

## AGENDA

REGULAR MEETING OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD,  
ARIZONA, TO BE HELD OCTOBER 4, 2022, AT 6:00 PM., AT THE COUNCIL CHAMBERS  
BUILDING, 826 N. MAIN STREET, COTTONWOOD, AZ.

- I. CALL TO ORDER
- II. ROLL CALL
- III. PLEDGE OF ALLEGIANCE
- IV. BRIEF SUMMARY OF CURRENT EVENTS BY MAYOR, CITY COUNCIL AND/OR CITY MANAGER -- THE PUBLIC BODY DOES NOT PROPOSE, DISCUSS, DELIBERATE OR TAKE LEGAL ACTION ON ANY MATTER BROUGHT UP DURING THIS SUMMARY UNLESS THE SPECIFIC MATTER IS PROPERLY NOTICED FOR LEGAL ACTION.
- V. CALL TO THE PUBLIC--This portion of the agenda is set aside for the public to address the Council regarding an item that is not listed on the agenda for discussion. However, the Council cannot engage in discussion regarding any item that is not officially listed on the agenda for discussion and/or action (A.R.S. §38-431.02(H).) Comments are limited to a 3 minute time period.
- VI. APPROVAL OF MINUTES

SPECIAL WORK SESSION OF SEPTEMBER 13, 2022

***Comments regarding items listed on the agenda are limited to a 3 minute time period per speaker.***

- VII. CONSENT AGENDA--The following items are considered to be routine and non-controversial by the Council and will be approved by one motion. There will be no separate discussion of these items unless a Council Member or a citizen so requests, in which case the item will be removed from the Consent Agenda and considered in its normal sequence on the Agenda.
  1. REQUEST FOR WAIVER OF PARKS AND RECREATION CODE SECTION 12.12.020., USE OF PUBLIC PARKS AND RECREATION FACILITIES, B. CAMPING IN PARKS AND RECREATIONAL FACILITIES, FOR THE COTTONWOOD FAMILY CAMPOUT SCHEDULED FOR NOVEMBER 5 & 6, 2022.
- VIII. NEW BUSINESS--The following items are for Council discussion, consideration, and possible legal action.
  1. CONSIDERATION OF THE PURCHASE OF A NEW E-ONE PUMPER TRUCK FROM H&E EQUIPMENT SERVICES THROUGH THE SOURCEWELL COOPERATIVE

## PURCHASING AGREEMENT.

2. ORDINANCE NUMBER 722--AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD FOR ASSESSOR'S PARCEL NUMBERS 406-36-011, 406-37-242A, AND A PORTION OF 406-37-174, TO CHANGE THE PRESENT ZONING DESIGNATIONS OF AR-43 (AGRICULTURAL RESIDENTIAL) AND R-4 (SINGLE FAMILY/MULTIPLE FAMILY/MANUFACTURED HOME) TO R-3 (MULTIPLE FAMILY RESIDENTIAL); FIRST READING.
3. RESOLUTION NUMBER 3151-- AMENDING THE CITY'S GENERAL PLAN TO CHANGE THE LAND USE DESIGNATION FOR APPROXIMATELY 1.2 ACRES OF LAND LOCATED AT THE NORTH END OF 14TH STREET FROM PSP (PUBLIC/SEMI-PUBLIC/INSTITUTIONAL) TO HR (HIGH DENSITY RESIDENTIAL).
4. ORDINANCE NUMBER 723--AMENDING THE ZONING ORDINANCE TO ALLOW FOR CLUSTER SUBDIVISIONS IN CERTAIN AGRICULTURAL-RESIDENTIAL ZONING DISTRICTS AND PROVIDING DEFINITIONS AND STANDARDS THEREFOR; FIRST READING.
5. REQUEST TO CLOSE MAIN STREET IN OLD TOWN BETWEEN PIMA STREET AND CACTUS STREET, FROM 4 A.M., TO 9 P.M., ON NOVEMBER 12, 2022, FOR THE "WALKIN' ON MAIN" EVENT.
6. EXECUTIVE SESSION - REVIEW OF CITY ATTORNEY APPLICATIONS AND FINALIST RECOMMENDATIONS, AND DIRECTION TO STAFF REGARDING LOGISTICS AND NEXT STEPS IN THE CITY ATTORNEY RECRUITMENT PROCESS. PURSUANT TO ARS §38-431.03.A.1 AND/OR A.3, THE COUNCIL MAY VOTE TO CONVENE IN EXECUTIVE SESSION TO RECEIVE LEGAL ADVICE AND/OR TO DISCUSS INDIVIDUAL APPLICANTS AND THEIR APPLICATIONS, SUBJECT TO THE RIGHT OF EACH APPLICANT TO REQUIRE THE COUNCIL TO DISCUSS THEIR APPLICATION IN A PUBLIC MEETING RATHER THAN IN EXECUTIVE SESSION.

## IX. CLAIMS AND ADJUSTMENTS.

## X. ADJOURNMENT

Pursuant to A.R.S. §38-431.03.(A) the Council may vote to go into executive session on any agenda item pursuant to A.R.S. §38-431.03.(A)(3) and/or A.R.S. §38-431.03(A)(4) Discussion or consultation for legal advice with the attorney or attorneys of the public body.

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

Members of the City Council will attend either in person or by telephone conference call.

Notice is hereby given that pursuant to A.R.S. §1-602.A.9, subject to certain specified statutory exceptions, parents have a right to consent before the State or any of its political subdivisions make a video or audio recording of a minor child. Meetings of the City Council are audio and/or video recorded, and, as a result, proceedings in which children are present may be subject to such recording. Parents in order to exercise their rights may either file written consent with the City Clerk to such recording, or take personal action to ensure that their child or children are not present when a recording may be made. If a child is present at the time a recording is made, the City will assume that the rights afforded parents pursuant to A.R.S. §1-602.A.9 have been waived.

MINUTES OF THE SPECIAL WORK SESSION OF THE CITY COUNCIL OF THE CITY OF COTTONWOOD, ARIZONA, HELD SEPTEMBER 13, 2022, AT 5:30 P.M., AT THE COTTONWOOD RECREATION CENTER LOCATED AT 150 SOUTH 6TH STREET, COTTONWOOD, ARIZONA

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Mayor Elinski called the meeting to order at 5:30 p.m. Roll call was taken as follows:

COUNCIL MEMBERS PRESENT

Tim Elinski, Mayor  
Jackie Nairn, Vice Mayor  
Tosca Henry, Council Member  
Doug Hulse, Council Member  
Debbie Wilden, Council Member

COUNCIL MEMBERS ABSENT

Helaine Kurot, Council Member  
Michael Mathews, Council Member

STAFF MEMBERS PRESENT

Ron Corbin, City Manager  
Steve Horton, City Attorney  
Tami Mayes, Deputy Clerk  
Rudy Rodriguez, Deputy City Manager  
Gary Davis, Senior Planner

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

PROPOSED EXCHANGE OF LAND BETWEEN THE CITY AND CURTIS LINDNER

Mr. Davis presented a brief PowerPoint presentation regarding the proposal to exchange land between the City and Mr. Curtis Lindner. The City would receive a bit of right-of-way at the Cactus Street location just south of Main Street. In exchange, Lindner would receive a bit of City land that is east of Cactus Street. The City would retain public utility easements in the area. Lindner would receive a small access easement at Trails End Drive, which is off of Verde Heights. The City would receive a public trail easement around the Blowout Wash from the end of Balboa Street connecting to the rest of the trail up towards Highway 89 right-of-way and beyond. Mr. Davis then presented and explained the maps of proposed land exchanges.

Mr. Rodriguez stated we've been working on this on and off for a number of years. It kind of gets going, and then it kind of dissipates, and then we're back again. We've been working to try to make it a win-win for both the City and Mr. Lindner. He is present today. We were looking at the trails, which are vital to us, and we're looking to make sure we retain the easements for the City of Cottonwood for all water and wastewater easements, and also obtain Cactus Street so we can improve it and put the sidewalks that we've been wanting to put in there. It also gives Mr. Lindner enough property so he can go ahead and make that little section of land useable for him. This has been quite an experience trying to get all of this together. We're very close and we're asking for Council's direction to proceed further. We would then ask Mr. Horton to get all the agreements in place to get this done after years of trying to get this thing together.

Mayor Elinski stated the southern portion of the land that is part of this exchange, we have the trail easement that runs through it. I just want to make sure that there is a connection that would tie into the Verde Heights neighborhood at Trails End.

Mr. Davis stated, yes, that's what we're showing here. We hope to add that to the trail easement, and also a side trail that would go up to access Mingus Avenue.

Mayor Elinski stated it looks like there is a third offshoot as well that goes into some social trails that's on the Siler property that I think is going to be developed soon.

Mr. Davis stated, yes, we just received an application for the PAD rezone for what would be called the Clemenceau Subdivision. It would be a mixed-use, multifamily, small-single family, 416 units proposed there. They are showing trails that would connect into this as well.

Mayor Elinski stated I just wanted to make sure that we're keeping all those trail access points open.

Mr. Davis stated that's the idea. The other thing I wanted to mention, too, on the map, the dark green lines are something separate but something we wanted to put on your radar screen. The old Willard Addition streets could be the subject of abandonment that could add to the Lindner property up there making them more ripe for development at some point in the future. That would be separate from this proposed exchange except for that little piece that I already showed you in the wash behind Bocce there. That would be part of the exchange, but the rest of that would be a future and separate item.

Council Member Henry stated prior to the meeting you did mention that not all of what is in green, whether it is light or dark on the map, would happen at one time. She then asked Mr. Davis to address that further.

Mr. Davis stated I mentioned that the portion in dark green near Cactus Street would be part of this exchange. That is City land that would go over to Lindner to make a larger lot at that location, to be combined in with the lighter green. The rest of those dark green areas could be a later abandonment.

Council Member Henry asked if it's all contingent on all of the items on the map being part of the same agreement.

