</i>
Objective 11-4. D	Assure new construction within historic areas is compatible with the existing character of the area so as to protect the historic context and district standards.	<i>Applies to Landmarks.</i>

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 11-4. E	Support the process that places a temporary delay on proposed demolition of historic properties so as to allow time to work with property owners to adequately consider preservation alternatives.	<i>Applies to Landmarks.</i>
Objective 11-4. F	Provide information to property owners and the public regarding any local, State and Federal incentive programs, including grant and tax incentive programs for rehabilitation and maintenance of historic properties.	<i>Creating a Historic Preservation grant program through the City.</i>
Objective 11-4. G	Consider developing financial support programs, such as revolving loan fund for rehabilitation of properties, and a small grant program to provide matching funds for individual rehabilitation grants that meet identified criteria.	<i>Creating a Historic Preservation grant program through the City.</i>

ECONOMIC DEVELOPMENT ELEMENT

Economic Development Goals & Objectives are organized to support the seven Program Focus Areas: Education & Workforce, Innovation and Entrepreneurship, Tourism, Old Town, Sustainability, Leadership, and Quality of Place, as well as general goals identified in the Introduction section.

FOCUS AREA: INTRODUCTION

ED - GOAL 12-1

PROMOTE COTTONWOOD AS THE COMMERCIAL HUB OF THE REGION.

Objective 12-1. A	Support business retention and expansion (BR&E) program in order to stabilize existing businesses and create new job growth. Open up communications with local business, understand the business needs and issues, and provide assistance.	
Objective 12-1. B	Implement a business visitation program in order to gain an understanding of local business issues and concerns, visit four businesses per quarter, establish a database of issues/concerns, and follow-up with the businesses. Additionally, gain an understanding of business suppliers and vendors that could be attracted to the area.	
Objective 12-1. C	Periodically update the Cottonwood Market Study to better focus program elements and targeted marketing materials.	
Objective 12-1. D	Support the business incubator model that creates a climate for new business start-ups. The incubator program shall provide the technical assistance, staffing support, and other assistance in a single location where small businesses have support from initial start-up.	
Objective 12-1. E	Continue support for the Business Assistance Center (BAC). The BAC provides tremendous technical assistance to new business start-ups and business expansions.	
Objective 12-1. F	Take advantage of regional transportation corridor locations for mixed use development to meet increasing demand for jobs, services and housing.	
Objective 12-1. G	Work with other area agencies to secure funding to complete a telecommunications assessment and support expanded broadband capabilities.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

