



NOTICE OF A REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE

Tuesday, February 17, 2015 4:00 pm  
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

**NOTICE IS HEREBY GIVEN** that the Planning Commission of the Town of Clarkdale will hold a **REGULAR Meeting Tuesday, February 17, 2015 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.**

*All members of the public are invited to attend.*

**GUIDELINES FOR PUBLIC COMMENT**

The Town of Clarkdale endorses civil discourse. If you wish to speak at this meeting, please:

- Fill out a "Comment Card" and deliver to a staff person.
- When recognized, step to the podium and state your name and whether you are a Clarkdale resident.
- Direct all comments to the Planning Commission. Do not enter into a dialogue with the applicant or other members of the public.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 9<sup>th</sup> day of February at 9:00 a.m.

*Vicki McReynolds*  
Vicki McReynolds  
Administrative Assistant II

[www.clarkdale.az.gov](http://www.clarkdale.az.gov)

1. **CALL TO ORDER:**
2. **ROLL CALL:**
3. **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 comments to **FIVE MINUTES**.
4. **MINUTES:**
  - a. Consideration of the **Regular Meeting Minutes of January 20, 2015.**
5. **NEW BUSINESS:**
  - a. **WORKSESSION:** Continuing discussion between the Planning Commission and invited stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR89A Focus Area.
    - i. **Summary of January meeting – 10 minutes**
    - ii. **Review of amended map – 40 minutes**
    - iii. **Discuss Next Steps – 10 minutes**
6. **ADJOURNMENT**

**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:**
  - 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. 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 break 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  
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:**

**SUBMITTED BY:**

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Jack Van Wye  
Chairperson

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Beth Escobar  
Senior Planner



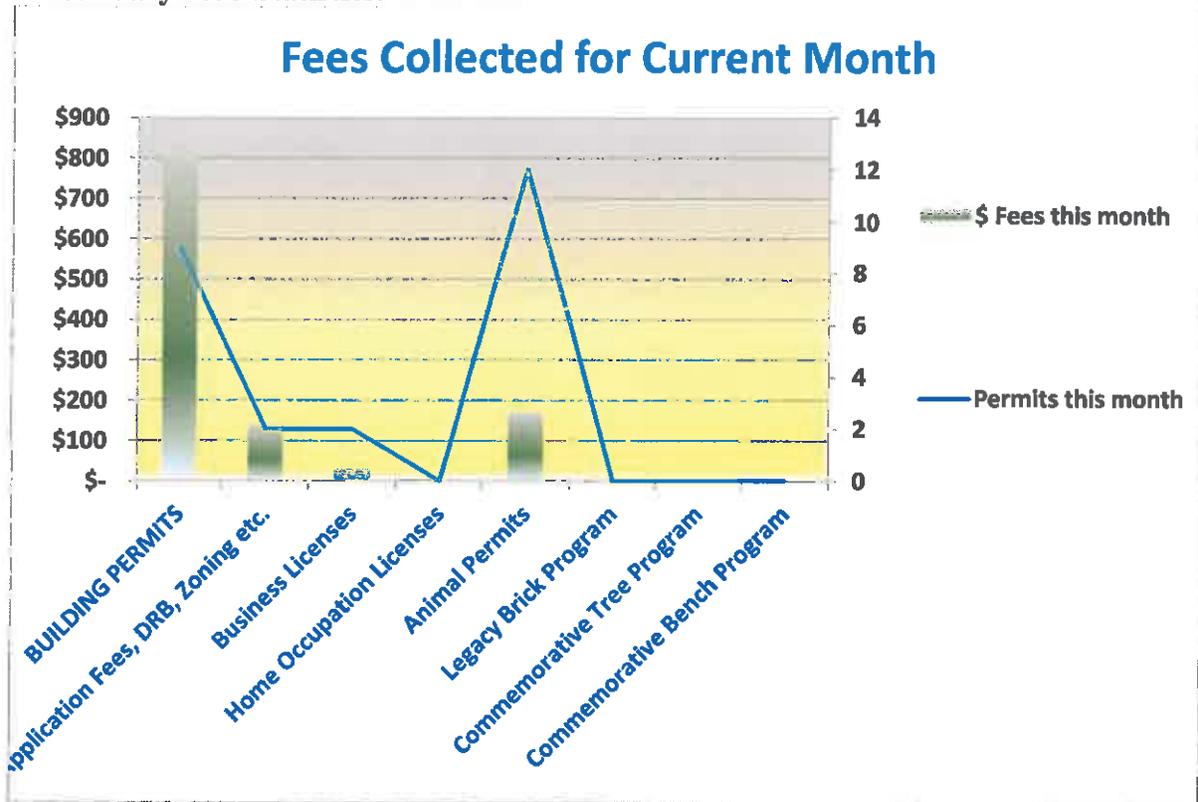
# Director's Report

**Agenda Item:** Department Update  
Community Development Department

**Staff Contact:** Jodie Filardo

**Meeting Date:** February 17, 2015

## 1. January 2015 Statistics.



## 2. Permits Issued.

Fence at 1420 First North Street  
Fence permit at 22 North Ninth Street  
Re-roof permit at 1280 Lanny Avenue  
Re-roof at 1391 Deborah Drive

