

PLANNING COMMISSION
APRIL 27, 2011

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON WEDNESDAY, APRIL 27, 2011, IN THE ADMINISTRATION COMMUNITY ROOM, 39 N. NINTH STREET, CLARKDALE, AZ.

A SPECIAL Meeting of the Planning Commission of the Town of Clarkdale was held on Wednesday, April 27, 2011, at 6:00 p.m., in the Administration Community Room, 39 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Jorge Olguin	Present
Vice Chairperson	Jack Van Wye	Present
Commissioners	Vic Viarengo	Present
	Karen Daniels	Present
	Dave Puzas	Present

Staff:

Community Development Director Sherry Bailey

Others In Attendance: Steve Biasini and Krishan Ginige, SEC

AGENDA ITEM: CALL TO ORDER: The Chairperson called the meeting to order at 6:00 p.m.

AGENDA ITEM: ROLL CALL: The Community Development Director called roll.

NEW BUSINESS:

AGENDA ITEM: MINUTES: Consideration of the **Regular Meeting Minutes of March 15, 2011.** Vice Chairperson Van Wye motioned to approve the Regular Meeting Minutes of March 15, 2011. Commissioner Daniels seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson & Members Special Events Report: None.

Staff Report: None.

AGENDA ITEM: PUBLIC COMMENT: - The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to **FIVE MINUTES.**

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AGENDA ITEM: CONSIDERATION & POSSIBLE ACTION: Amended Final Plat for The Crossroads at Mingus [formerly The Highlands].

-Staff Report:

Background:

The Clarkdale Town Council approved both the Amended Planned Area Development zoning ordinance and the third Amendment to the Development Agreement at their April 12th meeting. The remaining step is the consideration of the Amended Final Plat that reflects the changes approved at that April 12th meeting.

Density

The existing development plan drawing proposes a total of 241 units for the project. PTM has added 9 custom lots along Skyline Blvd. [formerly Highland Blvd], adjacent to Mescal Wash which is a direct result of the new drainage delineation. They have removed the lot lines for the Townhomes along Old Jerome Highway at Sawtooth Peak Circle and the tiny park located in the circle. They have replaced it with a large park at the site of the temporary package plant and the open space area adjacent to that plant along Old Jerome Highway and Mescal Spur. The Townhome area at Sawtooth became a single lot multi-family area which will accommodate up to 8 units on those 1.66 acres.

PTM is deleting the small park in the lower section along Roberts Road and dividing that area into two lots. The revised setbacks for the lots are on the amended final plat. The Patio Homes will have a 4 foot side yard setback, the Village lot will have 8 foot and the custom lot will have a 10 foot side yard setback. The 1.66 acre multi-family area will be treated as a single area in design and will have to go through Design Review.

Product	Original Number	Revised Number	Lot Size
Custom Homes	58	65	Avg. 14,630 square feet
Village Homes	82	84	Avg. 9,056 square feet
Patio Homes	73	73	Avg. 4,864 square feet
Town homes	27	19	2,975 square feet
Multi-Family	0	8 units	3,000 square ft/unit

None of the lots that border other subdivisions are smaller than 10,000 square feet.

Commercial

PTM is proposing to add 1.29 acres of commercial along Silver Canyon Drive at the north of the commercial area. This is where the original community building was to be built on .5 acres and adjacent to the redefined Mescal Wash. This would make the over all commercial area size 11.89 acres. It would also allow the commercial area to be on both sides of Silver Canyon Drive.

Preservation of Natural Area

PTM is providing a natural trail along the edge of the wash. Since the realignment of the wash, the intermittent nature of Mescal Wash will have less of an effect on the trail. There is a total of 23.20 acres of open space in this development with 6.63 acres of designed park area.

Drainage Easements

The last pages of the final plat are individual drainage easements which are required by the master drainage plan. Each lot listed has a different configuration which is part of each lot's individual building envelope. Of the lots already sold, some property owners have signed a drainage easement secondary document. Those that have not already signed will have to sign a drainage easement at the time they pull a building permit.

Recommendation

Staff recommends the Planning Commission vote to recommend that the Town Council approve the Amended Final Plat for Crossroads at Mingus.