ED - GOAL 12- 2	PROMOTE COTTONWOOD AS A BUSINESS-FRIENDLY COMMUNITY THROUGH FOCUSED COMMUNICATION PROJECTS AND OUTREACH.	
Objective 12-2. A	Identify and implement a “Brand Identity” program that defines the community as a forward-thinking, innovative, quality place to live, work and invest.	<i>New logo 2015.</i>
Objective 12-2. B	Develop key messages about Cottonwood’s assets, strategic vision, and business opportunities and promote such attributes through an on-going marketing program.	
Objective 12-2. C	Enhance the City’s business-related informational materials, including print, electronic and social media outlets.	
Objective 12-2. D	Support community events that include participation and feature local businesses, their services and products.	
FOCUS AREA #1: EDUCATION AND WORKFORCE		
ED - GOAL 12-3	SUPPORT EDUCATION, TRAINING AND WORKFORCE DEVELOPMENT EFFORTS SO AS TO PROVIDE EXISTING AND FUTURE BUSINESS WITH A “JOB READY” EMPLOYMENT BASE.	
Objective 12-3. A	Create a first class workforce that provides existing and future business with a “job ready” employment base.	
Objective 12-3. B	Review Yavapai College regional labor study and supplement where necessary in order to document the education and skill sets of the area workforce and identify gaps.	
Objective 12-3. C	Support the efforts of the Southwest Wine Center at Yavapai College and the emerging local wine industry, to include viticulture curriculum and vineyard management programs that support local work force objectives.	
Objective 12-3. D	Evaluate existing online job boards, including DES, Yavapai College, and Chamber of Commerce, and promote coordination, marketing and user-friendly effectiveness.	
Objective 12-3. E	Support efforts to achieve full employment for Cottonwood's residents, including efforts to attract and retain a broad base of businesses and industries providing well-compensated jobs with career growth potential.	
Objective 12-3. F	Improve access for the community's economically disadvantaged to job training or retraining opportunities to provide them with skills for career and job development.	
Objective 12-3. G	Continue to reduce barriers to employment for people of differing abilities by increasing opportunities to participate in the work force through specialized public transit accessibility programs, employee outreach programs and other programs determined to be effective in achieving accessibility goals for all.	
Objective 12-3. H	Identify solutions to address practical work force issues, such as affordable childcare and public transportation needs.	
Objective 12-3. I	Establish and maintain partnerships between business, education, and government to build a skilled workforce, including management and leadership training programs, to meet the needs of local businesses.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 12-3. J	Work with Yavapai College, high school districts and local businesses to create a work study and internship program for qualified local high school and college students so they gain experience working in local employment institutions, such as government, education, banking, medical or business entities.	
ED - GOAL 12-4	ENCOURAGE EXCELLENCE IN EDUCATIONAL AND JOB TRAINING PROGRAMS AT ALL LEVELS.	
Objective 12-4. A	Encourage efforts to provide a full range of high quality educational opportunities for all residents and for life-long learning through library resources and continuing education programs.	
Objective 12-4. B	Support and foster efforts to provide excellence in public education and life-long learning in Cottonwood, including scientific, technical, humanistic, cultural, the arts, and the social sciences, and by the continuing support for public libraries.	
Objective 12-4. C	Ensure the City continues close ties with Yavapai College through the Verde Campus to ensure coordination of locally-oriented programs and resources.	
Objective 12-4. D	Promote coordination of the personnel needs of new and existing business with skills training programs to ensure a stable, productive labor force.	
FOCUS AREA # 2: INNOVATION AND ENTREPRENEURSHIP		
ED - GOAL 12-5	PROMOTE INNOVATION AND ENTREPRENEURSHIP IN COTTONWOOD.	
Objective 12-5. A	Support local programs to retain existing business and attract new business in order to create a more balanced economy and diversity in jobs.	
Objective 12-5. B	Support the Small Business Development Center (SBDC) at Yavapai College to foster entrepreneurship and facilitate business start-ups.	
Objective 12-5. C	Eliminate the barriers to home based businesses by ensuring that zoning regulations and community CCRs do not hamper this activity.	
Objective 12-5. D	Support the full range of business development opportunities related to sustainable agriculture and the wine industry.	
Objective 12-5. E	Maintain an up-to-date site and building inventory and explore the creation of a certified site or “shovel ready” program with on-line databases.	
Objective 12-5. F	Ensure that telecommunication infrastructure is in place to attract and retain broad-based business opportunities, including home-based and start-up businesses.	
Objective 12-5. G	Research the viability of Cottonwood attracting alternative and renewable energy production, manufacturing, and/or related R&D type activities.	
ED - GOAL 12-6	PROVIDE RESOURCES AND PROGRAMS THAT FOCUS ON SMALL BUSINESS DEVELOPMENT NEEDS.	
Objective 12-6. A	Utilize the Business Assistance Center (BAC) to facilitate communication between the City and small businesses, to evaluate and streamline City procedures, to evaluate City policies and regulations for their impacts on	<i>Ongoing.</i>