3. **Verde Valley Open Air Cinema – We WON!** On Thursday night, Juliana Brutsche from AZ Culture (the creator of the “We Are Cottonwood” event last year) presented our Verde Valley Open Air Cinema concept at the Arizona Commission on the Arts Art Tank Competition in Flagstaff at the Coconino Center for the Arts. This project is a collaboration between Juliana Brutsche and Warren Chu, AZ Culture and the Town of Clarkdale with



# Director's Report

partners in Casey Rooney, City of Cottonwood, and Helen Stephenson, Yavapai College, Verde Campus. We were all there to cheer on our entry competing against 5 other projects for a series of prizes at the following levels: one for \$1,000; two for \$5,000 and the last for \$10,000 – the grand prize. Sedona Center for the Arts won both the \$1,000 and one of the \$5,000 prizes. We won the Grand Prize of \$10,000! This means we're going to be developing 6 outdoor movie screenings on an inflatable screen with a projector and sound system: 2 in Town Park; 2 in Cottonwood and 2 at Yavapai College, Verde Campus. The coordination is just beginning, and we were all thrilled to have competed against some great arts projects to win. The AZ Commission on the Arts is hoping to expand the reach of arts to as many folks as possible in rural Arizona and hopes our project will do just that. You'll be hearing more on that in the coming months.

#### 4. Downtown Clarkdale Business Alliance. Upcoming events:

- a. Clarkdale Hop – Celebrate Arizona Beer Week in Clarkdale from February 11<sup>th</sup> through the 21<sup>st</sup>. See the attached flyer for details.
- b. March 14<sup>th</sup> – The Lions Car Show and Poker Stroll comes to the Town Hall Complex.
- c. May 9<sup>th</sup> – National Train Day celebration happens at the Verde Canyon Railroad and our first Verde Valley Open Air Cinema showing takes place at Town Park in the evening. We're planning on showing "North by Northwest" in honor of the day.
- d. June 20<sup>th</sup> – Dog Days of Summer happens along Main Street and in Town Park. Celebrate with your doggie friend during the day and watch another movie in Town Park at night. We haven't picked the film yet, but it will surely be something with a dog theme. Check out the dog bandana we're creating.

**Clarkdale HOP**  
Celebrate Arizona Beer Week

**FUN! Check Out...**  
All week long - February 11th through 21st

Two "not-to-be-missed" special brews!

- Four-Eight Wineworks for a unique collaboration brew from Dos Cabezas Winery and Chandler's own SanTan Brewing, featuring all-Arizona grapes
- The 10-12 Lounge for a flight of 5 AZ beers for \$5
- Verde Canyon Railroad featuring private-label beer brewed by local Oak Creek Brewing
- Main Street Café for a personal pizza and beer
- Su Casa for simply wonderful Mexican food and Arizona beer
- A photo-op at the Caboose Gift Shop
- The giant Hoegaarden copper brew kettle at the Copper Art Museum and the amazing beer vessels inside

Friday, February 20th only

- The 10-12 Lounge for a unique firkin of THAT Brewery's special dry-hopped IPA being tapped at 6 p.m. and pouring until it's gone, gone, gone!

On Main Street, Clarkdale, AZ (928) 639-3500





# Director's Report

5. **Food & Farm Finance Forum.** Local First Arizona brought about 125 folks together in the Clark Memorial Clubhouse on January 15 and 16 to discuss all varieties of farm-related issues such as local food production, distribution, financing and marketing. After a surprising power outage shutting down the Town Hall Complex for about three hours on Thursday, everyone powered through the lack PowerPoint (however did we communicate before Microsoft Office Suite?) and time was well spent connecting with new faces and opportunities in and around Arizona. We thank the Local First Arizona team for being true to their values and using Main Street Café for breakfast and Crema for lunch on day one. The group toured the Yavapai College Southwest Wine Center on Thursday afternoon and hosted a reception at Four Eight Wineworks in the evening. Friday's fare offered Crema for breakfast and Nate's Cowboy Café for lunch, so local businesses and hotels surely received a bump from the event being here. We also thank Vice Mayor Dehnert for welcoming the group to Clarkdale and Councilor Bill Regner for attending the forum and lending his support. In addition, several attendees remarked on how much they enjoyed meeting and speaking with the Mayor at the reception. We also appreciate Kevin Adams for the fine job he did in setting up the Clubhouse and Art Durazo for managing APS and the power outage and restoring the power to the Clubhouse.