Mr. Davis stated the abandonment of the subdivision streets would not be contingent on the rest of the exchange items, but our understanding so far is that the rest of those moving parts would happen at the same time.

Council Member Henry stated in the packet there is kind of a broad or vague statement about transaction fees. She then asked what the approximate costs to the City would be.

Mr. Davis stated I believe that would include things like appraisals and any kind of legal fees.

Mr. Horton stated I'd characterize these transactions as separate but related.

Council Member Henry stated that's helpful for analysis for the big picture of what we're being asked to consider. She then asked if there have been discussions about who is to bear the costs.

Mr. Davis stated not to this point that I know of. I think the idea was to bring it before Council and see if we want to keep moving forward with this particular idea, then flesh out the details from there.

Mayor Elinski asked if the thought was it would cost in the thousands of dollars or in the tens of thousands of dollars.

Mr. Corbin stated, based on the last one we did, we're talking less than 10,000. We would work on the fair-share value and who is getting what.

Council Member Wilden asked whose decision it was to come forward; the City or Mr. Lindner's.

Mr. Rodriguez stated the City has been wanting to do the repair work and sidewalk on Cactus Street. We found out that it was not necessarily ours. So it's a bit of both. We wanted the street and he (Mr. Lindner) also had some opportunity to do a land swap for it. It actually benefits both of us.

Mr. Corbin stated that trail system is part of Council's priorities, so we've been trying to figure out how to make that happen since I started. As Mr. Rodriguez talked about earlier, it's been a start and stop, and so we're back to trying to make it happen. That right-of-way is really needed to complete our trail system.

Council Member Wilden stated it sounds like a win-win for everybody, and it sounds like a great idea, so thanks to the City and Mr. Lindner.

Mayor Elinski stated Mr. Lindner is present this evening and invited him to introduce himself.

Mr. Lindner stated, just to give you a little bit of the history, this is kind of an ongoing discussion that we've had with the City over years. Part of these properties that I inherited recently were the Garrison properties, and then they were the Willard properties, so they go back to the beginning of Cottonwood. When we go back to the parts that are in dark green, the old Willard Subdivision that is on the map there, that was laid out in the very early days similar to the Cota Subdivision in Clarkdale; little tiny lots. When the mines and the smelter were going, that was kind of laid out but never really looked at. Most of the area in there is in washes and is kind of very hard to develop. It's basically sat there for many years, and we've been trying to resolve that because the roadways that were laid out in there are actually owned by the City,

and they are unimproved. People go in there and are on City property, and it's a liability in our estimation. We'd like to get that cleaned up and put into the Willard property so that it can be developed. This particular area is close to Old Town and is walkable. We see it as kind of the next area that could be added to the development of Old Town. Secondly, the exchange properties that are next to the Cactus Street property is kind of a small, wraparound piece that is mostly wash and is a continuation of the drainage through there. A lot of it is unbuildable and comes up to the alley there. It could be added to the square footage there, but it has low value. Thirdly, I inherited that portion of Cactus Street and we pay taxes on the property. It really should be a City right-of-way and a City-owned street. I've been trying to convey that. In terms of what you're looking at today, I really feel that if this is going to be not just a one-part exchange, like-for-like, this needs to be tied together. I really would not like to go forward with all of these exchanges if I can't get rid of the City streets and the Willard property. We'd like to rezone that at some point to do some type of R-2 or some type of development that is walkable and coincides with Old Town. It's really up to your attorney and our attorney to figure out a way to resolve this but make the two portions of this discussion tie together in some way, or we get thumbs up that we can go to the next phase of this at some point. We're losing our Town Manager and I'm worried. It's up to you guys on the Council to see if we can get this through. Finally, just regarding the trail system, I've been working off and on and made temporary agreements with the City and with the police department to kind of keep that trail available to people to go up there. However, we haven't ever finalized anything, and the new access points, one of them of which ties into the Nackard property and the multi-family development that's kind of in escrow there, that's kind of a new portion of it that was not part of our original plan but, through Rudy, we kind of added that. And then the other portion that goes up to Verde Heights was an add-on. I will say that I am in discussion with the buyer for the Nackard property who is doing all the development up there because he, at some point, may be interested in this wash property that we own, and so it may go to a different entity. He is a very environmental person and he said he would go along with any agreement with the City for the trails because he feels that's something that we will support. At this point, I am on title on the property, and I'm going along with everything you see there now. If you have any questions, let me know.

Mayor Elinski stated I think it is a great proposal and asked what the zoning is on the Willard addition.

Mr. Davis stated it's a mixture of R-2 and R-1. Closer to Old Town it is R-2, and further up the hill it's R-1 as I recall.

Mayor Elinski stated, regardless, the way it was platted 100-plus years ago, it doesn't make any sense given the terrain out there. I think, no matter what happens out there, we're probably looking at a PAD or something similar. I see no issue with abandoning our rights-of-way through there. I am most excited about that trail corridor, the easement going through there, and fulfilling our strategic goals as well as creating that connection directly to the Prescott National Forest. The opportunities and possibilities up there of having a Mingus Mountain to Verde River connection is huge for our community moving forward. You've got two thumbs up from me. I see heads nodding in the affirmative, so I think it sounds good.

And, sir, don't worry about Mr. Corbin leaving. This will still go on. Even without Mr. Corbin, this train is headed in the right direction now.

Council Member Henry stated, Mr. Lindner, you're not the first that has voiced that concern and, as the Mayor just said, and I can't speak for the remaining members of Council, I'm very concerned about continuity of operations and City deliverables, and our City Manager and City Attorney are both working to ensure that there is a smooth transition for both of their exits and then the onboarding processing for their respective roles. You do have a Council that is involved in the community and has been following these discussions in the past. I'm not a fan of stops and starts and, if at all possible, to keep the momentum up, we'll go ahead and do that. I also agree with the Mayor, this is a win for the City with one of our most important goals, the green space and the trail access. Also, if we can help free up and ensure additional development for the private property rights, that is also good for our economy, to have a good walkable community or development proposal in there.

Mayor Elinski stated I think you have your direction.

#### ADJOURNMENT

Mayor Elinski moved to adjourn the special work session. The motion was seconded by Council Member Henry and carried. The special work session adjourned at 5:53 p.m.



City of Cottonwood, Arizona  
City Council Agenda Communication



 [Print](#)

Meeting	October 4, 2022
Date:	
Subject:	Waiver of Parks and Recreation Code Section 12.12.020 to allow camping at Riverfront Park.
Department:	Parks and Recreation
From:	Jak Teel, Parks and Recreation Director

### REQUESTED ACTION

Consideration and approval of a waiver of the Parks and Recreation Code to allow camping at Riverfront Park beginning at 12 p.m. on Saturday, November 5, 2022, through 5 p.m. Sunday, November 6, 2022, for the first annual Cottonwood Family Campout.

### SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to approve a waiver of Parks and Recreation Code Section 12.12.020 USE OF PUBLIC PARKS AND RECREATION FACILITIES B. Camping in Parks and Recreational Facilities; for Riverfront Park beginning at 12 p.m. on Saturday, November 5, 2022, through 5 p.m. Sunday, November 6, 2022, for the first annual Cottonwood Family Campout."

### BACKGROUND

The Cottonwood Family Campout is a new event hosted by the Cottonwood Parks and Recreation Department. 10 families will be able register for this fun event that will help teach and encourage the fundamentals of camping. This fun new program will be led by our Parks, Trails, and Community Enrichment Coordinator, Joe Sulfaro, who had spent many years as a Park Ranger with Slide Rock State Park before his time in Cottonwood.

Registration for this event is limited to the first 10 families with the cost of \$100 per family of four. Additional members can be added for \$25 with the maximum size of six.

All items needed for this event will be provided to participants with the exception of bedding materials.

There will be an agenda of events that participants will be given with plenty of fun activities throughout the day. We will learn the basics of wilderness cooking with a focus on how to tend a campfire as well as how to ensure the fire is properly extinguished.

Below is the agenda of what to expect.

### **Saturday**

10:00 am - 11:00 am Check-in

11:00 am - 12:00 pm Tent Setup and Welcome speech

12:00 pm - 1:00 pm Lunch

1:00 pm - 3:00 pm Guided Hike to Fishing Hole, fishing tutorial

3:00 pm - 5:00 pm Free time = cornhole, disc golf, kickball, playground, horseshoes, etc.

5:00 pm - 6:00 pm Camping stove and Dinner tutorial/cooking

6:00 pm - 7:00 pm Eat and Clean

7:00 pm - 8:00 pm Fire Making Tutorial and S'mores

8:00 pm - 10:00 pm Free Time

10:00 pm - Morning Lights Out

### **Sunday**

7:00 am - 8:00 am Breakfast Making Tutorial

8:00 am - 9:00 am Eat and Clean

9:00 am - 10:00 am Scavenger Hunt with prizes

10:00 am - 11:00 am Camp Tear-down and dismissal

11:00 am - 12:00 pm Freedom

### **JUSTIFICATION/BENEFITS/ISSUES**

As part of City Council's Strategic Plan, the Parks team was asked to provide more community minded programs. This program will help benefit our community and teach the fundamental items needed to explore the outdoors and all the natural beauty Cottonwood has to offer.

### **COST/FUNDING SOURCE**

This program was approved through the budgeting process.

### **ATTACHMENTS:**

File Name	Description	Type
Campout_Plan.pdf	Cottonwood Family Campout Agenda	Backup Material

City of Cottonwood Parks & Recreation Presents



# COTTONWOOD FAMILY CAMPOUT



**October 8-9**  
**Riverfront Park**

Join us for an introductory experience and  
learn the FUNdamentals of camping!

Fee: \$100 per family of 4, \$25 each additional up to 6

FOR MORE INFORMATION CONTACT JOE AT [JSULFARO@COTTONWOODAZ.GOV](mailto:JSULFARO@COTTONWOODAZ.GOV)

# Cottonwood Family Campout

## **What is the idea behind this?**

The Cottonwood family campout is intended as a introduction to camping for families with little or no camping experience. Throughout the duration of the campout, the families will learn how to set up a tent, cook outside, and learn other useful skills that you can use while camping!