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

	small businesses, and to encourage entrepreneurship and resolve problems.	
Objective 12-6. B	Continue support for small business advocacy services and assistance programs, including marketing, venture capital, financing, and City procurement procedures.	
Objective 12-6. C	Provide assistance for entrepreneurial efforts and technological innovation in small businesses.	
Objective 12-6. D	Support the Arizona Local First program, a state-wide effort that provides resources and strategies to support locally owned and operated businesses as an essential component of a sustainable economy and community.	
ED - GOAL 12-7	PROVIDE ASSISTANCE AND SUPPORT FOR THE RETENTION AND EXPANSION OF EXISTING BUSINESS.	
Objective 12-7. A	Continue support for the Business Assistance Center as the one-stop center providing assistance for existing businesses so as to assist with employee retention and expansion.	<i>Ongoing.</i>
Objective 12-7. B	Identify and support programs that provide financial resources and strategies to assist local companies with expansion needs	
Objective 12-7. C	Support the use of technologies to assist companies to profitably expand.	
ED - GOAL 12-8	SUPPORT EFFORTS TO RECRUIT NEW BUSINESSES AND INDUSTRIES TO COTTONWOOD.	
Objective 12-8. A	Focus recruitment efforts and resources on specific industries which will diversify the existing economic base.	
Objective 12-8. B	Identify and recruit new firms that supply or otherwise support businesses already located in the Cottonwood area.	
Objective 12-8. C	Pursue recruitment of industries that are nonpolluting and compatible with the environment.	
Objective 12-8. D	Improve recruitment methods and strategies by analyzing results through established performance and evaluation criteria.	
Objective 12-8. E	Identify and support community resources which assist new businesses, such as marketing, venture capital, financing and management.	
Objective 12-8. F	Encourage and support entrepreneurial efforts and technological innovation in local businesses.	
Objective 12-8. G	Promote the Verde Valley as a location for film activities, including motion pictures, television, commercials and still photography.	
ED - GOAL 12-9	ENSURE NEW DEVELOPMENT LOCATED IN PROXIMITY TO THE VERDE VALLEY MEDICAL CENTER MEETS APPROPRIATE STANDARDS OF QUALITY SO AS TO ENSURE THE AREA REMAINS ATTRACTIVE AS THE PREEMINENT MEDICAL CENTER FOR THE REGION.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 12-9. A	Work with affected property owners and citizens to develop an Area Plan for the Medical Center area so as to provide a coordinated vision to guide the long-range development in and around the Medical Center area.	
Objective 12-9. B	Develop design guidelines for the area to assist with the planning and design of future development projects.	
Objective 12-9. C	Encourage medical and health related business development in Cottonwood.	
ED - GOAL 12-10	ENSURE DEVELOPMENT IN PROXIMITY TO THE COTTONWOOD MUNICIPAL AIRPORT SUPPORTS THE LONG- TERM VIABILITY OF THE AIRPORT AS A KEY EMPLOYMENT AND ECONOMIC ACTIVITY CENTER.	
Objective 12-10. A	Provide incentives and program assistance to promote high-quality employment based uses, including aviation-related businesses, in the airport area.	
Objective 12-10. B	Update the Cottonwood Municipal Airport Master Plan to include detailed land use planning and design guidelines for the airport and surrounding area so as to achieve the desired goals for the area as determined through the planning process.	
Objective 12-10. C	Promote employment-generating business development within the Cottonwood Municipal Airport area so as to increase the number of industries located at the airpark, create incentive packages geared to targeted business, and collaborate with lessees to market the airport area as an attractive business location.	
FOCUS AREA # 3: TOURISM		
ED - GOAL 12-11	BRAND AND PROMOTE COTTONWOOD AS A TOURISM DESTINATION AND GATEWAY TO OTHER ATTRACTIONS IN THE VERDE VALLEY.	
Objective 12-11. A	Brand and promote Cottonwood as a tourism destination and gateway to other attractions in the Verde Valley.	<i>Ongoing.</i>
Objective 12-11. B	Determine, protect, and promote such things as the natural, cultural, and historical features which attract tourists and visitors to the region.	
Objective 12-11. C	Support the establishment of a convention center and related quality lodging facilities so as to provide mid-sized convention and meeting activities.	
Objective 12-11. D	Determine the market feasibility for the siting of a conference hotel in Cottonwood and identify potential locations within the city that could support such facilities.	
Objective 12-11. E	Support development of a regional system of high-quality river access points and multi-use hiking, biking and equestrian trails.	
Objective 12-11. F	Continue to expand promotion efforts for the Verde Valley “Wine Trail” by working with the local wine consortium and related businesses.	
Objective 12-11. G	Work with Arizona State Parks to promote recreational opportunities at Dead Horse Ranch State Park, including through cooperative marketing programs with other area attractions and activities.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 12-11. H	Promote Cottonwood as a destination and base for the full range of regional outdoor recreation opportunities, including boating, fishing, bird watching, hiking, climbing, hang gliding, sky diving, ballooning, etc.	
Objective 12-11. I	Continue to work on the development of a comprehensive tourism strategy that includes local, regional and state-wide partners and identified funding sources.	
Objective 12-11. J	Develop and implement a comprehensive “wayfinding” signage program for the City of Cottonwood, so as to provide an attractive, effective, and unified signage program that helps direct visitors and residents to a variety of local facilities, uses and districts.	
Objective 12-11. K	Expand geo-tourism and eco-tourism as part of the tourism development strategy (e.g., birding events, river access, hiking trails, archeological sites) in the Verde Valley.	
Objective 12-11. L	Develop partnerships for agro-tourism with local ranches, farms, gardens and vineyards in the Verde Valley; and support the full range of agro-tourism program development, including general tours, hands-on educational experiences, training opportunities, conferences, festivals, special events, accommodations, and marketing programs.	