6. **Mountain Gate Update.** Staff met with Ralph Clemmer of Newgate Homes to discuss development plans for the Mountain Gate Subdivision. They are moving on to the next construction phase of the project, and will be submitting building permits for additional homes along Cleopatra Hill this year. In addition, they will be submitting a design review application for the recreation center in upcoming months.

7. **Verde Valley Gigabit Project Overview Sessions.** Thus far, Jodie is tentatively scheduled to present an overview of this project to the following council meetings:

DATE	LOCATION
February 10 <sup>th</sup>	6 PM in Clarkdale
March 10 <sup>th</sup>	6 PM in Cottonwood
March 24 <sup>th</sup>	4:30 PM in Sedona

8. **Verde Valley SciTech EXPO.** Twelve businesses and an array of faculty members are creating our upcoming second Verde Valley SciTech EXPO to be held at the Verde Campus of Yavapai College on March 27<sup>th</sup> from 5 – 8 PM. All businesses are welcome to participate. For booth reservations, see Community Development.



9. **Heritage Grant – Final Report.** The final report for the work performed at TuziRAP under an Arizona Game & Fish Heritage Grant was delivered this week. This grant resulted in the two ADA-accessible van parking spots, the related stable pathway



# Director's Report

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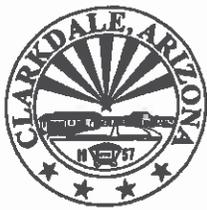
and a concrete viewing platform being installed to enable mobility-challenged individuals to make their way down to the Verde River.

10. **Walton Family Foundation Grant Extension.** Following conversations with Morgan Snyder, Program Officer for the Walton Family Foundation a no-cost grant extension was granted to enable additional work with Lacher Hydrological Consulting for specific site identification for recharge and reuse locations within the Town. The grant term was revised to December 31, 2015.

11. **Welcome Home Vietnam Veterans.** The Town is the destination for the motorcycle ride commemorating the welcome home to Vietnam Veterans. The ride takes place on March 29<sup>th</sup> and culminates in Town Park. Veterans will receive pins in honor of their service.



12. **The Tumbleweeds are coming to town.** It's official! Chateau Tumbleweed, a group of four young investors and winemakers has closed on the building along SR89A just west of Olsen's Grain at 1151 SR 89A where they plan to site their production facilities and a tasting room. This is noteworthy as they are the first company "incubated" by the Four Eight Wineworks to graduate from the incubator. Presently, they are working with the Community Development Department to learn all about design review, site planning, and the building permitting process. They are enthusiastic and well-organized – and they make *wonderful* wine. We are so pleased they chose to set up their new headquarters in Clarkdale. By the way, for the wine lovers amongst us, the launch release party for the 2013 Bigness will take place at Four Eight Wineworks on February 27<sup>th</sup>.
13. **Conditional Use Permit Application – Capital Telecom.** As of February 5, 2015, the Conditional Use Permit application from Capital Telecom for cellular facilities at 1450 SR 89A is complete. The upcoming neighborhood meeting and the Planning Commission meeting tentatively scheduled for March. A site visit is planned so the Planning Commission can ask questions on site; that visit takes place just prior to the February 17<sup>th</sup> Planning Commission meeting as a Special Meeting. There will not be any opportunity for public comment during the Planning Commission's site visit.



# Staff Report

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**Agenda Item:**            **WORKSESSION:** Continuing discussion between the Planning Commission and invited stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR 89A Focus Area

**Staff Contact:**            Beth Escobar

**Meeting Date:**            February 17, 2015

**Presented to:**            Planning Commission

**Background:**

The Planning Commission met with a group of stakeholders on January 20, 2015 for the first discussion regarding the SR 89A from Clarkdale Parkway to Centerville Road Focus Area.

Following is a summary of the points raised during the meeting:

- Development of property in this area will be challenging due to minimal depth of some properties and limited access off the state highway.
- Area could support the development of smaller commercial ventures, such as professional and medical offices and boutique shops. Apartment complexes would also be appropriate for some of the locations.
- Construction of the new firehouse will provide an anchor for the area.
- Cement Plan Road needs to be widened and improved to accommodate vehicular and pedestrian traffic.
- Accommodation of truck traffic from the cement plant needs to be addressed in planning for development.
- Development of park and ride locations and extensive pedestrian connections are important.
- Deception Wash, which transects a large portion of this area from east to west, presents challenges for construction and opportunity for preservation of open space and possible pedestrian connections.
- The possibility exists to create a public/private partnership to design and build commercial grade arterials from Broadway through Luke Lane and then along Cement Plant Road to the SR 89A roundabout.

