



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

Tuesday, February 16, 2016 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 16, 2016 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.**

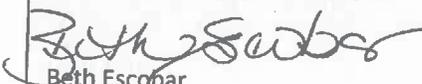
All members of the public are invited to attend.

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 February 8, 2016 at 9:00 a.m.


Beth Escobar
Senior Planner

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 19, 2016.
5. **REPORTS:**
 - a. Chairperson and Members Report
 - b. Director's Report
6. **NEW BUSINESS:**
 - a. Discussion/possible action with stakeholders and property owners regarding the remaining sections of the SR 89A Focus Area Master Plan.
7. **FUTURE AGENDA ITEMS**
8. **ADJOURNMENT**

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JANUARY 19, 2016 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 19, 2016 at 4:00 p.m., in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

| | | |
|---------------|------------------|---------|
| Chair | Ida-Meri deBlanc | Present |
| Vice Chair | John Erickson | Present |
| Commissioners | Jorge Olguin | Present |
| | Craig Backus | Present |
| | Deborah Hunseder | Present |

Staff:

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

Others in Attendance: Phil Terbell.

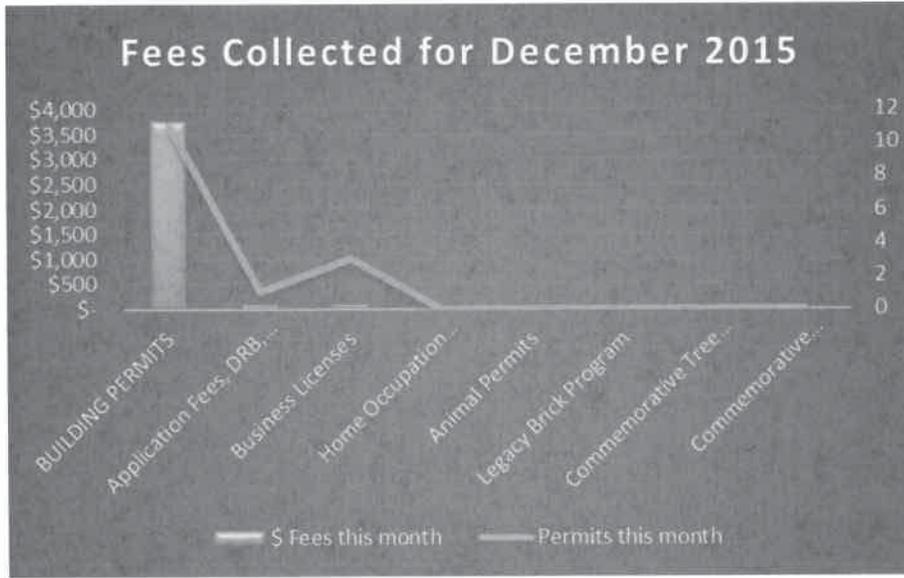
- AGENDA ITEM: CALL TO ORDER:** Chair de Blanc called the meeting to order at 4:00 p.m.
- AGENDA ITEM: ROLL CALL:** Director Filardo called the roll.
- AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result 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.

- AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of December 15, 2015**. The Chair entertained a motion to accept the minutes. Commissioner Erickson motioned to approve the Regular Meeting Minutes of December 15, 2015. Commissioner Hunseder seconded the motion. The motion passed unanimously.
- AGENDA ITEM: REPORTS:**
 - Chair and Members Report:** Commission Erickson stated the array has been installed on the cell tower behind Nate’s Cowboy Café and the walls are being installed on the Dollar General. He also provided an update on the electronic poll hosted by the Verde Independent this weekend that showed 67 percent of responders were in support of the proposed 200 foot cell tower in the industrial area. Commissioner Olguin pointed out this poll is from participants throughout the region.

b. Director’s Report:

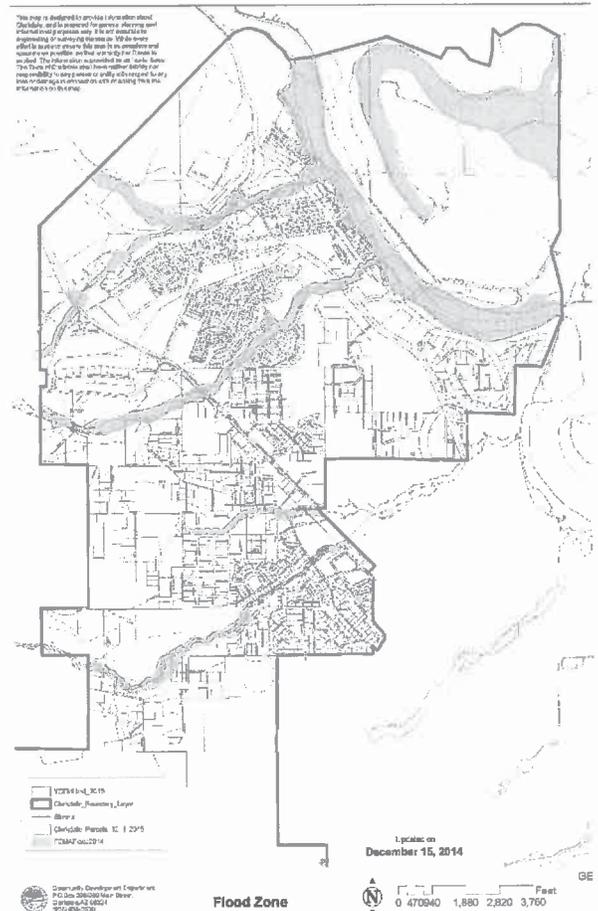
December 2015 Statistics.



Recent Permits Issued - 11 total

- New single family home at 1900 Sable Ridge Road (Crossroads at Mingus)
- Masonry fence at 1880 Peregrine Lane
- Accessory structure at 699 Reta Street
- 10 KW photovoltaic solar electric at 554 McKinnon Drive
- 10 KW photovoltaic solar electric at 637 King Copper Road
- Masonry wall at 1880 Peregrine
- Reroof at 103 Thirteenth Street
- Accessory structure at 1175 Linger Lane
- Remodel at 1105 Main Street
- Re-roof at 103 Thirteenth Street
- Remodel at 1261 Deborah Drive

Emergency preparations – flood. Based on Federal Emergency Management Agency map updates, please see the areas now at risk for flooding within the town’s boundaries in this adjacent map. The modifications to the map are demonstrated by the pink lines on the map. Of special note, the areas of the Mescal Wash towards the southern end of town have been reduced significantly from the previously noted flood areas as shown in the light blue. Due to concerns with El Nino weather patterns predicted for this upcoming winter, the Town is working on emergency preparedness planning in advance of any storm.



new features of the Zoom Prospector economic web tool hosted by APS (Arizona Public Service Industrial and Commercial Sites and Buildings). This is a free service and we currently have a presence on this site which promotes economic development opportunities to a global audience. The upgraded website, which will be mobile friendly and provide the ability for more customization for the Town will launch mid-January 2016. Staff is working with APS to correct some minor errors in the community data information for Clarkdale.

Drone inquiry. An inquiry was received from Josh Gray, owner of SpinWidgets, regarding whether the Town had adopted regulations related to operation of unmanned aircraft systems, or drones. Mr. Gray is a drone enthusiast and follows the Federal Aviation Administration regulations for operation of these aircraft. FAA Regulation FMRA Section 336 requires operators to comply with any ‘community based set of safety guidelines’. Mr. Gray was informed the Town has not adopted guidelines regarding operations of this type of aircraft. Mr. Gray does register his flights with the Cottonwood Airport Authority.

Dollar General updates. The recent rains have tested the new catchment basin installed by the Dollar General contractors along Lisa Street. It works!



Way-finding Monuments – we’re having a lottery. Need advertising to direct traffic to your commercial or industrial Clarkdale store-front? Is yours a registered Clarkdale business? Then we have an opportunity for you! For \$1,000 per year, your sign could appear on a major Clarkdale road.

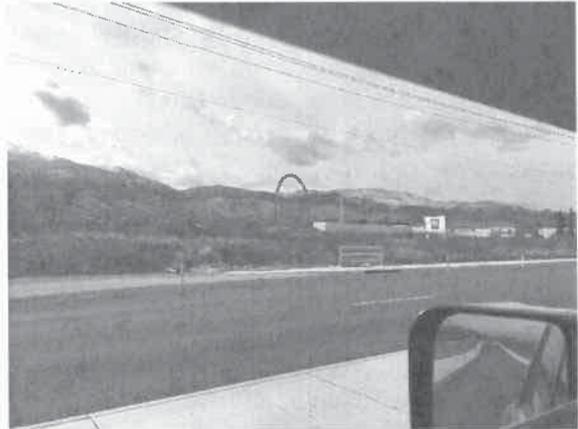


Mark your calendars for the Town of Clarkdale’s first-ever monument sign lottery to be held on Tuesday, January 19th at 6 PM in Clarkdale’s Town Hall Complex Men’s Lounge at 19 N. Ninth Street, Clarkdale, AZ. Lottery tickets will be available at the door at \$20 per ticket, limit 5. Winners will have an opportunity to select the monument on which their signage will appear.

