



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

REGULAR MEETING
Monday, March 16, 2020
6:00 p.m.

I. CALL TO ORDER

A. Roll Call

Planning & Zoning Commission Members Present

Commissioner Hart
Commissioner Dowell
Commissioner Masten
Chairman Williams

Planning & Zoning Commission Members Via Telecom

Commissioner Narwid
Commissioner Sherman
Vice Chairman Dowling

Staff Members Present

Scott Ellis, Community Development Director
Jim Padgett, Planner
Gary Davis, Planner
Ron Corbin, City Manager
Rudy Rodriguez, Deputy City Manager
Brenda Campbell, Permit Technician, Recorder

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.

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B. Approval of Minutes: February 24, 2020 Regular Meeting

Motion: To approve minutes of the February 24, 2020 Regular Meeting.

Made by: williams

Vote: unanimous

II. INFORMATIONAL REPORTS AND UPDATES: rescheduled open meeting law

III. Belfry admin staff approval

IV. CALL TO THE PUBLIC none

V. OLD BUSINESS: NONE

VI. NEW BUSINESS:

- 1. CUP 08-005 EXT/DR 20-003 - MOUNTAIN VIEW APARTMENTS-** A request for an Extension of Time for a previously approved Conditional Use Permit and a Design Review application to develop 60 apartment units contained in three buildings with a clubhouse facility. The proposed site is located on the east side of N. 7th Street and north of Mingus Ave. and is zoned R-3 (Multiple Family Residential). APN 406-42-013H and 406-42-013K. Owner: Cottonwood Mountain View Villa LLC. Applicant: Krishan Ginige, Southwest Environmental Consultants, Inc.

Jim Padgett presented the proposal and explained that it was originally approved in 2008. No time limit was granted at that time so it is being brought back because of the length of time that has passed. A conditional use permit is required because it is 3 stories. He presented the landscaping proposal and the drainage plans. He is concerned about the screening by landscaping by the manufactured homes, but this is not required by code,

Krishan W. Sec. explained the drainage problems. He explained they are open to landscaping suggestions and will work with staff.

Jim Moyer

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There was some discussion of the landscaping issues that the commissioners would like see. Dowell brought up safety issues with too much landscaping

Motion: To approve CUP 08-005 EXT and DR 20-006 to allow Cottonwood Mountain View Villa Inc. to develop the 60-unit apartment, subject to the following stipulations:

1. That the project conforms to Code Review Board comments dated December 3, 2019.
2. That the project complies with all Planning, Building, Utilities, Engineering and Fire Department requirements.
3. Identify a minimum of two (2) bicycle parking spaces in proximity to each building for a total of six (6) spaces as required by code on the plans submitted for Building Permits.
4. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued within 24 months of the Planning Commission action.
5. Building Permits shall be applied for within three (3) years from the date of approval by the Planning & Zoning Commission or the Conditional Use Permit shall be subject to revocation procedures.

Made by: Commissioner Dowell

Second: Commissioner Masten

Roll Call Vote: Unanimous.

- 2. CUP 20-002 - DUVERNAY GARAGE** - A request for a Conditional Use Permit for a twenty-one foot +/- (21' +/-) high detached garage that exceeds the height limitation allowed for an accessory structure. The property is in a PAD (Planned Area Development) and is located at 1385 E Partridge Court. APN: 406-62-033. Owner: Michael J. Duvernay Living Trust. Applicant: Michael J. Duvernay.Ke

Jim presented the plan for the garage. He explained the height limit of 16 ft is not sufficient for a 13 ft rv. This exceeds what the current code requires.

Narwid seems larger than expected. Sherman also

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Applicant mike duvernay –williams concerned about the distance between the two buildings.. duv explained the reason for this that it is close to the drainage. Williams The height is an issue. Narwid is there storage above . no . narwid how did he deal with the neighbors.

Public comment gail weis neighbor oversize

All developer pres of homeowners assoc. is in favor

Williams has 3 important items – aesthetics, not view blocking, close as possible to existing bulding. 50 ft too far.

Narwid feels this project is too large for the neighborhood. Sherman feels it is too far and too big for the area. Doesn't feel this should be approved due to the view restrictions.

There was comment on the amount of work the applicant has done to mitigate the objections to the project Williams asked about moving the bulding closer to the primary home. Applicant explains the reasoning behind the placement and that he would comply if needed. The dtrainange system would be interrupted and need ot be modified if he had to move the building closer.

Motion: To approve CUP 20-002 to allow Michael J. Duvernay to exceed the allowable height requirements, subject to the following stipulations:

1. That the project conforms to the Fire Department comments dated 2-21-2020 and Engineering Department comments dated 2-19-2020 as attached.
2. That the project is developed in conformance with the development plans as approved at the Planning and Zoning Commission at the March 16, 2020 meeting.
3. A Certificate of Zoning Compliance documenting the completion of conditions shall be issued prior to issuance of a Certificate of Occupancy.
4. 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.
5. To match the brick veneer of the existing residence.

Made by: Commissioner Dowell

Second: Commissioner Hart

Roll Call Vote: 5-7

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- 3. CUP 20-003 - KENTUCKY FRIED CHICKEN SIGNAGE** - A request for a Conditional Use Permit to exceed the square footage of signage allowed on the Kentucky Fried Chicken Building. This project is located in a C-2 (Heavy Commercial) zone at 970 S. Main Street. APN: 406-04-045K. Owner: Alred Investments LLC. Applicant: Robert Alred.

Gary presented the signage plan for over size signage. He

Applicant, Robert Alred explained the signage that is proposed and what they will look like. He explained why the window was removed. Narwid why do they need so many signs?

Motion: To approve CUP 20-003 to allow Alred Investments, LLC to exceed the allowable signage requirements, subject to the following stipulations:

1. That the project is developed in conformance with the proposed sign area shown in the sign permit application submitted on October 24, 2019.
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 problem as determined by the City.

Made by: Commissioner Dowell

Second: Commissioner Masten

Roll Call Vote: 6-7

VII. DISCUSSION ITEMS:none

VIII. SUGGESTED TOPICS FOR FUTURE MEETINGS:

IX. ADJOURNMENT8:04

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