As a result of discussion at the first stakeholder's meeting, staff has modified the area map to reflect some of the concepts discussed during the January meeting, including the transfer of development rights from one area to another, possible frontage roads and pedestrian connections. Setback lines have been added to each property to create a potential building envelope. These changes have been made to facilitate discussion only. In addition, subsequent to the meeting, several attendees questions the placement of the Centerville Road extension. This has been modified on the revised map to better reflect possible placement.



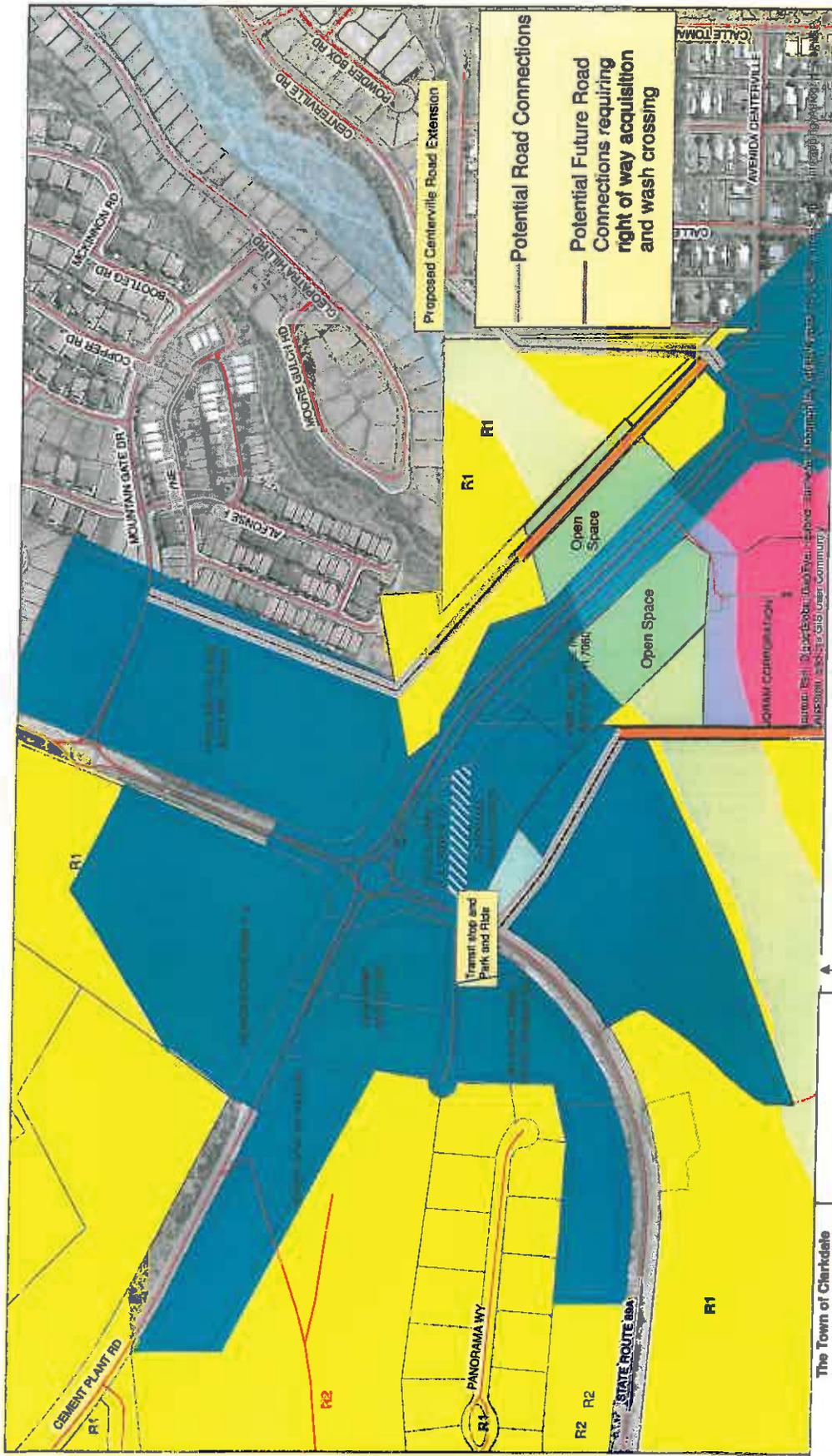
# Staff Report

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**Recommendation:** Staff recommends the Commissioners and stakeholders continue to discuss possible development options for this area.

**Attachments:**

1. Modified focus area map



This map has been provided for informational purposes only and is not necessarily engineering accurate. Every effort has been made to ensure this map is as accurate as possible. The Town of Clarkdale shall assume no liability for the information contained on this map.

### Clarkdale Parkway to Centerville Roundabout Vision 1

**The Town of Clarkdale**  
 Community Development Department  
 P.O. Box 309080 Main Street,  
 Clarkdale, AZ 86324  
 (928) 939-2510

February 2015