FOCUS AREA # 4: OLD TOWN

ED - GOAL 12-12 PROMOTE THE HISTORIC “OLD TOWN” DOWNTOWN AREA AS THE CITY’S ARTS AND CULTURAL CENTER AND UNIQUE DESTINATION DISTRICT.

Objective 12-12. A	Continue support for efforts to develop the historic downtown area as a major, mixed-use activity center that includes a variety of housing choices and retail, restaurants, galleries, wine-related uses, office, government, arts and culture, entertainment, and other services.	<i>Ongoing.</i>
Objective 12-12. B	Promote the identification and preservation of historically significant structures and support programs to ensure historically appropriate development activities associated with designated historic landmarks and districts.	
Objective 12-12. C	Support preservation of historic landmarks and expansion of historic district designation to areas with high levels of significant historic properties.	
Objective 12-12. D	Continue to support community activities and events which bring people to Old Town, such as festivals, parades, farmer’s market, and arts and entertainment events, including those that attract evening and weekend participation.	
Objective 12-12. E	Continue to support tourism-related uses and activities in the area.	
Objective 12-12. F	Ensure efforts to promote Old Town Cottonwood provide benefits that enhance business and resident interests throughout the City of Cottonwood.	
Objective 12-12. G	Work on making Old Town more pedestrian and bicycle-friendly by ensuring facilities are continuous, interconnected, safe, efficient and attractive.	

FOCUS AREA # 5: SUSTAINABILITY

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

ED - GOAL 12-13 PROMOTE ECONOMIC SUSTAINABILITY AND ENVIRONMENTAL STEWARDSHIP WITHIN COTTONWOOD.		
Objective 12-13. A	Strive to balance municipal costs and revenues so as to provide a sustainable, high level of service to city residents.	<i>Ongoing.</i>
Objective 12-13. B	Encourage the application of renewable energy technology (such as solar) and LEED certification in new development by ensuring that local codes and regulations are “green” friendly.	
Objective 12-13. C	Incorporate green technologies in new and existing City facilities and strive for LEED Certification for City projects.	
Objective 12-13. D	Adopt policies that support and expand Cottonwood as a pedestrian and bike friendly community	.
Objective 12-13. E	Support the Verde Valley Leadership programs and Project CENTRL to foster new leadership.	<i>City employees are regular members of Verde Valley Leadership.</i>
Objective 12-13. F	Develop a recreation-based market study that will analyze our opportunities and identify recruitment strategy for recreational oriented businesses (e.g., mountain biking, ballooning, river-related activities.)	
ED - GOAL 12-14 SUPPORT QUALITY INFRASTRUCTURE DEVELOPMENT.		
Objective 12-14. A	Ensure appropriate physical infrastructure is available to support business and community development.	
Objective 12-14. B	Develop adequate telecommunications infrastructure to support businesses and residents. Create a committee to study telecommunications options and prepare an action plan to ensure that Cottonwood has the best possible communications capabilities.	
Objective 12-14. C	Link the Cottonwood General Plan to the Capital Improvement Plan so as identify and prioritize needed community infrastructure with land development activities.	
Objective 12-14. D	Ensure ongoing coordination and communication between local governments and various utility providers, including both private and public, so as to address common concerns and ensure adequate advance planning related to growth and changing needs.	
Objective 12-14. E	Consider all types of funding options and strategies for infrastructure development as appropriate and in the best interest of the City and its residents.	
Objective 12-14. F	Work regionally to protect the community’s long-term water resources, ranging from inter-basin watershed coordination to local state-of-the-art conservation, reuse and recharge strategies. Expand public awareness and water conservation programs.	
Objective 12-14. G	Continue to improve multi-modal transportation opportunities, including pedestrian, bicycle, transit, and vehicle systems.	