The Planning Commission asked for clarification on a couple of points in the staff report.

-Applicant Presentation: Steve Biasini had nothing to add to what has already been said.

Discussion: There was no discussion.

-ACTION: Commissioner Puzas motioned to approve the amended final plat for The Crossroads at Mingus [formerly The Highlands], as presented. Vice Chairperson Van Wye seconded the motion. The motion passed unanimously.

AGENDA ITEM: EDUCATION CHAPTER OF THE GENERAL PLAN.

The Commissioners went over the following handout presented by the Community Development Director:

CHAPTER 4 EDUCATION

Education Is Important To Clarkdale

The Education chapter is not required by state law; rather it is an optional chapter within the General Plan. Since Education is not mandatory there are no strict guidelines as to what should be included with this chapter. The role of education, particularly in Clarkdale, is central to the core of what Clarkdale is and where Sustainable Clarkdale is going. Working to support existing agencies, providing input when desired, working with businesses to meet their workforce training needs, communicating topic specific information to the public and providing a venue for education programs are all roles for the Town.

Clarkdale and the Verde Valley offer a wealth of educational opportunities to residents of the Town and the valley, including early childhood learning centers, the Clarkdale – Jerome Public School, private and charter K-12 schools where Clarkdale residents also send their children and Yavapai Community College. These institutions operate through a variety of funding and management structures, with limited involvement by the Town of Clarkdale. The Town has many opportunities, however, to ensure quality lifelong education for Clarkdale residents. Access to appropriate facilities, a

diverse mix of students, strong neighborhood connections and opportunities for learning outside of the classroom, all contribute to a well-performing school. Through the Town's role in providing planning and infrastructure, the Town will continue to create an environment that supports lifelong learning.

OUR EDUCATION COMMUNITY

Elementary Education

Clarkdale Jerome School District

A challenge for the future will be to help the Clarkdale-Jerome School district anticipate potential facility needs and to plan those facilities so that they are seamlessly integrated into the community. The future of schools in Clarkdale and the continued excellent rating is critical to the continued strength of the community as we move forward with economic development efforts in the community. Recognizing the school's existing sustainability program and developing partnering opportunities contributes to Sustainable Clarkdale.

Cottonwood Oak Creek School District

Presently Clarkdale is in two school districts, with the Cottonwood – Oak Creek School district drawing from the southern portion of Clarkdale. This has resulted in a lot of cross jurisdictional applications for children to attend school with many of their friends who attend the Clarkdale Jerome School. Discussions have occurred sporadically among residents to redraw the district lines. Such an action would involve all elements of the community, including Town government, but could result in a more unified long term approach to education in Clarkdale.

Private or Charter Schools

Within seven miles of Clarkdale there are currently eight charter or private schools that provide a plethora of different teaching programs and creative learning experiences. The Accelerated Learning Charter School, American Heritage School, Montessori Children's House, Mountain View Preparatory, The Academy at Mingus and Verde Valley Montessori School, New Visions Academy all serve students from Clarkdale and provide excellent educational experiences. The Town can support the growth and development of these types of educational centers by providing community leadership that encourages educational diversity and welcomes creative learning. Clarkdale is a community that is supportive of Education and has it as a Town priority.

Higher Education

The Verde Valley campus of Yavapai Community College is located in Clarkdale. This is a tremendous advantage to the community. It is what makes Clarkdale a college town and helps drive education as a community priority. Sustainable Clarkdale is partnering with the college to engage them in a leadership role. Sustainable agriculture, the Viticulture Program, returning veterans training, workforce training, small business development, the Business Assistance Center partnership, along with traditional educational programming provided by the college makes them an important partner in how Clarkdale continues to develop.

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The college's future development plan is part of the Town's Future Land Use plan and included in the Clarkdale General Plan. The Town was part of the group that developed the Yavapai plan and has been working with the college to provide development opportunities.

The college's role in workforce development and training is an important element in the town's economic development efforts. Working with the established business/industrial community to identify their training needs and development programs that meet those needs is central to a healthy business climate.