Monument leases for five-year terms only are available at \$5,000, payable in advance of monument order placement. Monuments will be ordered when full payment, sign art, and signed lease agreements are received. There are 7 total sign locations available **per monument** – 2 on the front and 5 on the back, and collaborations are encouraged. Get with your fellow business owners before the lottery and plan how to maximize your investment. Each sign measures 12” high x 60“-wide. (Included

here is a mock-up of the front of a monument. The two signs available on the front are represented by the top two blanks in the monument.)

Cell tower updates. The resident at 1108 Main Street who attended the Planning Commission's December 15 public hearing for the proposed wireless facility in the Industrial District has been going door-to-door along Main Street to notify residents of the proposal. As a result, staff has had two telephone inquiries and two walk-in customers requesting additional information about the CUP application. In addition, the arrays on the cell tower behind Nate's Cowboy Café were under construction this week. Please see the attached photo.

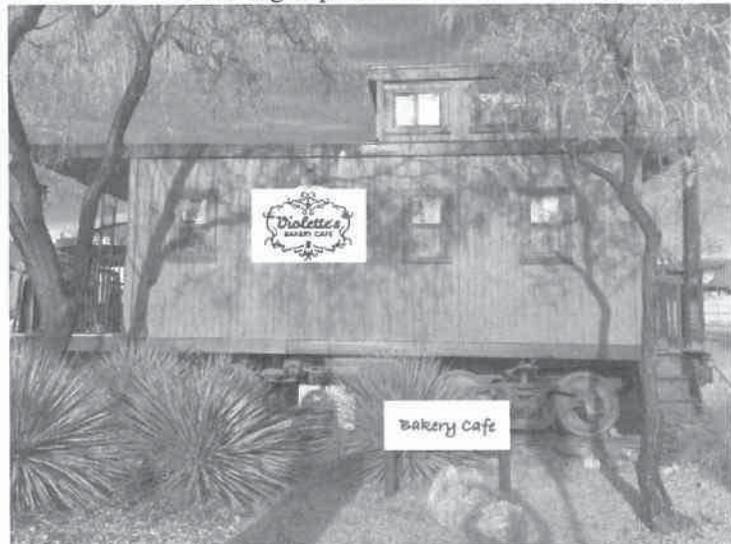


Violette's Bakery Café. On January 6, 2016 the Clarkdale Design Review Board approved the application DRB-091186 Violette's Bakery Café with the following stipulations and recommendations:

Stipulations proposed by staff:

Applicant must keep up appearance of portable sign to comply with **Zoning Code Chapter 7 Sign Code Section 7-2 H. General Provisions:** Signs shall be maintained and be free of chipping paint, visible cracks or gouges, or general deterioration.

One five (5) foot wide pedestrian passage way must be maintained around signs on a public sidewalk. Applicant shall ensure minimum 5-foot ADA isle width is maintained.



3. Applicant must comply with **Zoning Code Chapter 8 Outdoor Lighting Code Section 8-7 N Lighting Requirements:** Lighting used for all externally illuminated signs shall conform to all restrictions of this Ordinance, shall be fully shielded, and shall be turned off at 10:00 p.m. or at the close of business whichever is later.

4. Applicant will leave the existing address numbers which are located on the caboose fascia facing Main Street to remain in compliance with **2012 IPMC (International Property Maintenance Code): Section 304 Exterior Structure 304.3 Premises Identification.** Buildings shall have approved address numbers placed in a position to be plainly legible and visible from the street or road fronting the property. These numbers shall be Arabic numbers or alphabet letters. Numbers shall be a minimum of 4 inches in height with a minimum stroke width of 0.5 inch.

Board Recommendations:

The applicant will consider adding a thin outlined border to the sign.

Resignation. Just wanted to let you all know that sadly, on January 11th Vicki McReynolds submitted her resignation effective immediately. We will be working with Human Resources on a transition plan from here. We wish Vicki all the best with her future endeavors.

6. NEW BUSINESS:

**a. Discussion/possible action regarding the next segment of the SR 89A Focus Area
Master Plan: Centerville to Lisa Roundabout**

Staff Report:

Background:

After endorsement by Town Council of the focus area master planning process, it is time to begin examining the next segment of the SR 89A Corridor between the Centerville and Lincoln/Lisa Roundabouts.