## **Location/Date and Time**

The campout will be held at Riverfront Park in the open field near the playground. Sign-in begins at 10am Saturday and the program ends at 11am Sunday.

## **Registration**

The event will cost \$100 for a family of 4. Each additional family member after 4 will be \$25 per person. A maximum of 6 is allowed and any group larger will require special arrangements. The Program will be able to accommodate 10 families and as program grows we can increase registration.

## **Included supplies and activities**

During the 2 day event, kids will get to experience many great activities. The activities will depend on age and weather but families can expect to enjoy: guided hikes, fishing, flora ID, Birding, Geology, campfire building, and much more!

Supplies include: Tents, sleeping mats, a cooking stove with hardware, all game and activity equipment, first aid kits, Breakfast/Lunch/Dinner supplies, and S'mores!

Families will need to provide their own sleeping bags and other bedding they would like, pillows, outdoor gear and clothing, personal toiletries, and other snacks they would like to bring.

# Itinerary

## Saturday

10:00am—11:00am	Check-in
11:00am—12:00pm	Tent Setup and Welcome speech
12:00pm—1:00pm	Lunch
1:00pm—3:00pm	Guided Hike to Fishing Hole, fishing tutorial
3:00pm—5:00pm	Free time = cornhole, disc golf, kickball, playground, horseshoes, etc
5:00pm—6:00pm	Camping stove and Dinner tutorial/cooking
6:00pm—7:00pm	Eat and Clean
7:00pm—8:00pm	Fire Making Tutorial and S'mores
8:00pm—10:00pm	Free Time
10:00pm—Morning	Lights Out

## Sunday

7:00am—8:00am	Breakfast Making Tutorial
8:00am—9:00am	Eat and Clean
9:00am—10:00am	Geocaching with prizes
10:00am—11:00am	Camp Tear-down and dismissal
11:00am—12:00pm	Lunch





City of Cottonwood, Arizona  
City Council Agenda Communication



 [Print](#)

Meeting Date:	October 4, 2022
Subject:	Purchase of a new E-ONE Pumper Truck from H&E Equipment Services.
Department:	Fire
From:	Battalion Chief, Larry Dawson Fire Chief, Ron Sauntman

#### REQUESTED ACTION

Consideration and approval of the purchase of a new E-ONE Pumper Truck from H&E Equipment Services through the Sourcewell cooperative purchasing agreement for an amount not to exceed \$938,046.

#### SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

"I move to approve the purchase of a new E-ONE Pumper Truck from H&E Equipment Services under the Sourcewell cooperative purchasing agreement for an amount not to exceed \$938,046."

#### BACKGROUND

The contract through which this purchase will be made is the result of a competitive procurement process performed by Sourcewell. Such action is authorized under A.R.S. §41-2632.

If the proposed contract is approved, the City will be granted all terms, conditions and pricing as awarded in the original agreement with Sourcewell. With the approval of the cooperative purchasing agreement, staff will be able to move forward with the purchase of a fire engine for the fire department.

#### JUSTIFICATION/BENEFITS/ISSUES

The Cottonwood Fire Department has two engine/pumper apparatus as first response vehicles. In addition, a third engine/pumper is utilized as a back-up engine when either

primary engine/pumper is out of service for routine maintenance or catastrophic failure. The third engine/pumper is a 1995 Pierce Quantum and has exceeded its operational lifespan of 15 years.

The purchase of the new E-ONE engine/pumper will replace our 2012 Rosenbauer engine/pumper as our primary response engine/pumper. The 2012 engine/pumper will become the back-up engine and the 1995 engine/pumper will be sold.

This purchase will bring all of Cottonwood Fire Department's apparatuses into alignment with National Fire Protection Association (NFPA) 1901 standards for apparatus service life.

#### COST/FUNDING SOURCE

Fire Department Capital Budget - General Fund

#### ATTACHMENTS:

File Name	Description	Type
10-4-22_Pricing_Page_Cottonwood_Engine_9-8-22.pdf	E-One Typhoon E-Max Rescue Pumper Quote#119260 Sourcewell Contract	Backup Material
10-4-22_Pierce_Quotes.pdf	Pierce Engine Quote	Backup Material
10-4-22_Rosenbauer_Quote.pdf	Rosenbauer Engine Quote	Backup Material





September 8, 2022

Cottonwood Fire and Medical Department  
191 S. 6<sup>th</sup> Street  
Cottonwood, AZ 86326  
928-634-2741

**We at H&E Equipment Services are pleased to quote the following:**

**(1) E-One Typhoon E-Max Rescue Pumper Quote#119260 Sourcewell Contract**

- 2022 EPA Compliant Cummins X12 500 HP Engine
- Allison 4000 EVS Transmission
- Vertical Exhaust
- 65 Gallon Fuel Tank
- 320 Amp Leece Neville Alternator
- Kussmaul 40 Amp battery charger with auto eject
- Painted Amdor Compartment Doors
- Aluminum Hosebed Cover with Center Divider
- Severe duty dash
- Seating capacity for (6) occupants
- Ready Reach Seat Belt Extenders
- (2) Double Crosslays 200' of 2" DJ hose
- 750 Gallon Water Tank
- 30 Gallon Foam Tank
- 2001 Hypro/FoamPro System
- Ladder Compliment Included
- Adjustable Shelving
- Sigtronics Intercom System (6) Headsets
- LED Lighting
- Whelen 295SLSA1 Electric Siren
- Federal Q2B Siren
- LED Scene Lighting
- SCBA bottle storage in wheel wells
- Darley 1500 GPM Pump
- Center Mounted Hose Reel W/Hose
- FRC In-Control Pressure Governor PBA300
- Whelen IC10 LED SL Series Tank Level Gauge
- Access steps at cab doors
- Active Air Purification System
- Hale EZ Fill Foam System

*(Please see complete Spec for all Options)*

**Base Truck Cost: \$867,044.00**  
**Phoenix Sales Tax: \$71,002.00**  
**Total Truck Cost: \$938,046.00**

*\*Cost shown includes inspection trips.*

- This unit is also eligible for prepay discount, in order to receive this discount the entire amount due would need to be received in full within 30 days of acceptance of order, prepay discount on this unit would be as follows:

**Prepay Discount: \$18,444.00**

**Final Truck Cost with Prepay Discount, Taxes and Sourcewell: \$918,071.00**

*\*The prepay discount shown accounts for performance bond.*



Mark Julien  
Mark Julien  
Apparatus Sales  
H&E Equipment Services

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Customer Acceptance

**From:** Ed McDonald <[emcdonald@hughesfire.com](mailto:emcdonald@hughesfire.com)>  
**Sent:** Wednesday, July 27, 2022 5:52:52 PM  
**To:** Sean James <[sjames@cottonwoodaz.gov](mailto:sjames@cottonwoodaz.gov)>  
**Subject:** RE: 724 (724) PUC Pumper, and 725 (37389) 2nd Gen pumper

Sean,

Attached are the builds for these 3 units. Here is an estimated price for each.

- #727 (36816) Queen Creek - \$980,000
- #726 (36485) Boalsburg - \$1,080,000
- #728 (36509) Hoquiam - \$895,000

There is a rumor of another price increase, but no word on what it will look like.

Thank you,

**Ed McDonald | Arizona Sales**  
Hughes Fire Equipment, Inc.  
**Cell: 623-910-4415 | Email: [emcdonald@hughesfire.com](mailto:emcdonald@hughesfire.com)**  
5159 W. Roosevelt Street | Phoenix, AZ 85043

Ed McDonald | Arizona Sales



Hughes Fire Equipment, Inc. Headquarters  
910 Shelley Street | Springfield, OR 97477  
Phone: 541-747-0072  
Website: [www.hughesfire.com](http://www.hughesfire.com)

**Cell: 623-910-4415 | Email: [emcdonald@hughesfire.com](mailto:emcdonald@hughesfire.com)**  
**5159 W. Roosevelt Street | Phoenix, AZ 85043**



**From:** Chad Horne (TOL) <[chorne@vvgtruck.com](mailto:chorne@vvgtruck.com)>  
**Sent:** Friday, September 9, 2022 6:42 AM  
**To:** Sean James <[sjames@cottonwoodaz.gov](mailto:sjames@cottonwoodaz.gov)>  
**Subject:** RE: Previous Rosenbauer build info

Sean,

The Scottsdale truck would have a sell price of \$970,000 plus tax which includes two trips for three department personnel for a precon meeting and a final inspection. Their spec is very heavy with custom options. I think we can take a decent size chunk out of the pricing if we were to review their spec versus “standard” options.

Thanks and have a great weekend!

Thanks!



**Chad Horne**  
*Fire Apparatus Sales*

**Cell:** (602) 705-5101  
[chorne@vvgtruck.com](mailto:chorne@vvgtruck.com)

City of Cottonwood, Arizona  
City Council Agenda Communication



 Print

Meeting Date:	October 4, 2022
Subject:	Zone Change from AR-43 (Agricultural Residential) and R-4 (Single Family/Multiple Family/Manufactured Home) zones to R-3 (Multiple Family Residential) zone for approximately 1.2 acres.
Department:	Community Development
From:	Gary Davis, Senior Planner

**REQUESTED ACTION**

Public Hearing and first reading of Ordinance Number 722, a Zone Change from AR-43 (Agricultural Residential) and R-4 (Single Family/Multiple Family/Manufactured Home) zones to R-3 (Multiple Family Residential) zone for approximately 1.2 acres located at the north end of 14<sup>th</sup> Street, approximately 1,000 feet north of Main Street, at 902 N. 14<sup>th</sup> Street.