Sustainable Clarkdale has also been engaging Arizona State University, Northern Arizona University and the University of Arizona in partnership discussions for interns in multiple sustainability efforts. The research and development opportunities within the sustainability project and the ability to work together, has been at the heart of the Clarkdale Program. It is also what major education institutions have an interest in. The town is working with these educational institutions to develop a curriculum designed to develop a sustainable workforce able to take advantage of the opportunities within cities and towns.

Lifelong Education

It is the continued education opportunities through formal, non-formal and informal, that creates the opportunity for continuous lifelong development which contributes to a person's quality of life. Today with less defined changes in life roles, there is a need for new strategies to motivate lifelong learning. Clarkdale recognizes that value of supporting programs that provide lifelong education opportunities. Whether partnering with the college, individuals, agencies or groups to provide an atmosphere that helps provide learning opportunities or developing programs through Community Services, Clarkdale has made a commitment to support lifelong education.

LIBRARIES OF THE FUTURE

Thomas Fey has said that "libraries are really a life form. They exist as a human system and as such tend to take on many of the same attributes of the communities they serve." That statement is certainly true of Clarkdale. The Clark Memorial Library has been the community center. It was also the cultural and historical center for Clarkdale. Over the past couple of years the role of the library has been changing to accommodate the evolution of not only Clarkdale, but the world. There is a very strong survival instinct around the library. Libraries in general need to adapt to a changing world and the Clark Memorial Library is making that change.

The library has a mutually dependent relationship with Clarkdale and as the town moves closer to Sustainable Clarkdale, the library intends on being in the forefront of that evolution. The fastest broadband access can be found at the library. More computers, more opportunities for program development and community gatherings are available at the library. Greater lifelong education options will be centered at the library whether from outside partnerships or Town generated programming.

EDUCATION CHAPTER POLICIES

The education goal for Clarkdale is singular in purpose:

The Town of Clarkdale intends on maintaining its commitment to supporting excellent educational opportunities for all the residents of Clarkdale.

Facilitate open communication between the Town, the School Districts and the development community to coordinate development and growth in a way that mitigates impacts to the school systems and provides for the continuation of the existing quality education for school students.

Encourage the school districts, the Town and developers to engage in early discussions regarding the nature and scope of proposed projects and possible fiscal impacts and mitigation measures.

Cooperate with all of the School Districts and Yavapai College Clarkdale Campus in the joint planning, development and use of school facilities which may result in partnering opportunities for recreation facilities, libraries and community services/programs.

Provide all pertinent information on General Plan amendments, rezoning and other development proposals to the School Districts and Yavapai College.

Work to develop a cooperative Town-District planning collaborative that supports efforts of mutual benefit between the School Districts and the Town and Yavapai College and the Town.

Provide leadership and participation in supporting efforts of the education community to increase the percent of youth that graduate, attend higher educational programs - including Yavapai College - and who are employed in high quality jobs in the Verde Valley.

Collaborate with the School Districts, the community, post-secondary institutions, businesses and industry to ensure availability of necessary resources to meet learner needs.

Continue to work with the School Districts through programs such as the Safe Routes to Schools program to improve pedestrian and bicycle safety and encourage walking and biking to and from school.

Encourage the use of available school facilities for after-school care, private community gathering facilities, public recreation facilities and other dual and multi-use purposes.

This being for discussion only, there were NO actions taken. Staff was given direction to make the necessary changes and submit to council.

AGENDA ITEM: FUTURE AGENDA ITEMS:

- Tower Ordinance
- Update on Medical Marijuana

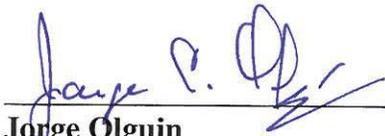
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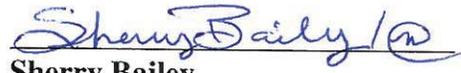
AGENDA ITEM: ADJOURNMENT: Commissioner Daniels motioned to adjourn the meeting. Vice Chairperson Van Wye seconded the motion. The motion passed unanimously. The meeting adjourned at 6:55 p.m.

APPROVED BY:



Jorge Olguin
Chairperson

SUBMITTED BY:



Sherry Bailey
Community Development Director