Area description

This section of the highway is approximately one-third of a mile in length. There are thirteen separate parcels and ten separate property owners. Six of the owners are out of the area.

The properties vary in depth from 250 to 280 feet. There are several existing structures and four businesses along the west side of this segment:

- Clarkdale Baptist Church, 1051 SR 89A
- Chateau Tumbleweed (Red River Cattle LLP) 1151 SR 89A
- Olsen's, 1171 SR 89A
- Dollar General (under construction), 1191 SR 89A

There are ten parcels on the west side of the highway with an average width of 60 feet. There are two parcels on the east side of the highway, one approximately 400 feet in length and one approximately 800 feet in length. Mingus Shadows Drive, a right-in, right-out only connection to SR 89A separates these two parcels on the east side of the highway.

Access to Lampliter Village, a 135-unit manufactured home park, is off of SR 89A just past the Centerville roundabout.

Access to the Foothill Terrace (137 lots) and Mingus Shadow (111 lots) subdivisions are from the Lincoln/Lisa subdivision. In addition, there are approximately 100 residences to the west on metes and bounds parcels that access from the Lincoln/Lisa Roundabout. There is a potential for large scale residential development on both sides of this roundabout.

There is sidewalk on both sides of the highway.

Drainage and Topography

There are no major drainage features in this area. The topography climbs from 3580 feet to 3620 feet from the Lincoln/Lisa roundabout to the Centerville Roundabout.

Centerville Anomaly

There are 10 parcels within the Centerville Subdivision, platted in 1920, that have commercial zoning. The commercial zoning designation was probably first applied by Yavapai County and was transferred to the Town when this area was annexed. Six of these parcels with existing homes have split zoning. Two parcels, approximately 12,000 square feet combined, are undeveloped. Is it unclear without a legal determination whether the residential plat overrides the commercial zoning.

Design Guidelines

After input from the Design Review Board, staff has developed guidelines for this Focus Area. Staff is asking for input from the Planning Commission before taking the guidelines to the Design Review Board for adoption.

Recommendation: Staff is asking the Planning Commission for direction regarding preparations for the public meeting on this Focus Area.

Commission Discussion:

Chair de Blanc expressed a concern about the appearance of properties in the Centerville neighborhood that are visible from the highway. Commissioner Backus mentioned the required screening wall for new development. He also suggested a possible access road from Mingus Shadows Drive to the Centerville Roundabout parallel to the highway.

The Commission also reviewed the proposed guidelines for the Focus Area. These will be presented to the Design Review Board for adoption.

Commission Action: The Commission directed staff to expand the focus area to include the remaining segment of SR 89A and schedule the stakeholder’s meeting at the next regular Commission meeting on Tuesday, February 16 at a location along the highway corridor if possible.

- 7. **FUTURE AGENDA ITEMS: None**
- 8. **ADJOURNMENT:** Chair de Blanc entertained a motion for adjournment. Commissioner Backus motioned to adjourn the meeting. Commissioner Erickson seconded the motion. The motion passed unanimously. The meeting adjourned at 5:00 p.m.

APPROVED BY:

SUBMITTED BY:

Ida de Blanc
Chairperson

Beth Escobar
Senior Planner



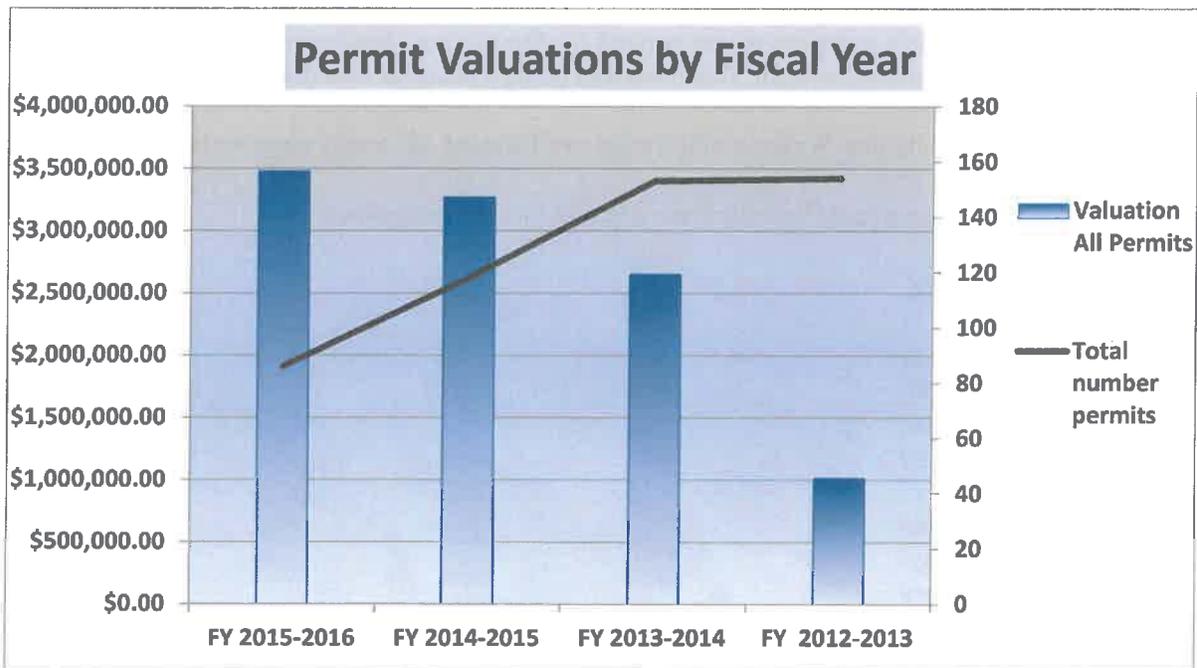
Director's Report

Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: February 16, 2016

1. **Statistics as of January, 2016** – With 5 months still remaining in this fiscal year, the permit valuations for projects under construction in Clarkdale have exceeded those for the entirety of last fiscal year by over \$205,000.



2. Recent Permits Issued - 5 total

- 10.8 KW photovoltaic solar electric at 600 Randall Road
- Accessory structure at 1891 Moonlight Lane
- Wood Fence at 841 Lanny Lane
- Update to electrical, HVAC, and plumbing at 1420 Third South Street
- Monument sign at 1191 SR 89a (Dollar General)

3. **Emergency preparations community meeting.** To prepare citizens for any possible emergency situation due to flooding within the municipal boundaries of Clarkdale, an open house was hosted by Town staff and the Clarkdale Fire District to inform the public on an array of topic including the 2016 El Nino forecasts, making a family disaster preparedness plan, a review of the Federal Emergency Management Agency flood maps and the possible street closures in Clarkdale, community



Director's Report

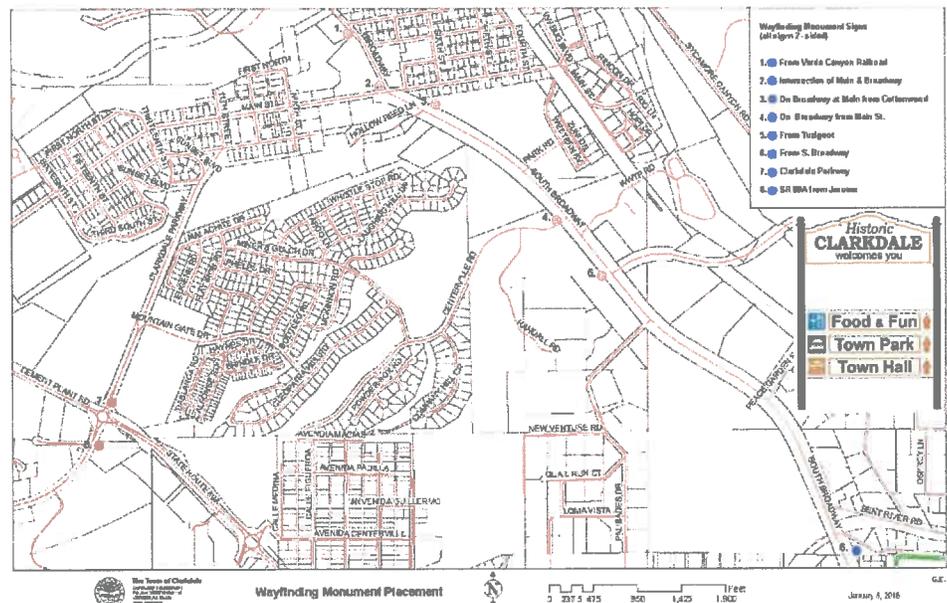
evacuation procedures, locations for information in case of an emergency, and then summaries from each of the Yavapai County Sheriff's Office and the Emergency Management Office. The meeting was well attended. For a link to a video of the meeting, please use the following: <https://www.youtube.com/watch?v=7Hg9OQLj9eA&feature=youtu.be>