**SUGGESTED MOTION**

If the Council desires to approve this item the suggested motion is:

N/A - Public Hearing and first reading only

**BACKGROUND**

The applicant requests a zone change to R-3 (Multi-family Residential) in order to allow the reconfiguration of parcels adjacent to City-owned land.

The applicant owns two adjacent parcels at the north end of 14<sup>th</sup> Street situated between the City's cemetery parcel and Riverfront Park. The larger parcel, zoned AR-43 (Agricultural Residential) is about an acre in size and contains a single-family residence. The smaller parcel, zoned R-4 (Single-Family/Multiple-Family/Manufactured Home), contains an accessory structure and has no street frontage. Previous owners have encroached on the cemetery parcel by placing a fence about 27 feet onto that parcel and using that portion, about 4,900 square feet, for yard and driveway. The applicant wishes to acquire the 27-foot strip of the cemetery parcel from the City in order to continue to

use the yard within the fence. The cemetery property is also zoned R-4.

Riverfront Park is directly north of the applicant's property. City staff has proposed transferring the 27-foot strip of cemetery land to the applicant in exchange for a public utility and pedestrian easement running north from 14<sup>th</sup> Street to Riverfront Park. The new easement would provide the neighborhood east of the Cemetery with a direct pedestrian and bicycle access to Riverfront Park and would run alongside an existing drainage easement that already extends north from the end of 14<sup>th</sup> Street.

The City has no plans to develop the northern 27 feet of the cemetery property, and on May 17, 2022, City Council approved this exchange in concept. At that time, transfer of two pieces of City land were being considered for the exchange; the applicant now proposes the transfer of only the 4,900-square foot cemetery parcel.

The proposed easement would cut across the larger of the applicant's parcels, cutting off the east portion of the parcel from the house, which is on the west portion. The applicant proposes splitting the parcel along the proposed easement, and creating two lots. Under the applicant's proposed Minor Land Division plan, the western lot, which contains the house, would combine the western portion of parcel 406-36-011 with the smaller parcel 406-37-242A and the northern 27 feet of the cemetery parcel. Neither of the new lots would be large enough to meet the 43,000 square foot minimum lot size required in the AR-43 zone.

Staff would ordinarily recommend that any new zoning be the same as the adjacent residential zoning in order to keep development patterns consistent. In this case, the adjacent zoning is R-4, which was created to accommodate areas where a mix of housing types including manufactured homes has been established. The Zoning Ordinance Section 416.A states that because it is the intention of the Ordinance "to prevent the expansion of these mixed-use areas and to promote their elimination, it shall be the policy of the City Council to accept no applications for 'R-4' rezoning within the City of Cottonwood after the adoption of this Ordinance." For this reason, staff recommended the applicant instead apply for R-3 zoning, which allows a similar mix of single- and multi-family residential uses, but without manufactured housing. R-3 and R-4 zoning permit the same maximum density (one unit per 1,500 square feet for lots over 24,000 square feet, and one per 2,000 square feet for lots between 14,000 and 24,000 square feet), but given the triangular shape of the lots and the requirements for parking and open space, it is unlikely actual densities would approach the maximum.

The R-3 zoning would apply to the two private parcels and to the north 27 feet of the cemetery parcel so the new combined lots would have only one zoning classification. In the coming months, staff intends to include the cemetery and Riverfront Park (which is zoned AR-43 and GA) in another CF (Community Facilities) zone change similar to the

one the Planning and Zoning Commission considered in June 2022.

The north 140 feet of 14<sup>th</sup> Street (north of Navajo Street) is unpaved and the City has no plans to pave it. Currently the unpaved road provides access for only two residences, the applicant's and another on the corner of 14<sup>th</sup> Street and Navajo Street. The City would require that roadway to be paved in conjunction with development of any new residences on the rezoned land.

On April 1, 2022 the applicant held the required neighborhood meeting to which all property owners within 300 feet were invited. Owners of two properties attended and the one concern raised about the proposed increased density was the potential impact on dust and drainage on the unpaved portion of 14<sup>th</sup> Street. Before the Planning and Zoning Commission hearing, one of these owners submitted a letter expressing concern over the dust issue and potential overflow parking for Riverfront Park (see attached).

On September 8, 2022, the Planning and Zoning Commission held a public hearing and unanimously recommended approval of the Zone Change. An accompanying request for a General Plan Amendment (Resolution 3151) is also scheduled for public hearing at the October 4, 2022 City Council meeting.

#### JUSTIFICATION/BENEFITS/ISSUES

The zone change would allow for additional residential units in a central neighborhood and would allow for a minor land division that would result in a public trail easement connecting the neighborhood with Riverfront Park.

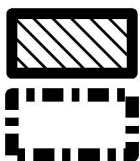
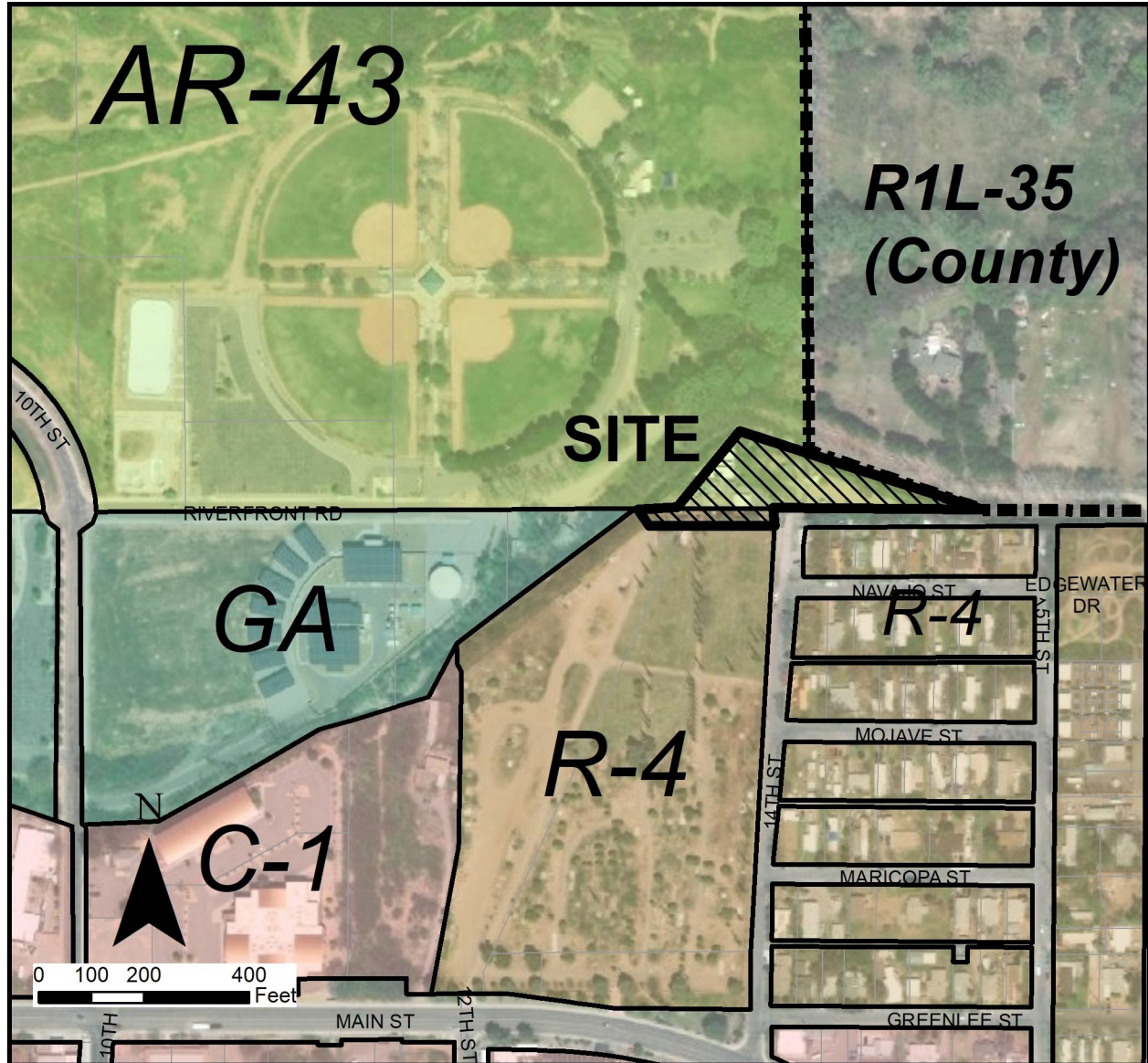
#### COST/FUNDING SOURCE

There is no cost associated with the proposed zone change. Funds would later be budgeted for construction of a trail and bridge across the Cottonwood Ditch.

