

**PLANNING  
COMMISSION  
September 15, 2015**

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, SEPTEMBER 15, 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, September 15, 2015, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

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

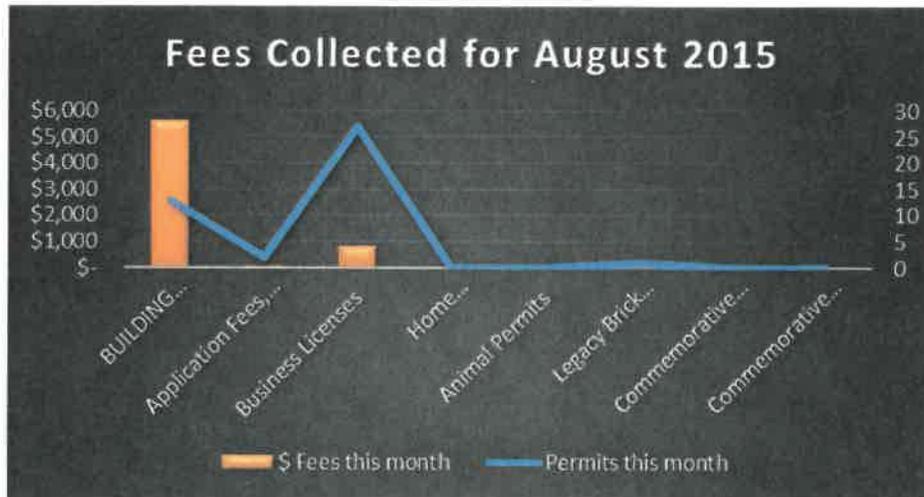
**Others in Attendance:** Marianna Baylski, Clarkdale resident and Phil Terbell, Clarkdale resident.

1. **AGENDA ITEM: CALL TO ORDER:** Vice Chair de Blanc called the meeting to order at 4:00 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 August 18, 2015**. The Vice Chair entertained a motion to accept the minutes. Commissioner Backus motioned to approve the Regular Meeting Minutes of August 18, 2015. Commissioner Olguin seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**
  - a. **Chairperson and Members Report:**
  - b. **Director's Report:**

**1. August 2015 Statistics.**

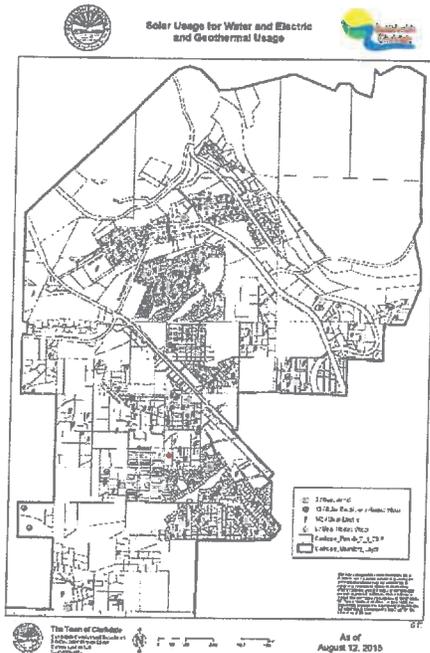
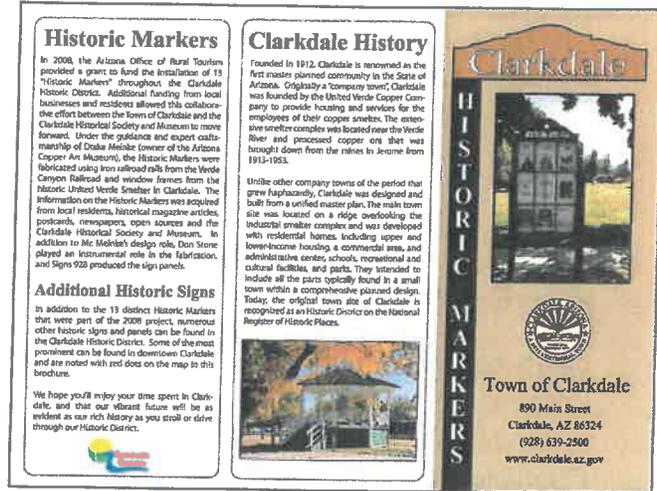


**2. Permits Issued –since last report – 26 total**

- Fence at 1261 Mark Avenue
- Gas line repair at 1380 Lynda Avenue
- Carport at 235 Rodgers Place
- Patio cover at 1960 Wildflower Lane
- Gas line repair at 416 Main Street
- 7.7 KW photovoltaic solar electric at 473 Miners Gulch Drive
- Eleven townhome permits for Mountain Gate are being entered into INCODE. They are located at:
  - 650 Brindle Drive
  - 652 Brindle Drive
  - 654 Brindle Drive
  - 656 Brindle Drive
  - 594 Haynes Drive
  - 596 Haynes Drive
  - 598 Haynes Drive
  - 645 Brindle Drive
  - 647 Brindle Drive
  - 649 Brindle Drive
  - 651 Brindle Drive
- New single family residence at 1300 Tavaschi Road
- Kitchen remodel at 1750 Cholla Lane
- Kitchen remodel at 1415 First North Street
- Masonry fence at 1420 Lynda Avenue
- 5.1 KW photovoltaic solar electric at 1261 Mark Avenue

Waterline replacement at 2181 Canyon Drive  
Fence at 1255 Classic Court  
Upgrade to electrical service at 1261  
Mark Avenue  
Re-roof at 523 Lincoln Drive

3. **Clarkdale's Historic Markers Brochure.** Guss finished the final touches on the Historic Marker Brochure that directs you to sixteen historic markers throughout the historic district. This project, funded by grant dollars adds to the historic charm of the original town site. Stop by the Community Development Office for copies.



4. **Updated Solar Numbers.** As of August 15<sup>th</sup>, Clarkdale's solar installation tallies are as follows:  
143 Solar Electric  
6 Solar Hot Water  
13 Combo Solar Electric/Hot Water  
143 TOTAL INSTALLED.

5. **Crossroads at Mingus.** Mei Wei Wong, Sedona has been hired by the owners of the Crossroads at Mingus subdivision, John and Colleen Tobias to develop marketing and advertising plus a web presence for the project. She interviewed staff regarding the project and inquired about the perceived assets of Clarkdale for use in her material. The developers are planning an open house at the subdivision on September 26<sup>th</sup> including food and a live broadcast by Yavapai Broadcasting. Watch for the balloon arches.

6. **Group home at 1275 Classic Court.** Staff has received a complaint about a proposed adult group home at 1275 Classic Court. This is an existing residential home in a R1 zoning district. ARS 36-582 allows for group homes in residential areas up to a maximum of six unrelated persons and states: 'the residents and operators of such a facility shall be considered a family for the purposes of any law or zoning ordinance which relates to the residential use of property.' The owners of the home at Classic Court are in the process of obtaining their state license, and plan to convert living area to 3 additional bedrooms for a total of eight bedrooms to accommodate an assisted living home for ten residents. They are requesting a license for 10 adults, plus staff and residents, for a hospice home. Although this exceeds the six resident level where the Town is prevented from imposing any restrictions, the Town's Zoning Code does not have a definition for 'family'

**PLANNING  
COMMISSION**  
*September 15, 2015*

that includes a number limit. The neighbor who contacted staff expressed concerns about additional traffic on Classic Court, which is a private road, especially from emergency vehicles. Patients at a hospice home are preparing for the end of life and actually do not generate a large number of emergency medical calls. Emergency medical services do not respond to a hospice home when a patient passes. The neighbor is also concerned about residents wandering around the neighborhood. The state requires the property be secured so that residents cannot leave the property without a staff member. The state will inspect the property before a license is given to verify proper ingress/egress and other safety issues and will inspect the property annually. The Community Development Department would respond to any noise/nuisance issue on the property just like at any other residence.

7. **Clarkdale Downtown Business Alliance.** At this week's meeting, the owners of Clarkdale Caboose Gift Shop announced they are selling/closing their business due to personal reasons at the end of the calendar year. Given that sad news, everyone wishes the best for the Ladeau Family and hopes for a new owner to buy the business and continue the operation of the gem at the corner of Ninth and Main Street.
8. **Sixth Safest and Most Peaceful Town to live in in Arizona per [www.onlyinyourstate.com](http://www.onlyinyourstate.com).** Per this website, Clarkdale ranked 6<sup>th</sup> out of 10 safe and peaceful towns in which to live in Arizona based on FBI data compiled in 2013. Facebook is lighting up with pride from Clarkdale residents.
9. **Clarkdale Market Ribbon Cutting.** On August 26<sup>th</sup>, an array of Clarkdale citizens welcomed Carlos and Sylvia Bourde and their Clarkdale Market to Main Street with an official ribbon cutting ceremony. Sylvia welcomed everyone with a speech, a blessing, and wonderful empanadas, date/pecan pie, and other tasty morsels. She, Carlos and Patricia also shared the specialties of the house including Guss' favorite Ghost Pepper Salsa and specialty



fudges made by Sylvia especially to pair with local wines and craft beers from the Verde Valley. Stop on by, grab a burrito to eat and something to drink and visit awhile at their sidewalk café.

Commissioner Olguin asked what percentage of the Town now has solar? Director Filardo responded we are almost at ten percent which is our next threshold goal.

**6. NEW BUSINESS:**

**Staff Report:**

**Background:**

In 2013 the Clarkdale Town Council adopted the Sustainable Community and Economic Development Plan. One of the focus areas identified in the plan is business retention, expansion and attraction. The first short-term strategy within this focus area is to create area-specific plans and infrastructure development plans for the following areas:

- SR 89A Corridor
- Broadway Corridor
- Bitter Creek Industrial Area
- Arts & Entertainment District

Each of these areas is identified as having the potential to contribute to the economic prosperity of the town. In addition, each of these areas has adjacent residential property that could benefit and would be impacted by increased commercial development.

The Planning Commission began working on this project in August 2014 and decided to begin with the SR 89A Corridor Focus Area. Because of the length and diversity of this highway corridor, the Planning Commission determined to break SR 89A into smaller segments and begin with planning for the Clarkdale Parkway to Centerville Roundabout portion of the highway. Zoning in this area is commercial with existing industrial zoning for the Mold in Graphics property.

In January 2015 the Planning Commission began meeting with property owners and stakeholders for this sub-area. During a series of three meetings the following topics were discussed:

- 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 Plant 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.

***PLANNING  
COMMISSION  
September 15, 2015***

- 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.

**Community Meeting:**

As a result of the discussions noted above, a draft plan was developed. It was agreed this plan should be presented to the public for input and feedback.

A press release inviting the public to attend was submitted, and the meeting has been posted on the Town website and Facebook page.

Stakeholders and property owners were invited to attend, as well as the Design Review Board. Representatives from ADOT and the City of Cottonwood were also invited to attend.

The goal of this meeting is to gather input about the draft focus area plan and hear from the community what type of development they would like to see in this area.

Staff will incorporate all comments into the draft plan for presentation to Town Council at a later date.

**Recommendation:** Staff has provided an agenda to be followed for this meeting.

Senior Planner gave a brief PowerPoint presentation:

# PLANNING COMMISSION September 15, 2015

9/15/2015



### Mission

- Provide a vision for the future of Clarkdale
- Develop a strategic plan to guide the community
- Foster economic development and job creation
- Promote cultural and historical preservation
- Enhance the quality of life for all residents
- Encourage civic participation and leadership
- Support the growth and development of the community
- Foster a sense of pride and ownership in the community
- Promote sustainability and environmental stewardship
- Support the health and well-being of the community

### BR 99A Corridor

- Develop a vision for the future of the BR 99A Corridor
- Develop a strategic plan to guide the community
- Foster economic development and job creation
- Promote cultural and historical preservation
- Enhance the quality of life for all residents
- Encourage civic participation and leadership
- Support the growth and development of the community
- Foster a sense of pride and ownership in the community
- Promote sustainability and environmental stewardship
- Support the health and well-being of the community



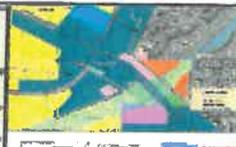
### Existing Documents

- Clarkdale Comprehensive Zoning Ordinance
- Clarkdale Comprehensive Land Use Ordinance
- Clarkdale Comprehensive Planning Ordinance
- Clarkdale Comprehensive Environmental Ordinance
- Clarkdale Comprehensive Cultural and Historical Ordinance
- Clarkdale Comprehensive Economic Development Ordinance
- Clarkdale Comprehensive Health and Well-being Ordinance
- Clarkdale Comprehensive Sustainability and Environmental Stewardship Ordinance
- Clarkdale Comprehensive Civic Participation and Leadership Ordinance
- Clarkdale Comprehensive Growth and Development Ordinance
- Clarkdale Comprehensive Sense of Pride and Ownership Ordinance
- Clarkdale Comprehensive Community Development Ordinance



### Today 2015

- Clarkdale is a vibrant community with a rich history
- Clarkdale is a community that values its heritage and culture
- Clarkdale is a community that is committed to the future
- Clarkdale is a community that is proud of its accomplishments
- Clarkdale is a community that is looking forward to the future
- Clarkdale is a community that is committed to the well-being of its residents
- Clarkdale is a community that is committed to the growth and development of the community
- Clarkdale is a community that is committed to the sustainability and environmental stewardship of the community
- Clarkdale is a community that is committed to the health and well-being of the community
- Clarkdale is a community that is committed to the civic participation and leadership of the community
- Clarkdale is a community that is committed to the sense of pride and ownership of the community
- Clarkdale is a community that is committed to the community development of the community



- Clarkdale is a vibrant community with a rich history
- Clarkdale is a community that values its heritage and culture
- Clarkdale is a community that is committed to the future
- Clarkdale is a community that is proud of its accomplishments
- Clarkdale is a community that is looking forward to the future
- Clarkdale is a community that is committed to the well-being of its residents
- Clarkdale is a community that is committed to the growth and development of the community
- Clarkdale is a community that is committed to the sustainability and environmental stewardship of the community
- Clarkdale is a community that is committed to the health and well-being of the community
- Clarkdale is a community that is committed to the civic participation and leadership of the community
- Clarkdale is a community that is committed to the sense of pride and ownership of the community
- Clarkdale is a community that is committed to the community development of the community

### Focus Area Plans

- Clarkdale is a vibrant community with a rich history
- Clarkdale is a community that values its heritage and culture
- Clarkdale is a community that is committed to the future
- Clarkdale is a community that is proud of its accomplishments
- Clarkdale is a community that is looking forward to the future
- Clarkdale is a community that is committed to the well-being of its residents
- Clarkdale is a community that is committed to the growth and development of the community
- Clarkdale is a community that is committed to the sustainability and environmental stewardship of the community
- Clarkdale is a community that is committed to the health and well-being of the community
- Clarkdale is a community that is committed to the civic participation and leadership of the community
- Clarkdale is a community that is committed to the sense of pride and ownership of the community
- Clarkdale is a community that is committed to the community development of the community



### What will Clarkdale be like in 2030?

### Next Steps

- Clarkdale is a vibrant community with a rich history
- Clarkdale is a community that values its heritage and culture
- Clarkdale is a community that is committed to the future
- Clarkdale is a community that is proud of its accomplishments
- Clarkdale is a community that is looking forward to the future
- Clarkdale is a community that is committed to the well-being of its residents
- Clarkdale is a community that is committed to the growth and development of the community
- Clarkdale is a community that is committed to the sustainability and environmental stewardship of the community
- Clarkdale is a community that is committed to the health and well-being of the community
- Clarkdale is a community that is committed to the civic participation and leadership of the community
- Clarkdale is a community that is committed to the sense of pride and ownership of the community
- Clarkdale is a community that is committed to the community development of the community

Commission Discussion:

Commissioner Olguin state the process has been valuable so far to identify such as things as infrastructure needs. He stressed it is critical at this point to hear from the community what they see as the future of this areas.

Vice Chair de Blanc suggested using electronic means to disseminate information about the project. An article in the Small Talk might also be helpful. She stressed the importance of walkability and the need for extension of the sidewalk system.

Commissioner Backus also stated it was good to get community feedback. The greatest benefit from this project so far was to get all of the property owners talking together. Walkability to Clarkdale Jerome School is critical for this area, especially as Mountain Gate builds out.

Commissioner Erickson stated the land is there. We need to connect potential developers with the land owners.

Public Comment:

Ms. Baylski stated she was new to the area and enjoys the small town feel. She doesn't mind driving to Cottonwood to shop. She would be concerned about multi-story apartments impacting the view. She suggested distributing flyers at Nate's and Olsen's to let people know about future meetings.

Mr. Terbell stated he would like to see accommodating Phoenix Cement trucks be a priority for this planning process. They are a large employer in the area and have plans to grow.

**7. FUTURE AGENDA ITEMS:**

- a. Vice Chair de Blanc will be absent for the October meeting. Elections will be held in November.

**8. ADJOURNMENT:** Vice Chairperson de Blanc entertained a motion for adjournment. Commissioner Erickson motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 5:00 p.m.

**APPROVED BY:**

**SUBMITTED BY:**



Ida de Blanc  
Vice -Chairperson



Beth Escobar  
Senior Planner