

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, FEBRUARY 17, 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 February 17, 2015, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

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| Chairperson | Jack Van Wye | Present |
| Vice Chairperson | Ida-Meri deBlanc | Present |
| Commissioners | Jorge Olguin | Present |
| | John Erickson | Present |
| | Craig Backus | Present |

Staff:

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| Community Development Director | Jodie Filardo |
| Senior Planner | Beth Escobar |

Others in Attendance: Anne Conlin, Glenarm Land Company, Lew Dodendorf, Roger Smith, SRMG, Darren Gemmill, Mold in Graphics, Chief Joe Moore, Clarkdale Fire District, Ray Selna, Selna Realty, Roy Clemmer, Newgate Homes, Robin and Amanda Wilber, #1 Food Store, Phil Terbell, Century 21-Sexton Realty.

- 1. AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 4:05 p.m.
- 2. AGENDA ITEM: ROLL CALL:** Director Filardo called the roll. After roll call, Chair Van Wye asked everyone in attendance to introduce themselves.
- 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 January 20, 2015**. The Chair entertained a motion to accept the minutes. Mr. Dodendorf requested clarification regarding the potential number of cement trucks that may run from the plant in the future. Commissioner de Blanc motioned to approve the Regular Meeting Minutes of January 20, 2015 with corrections as suggested by Mr. Dodendorf. Commissioner Olguin seconded the motion. The motion passed unanimously.
- 5. NEW BUSINESS:**

a. WORKSESSION: Continuing discussion between the Planning Commission and invited stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR89A Focus Area.

1. Summary of January meeting – 10 minutes
2. Review of amended map – 40 minutes
3. Discuss next steps – 10 minutes

Background:

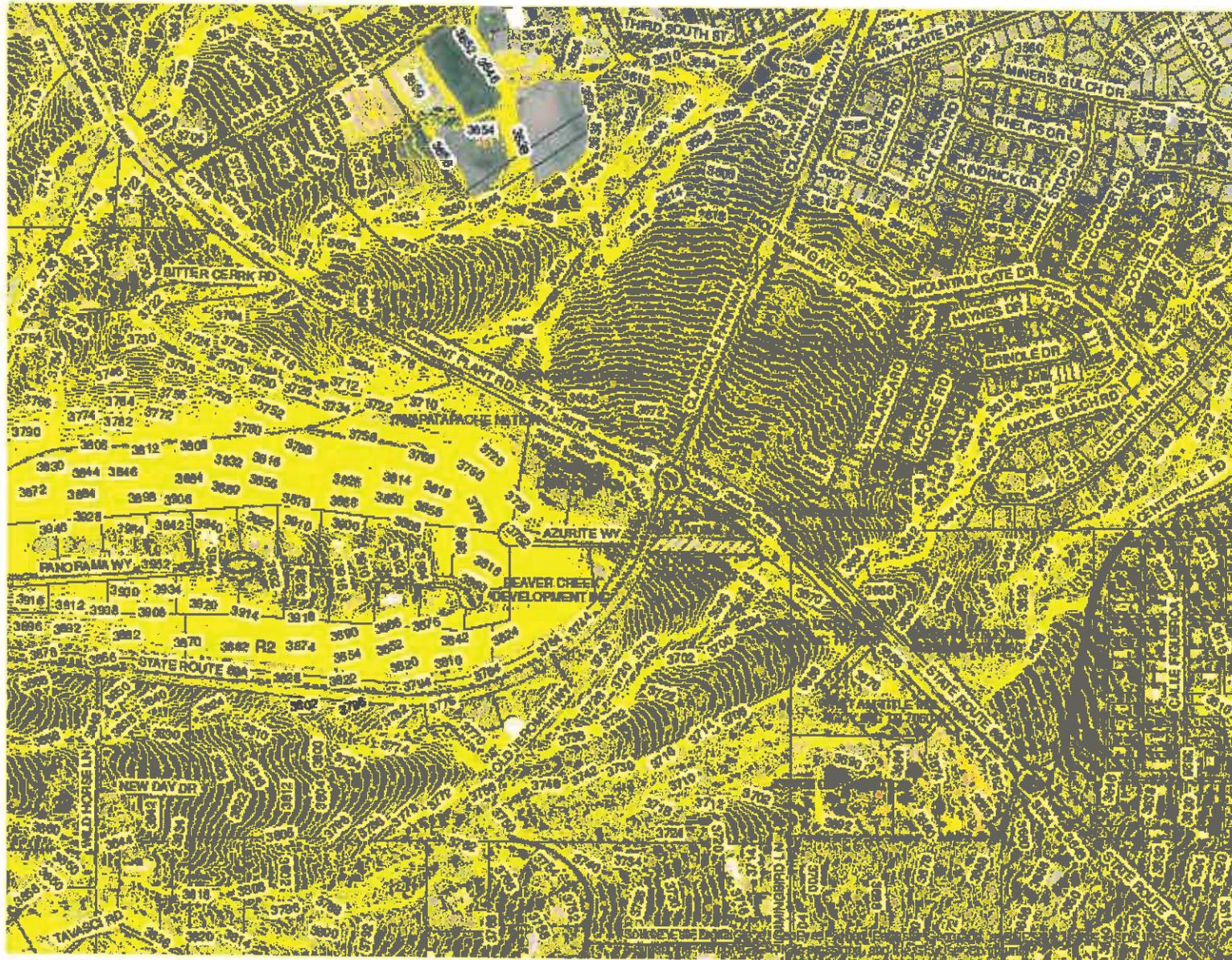
The Planning Commission met with a group of stakeholders on January 20, 2015 for the first discussion regarding the SR 89A from Clarkdale Parkway to Centerville Road Focus Area.