#### ATTACHMENTS:

File Name	Description	Type
Rezone_map_aerial.jpg	Map of Proposed Zone Change	Backup Material
Site_Plan_MLD.pdf	Site Plan - Proposed Minor Land Division	Backup Material
Eldred_comment_20220907.pdf	Eldred Comment	Backup Material
Ord722.docx	Ordinance Number 722	Cover Memo

**Z 22-007**  
**MASTERS ZONE CHANGE**

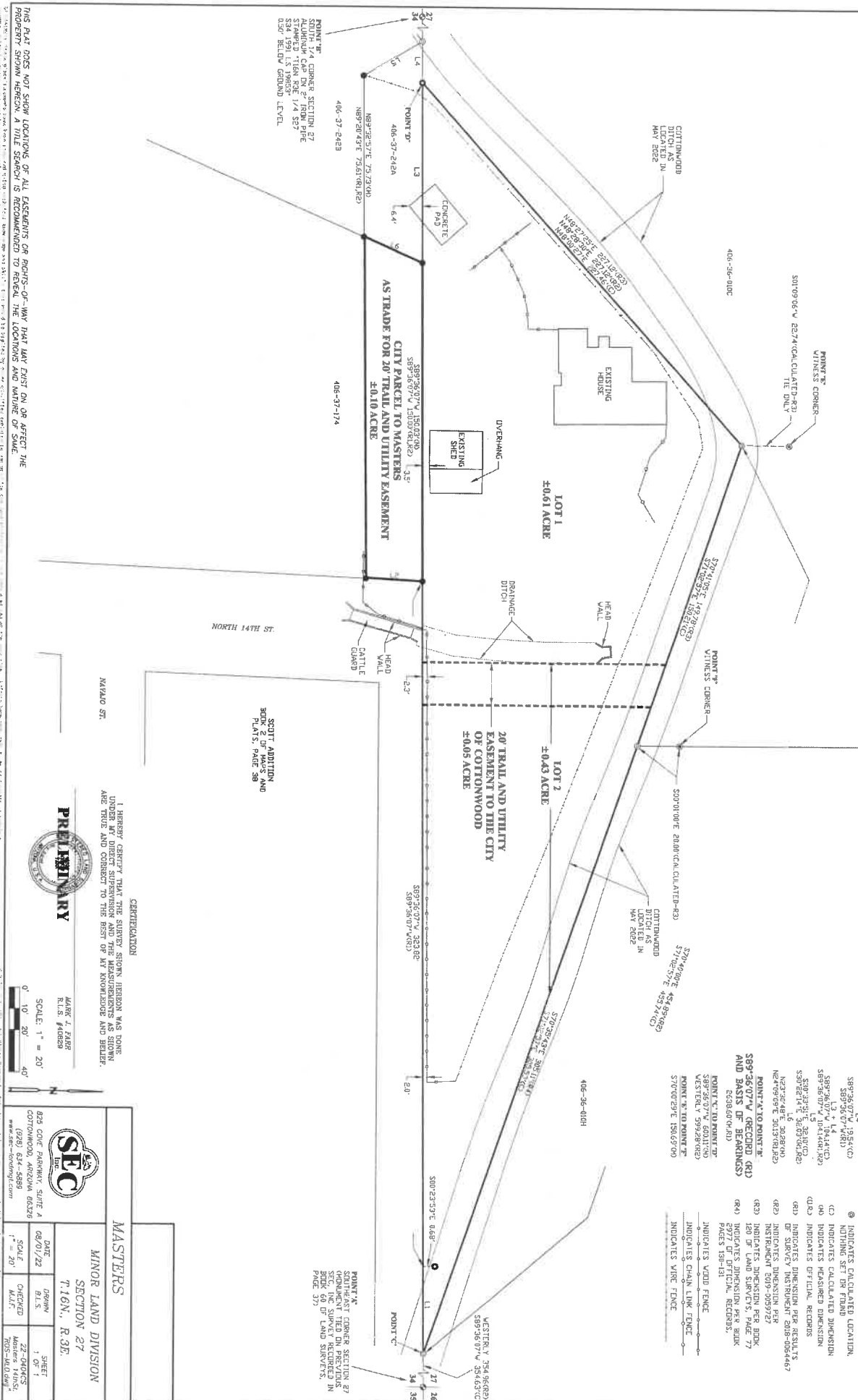


Proposed Zone Change to R-3

City Boundary



A PORTION OF THE SOUTHEAST 1/4 OF  
SECTION 27, T16N, R3E, G. & S.R.M.,  
YAVAPAI COUNTY, ARIZONA.  
ASSESSOR PARCEL 406-36-011  
CITY OF COTTONWOOD




I HEREBY CERTIFY THAT THE SURVEY SHOWN HEREON WAS DONE UNDER MY DIRECT SUPERVISION AND THE MEASUREMENTS AS SHOWN ARE TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND BELIEF

# PRELIMINARY

MARK J. FARR  
R.L.S. #40829



		829 COE BLVD., SUITE A COTTONWOOD, ARIZONA 86326 (928) 634-5899 <a href="http://www.sec-arizona.com">www.sec-arizona.com</a>	
DATE 06/01/22		DRAWING B.L.S.	
SHEET 1 OF 1		CHECKED T.D. QUAKES	
SCALE 1" = 20'		M.A.R. 7/25/22	
MINOR LAND DIVISION SECTION 27 T.16N.; R.3E.		7755 N. 10 <sup>th</sup> ST. TOWN OF LAMAR	

LINE DATA

- S89-36.07-V, 41.66,  
L2  
S89-36.07-V(R)
- S89-31.29-V, 26.97(M,  
S03-12.00-V, 26.74(R))  
L3  
S89-36.07-V, 84.60(M,  
S89-36.07-V(R))
- S89-36.07-V, 19.54(C)  
S89-36.07-V(R)
- L3 + L4  
S89-36.07-V, 104.4(C)  
S89-36.07-V, 121.0(M,  
S03-22.11-V, 36.03(M, R))  
L6  
N23-30.46-V, 30.28(M,  
N2-07.09-V, 30.13(R, R2))
- POINT-A TO POINT-B  
S89-36.07-V, DELETED (R)  
AND BASTIS DE BEAUMONT

LEGEND

- ① INDICATES FOUND INFORMATION AS LISTED
- ② INDICATES FOUND 1/27 REAR WITH PLASTIC CAP STAMPED "SEC. INC. VS. 40"
- ③ INDICATES FOUND 1/27 REAR WITH PLASTIC CAP STAMPED "JAN. VS. 1985"
- ④ INDICATES FOUND 1/27 REAR WITH ALUMINUM BOLT STAMPED "VS. 33624"
- ⑤ INDICATES CALCULATED LOCATION
- ⑥ INDICATES CALCULATED DIMENSION
- ⑦ INDICATES MEASURED DIMENSION
- ⑧ INDICATES OFFICIAL RECORDS
- ⑨ INDICATES DIMENSION RESULTS
- ⑩ INDICATES DIMENSION BY SURVEYOR'S MEASUREMENTS 01-05-927
- ⑪ INDICATES DIMENSION BY INSTRUMENT 01-05-927
- ⑫ INDICATES DIMENSION BY BOOK 120 OF LAND SURVEYS, PAGE 77
- ⑬ INDICATES DIMENSION BY BOOK 120 OF LAND SURVEYS, PAGE 77

To: Cottonwood Planning and Zoning Commission  
Gary Davis

From: Ronald Eldred & Brenda Eldred (RBE LLC)

Reference: Concerns to Z22-007 Zoning Change at 902 N 14<sup>th</sup> st Cottonwood AZ.

We have strong concerns that we want to have publicly noted and addressed in both the Planning and Zoning Commission meeting on Thursday, September 8, 2022, and the City Council meetings on Tuesday October 4<sup>th</sup> and Tuesday October 18<sup>th</sup> regarding the proposed Z22-007 zoning change.

We have two primary concerns.

1. Traffic increase to narrow, dirt, 14<sup>th</sup> st road that is a mere 15 feet from the front of our home at 1402 E Navaho st. Dust and traffic has already been an issue without the additional dwellings that are being proposed.

Remedy requested: Limit newly zoned property to 3 total occupied units. 14<sup>th</sup> st road in front of 1402 e Navaho home must be paved prior to any construction activity commencing on the newly zoned property.

2. Separately proposed easement that would provide park access through the newly created zoned property will create parking issues on both E Navaho and 14<sup>th</sup> st roads as people begin accessing the area.

Remedy requested: Create additional parking as part of the newly zoned property and installation of "no parking" signs on both sides on the roads on 14<sup>th</sup> st and E Navaho st.

We appreciate your consideration of our concerns and are looking to create a positive outcome for all of the parties involved in this proposed zoning change.

Sincerely,

Ronald and Brenda Eldred



## ORDINANCE NUMBER 722

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING MAP OF THE CITY OF COTTONWOOD, ARIZONA, FOR CERTAIN PARCELS OF LAND (SPECIFICALLY, YAVAPAI COUNTY APN 'S 406-36-011, 406-37-242A, AND A PORTION OF 406-37-174) SO AS TO CHANGE THE PRESENT ZONING DESIGNATIONS OF AR-43 (AGRICULTURAL RESIDENTIAL) AND R-4 (SINGLE FAMILY/MULTIPLE FAMILY/MANUFACTURED HOME) FOR THOSE PARCELS TO R-3 (MULTIPLE FAMILY RESIDENTIAL).

WHEREAS, at a public meeting held on September 8, 2022 , the Planning & Zoning Commission unanimously voted in support of a proposal to rezone certain land located at 902 North 14th Street (APN'S 406-36-011, 406-37-242A, and a portion of 406-37-174), to allow for the reconfiguration of parcels adjacent to City-owned property; and

WHEREAS, the requirements of A.R.S. § 9-462.04 have been met.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

**Section 1:** That the following described parcels of land, APN'S 406-36-011, 406-37-242A, and a portion of 406-37-174, lying within the City of Cottonwood, Yavapai County, Arizona, shall be and is hereby reclassified from AR-43 (Agricultural Residential) and R-4 (Single Family/Multiple Family/Manufactured Home), to R-3 (Multiple Family Residential).

### **Legal Descriptions**

**PARCEL 1 (APN 406-36-011);** from deed recorded 2019-00597727 Yavapai County.

All that portion of Section 27, Township 16 north, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, more particularly described by metes and bounds as follows:

BEGINNING at the Southeast corner of said Section 27;

Thence Westerly along the Southerly boundary of said Section 27 a distance of 354.96

Ordinance Number 722

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feet to a point on the Center Line of the Cottonwood Ditch, which point is the TRUE POINT OF BEGINNING;

Thence North 70°40'00" West along the Center Line of the Cottonwood Ditch, a distance of 454.89 feet to a point;

Thence South 48°28'30" West, a distance of 227.12 feet to a point on the Southerly boundary of said Section 27;

Thence Easterly along the Southerly boundary of said Section 27 a distance of 599.28 feet to the TRUE POINT OF BEGINNING.

