

**THE WORKSESSION
OF THE MAYOR AND CITY COUNCIL OF BENSON, ARIZONA
HELD ON JULY 9, 2016 AT 9:00 A.M.
AT COCHISE COLLEGE, BENSON CENTER,
1025 S. HIGHWAY 90, BENSON, ARIZONA**

CALL TO ORDER:

Mayor King called the meeting to order at 9:15 a.m. with the Pledge of Allegiance.

ROLL CALL:

Present were: Mayor Toney D. King, Sr., Vice Mayor Lori McGoffin, Councilmembers Pat Boyle, Jeff Cook, Joe Konrad, David Lambert and Chris Moncada.

NEW BUSINESS:

1. **Worksession to discuss the Final Community Master Plan dated May 24, 2016 for the Villages at Vigneto project; review and possible discussion of the basis of creating a community master plan document, and review and possible discussion of the community master plan document**

City Manager Bill Stephens stated Michelle Johnson from the City's Planning staff was present to assist the Council in their review of the Community Master Plan (CMP). Mr. Stephens then stated also present was City Attorney Paul Loucks, who is a land use attorney the Council can use as a resource for clarification and for any questions the Council may have. Mayor King then noted the developer was also present.

Ms. Johnson then gave a presentation on the Community Master Plan; the presentation will be retained with the Council packet.

The following areas of the presentation were discussed by Mayor and Council.

Introduction

The process and requirements of the Community Master Plan and how the process is guided by section 3A of the City of Benson Zoning Regulations.

Ms. Johnson explained the history of the CMP process, the Preliminary Master Plan submitted early in 2015, approved in April, 2015.

Draft 1 - submitted to the City in September, 2015; comments received from parties and comments were sent to El Dorado.

Draft 2 - submitted to the City in December, 2015; comments received from parties and comments were sent to El Dorado (February, 2016)

Draft 3 - submitted to the City in March and April, 2016; comments received from parties and comments were sent to El Dorado (May, 2016)

Final - submitted to the City in late May, 2016.

Section 1: Preface

Establishes the purpose of the CMP, including creating standards that are different from what currently exists in the Benson Zoning Regulations.

Mayor and Council discussed Section 1; no changes were made to the CMP by the Mayor and Council.

Section 2: Introduction

Describes various aspects of the development

General community description

Proposed economic impact

Setting
Practical considerations-limitations and opportunities
Known entitlements

Mayor and Council discussed Section 2; no changes were made to the CMP by the Mayor and Council.

Section 3: Review PUPs and PUMPs

The Project will be divided into 14 smaller Planning Units.

Each of these 14 areas requires a Planning Unit Master Plans (PUMPs) for: Potable Water, Waste Water, Reclaimed Water, Drainage, Roads.

Each PUMP must address specific engineering design criteria.

The submittal of all the PUMPs plus some additional documentation makes up a complete Planning Unit Plan (PUPs) which is approved by both the City Engineer and the Zoning Administrator.

Preliminary Plat

Must contain specific items and must be submitted with additional items (landscaping, grading, drainage)

Will be reviewed by staff

Will be sent to the Planning and Zoning Commission for approval

Expires in 2 years if the final plat is not submitted

Final Plat

Must contain specific items

Will be reviewed by staff

Will be sent to the Planning and Zoning Commission for recommendation

Will be sent to Council for adoption

Must have an approved site plan to begin construction

Must contain specific items

Will be reviewed by staff

Zoning Administrator approves the site plan

Site plan expires if not built within 2 years or developer can request a 24-month extension from the Commission

Mayor and Council discussed Section 3; no changes were made to the CMP by the Mayor and Council.

Section 4: Master Planning

Design and usage of the gas line corridor

Storm water

Potable Water

Wastewater

Reclaimed Water

Traffic and Roadways

Water Conservation

Infrastructure Design

Various documents used to establish design parameters for all aspects of infrastructure:

Tucson, Pima Association of Governments (PAG), Maricopa Association of Governments (MAG), Pima County, Cochise County, American Association of State Highway & Transportation Officials (AASHTO), Manual on Uniform Traffic Control Devices (MUTCD), additional standards as approved by the City Engineer

Landscaping Design

Plants from approved list; plant coverage in public areas

Paths and Trails

Alternative transportation is a main factor in designing Vigneto - El Dorado wants to encourage golf cart use

Incorporated into calculating transportation elements such as expected traffic counts

Alternative routes that are part of the property wide trail system include:

Multi-modal path

Multi-use lanes Sidewalks

Trails

Subdivision Design

Block and parcel standards

Potable water

Reclaimed water

Roadway and drainage

Storm water

Mayor and Council discussed Section 4; no changes were made to the CMP by the Mayor and Council.

Section 5: Signage

El Dorado will submit their own conceptual signage plan so they can control some design aspects of their internal signage. This conceptual plan will be approved by the Zoning Administrator.

El Dorado agrees to follow the existing sign regulations, with the understanding that it will be amended to meet court rulings and best sign practices. If they wish to deviate from the city's sign regulations, then they will submit a Comprehensive Sign Plan to the Planning and Zoning Commission for their consideration.

A conceptual monument plan will also be submitted to the Zoning Administrator.

Mayor and Council discussed Section 5; no changes were made to the CMP by the Mayor and Council.

Section 6: Lighting

El Dorado will submit their own conceptual outdoor lighting plan.

This conceptual plan will be submitted to and approved by the Zoning Administrator.

El Dorado agrees to minimize light pollution per Benson's Zoning Regulations.

El Dorado requested some supplements to the existing lighting regulations.

Mayor and Council discussed Section 6; no changes were made to the CMP by the Mayor and Council.

Section 7: Land Use

Permitted uses within each land use category, Categories are:

Residential

Mixed residential/commercial

Commercial

Light Industrial

Business Park

Resort

Civic Facilities

Recreational

School

Open Space

Open Space

20% total open space within entire property

Natural Open Space: 1,624 acres along eastern boundary

Developed Open Space: approx. 280 acres across property

Recreational centers, Trails, Parks, Golf, Agribusiness, Water features

Parks: 3 classes of parks within community

Golf: 1 or more courses

Agribusiness: grape and orchard, other urban farming
Trails: alternative transportation modes across most of property

Development Standards

Residential classes:

Low density SFR (detached): up to 3 DU per acre

Low/Medium density SFR (detached): up to 6 DU per acre

Medium density (detach/attached): up to 10 DU per acre

Med/High density (attached): up to 16 DU per acre

High density (attached): up to 24 DU per acre

Non-residential parcels

Establishes parcel size, setbacks, heights, lot coverage in Development Standards Table

Conditional Uses

Taken from existing Zoning Regulations with some modifications

Supplemental

Taken from existing Zoning Regulations Section 12 with some modifications

RV Parks

Taken from existing Zoning Regulations Section 16A

Parking

Taken from existing Zoning Regulations Section 14 with additions for Active Adult Living areas within the community

Mayor and Council discussed Section 7; no changes were made to the CMP by the Mayor and Council.

Section 8: CMP Compliance

Lists documents and sections of documents the CMP refers to and will comply with

Acknowledges future updates will occur for some regulatory documents (building code)

Mayor and Council discussed Section 8; no changes were made to the CMP by the Mayor and Council.

The Council recessed for Lunch at, 11:03 a.m. and

The Council then reconvened, 11:48 a.m.

Mayor and Council had no questions regarding the CMP

ADJOURNMENT

Vice Mayor McGoffin moved to adjourn the meeting at 11:49 a.m. Seconded by Councilmember Moncada. Motion passed 7-0.

Toney D. King, Sr., Mayor

ATTEST:

Vicki L. Vivian, CMC, City Clerk