

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JANUARY 20, 2015, 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 January 20, 2015, 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	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Craig Backus	Present

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: Lew Dodendorf, Greg St. Clair, Roger Smith (SRMG), Darren Gemmill, Mold in Graphics, Chief Joe Moore, Clarkdale Fire District, Ray Selna, Selna Realty, Roy Clemmer and John Andreotti, Newgate Homes.

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 4:02 p.m.
2. **AGENDA ITEM: ROLL CALL:** Director Filardo called the 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 December 16, 2014**. The Chair entertained a motion to accept the minutes with minor corrections. Commissioner de Blanc motioned to approve the Regular Meeting Minutes of December 16, 2014. Commissioner Erickson seconded the motion. The motion passed unanimously.
5. **NEW BUSINESS:**
 - a. **WORKSESSION: Discussion between the Planning Commission and invited stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR89A Focus Area.**
 - i. **Introductions:**

Chair Van Wye opened the meeting by welcoming all in attendance on behalf of the Commission and staff. Chair Van Wye stated the Commission is very excited to begin today's discussion. The Commission is a hardworking group that likes to have meetings like this with property owners and stakeholders to enhance the Town's assets and promote sustainable development.

The remainder of the Commission went on to introduce themselves.

The attendees introduced themselves.

ii. **Purpose of Meeting**

Senior Planner Escobar welcomed everyone to the meeting and reiterated the goal of creating a guiding document for development of the Focus Areas identified in the Sustainable Community and Economic Development Plan. The goal of this meeting is to identify issues and begin crafting a vision for development in the area.

iii. **Overview of Area**

Senior Planner Escobar pointed out some of the unique features of the area, including Deception Wash, the existing sidewalks along SR 89A and the proximity of developed and future residential areas.

iv. **Draft Conceptual Plan**

1. Identify preferred uses

Mr. Selna pointed out the challenge of developing any of the properties in this area because of the narrow width. These properties would not support development of large 'big-box' stores or a large grocery store but would be more conducive to smaller retail development such as professional offices. The commercial rental rate is not as high as other areas in Northern Arizona so there is minimal incentive to develop commercial property to be leased.

Director Filardo acknowledged the challenge of developing narrow properties and pointed out this is exacerbated by split zoning in some areas. She discussed the ability to transfer development rights from areas within specific properties or from property to property. She invited the property owners to come forward with their ideas to discuss with staff. Any rezoning requests would need to be reviewed by the Planning Commission and approved by Town Council.

Vice Chair de Blanc asked about medical associated businesses. Mr. Selna explained the Verde Valley Medical Center is close to completing a study related to future development. The recently completed hospice facility in Cottonwood was partially funded by generous donations.

Mr. Smith asked about potential growth. Senior Planner Escobar stated the Town is using a conservative estimate of 2-percent per year. Mr. Selna stated this is the same percentage the hospital uses for planning for growth.

Mr. Dodendorf stated the Clarkdale Jerome School might want to relocate to a property along Clarkdale Parkway to accommodate future growth.

Commissioner Erickson asked whether potential and existing home owners in the Mountain Gate subdivision ever request specific uses. Mr. Andreotti stated there was nothing they hear consistently.

Chair Van Wye asked if Mold in Graphics had any plans to expand. Mr. Gemmill stated they have a 5-year plan which includes new construction in front of their existing building. He did mention that restaurants, banks and professional offices locate in this area would benefit their employees.

Chief Moore pointed out the location of the proposed new fire station.

Mr. Clemmer stated apartments would be a good use for the portion of the property on the south side of Mountain Gate Drive.

2. Identify potential driveway access, shared access and connections
The group discussed the probability of ADOT not granting multiple accesses off SR 89A into the properties along this corridor. Representatives from Salt River Management Group stated they have plans for future growth that would raise the amount of cement truck traffic along the SR 89A corridor from the current 100-per day to 200-per day. Additional growth may increase the number of cement trucks leaving the plant in a 24-hour period to 400. They have concerns about safety along this corridor as development occurs. They are especially concerned about having multiple points of access causing the trucks to have to slow down and brake frequently.

Mr. Selna pointed out that older residents prefer to shop close to home and not have to get on the highway to travel. He would encourage the development of interconnected roads through existing neighborhoods.

The group agreed an alternative frontage road with shared access would work in this area.

Mr. Dodendorf brought up the issue of safety on Phoenix Cement Road. This road is an easement, and the land under the roadway is owned by the Town of Clarkdale. He pointed out that many people run, walk and ride bicycles along this road. The road needs to be expanded to address safety.

Mr. Selna pointed out Deception Wash is a natural separation.

Chief Moore provided information regarding the proposed new fire station. It will be 10,000 square feet and may accommodate space for Verde Valley Ambulance and perhaps Clarkdale police. This is a good location because it provides quick access to the highway. He shared with the group his experience with ADOT regarding their reluctance to grant driveway cuts.

3. Draw in parking, building orientation, pedestrian connections

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Mr. Selna sees a lot of potential for pedestrian connection in this area. He believes the area has the potential to develop similar to Old Town Cottonwood and provide a connection into the original townsite. Mr. Selna cautioned we need to plan for adequate parking.

Mr. Clemmer agreed they would like to see pedestrian connections from the Mountain Gate development into the commercial area.

Mr. Gemmill asked about the possibility of a pedestrian walkway incorporated into the bridge across SR 89A.

4. Identify potential future transit stops
Chief Moore mentioned there has been some discussion regarding a park and ride site in this area.
5. Discuss restrictions/challenges
Vice Chair de Blanc summarized the discussion, stating the access issue will drive the type of uses.

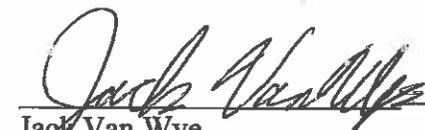
Commissioner Backus pointed out the importance of addressing access issues now before anything gets developed which may prove a road block to future comprehensive planning.

v. **Discuss Next Steps – All – 10 minutes**

The group agreed to continue this discussion at a second meeting at the regular scheduled Planning Commission meeting on Tuesday, February 17 at 4:00. Staff will conduct some additional outreach to the two stakeholders that were unable to attend this meeting.

6. **ADJOURNMENT: There being no further business for consideration, Commissioner Erickson moved to adjourn the meeting. Commissioner Backus seconded. The meeting was adjourned at 5:55.**

APPROVED BY:


Jack Van Wye
Chairperson

SUBMITTED BY:


Beth Escobar
Senior Planner