**PARCEL 2 (APN 406-37-242A);** from deed recorded 2019-00597727, Yavapai County.

A parcel of land being a portion of the Northeast Quarter of Section 34, Township 16 North, Range 3 East of the Gila and Salt River Base and Meridian, Yavapai County, Arizona, City of Cottonwood, being a portion of the northerly 27 feet more or less of a parcel of land as described in book 249 of Official Records, Pages 296 and 297, Yavapai County, Arizona, more particularly described as follows:

COMMENCING at the locally accepted Northeast corner of Section 34, Township 16 North, Range 3 East, as calculated from previous SEC, Inc. job No. 94-0807CS, monumented by a found 5/8" smooth bar, from which the North Quarter corner of Section 34, as recorded in Book 173 of Land Surveys, page 70 and Book 119 of Land Surveys, page 39, Yavapai County, Arizona lies South 89°36'07" West a distance of 2,638.60 feet, recorded as South 89°36'07" West a distance of 2,638.60 feet in ALSA/ACSM Land Title Survey as recorded in Instrument 2012-0071215, Yavapai County, Arizona, and use as Basis for Bearing of this description;

Thence from said Northeast corner of Section 34, South 89°36'07" West, along the North line of Section 34, a measured distance of 720.10 feet, recorded as West a distance of 720.1 feet in Book 845 of Official Records, Pages 19 and 20, henceforth referred to as (R4), to a set 5/8 inch rebar, an plastic cap stamped "SEC INC LS 40829";

Thence, continuing, South 89°36'07" West along the north line of said Section 34 and along the north line of said parcel as described in (R4), a measured distance of 150.00 feet, recorded as West a distance of 150.00 feet per (R4), to a point on the North line of said parcel as described in (R4), being a set 5/8 inch rebar and plastic cap stamped "SEC INC LS 40829", at the TRUE POINT OF BEGINNING;

Thence South 24°09'09" West, along the north line of said parcel as described in (R4), a

Ordinance Number 722

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distance of 30.13 feet, to a point 1 foot north of a chain link fence;

Thence South 89°20'43" West, running parallel to and 1 foot north of a chain link fence, a distance of 75.61 feet, to a point 1 foot north of an angle point in said chain link fence;

Thence North 30°22'14" West, a distance of 32.03 feet, to a point on the north line of said Section 34 at an approximate point of intersection with the south side of the Cottonwood Ditch as located September 09, 2010;

Thence North 89°36'07" East, along the north line of said Section 34, a distance of 104.14 feet, bearing recorded as North 89°36'07" East in ALTA/ASCM Land Title Survey recorded in Instrument 2012-0071275, Yavapai County, Arizona, to the TRUE POINT OF BEGINNING and containing 2,479 square feet / 0.06 acre more or less and being subject to any easements or encumbrances of record.

**PARCEL 3: (North 27 feet of City Cemetery APN 406-37-174)**

A parcel of land being a portion of the Northeast Quarter of Section 34, Township 16 North, Range 3 East of the Gila and Salt River Meridian, Yavapai County, Arizona, City of Cottonwood, being the northerly 27 feet more or less of a parcel of land as described in Book 845 of Official Records, Pages 19 and 20, Yavapai County, Arizona, henceforth referred to as (R4), more particularly described as follows:

Commencing at the locally accepted Northeast corner of Section 34, Township 16 North, Range 3 East, as calculated from previous SEC, Inc. job no. 94-0807CS, monumented by a found 5/8" smooth bar, from which the North Quarter corner of Section 34, as recorded in Book 173 of Land Surveys, Page 70 and Book 119 of Land Surveys, Page 39, Yavapai County, Arizona, lies South 89°36'07" West a distance of 2,638.60 feet, recorded as South 89°36'07" West a distance of 2,638.60 feet in ALTA / ASCM Land Title Survey as recorded in Instrument 2012-0071215, Yavapai County, Arizona, and used as Basis of Bearings of this description;

Thence, from said Northeast corner of Section 34, South 89°36'07" West, along the north line of Section 34, a measured distance of 720.10 feet, recorded as West a distance of 720.1 feet per (R4), to a set 5/8 inch rebar and plastic cap stamped "SEC INC LS 40829", at the TRUE POINT OF BEGINNING;

Thence, South 03°12'00" West, along the east line of said parcel as described in (R4), a distance of 26.74 feet, bearing recorded as South 03°12' West per (R4), to a set 5/8 inch rebar and plastic cap stamped "SEC INC LS 40829";

Ordinance Number 722

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Thence, South 89°20' 43" West, running parallel to and 1 foot north of a chain link fence, a distance of 160.84 feet, to a point on the west line of said parcel as described in (R4), being a set 5/8 inch rebar and plastic cap stamped "SEC INC LS 40829";

Thence, North 24°09'09" East, along the west line of said parcel as described in (R4), a measured distance of 30.13 feet, bearing recorded as North 24°09' West per (R4), to a point on the north line of said parcel as described in (R4), and on the north line of said Section 34, being a set 5/8 inch rebar and plastic cap stamped "SEC INC LS 40829";

Thence, North 89°36'07" East, along the north line of said parcel as described in (R4) and the north line of said Section 34, a measured distance of 150.00 feet, recorded as East a distance of 150.0 feet per (R4), to the TRUE POINT OF BEGINNING and containing 4,201 square feet / 0.10 acre more or less and being subject to any easements or encumbrances of record.

**Section 2:** That at least three (3) copies of the zoning map of the City of Cottonwood, Arizona, as hereby amended be kept in the office of the City Clerk for public use and inspection.

**Section 3:** Severability: That if any section, subsection, sentence, clause, phrase or portion of this ordinance adopted herein is for any reason held to be invalid or unconstitutional by the decision of any court of competent jurisdiction, such a decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, THIS \_\_\_\_\_ DAY OF OCTOBER, 2022.

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Tim Elinski, Mayor

APPROVED AS TO FORM:

ATTEST:

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Steve Horton, Esq.  
City Attorney

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Marianne Jiménez, City Clerk

City of Cottonwood, Arizona  
City Council Agenda Communication



 [Print](#)

Meeting Date:	October 4, 2022
Subject:	General Plan Amendment changing the Land Use Designation from PSP (Public/Semi-Public/Institutional) to HR (High Density Residential) for approximately 1.2 acres.
Department:	Community Development
From:	Gary Davis, Senior Planner

**REQUESTED ACTION**

Approval of Resolution 3151 changing the General Plan Land Use Designation from PSP (Public/Semi-Public/Institutional) to HR (High Density Residential) for approximately 1.2 acres located at the north end of 14<sup>th</sup> Street, approximately 1,000 feet north of Main Street, at 902 N. 14<sup>th</sup> Street.

**SUGGESTED MOTION**

If the Council desires to approve this item the suggested motion is:

I move to approve Resolution 3151.

**BACKGROUND**

This General Plan amendment accompanies the Zone Change from AR-43 and R-4 to R-3 (Ordinance No. 722) that is also scheduled for public hearing at the October 4, 2022 City Council Meeting. The General Plan designates both parcels as PSP (Public/Semi-Public/ Institutional), which is the same designation as the City-owned Riverfront Park and cemetery parcels. It is not known why the privately-owned parcels were designated for public uses. The residential area to the south is designated for HR (High Density Residential) uses and applying the HR designation to the applicant's two parcels, along with the northern 27 feet of the cemetery, would be consistent with the designation for the adjacent neighborhood.

The proposed change to the General Plan's land use designation for the 1.2 acres does not require a Major General Plan Amendment, per the criteria in the City's General Plan

2025, Chapter 13, Section 13.B. On September 8, 2022 the Planning and Zoning Commission held a public hearing and unanimously recommended approval of the proposed amendment.

#### JUSTIFICATION/BENEFITS/ISSUES

The proposed HR Land Use Designation is consistent with that of the adjacent neighborhood and is more appropriate for the private parcels involved than their current designation of PSP.

#### COST/FUNDING SOURCE

There is no cost associated with this amendment.

#### ATTACHMENTS:

File Name	Description	Type
Res3151.doc	Resolution Number 3151	Resolution
GP_map_aerial.jpg	Map of the Proposed Amendment	Backup Material



## RESOLUTION NUMBER 3151

A RESOLUTION OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, APPROVING A MINOR AMENDMENT TO THE CITY'S GENERAL PLAN CHANGING THE LAND USE DESIGNATION FOR APPROXIMATELY 1.2 ACRES OF LAND LOCATED AT THE NORTH END OF 14TH STREET, APPROXIMATELY 1,000 FEET NORTH OF MAIN STREET FROM PUBLIC/SEMI-PUBLIC/INSTITUTIONAL (PSP) TO HR (HIGH DENSITY RESIDENTIAL).

WHEREAS, the owner of approximately 1.2 acres of land located at 902 North 14th Street (APN'S 406-36-011, 406-37-242A, and a portion of 406-37-174) has requested to have the land use designation for that land under the City's General Plan be re-designated from Public/Semi-Public/Institutional (PSP) to HR (High Density Residential), to allow for the rezoning of that land; and

WHEREAS, following the required procedures, the City's Planning and Zoning Commission has recommended approval of that request; and

WHEREAS, the applicable requirements of A.R.S. § 9-461.06 and the City's General Plan 2025 have been met; and

WHEREAS, the City Council finds that the requested re-designation, as recommended by the Planning and Zoning Commission, is in the best interests of the City and the general public.

NOW, THEREFORE, BE IT RESOLVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

Section 1. That the General Plan of the City of Cottonwood, Yavapai County, Arizona, is hereby amended such that the approximately 1.2 acres of land known as Yavapai County APN'S 406-36-011, 406-37-242A, and a portion of 406-37-174 , as more particularly described in Ordinance Number 722 shall be re-designated as HR (High Density Residential).

Section 2. That this Resolution shall become effective as provided by law.

PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE

RESOLUTION NUMBER 3151

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MAYOR OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, THIS  
4TH DAY OF OCTOBER 2022.