4. Exploring Retail. Director Filardo and Senior Planner Escobar attended a free workshop in Mesa on Thursday. Sponsored by the Alliance for Innovation, a Phoenix based government consulting firm, and presented by Buxton, an economic development consulting firm from Ft. Worth, Texas. The workshop focused on attracting retail development. Attendees at the workshop included employees for Queen Creek, Apache Junction and the Mayor of Somerton. It was interesting to hear about the challenges each of these communities face. One similarity Clarkdale shares with these communities is the occurrence of retail sales tax leakage to neighboring communities. It was also interesting to hear that some of the best practices recommended by Buxton are already in place or in development in Clarkdale, such as having specific area plans and being a business friendly community. Other points of interest:

- Retail giants like Walmart and Target are focusing on small, neighborhood stores, with less square footage.
- Retail development benefits from a strong tourism component

5. Way-Finding Monument

Lottery. On Tuesday night, January 19, 2016, the Community Development Department hosted our first-ever way-finding monument lottery. Four businesses participated and all but one sign was selected. BC Land Group selected signs 1, 3, 4, and 8. The 10-12 Lounge selected sign 2, and Spinwidgets selected signs 6 and 7. Only sign 5 at Tuzigoot Road was not selected. All executed lease agreements and accompanying checks for \$5,000 per sign are due to Community Development by February 29th. If we don't receive checks by that time, we will go to the second position business to ask if they'd like to take over the sign lease.





Director's Report



Figure 1 - Green camo



Figure 2 - Brown camo



Figure 3 - Grey camo



Figure 4 - Grey

6. **Cell tower updates.** The Conditional Use Permit application for a cell tower at 555 Miller Road moves forward to Town Council for consideration on Tuesday, February 9th. There are a variety of paint colors under consideration for the tower in conjunction with the application.

7. **Community Development Technician.** <http://www.clarkdale.az.gov/employment.html>

Starting range: \$28,994 - \$33,280 per year, DOQ

The Town of Clarkdale is seeking a Technician who, under leadership of the Director is responsible for high performance levels of computer-based administrative work, communication, organization and customer service, with knowledge of payment processing, permitting and urban planning. This is a front desk position having a large degree of interaction with others on a daily basis. A full position outline is available in the job description. Applications and job descriptions are available at:

Clarkdale Town Hall, 39 N. Ninth Street, Clarkdale, AZ 86324, 928.639.2400;
Town website: www.clarkdale.az.gov.

A required, completed Clarkdale employment application and supporting information should be delivered to the address above, ATTN: Human Resources, or mailed to same at PO Box 308, Clarkdale, AZ 86324. Applications will not be received electronically, and will be accepted through 5:00pm (MST) February 15, 2016. The Town of Clarkdale is an Equal Opportunity (EOE).

8. **Crossroads at Mingus.** This week the owners and leadership for the Crossroads at Mingus subdivision met with Community Development and Utilities staffs to address the need for testing of the sewer and water lines, the resetting of some of the water connections plus the flushing schedule for new lots with sales pending. They are planning to accelerate their development due to an increased interest in the lots west of Old Jerome Highway. They are developing a plan to sell lots in this area in clusters so to better manage the impact on the water and wastewater systems. This subdivision is experiencing increased demand for lots - a very exciting development for Clarkdale.

9. **Clarkdale Downtown Business Alliance.** The Alliance will be collaborating with the Lion's Club Car Show event on March 12th to offer a chili cook-off and beer tasting to accompany the hot dog and soda menu offered by the Lion's Club. So mark your calendars and come on by Town Hall from 9 AM until 2 PM for fun coupled with great cars, tasty chili, and craft beers.



Director's Report

6th Annual
**CLARKDALE
CAR SHOW**



**SATURDAY
MARCH 12 2016
9 AM - 2 PM**

FREE Admission



**Clarkdale Town Hall
39 North Ninth St
Clarkdale, AZ**



Staff Report

Agenda Item: **WORKSESSION:** Discussion/possible action with stakeholders and property owners regarding the remaining sections of the **SR 89A Focus Area Master Plan.**

Staff Contact: Beth Escobar

Meeting Date: February 16, 2016

Presented to: Planning Commission

Background:

Per direction from the Planning Commission, invitations to attend the February 16 meeting were sent to property owners along the SR 89A corridor from the Centerville Roundabout to the boundary with the City of Cottonwood. An invitation was also extended to the owners of the 11 acres of commercial property within the Crossroads at Mingus subdivision. This property is on either side of Scenic Drive.