**Cottonwood General Plan 2025 – Voter approved: November 4, 2014
GOALS AND OBJECTIVES**

ED - GOAL 12-15	RECOGNIZE THE IMPORTANCE OF RETIRED PEOPLE FOR THEIR VALUED CONTRIBUTIONS TO THE LOCAL ECONOMY AND COMMUNITY.	
Objective 12-15. A	Increase awareness and understanding of aging issues in Cottonwood.	
Objective 12-15. B	Increase the ability of seniors to remain active, healthy and living independently in Cottonwood.	
Objective 12-15. C	Implement programs that will assist seniors in improving or managing health conditions.	
Objective 12-15. D	Develop opportunities and programs to assist members of the senior population and retired workers so they can use their life skills, business experience and financial capital to more effectively participate in the expansion of the local economy.	
Objective 12-15. E	Continue to support senior advocacy organizations, including the Verde Valley Senior Center and the NACOG Area Agency on Aging - Advisory Council on Aging (ACOA).	
<i>FOCUS AREA # 6: LEADERSHIP</i>		
ED - GOAL 12-16	ENSURE ADEQUATE ORGANIZATIONAL CAPACITY TO SUPPORT ECONOMIC DEVELOPMENT PROGRAMS.	
Objective 12-16. A	Foster a collaborative environment and provide capable leadership on behalf of the City of Cottonwood.	
Objective 12-16. B	Provide funding and support for the City of Cottonwood Economic Development program, including a professional, full-time economic development director, necessary full and part-time support staff, office facilities, marketing programs, website resources and necessary program support.	
Objective 12-16. C	The City shall provide support to the Chamber of Commerce, CEDC, the Old Town Association and other local and regional economic development organizations, as determined.	
Objective 12-16. D	The City is encouraged to continue funding local economic development efforts, as well as the many other important non-profit organizations that work to improve the area's economy and quality of life.	
Objective 12-16. E	The City Council, City Manager, Economic Development Staff, Board of Directors and others shall meet periodically to review performance and to make modifications to the work program as necessary.	
Objective 12-16. F	Continue to identify ways to bring citizens, residents and business representatives into the community's economic development planning and implementation process.	

**Cottonwood General Plan 2025 – Voter approved: November 4, 2014
GOALS AND OBJECTIVES**

ED - GOAL 12-17	CONTINUE TO SUPPORT AND TAKE A LEAD ROLE WITH THE COORDINATION OF REGIONAL ECONOMIC DEVELOPMENT EFFORTS.	
Objective 12-17. A	Promote networking, information sharing, and coordination among the local public and private economic development agencies and organizations, educational and job training organizations, and business groups.	
Objective 12-17. B	Continue to support and implement the programs as described through the regional economic development planning efforts.	
Objective 12-17. C	Provide staffing and support for Cottonwood Economic Development Council (CEDC).	
GOAL 12-18	PROVIDE PROGRAM SUPPORT FOR LOCAL MANUFACTURING COMPANIES.	
Objective 12-18. A	Support Northern Arizona Manufacturing Association (NAMA) that brings together local manufacturing firms to provide a forum to exchange information and ideas as well as an opportunity to discuss issues and concerns.	
Objective 12-18. B	Expand supply chain development opportunities.	
<i>FOCUS AREA # 7: QUALITY OF PLACE</i>		
ED - GOAL 12-19	SUPPORT QUALITY OF PLACE GOALS AND ENSURE THAT COTTONWOOD RESIDENTS HAVE A WELL PLANNED COMMUNITY WITH HIGH LEVEL OF SERVICES, A DIVERSE MIX OF HOUSING, AND ABUNDANT CULTURAL AND RECREATIONAL OFFERINGS.	
Objective 12-19. A	Promote the arts in Cottonwood through consideration of a “percentage for the arts” program and support for a local arts council.	
Objective 12-19. B	Ensure the diversity and affordability of housing in Cottonwood.	
Objective 12-19. C	Create more awareness of and encourage the use of the Cottonwood Area Transit (CAT) system.	
Objective 12-19. D	Support community-based enforcement programs, such as MAT Force and Citizens on Patrol (COP).	
Objective 12-19. E	Preserve the natural environment of Cottonwood by adopting policies that allow for open space and the preservation of view sheds.	
ED - GOAL 12-20	USE THE SUB-AREA PLANNING PROCESS TO SUPPORT ECONOMIC DEVELOPMENT OBJECTIVES FOR KEY DESIGNATED AREAS.	
Objective 12-20. A	Work with the public to identify and prioritize areas that could benefit from the focused planning approach provided through the sub-area planning process identified in the Land Use Element.	
Objective 12-20. B	Establish sub-area planning committees comprised of area residents, businesses, staff, elected officials and others to guide each program.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014

GOALS AND OBJECTIVES

Objective 12-20. C	Encourage projects that enhance Cottonwood through appropriate quality urban design, improved public facilities and expanded economic development opportunities.	
GOAL 12-21	EXPAND E-GOVERNMENT (ON-LINE ELECTRONIC COMMUNICATIONS) PROGRAMS AND RESOURCES.	
Objective 12-21. A	Promote a user-friendly system that allows the citizen to interact easily with City government through a variety of mechanisms emphasizing the best practices for telephone, Internet, and e-mail and methods to provide one-stop services for various needs.	
Objective 12-21. B	Expand e-government to automate processes, such as bill payments, permits, and plan reviews.	<i>Ongoing.</i>
Objective 12-21. C	Develop an effective GIS (Geographical Information System) so that citizens can access the Internet to obtain a variety of information about their community and properties in a visual mapping format.	<i>Ongoing.</i>
Objective 12-21. D	Improve public access to internet-based information by providing public access computers at additional City facilities.	<i>Ongoing.</i>
GOAL 12-22	ENCOURAGE RE-USE AND INFILL DEVELOPMENT OF VACANT, UNDER USED AND OBSOLETE LAND PARCELS SO AS TO PROMOTE EFFICIENT AND COST-EFFECTIVE USE OF LAND AND INFRASTRUCTURE	
Objective 12-22. A	Establish programs and incentives to encourage compatible, adaptive re-use and modernization of vacant or deteriorating properties.	
Objective 12-22. B	Prioritize revitalization and redevelopment projects in consideration of overall General Plan goals and objectives, including both individual properties and sub-area improvements.	
Objective 12-22. C	Provide technical assistance and resources to assist with commercial, industrial and residential rehabilitation.	
Objective 12-22. D	Support the Sub-area planning process to promote careful redevelopment of areas in the community that are vacant and underutilized.	
Objective 12-22. E	Address the special needs of areas that are experiencing blight or potentially hazardous conditions to assure the health, safety, and welfare of local residents.	
Objective 12-22. F	Promote sensitive redevelopment of areas within the community that are in a process of transition and reflect a need for reinvestment, particularly in older neighborhoods and along arterial streets.	
Objective 12-22. G	Provide information to the public, property owners and businesses regarding potential state or federal incentives so as to encourage a diversity of integrated, high-quality land uses.	

Cottonwood General Plan 2025 – Voter approved: November 4, 2014
GOALS AND OBJECTIVES

GOAL 12-23	REMEDiate DETERIORATED AND BLIGHTED CONDITIONS.	
Objective 12-23. A	Coordinate area-wide efforts to improve and enhance conditions, including assembly of underutilized and blighted properties for redevelopment at a level appropriate and compatible with surrounding neighborhood character.	
Objective 12-23. B	Enforce property development standards, remediate nuisance properties and eliminate unsafe property conditions.	<i>Current enforcement of Zoning Ordinance, Building, and Fire Codes.</i>
Objective 12-23. C	Support the redevelopment process as a means to provide additional effective economic development tools, including public/private partnerships, special grant programs, and targeted area-wide improvements.	
Objective 12-23. D	Ensure any historic properties, or properties with potential to be designated as historic, take into account the best practices for historic preservation when associated with any redevelopment or revitalization effort. Potential financial incentives for historic preservation should also be considered for any related project.	