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Tim Elinski, Mayor

APPROVED AS TO FORM:

ATTEST:

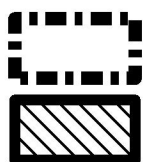
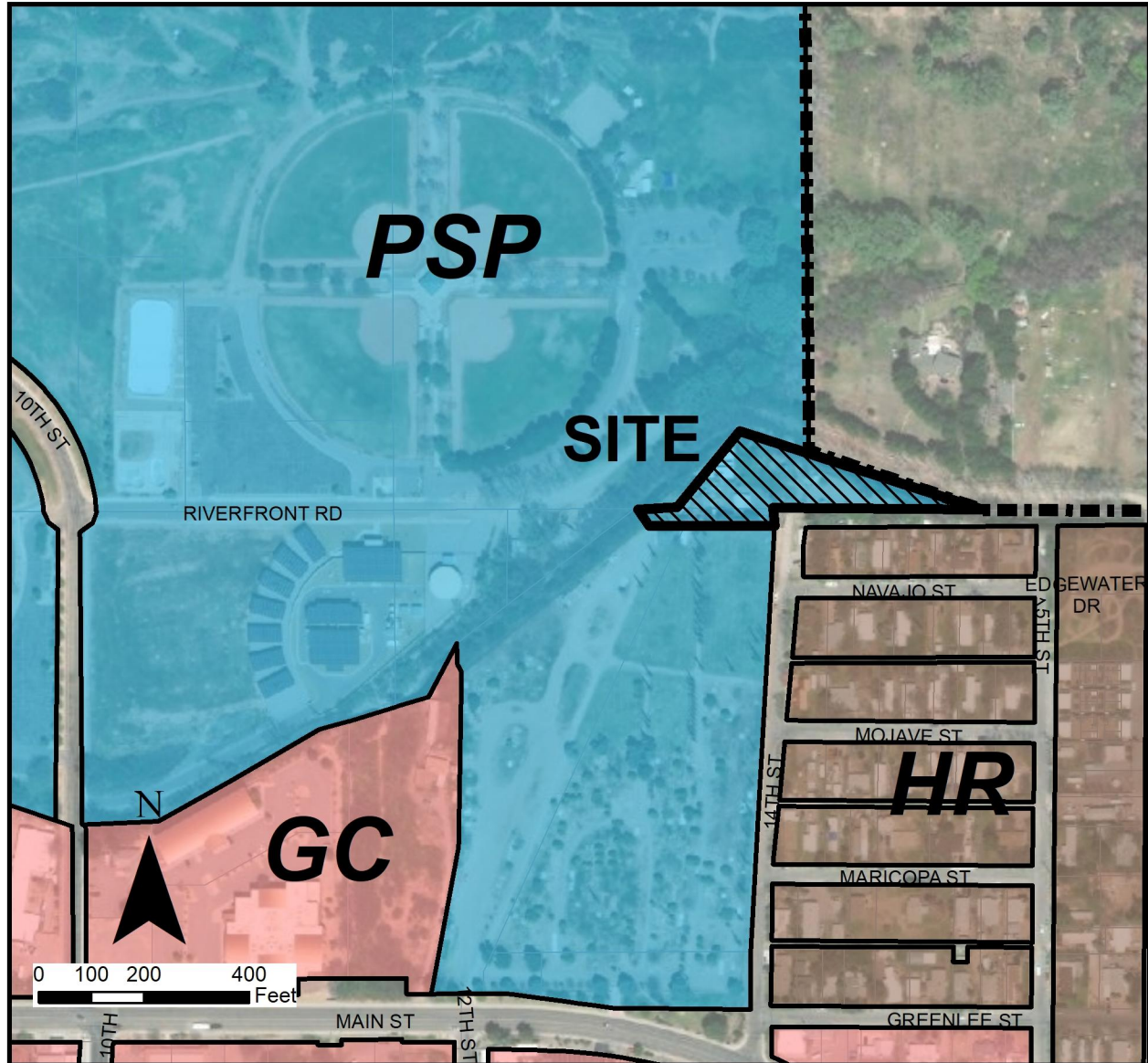
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Steven B. Horton, Esq.  
City Attorney

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Marianne Jiménez, City Clerk

# GP 22-002 MASTERS GENERAL PLAN AMENDMENT



City Boundary

Proposed Designation Change to HR

City of Cottonwood, Arizona  
City Council Agenda Communication



 [Print](#)

Meeting Date:	October 4, 2022
Subject:	Zoning Ordinance text amendment to add a Cluster Subdivision option in the Agricultural Residential (AR) zoning districts.
Department:	Community Development
From:	Tina Hayden, Planner

### REQUESTED ACTION

Public Hearing and first reading of Ordinance 723 -- A Zoning Ordinance text amendment to Sections 201 Definitions; 411 AR-43 (Agricultural Residential); 412 AR-20 (Agricultural Residential); 425 AR-70 (Agricultural Residential); and 428 AR-87 (Agricultural Residential); adding a definition and standards for cluster subdivisions in those zones.

### SUGGESTED MOTION

If the Council desires to approve this item the suggested motion is:

N/A--Public Hearing and first reading only

### BACKGROUND

Cottonwood's Zoning Ordinance currently sets the maximum density for each single-family residential zone by requiring a minimum lot size. When new residential lots are created either by Subdivision Plat or Minor Land Division, all lots must equal or exceed the required minimum lot size. For example, in the AR-70 (Agricultural Residential) zone, the permitted maximum density is one unit per 1.61 acres (or .625 units per acre), which is achieved by permitting lots no smaller than 1.61 acres (70,000 square feet).

In other jurisdictions, cluster development is sometimes allowed where a site has physical constraints such as hillsides or washes. Those hills or washes can be contained in a reserve tract, which would be owned by a separate entity such as a homeowners' association or conservation organization. Because lots are smaller than they would be in a conventional subdivision, clustering also has the advantage of reducing the amount of

pavement and utility lines required to serve the area.

In the City of Cottonwood, the only tool in the Zoning Ordinance that currently allows for lot size flexibility and dedication of open space in a subdivision is the PAD (Planned Area Development) zone. Many PAD residential subdivisions have been approved with HOA-owned open space tracts and small lots. However, the process of PAD zoning for a single-family subdivision is costly and time-intensive, necessitating review and approval by the Planning & Zoning Commission and the City Council. If Cottonwood's Zoning Ordinance and Subdivision Ordinance permitted a cluster option, land in AR zones could be developed with natural open space tracts and smaller lots while retaining the permitted density without requiring a PAD rezoning process.

Under the cluster option proposed by staff, the overall density would be consistent with that of a conventional subdivision, but remaining land would be reserved for natural open space. The zoning ordinance would set a smaller minimum lot size requirement for a cluster subdivision and require a minimum percentage of that subdivision to be reserved for natural open space. Cottonwood's subdivision ordinance can later be amended to include provisions for the cluster option and require a subdivision or minor land division to place a restrictive note on the reserve tract prohibiting development or further subdivision.

The cluster subdivision option proposed by staff allows for housing development at the same overall density that is currently called for in AR-20, AR-43, AR-70 and AR-87 zones. With cluster subdivisions the lots will be concentrated in portions of the development, allowing for natural features such as steep hills and riparian areas to be reserved as natural open space.

With the implementation of a cluster subdivision, minimum lot areas may be reduced in size by no more than 50% of the original minimum lot size. This reduction will only be allowed if a designated percentage of land is reserved as natural open space, ranging from minimums of 20% to 40%, depending on the zoning district. Additionally, maximum lot coverage, minimum yard setbacks, and maximum building height will remain the same as lots in a conventional subdivision. In the AR-20 and AR-87 zones, a cluster subdivision will allow for minimum lot width requirements to be reduced to 60 feet and 100 feet respectively. And in the AR-43 and AR-70 zones, the minimum lot width requirements will remain 100 feet.

On September 8, 2022, the Planning and Zoning Commission held a public hearing and unanimously recommended approval of the proposed amendment. Per newly adopted state law, staff and the Planning and Zoning Commission considered the probable impact of the amendment on the cost to construct housing and believes it would not increase housing costs. There have been no public comments to date.

### JUSTIFICATION/BENEFITS/ISSUES

The proposed amendment would provide an option that could reduce infrastructure requirements, costs and time for developers, and increase preserved natural open space, while maintaining densities consistent with conventional subdivisions.

### COST/FUNDING SOURCE

There are no costs associated with the proposed amendment.

### ATTACHMENTS:

File Name	Description	Type
Ord723_-_sbh_revs_-_09-30-22.docx	Ordinance 723	Cover Memo

## ORDINANCE NUMBER 723

AN ORDINANCE OF THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AMENDING THE ZONING ORDINANCE TO ALLOW FOR CLUSTER SUBDIVISIONS IN CERTAIN AGRICULTURAL-RESIDENTIAL ZONING DISTRICTS AND PROVIDING DEFINITIONS AND STANDARDS THEREFOR.

WHEREAS, The City of Cottonwood Planning and Zoning Commission has recommended that the City Council amend the Zoning Ordinance to allow for housing development at the same overall density that is currently called for in AR-20, AR-43, AR-70 and AR-87 zones, allowing for natural features such as steep hills and riparian areas to be reserved as natural open space; and

WHEREAS, the City Council finds that the amendments recommended by the Planning and Zoning Commission are appropriate and in the City's best interests.

NOW, THEREFORE, BE IT ORDAINED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF COTTONWOOD, YAVAPAI COUNTY, ARIZONA, AS FOLLOWS:

**Section 1.** That **ARTICLE II - DEFINITIONS, SECTION 201. GENERAL.**, is hereby amended by adding the following definitions:

**NATURAL OPEN SPACE** – A tract of land that is owned and managed by a public or nonprofit entity or a homeowner's association for the purpose of preserving natural landforms and vegetation and providing a scenic and recreational amenity accessible to the general public. A natural open space tract may include landscaped drainage facilities, underground utility lines over which natural vegetation has been restored, trails and trail facilities such as signs and benches, and public trailhead parking areas.

**SUBDIVISION, CLUSTER** – A subdivision of land in which the number of lots would not exceed the total subdivision area divided by the minimum lot size for a conventional subdivision in the applicable zoning district, but minimum lot sizes may be reduced to a smaller size specified in the zone's development standards, if the subdivision plat permanently reserves a specified proportion of the subdivision for Natural Open Space, as described in this Ordinance.

**SUBDIVISION, CONVENTIONAL** – A subdivision of land in which each lot meets the minimum lot size required by this Ordinance’s development standards or by a Master Development Plan approved in conjunction with a Planned Area Development.

**Section 2.** That **SECTION 411. “AR-43” ZONE, AGRICULTURAL RESIDENTIAL., D. PROPERTY DEVELOPMENT STANDARDS.,** is hereby amended by deleting Section D.1., Minimum Lot Area, in its entirety and adding a new Section D.1., Minimum Lot Area, as follows:

**D. PROPERTY DEVELOPMENT STANDARDS**

1. Minimum Lot Area:
  - a. 43,000 square feet for a conventional subdivision.
  - b. 20,000 square feet for a cluster subdivision in which no less than 30 percent of the subdivision is permanently reserved for natural open space.

**Section 3.** That **SECTION 412. “AR-20” ZONE, AGRICULTURAL RESIDENTIAL., D. PROPERTY DEVELOPMENT STANDARDS.,** is hereby amended by deleting Section D.1., Minimum Lot Area, and Section D.2. Minimum Average Lot Width, and a new Section D.1. Minimum Lot Area, and D.2. Minimum Average Lot Width, are hereby added as follows:

**D. PROPERTY DEVELOPMENT STANDARDS**

1. Minimum Lot Area:
  - a. 20,000 square feet for a conventional subdivision.
  - b. 10,000 square feet for a cluster subdivision in which no less than 20 percent of the subdivision is permanently reserved for natural open space.
2. Minimum Average Lot Width:
  - a. 100 feet for a conventional subdivision.
  - b. 60 feet for a cluster subdivision in which no less than 20 percent of the subdivision is permanently reserved for natural open space.



**Section 4.** That **SECTION 425. "AR-70" ZONE, AGRICULTURAL RESIDENTIAL., D. PROPERTY DEVELOPMENT STANDARDS.,** is hereby amended by deleting Section D.1., Minimum Lot Area, in its entirety and a new Section D.1. Minimum Lot Area, is hereby added as follows:

**D. PROPERTY DEVELOPMENT STANDARDS**

1. Minimum Lot Area:
  - a. 70,000 square feet for a conventional subdivision.
  - b. 35,000 square feet for a cluster subdivision in which no less than 30 percent of the subdivision is permanently reserved for natural open space.

**Section 5.** That **SECTION 428. "AR-87" ZONE, AGRICULTURAL RESIDENTIAL., D. PROPERTY DEVELOPMENT STANDARDS.,** is hereby amended by deleting Section D.1., Minimum Lot Area, a., and b., and adding a new Section D.1., Minimum Lot Area, a., and b., as follows:

**D. PROPERTY DEVELOPMENT STANDARDS**

1. Minimum Lot Area:
  - a. 87,120 square feet for a conventional subdivision.
  - b. 35,000 square feet for a cluster subdivision in which no less than 40 percent of the subdivision is permanently reserved for natural open space.
2. Minimum Average Lot Width:
  - a. 225 feet for a conventional subdivision.
  - b. 100 feet for a cluster subdivision in which no less than 40 percent of the subdivision is permanently reserved for natural open space.

**Section 6.** That if any section, subsection, sentence, clause, phrase or portion of this Ordinance is for any reason held to be unlawful, invalid or unenforceable by decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions hereof.

ORDINANCE NUMBER 723

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PASSED AND ADOPTED BY THE CITY COUNCIL AND APPROVED BY THE  
MAYOR OF THE CITY OF COTTONWOOD, ARIZONA, THIS \_\_\_\_ DAY OF  
OCTOBER 2022.

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Tim Elinski, Mayor

APPROVED AS TO FORM:

ATTEST:

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Steven B. Horton, Esq., City Attorney

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Marianne Jiménez, City Clerk

City of Cottonwood, Arizona  
City Council Agenda Communication



 [Print](#)

Meeting Date:	October 4, 2022
Subject:	Request for road closure of North Main Street in Old Town between Pima Street and Cactus Street on November 12, 2022 in observance of the annual Walkin' on Main event from 4:00 a.m. to 9:00 p.m.
Department:	Parks and Recreation
From:	Jak Teel; Parks and Recreation Director

**REQUESTED ACTION**

The Parks and Recreation Department is requesting the closure of North Main Street in Old Town between Pima Street and Cactus Street on November 12, 2022 from 4 a.m. to 9 p.m. for Walkin' on Main.

**SUGGESTED MOTION**

If the Council desires to approve this item the suggested motion is:

"I move to approve the proposed street closure of North Main Street in Old Town between Pima Street and Cactus Street from 4 a.m. to 9 p.m. on November 12, 2022 for the Walkin' on Main event."

**BACKGROUND**

Walkin' on Main has taken place in Old Town with this similar road closure since 2008. The event features wine tasting, live music, car show, historical society booths, and an art show. This event is family friendly and free to the public with the exception of the wine garden area.

**JUSTIFICATION/BENEFITS/ISSUES**

This program provides another tool to highlight Cottonwood as a destination and provides valuable marketing and exposure to area wineries and merchants. In addition, this program is one of the Wine Consortium's largest annual fundraisers and a marquee event for the City of Cottonwood.

**COST/FUNDING SOURCE**

## Annually Budgeted Program

### ATTACHMENTS:

File Name	Description	Type
2022_Walkin_on_Main_Road_Closure_PSA.docx	Walkin' On Main Road Closure PSA	Backup Material



*"Inspiring a Vibrant Community"*

**CONTACT:** Jak Teel, City Of Cottonwood  
[jteel@cottonwoodaz.gov](mailto:jteel@cottonwoodaz.gov) | 928.639.3200

**FOR IMMEDIATE RELEASE**  
**TUESDAY, November 08, 2022**

November 08, 2021

## **Main Street Closure Begins Saturday, November 12, 2022**

There will be no curbside parking on Main Street, in old town, this Saturday, November 12, from Pima Street to Cactus Street for the Walkin' on Main event. Main Street will close Saturday at 4:00 am and will re-open the same day at 9:00 pm. Road traffic is encouraged to take the detour route down Cactus Street.

Parking will be restricted to the west side of Cactus Street during the closure to safely allow for two-way traffic. Reduced speed limit signs will be posted. There will be no parking up Verde Heights Drive, or along either of the curbs. The Old Town Jail parking lot will as well as the Tavern Parking Lot will remain open.

### **Shuttle Service:**

A shuttle will be provided for event attendees on Saturday, November 12, from 10:30 am to 5:00 pm. Shuttle service will run between the Cottonwood Oak Creek School District office and City Hall.

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City of Cottonwood, Arizona  
City Council Agenda Communication



 Print

Meeting	October 4, 2022
Date:	
Subject:	City Attorney Recruitment Process
Department:	Attorney
From:	Amanda Wilber, Human Resources Director

**REQUESTED ACTION**

Convene in executive session to discuss candidates for the City Attorney position, identify finalists, and discuss next steps in the recruitment process.

**SUGGESTED MOTION**

If the Council desires to approve this item the suggested motion is:

Pursuant to Arizona Revised Statutes Sections 38-431.03.A.1 and/or A.3., I move to convene in executive session to receive legal advice and/or to discuss applicants and other matters related to the City Attorney recruitment process.

**BACKGROUND**

This is the time for Council to discuss and direct staff regarding the next steps in the City Attorney recruitment process. Over the course of an application period of nearly 2 months (July 5 through August 31), during which the position was widely advertised, the City received 12 applications. Soon after the application period closed, a screening committee consisting of Mayor Elinski, Councilmember Henry, City Manager Corbin, Human Resources Director Wilber and City Attorney Horton met and pared the initial list of 12 applicants down to 5 who appeared most qualified based on their application materials. These 5 applicants were then invited to be interviewed by videoconference.

At that point, 2 of the 5 applicants withdrew their applications, and the 3 remaining applicants were interviewed by 4 of the 5 committee members on September 26, 2022 (Mr. Horton was unavailable).

Based on those interviews, the committee identified 2 applicants who it believes warrant

further consideration by Council, and recommends that those two individuals be invited for in-person interviews.

#### ATTACHMENTS:

File Name	Description	Type
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No Attachments Available

**CLAIMS EXCEPTIONS REPORT OF OCTOBER 4, 2022**

FUND	VENDOR NAME	DESCRIPTION	TOTAL
All	City of Cottonwood	Payroll 09/30/2022	714,185.30
All	Arizona Municipal Risk Retention Pool	Liability Insurance	101,672.00
Gen	Enterprise Fleet Management	Vehicle Lease	36,807.76
Gen	GARDA	Armored Car Service	5,273.78
Cemetery	The Nature Conservancy	Refund Grant Funds Not expensed - Receiving different Grant for Same Amount in FY 2023	75,000.00
Utilities	Pure Technologies US Inc	Waster System Valve Project	72,500.00
Gen	Shaw Law Firm PLLC	Court Appt. Attorney	6,330.00
All	Arizona Power	Electric Utilities	122,061.19
Utilities	Arizona Wastewater Industries Inc	Vac Truck	443,264.11
Utilities	Atlas Technical Consultants	Injection Well Design	22,830.81
All	City of Cottonwood	Water & wastewater utilities	2,324.21
Transit	Hansen Enterprise Fleet Repair	Vehicle Maintenance	10,412.89
Utilities	Hydro-Dyne Engineering Inc	Bagger system assembly	7,290.85
Gen	Southern California Sound Image Inc	Production for TVR	47,715.68
<b>TOTAL</b>			<b>\$ 1,667,668.58</b>