Because the majority of owners live outside of Clarkdale, a brief survey was included with the invitation that was mailed out.

Any responses received will be shared with the Commission at the February 19 meeting.

Email invitations were relayed to representatives of ADOT, APS, Unisource and the Community Development Manager for the City of Cottonwood.

Area description

There are 26 parcels with 20 individual owners along this approximately 1.15 mile section of the highway corridor from the Centerville Roundabout to the City of Cottonwood municipal border.

Total combined size of this area is approximately 62 acres.

The east side of this section of the highway within the Clarkdale boundary is completely undeveloped. The west section has various buildings and businesses between the Centerville Roundabout and Paloma Way:

- Clarkdale Baptist Church, 1051 SR 89A
- Chateau Tumbleweed (Red River Cattle LLP) 1151 SR 89A
- Olsen's 1171 SR 89A
- Dollar General (under construction), 1191 SR 89A



Staff Report

The Pine Shadows and On the Greens communities, which are within the boundaries of the City of Cottonwood are on the eastern side of the highway corridor.



City of Cottonwood future development

There are approximately 120 acres of undeveloped land on the east side of the highway within the boundaries of the City of Cottonwood.

Drainage

There are no major drainage features between the Centerville Roundabout and the Lincoln/Lisa Roundabout.

The north fork of Mescal Wash, and the main portion of Mescal Wash, both cross under the highway in this area through large box culverts.





Staff Report

Road Connections

Paloma Drive is an access easement from SR 89A to the beginning of the storage unit property. There is a recorded easement from Paloma to parcel #406-26-344B.



Alamos Drive, an existing 'backage' road in the Crossroads at Mingus, is designed to connect to Alamos Drive in Cottonwood. This existing street connects to Black Hills Drive in Cottonwood.

Any extension of Alamos Drive north of the Crossroads at Mingus subdivision would require crossing Mescal Wash, which is a designated waterway of the United States. Any construction near or in this wash would require a Section 404 (Clean Water Act) Permit through the U.S. Army Corps of Engineers. This permit requires detailed engineering demonstrating that the project will not have a negative environmental impact on the waterway.

Recommendation: Discussion item only. Input from today's meeting will be integrated into a draft master plan for this area to be presented to the community at a later date.

Attachments:

1. Map of area
2. List of owners
3. Invitation letter
4. Survey

SR 89A Focus Area - Lincoln/Lisa Roundabout to Cottonwood Boundary

| Key Parcel Number | Owner Name | Address | City | State | Zip | Acerage | |
|-------------------|-------------|---|-------------------|--------------|-----|-----------|-------|
| 1 | 406-26-006F | Richard and Jeana Cranmer | PO Box 671 | Cottonwood | AZ | 86326 | 0.41 |
| 2 | 406-26-006G | Richard and Jeana Cranmer | PO Box 671 | Cottonwood | AZ | 86326 | 1 |
| 3 | 406-26-006E | Clarkdale Baptist Church | PO Box 249 | Clarkdale | AZ | 86324 | 3.25 |
| 4 | 406-26-317D | Darrell and Carol Macey | 8080 E Cortez Dr | Scottsdale | AZ | 85260 | 0.83 |
| 5 | 406-26-001C | Moscaritolo Grace L | 422 N Coast Hwy | Laguna Beach | CA | 82651 | 1.15 |
| 6 | 406-26-001E | Tavasci Minnie D 2012 Trust | PO Box 596 | Clarkdale | AZ | 863240596 | 1.15 |
| 7 | 406-26-313A | Red River Cattle LLP | 5601 W. Elliot Rd | Laveen | AZ | 853397898 | 0.86 |
| 8 | 406-26-313B | Olsen/Sischka Investments | PO Box 427 | Chino Valley | AZ | 86323 | 0.29 |
| 9 | 406-26-314B | Olsen/Sischka Investments | PO Box 427 | Chino Valley | AZ | 86323 | 0.57 |
| 10 | 406-26-314A | Olsen/Sischka Investments | PO Box 427 | Chino Valley | AZ | 86323 | 0.6 |
| 11 | 406-26-001Y | SW Clarkdale DG LLC | 10229 N. Scottsd | Scottsdale | AZ | 852531437 | 1.16 |
| 12 | 406-26-155 | Sam Savegh | 1620 E Monte Cr | Phoenix | AZ | 850223300 | 2.14 |
| 13 | 406-26-011 | Handverger Family Trust | 90 S Corral Cir | Cottonwood | AZ | 86326 | 1.16 |
| 14 | 406-26-864 | Chaiken, Henry and Marquerite | PO Box 4393 | Sedona | AZ | 863404393 | 1.04 |
| 15 | 406-26-010M | Leone, Nicholas F | PO Box 941477 | Houston | TX | 770948477 | 1.03 |
| 16 | 406-26-010H | Verde Trust | PO Box 2408 | Cottonwood | AZ | 86326 | 1 |
| 17 | 406-26-344A | Vargas Gustavo & Victoria(location of Nate's Cowboy Café) | 530 Mingus Shad | Clarkdale | AZ | 863424337 | 1.75 |
| 18 | 406-26-344B | Dell Real Estate Development | 181 Paramount | Sedona | AZ | 86336 | 2.62 |
| 19 | 406-26-013J | Yavapai Title Co Tr #197 | PO Box 35 | Jerome | AZ | 86331 | 2.22 |
| 20 | 406-26-013K | Yavapai Title Co Tr #197 | PO Box 35 | Jerome | AZ | 86331 | 8.16 |
| 21 | 406-26-011Q | Preparos William | 269 N Hwy 89A | Sedona | AZ | 86336 | 5.18 |
| 22 | 406-26-010X | Roles Inn of America Inc | PO Box 74767 | Phoenix | AZ | 85087 | 3.9 |
| 23 | 406-26-010W | Roles Inn of America Inc | PO Box 74767 | Phoenix | AZ | 85087 | 11.08 |
| 24 | 406-26-206 | Selna & Mongini | PO Box 35 | Jerome | AZ | 86331 | 1.19 |
| 25 | 406-26-300B | Isaacson/Steen Children LTD Partnership | 1296 Long Hollow | Gallatin | TN | 370667525 | 5.41 |
| 26 | 406-26-187A | Selna & Mongini | PO Box 35 | Jerome | AZ | 86331 | 2.6 |