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.

Senior Planner Escobar presented two new maps. The first showed the focus area with an overlay of two foot contours, demonstrating the terrain changes and steep slopes that provide challenges for development in the area.



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The group began the discussion with the needed improvements to Cement Plant Road. Senior Planner Escobar stated it should be improved from the Clarkdale Parkway roundabout to the end of the Town boundaries. The group discussed both sidewalks and soft-surface trails. Mr. Dodendorf stressed the importance of having a buffer area between the pedestrian pathways and the vehicular travel ways for safety reasons.

Commissioner Erickson asked the attendees to consider the following questions:

1. What can the Town and the Planning Commission do for you in relation to development of your property?
2. What do you wish to have from the Town?

Mr. Selna pointed out the great asset the Town has is Mold in Graphics. They are a great corporate partner.

Ms. Wilber pointed out the #1 Food Store is successful in drawing locals from Clarkdale and Jerome, and tourists, however they see very little business from Cottonwood. Clarkdale needs to be seen as a destination.

Mr. Selna pointed out it is hard to determine where frontage roads should be placed without knowing the specific types of uses and businesses that may go in the area. Chief Moore explained it is the potential number of people at a business or site that drives the safety concerns.

Chair Van Wye asked if the new fire station was being designed to be expandable. Chief Moore explained they are exploring all options and staying flexible due to budget constraints. He explained that growth helps fund the fire district through tax revenue. Currently they are sufficiently staffed and have adequate equipment to serve the current population.

The group agreed that frontage roads will be necessary to make the properties in the focus area viable. It will be important to consider public safety when designing and locating these roads.

Chair Van Wye asked if there were projections for growth for the #1 Food Store. Ms. Wilber explained that this is hard to predict and all depends of the economy. They recently gained internet access at their location. There are not many providers available in this area.

Mr. Selna advised we should receive ADOT input on possible highway access development.

Director Filardo advised the group that we encourage a dialog with property owners regarding possible rezoning of their property. The Town recognizes the importance of connectivity in our commercial corridors and stressed we all need to work together to achieve the best for the community.

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Vice Chair de Blanc encouraged these wish-list discussions to come up with viable solutions for the challenges faces in developing this corridor.

Commission Olguin pointed out the advantage of everyone working together. The best results will come from a coordinated effort. Let's not assume something is impossible until we talk it over.

Mr. Dodendorf stated the challenge will be determining how to fund the necessary infrastructure improvements. Property owners will need to consider granting easements to facilitate infrastructure development.

Mr. Clemmer stated they have two new homes in Mountain Gate ready for certificates of occupancy and they have sold two homes. They are hoping their growth continues to go upward.

Director Filardo explained the Town Council will be discussing water/wastewater and road infrastructure target areas during their strategic planning session in March.

The group discussed the use of the Sustainability Guidelines adopted by the Council in 2013 to guide development to making design decisions that conserve existing resources.

Mr. Smith asked if the Town has development fees. Director Filardo explained the Town has water and wastewater capacity fees only.

Commission Backus advised the following next steps:

1. Each property owner/stakeholder make a list summarizing the specific challenges to developing their property.
2. Staff provide a more detailed map showing existing and future utility and infrastructure plans.

Everyone agreed on this plan of action. The group will reconvene at the regularly scheduled meeting on April 21 at 4:00 p.m.

ACTION: This being a discussion item only there was no action taken.

6. ADJOURNMENT: There being no further business for consideration, Commissioner Erickson moved to adjourn the meeting. Commissioner de Blanc seconded. The meeting was adjourned at 5:20 p.m.

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APPROVED BY:


Ida de Blanc
Vice - Chairperson

SUBMITTED BY:


Beth Escobar
Senior Planner