

**PLANNING  
COMMISSION  
MAY 21, 2013**

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, MAY 21, 2013, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, May 21, 2013, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Chairperson	Jack Van Wye	Present
Vice Chairperson	Vic Viarengo	Present
Commissioners	Jorge Olguin	Present
	Ida-Meri deBlanc	Present

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: Reg Destree, representative for Verizon Wireless

- 1. AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 4:00 p.m.
- 2. AGENDA ITEM: ROLL CALL:** The Director called roll.
- 3. 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.

There was no public comment.

- 4. AGENDA ITEM: MINUTES:** Consideration of the Regular Meeting Minutes of April 16, 2013. The Chair entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of April 16, 2013 as corrected. Commissioner Viarengo seconded the motion. The motion passed unanimously.
- 5. AGENDA ITEM: REPORTS:**

**Chairperson & Members Report:**

Chairmen Van Wye reported he participated in a river float from the TAPCO River Access Point to the Tuzi RAP on Friday, May 17 along with several Town staff members and other members of the Verde Valley community. After the event, the Chair stated he had a new understanding of the significance of the river.

Director's Report: Community Development Director Filardo provided the following updates:

- Mountain Gate Subdivision: On April 23 the Town Council approved the Second Amendment to the Development Agreement. This agreement was recorded on May 2, 2013. As a part of this agreement BC Land Group has submitted a check for \$285,658 for reimbursement of the arsenic treatment plant construction the Town completed after the previous developer went bankrupt. They have also submitted their first wastewater treatment plant upgrade cost sharing payment of \$80,744.84. Both of these checks will be deposited into utility fund accounts. With these, and other non-financial, obligations being met, staff anticipates BC Land Group will be submitting building permits within the next few months.

Commissioner Olguin asked for an explanation of the phasing map. Director Filardo explained the project is proposed to be completed within 10 years. The first phase will be infill of the portions of the project already containing homes. The subsequent phases are color-coded.

- Crossroads at Mingus: The first Council review of the restatement of the Development Agreement is tentatively scheduled for June 11. Yavapai County has finally accepted the re-plat of this project after the developer, PTM Enterprises, obtained ratification signatures from the 49 lot owners who had purchased their property prior to the replat. Staff continues to work on securing the easement from Selna/Mongini for the extension of Mescal Spur and the lift station.
- Economic Development: Four-Eight Wineworks, the new tasting room in the Clarkdale Investment Building, has begun construction on the interior space. They plan to open in September.

The Round-about Restaurant near the Lisa/Lincoln round-about closed in mid-April; reasons unknown.

- Sustainable Clarkdale: Two components of the Verde River @ Clarkdale Master Plan have made significant progress. Members of the Vetraplex, a program that provides temporary employment for local veterans, have cleared trails and open areas around the Wastewater Treatment Plant. The plan is to connect this new trail system to the Benatz Trail to the north and Tuzi RAP to the south.

At their May 14 meeting, Town Council approved a lease agreement for property for the TAPCO River Access Point. The lease is with the property owner, Freeport McMoRan, and allows the town to develop a recreation site at this upriver location. The site is four miles north of Tuzigoot Road and outside the Town boundary and is approximately 90 acres in size.

Commissioner Viarengo asked whether this was connected to the upcoming Freeport McMoRan zone change request. Director Filardo stated yes it was connected, and with the lease being finalized, the zone change request will be moving forward to the Commission.

Commissioner Viarengo also asked about the status of Pecks Lake. Director Filardo stated there were no updates regarding this issue.

- **Planning Commission Vacancy:** Staff interviewed two excellent candidates for the one open position and will be recommending to Council they appoint John Erickson to the Commission. This is scheduled for the June 11, 2013 Council meeting. John has a background in school planning and is an active volunteer for the Town.

The other candidate, Elaine Sakelarios, who served on the General Plan Update Committee, would also be excellent for the Planning Commission. However, staff hopes to use Elaine's extensive experience in retail sales to assist with some of the upcoming Economic Development projects. Elaine is enthusiastic about this concept.

Chair Van Wye thanked the Director for the update, and for all the work the Community Development Department staff is doing.

## **6. OLD BUSINESS**

- a. AGENDA ITEM: PUBLIC HEARING:** An Ordinance adding language to various sections of the Town of Clarkdale Zoning Code regarding the regulation of Wireless Communication Facilities.

### **Staff Report:**

The Planning Commission first reviewed this proposed amendment on April 16, 2013 and provided feedback to staff.

The proposed ordinance brings the Town into compliance with the Federal Communication Commission requirement of having at least one zoning district that permits wireless communication facilities. It includes the following:

- Allows wireless facilities in commercial and industrial zoning districts with a Conditional Use Permit.
- Prohibits wireless facilities in the SR 89A Overlay District due to impacts on this identified important viewshed.
- Establishes 'Zone A' within the Industrial Zoning District. Within this area, which includes property north of Miller Road, the maximum allowable height of a cell tower would be 200 feet. This area of Town already has existing industrial uses, and any further industrial development in this area would have minimal impact to residential properties. The existing height maximum for the Commercial and Industrial District is 50 feet, and this would remain in force for all properties outside of this designated Industrial 'Zone A'.
- Exempts wireless facilities from site plan review and design review approval.
- Lighting of towers would need to conform to Chapter 8 of the Zoning Code, unless required by FCC rules.
- Language has been added requiring removal of any wireless facility not in use.

- Language has been added prohibiting signage other than any required by the FCC.

The question whether the Town had any liability regarding any health and safety issues related to cell towers has been referred to the Town attorney. Since the Town has no duty or responsibility regarding cell tower emissions, the Town Attorney believes the Town has no liability exposure.

**Recommendation:**

Staff is requesting the Commission move this proposed Ordinance Amendment forward to Town Council for consideration.

If the Commission moves the item forward, staff anticipates the Council holding worksessions to discuss this item on June 11th and July 9th.

**Open Public Hearing:** The Chairperson opened the Public Hearing. Mr. Reg Destree, representative for Verizon Wireless spoke to the Commission. Mr. Destree stated he supported the proposed ordinance since it provides guidelines where none currently exist. He did want to inform the Commission he believed the 50-foot height limitation discourages co-location of services since 10 feet of vertical space is the average for separation of the equipment. He understands, from previous discussion with staff, that the opportunity exists to appeal this height maximum to the Board of Adjustment.

**Close Public Hearing:** The Chairperson closed the Public Hearing.

**Commission Discussion:**

Commissioner Viarengo asked for a correction to a spelling error (antennae) on the second page of the draft ordinance.

Commissioner Olguin asked staff to clarify the bullet item under Section 5-6-14 referring to environmental assessment by including specifics regarding what would be required.

**Commission Action:** Commissioner Olguin motioned to approve an Ordinance adding language to various sections of the Town of Clarkdale Zoning Code regarding the regulation of Wireless Communication Facilities. Commissioner Viarengo seconded the motion. The motion passed unanimously.

## **7. NEW BUSINESS**

- WORKSESSION:** Discussion regarding the Arizona Smart Growth Scorecard and its application to the Town and specifically the 2012 General Plan Implementation Strategies.

Senior Planner Escobar provided the following summary of the Arizona Smart Growth Scorecard:

- Measures a community's compatibility with Smart Growth characteristics. These characteristics are aligned with the Town's General Plan elements.
- Although technical assistance is no longer available from the state due to funding cutbacks, the Scorecard can be a valuable tool to measure how Clarkdale incorporates Smart Growth principles.
- It is easy to complete the Scorecard quickly; the challenge will be how to interpret the results.
- Staff would like the Commission to discuss how they wish to proceed.

**Summary of Commission discussion:**

Commissioner Olguin stated that the Scorecard provides a high-level measurement tool and the Commission needs to define finer details regarding the topics. The Commission can use the Scorecard to help set priorities and to identify areas of focus. He believes what you don't measure you don't manage.

Commissioner de Blanc asked whether we need to invite a broader participation from the community. She stated we need to include segments of the community that are not represented by the Commission, such as people with young children.

Commissioner Viarengo agreed that the Scorecard is a tool to identify areas that need improvement. He advised we marry the General Plan with the Scorecard to provide a true assessment of the Town.

Chair Van Wye stated he believed both can be accomplished. He suggested the Commission complete the Scorecard, and then identify issues to hold public meetings and invite the community. This being a worksession only, there were no actions taken.

Staff stated they will schedule one Scorecard segment as a worksession item per Commission meeting. The packets for each meeting will include background information regarding that specific segment. The first worksession will be scheduled for the June 18th meeting and focus on regional planning.

**8. AGENDA ITEM: FUTURE AGENDA ITEMS:**

Staff informed the Commission the following public hearing items are scheduled for the June 18th meeting:

- Freeport McMoRan Public Hearing
- Entertainment District Public Hearing

In addition, worksessions will be scheduled for:

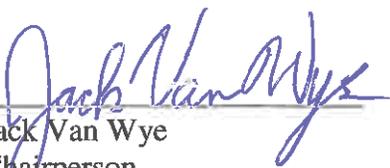
- Review and discussion regarding the Responsibility and Accountability segment of the Arizona Smart Growth Scorecard
- Update on the TAPCO River Access Project

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- 9. AGENDA ITEM: ADJOURNMENT:** The Chair entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Viarengo seconded the motion. The motion passed unanimously. The meeting adjourned at 5:05 p.m.

APPROVED BY:

SUBMITTED BY:

  
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Jack Van Wye  
Chairperson

  
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Beth Escobar  
Senior Planner