61.75



TOWN OF CLARKDALE

COMMUNITY DEVELOPMENT DEPARTMENT

P.O. Box 308, Clarkdale, Arizona 86324

Community Development: 928-639-2500 FAX: 928-639-2519

February 2, 2016

RE: Clarkdale SR 89A Focus Area Plan

Dear Property Owner/Stakeholder:

As part of the Clarkdale Sustainable Community and Economic Development Plan adopted by our Town Council in July of 2013, we are working on Focus Area plans for specific portions of Town. The purpose of these plans is to identify potential development and collaboration opportunities, potential issues regarding future development and existing and future infrastructure needs. The Clarkdale Planning Commission recently completed a draft plan for the portion of SR 89A from Clarkdale Parkway to the Centerville Roundabout. We are now ready to move forward to complete a plan for the remainder of the SR 89A corridor. A map of this area is attached for reference.

The process for this project consists of an initial meeting with property owners and major stakeholders and the Clarkdale Planning Commission. During this meeting, draft conceptual development plans will be composed. These plans will include potential uses, possible building and parking area placement, and access and interconnection opportunities.

The next step in the process is to invite the surrounding neighbors to provide feedback and input to the draft conceptual plans. Upon completion of these two steps a final conceptual plan of the entire SR 89A corridor will be presented to Town Council for adoption.

The conceptual plan will serve as a tool for future development in the area. These plans will not preclude or eliminate any existing development rights, however by creating consensus for future use and by identifying opportunities and obstacles the plan may facilitate future development along the highway corridor.

As a property owner or stakeholder in this area we need your participation in order for this project to succeed. We would like to invite you to our February 16, 2016 Planning Commission meeting in the Men's Lounge of the Clark Memorial Clubhouse at 19 N. Ninth Street in Clarkdale. This meeting is at 4:00 p.m.

If you are unable to attend the meeting, please take a few minutes to complete and return the enclosed survey.

Please feel free to contact me if you have any questions or comments.

Regards,

Beth Escobar
Senior Planner
beth.escobar@clarkdale.az.gov

1. If you own property along the SR 89A corridor, do you have plans to develop within the next:
Five Years Five to ten years Ten to fifteen years Other: _____

2. What type of business would you like to see on your property?

3. What type of businesses would you like to see along this corridor?

4. What challenges exist in developing property along the SR 89A corridor?

5. What can the Town do to accommodate development along the highway corridor?

6. Would you like Town staff to contact you to discuss development opportunities on your property? If so, please provide your provide contact information.

Additional Comments:
