

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, MARCH 15, 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, March 15, 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: Mike Mongini, John Hutchinson, Nancy Futral, Fran Harris and others unidentified.

1. **CALL TO ORDER:** Chair de Blanc called the meeting to order at 4:00 p.m.
2. **ROLL CALL:** Director Filardo called the roll.
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**.

There was no public comment.

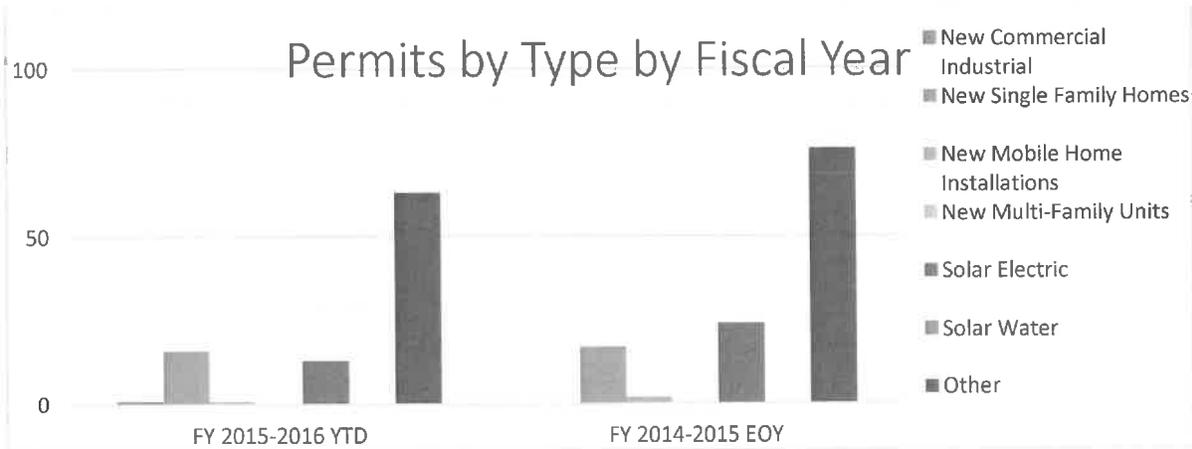
4. **MINUTES:**

- a. Consideration of the **Regular Meeting Minutes of February 16, 2016**.
Commission Olguin moved to approve the Regular Meeting Minutes of February 15, 2016. Commissioner Backus seconded the motion. The motion passed unanimously.

5. **REPORTS:**

- a. Chairperson and Members Report – Chair de Blanc stated she attended the Chili Cook off/Lions Car Show on Saturday, March 12 and though it was a stellar event.
- b. Director's Report
Director Filardo summarized the following report:

• **Statistics as of February, 2016**



NOTE: "Other" category includes remodels, gas water line, walls, fences, accessory structures, roofing, electrical, plumbing, etc.

• **Recent Permits Issued - 7 total**

- Fence at 103 Thirteenth Street
- Above ground pool and covered deck at 2755 Windmill Lane
- 3.25 KW photovoltaic solar electric at 1131 Hidden Springs Lane
- Re-roof with structural update at 880 Calle Carrillo
- Accessory structure at 2031 Old Jerome Highway
- Re-roof at 920 Main Street
- Remodel at 526 Main Street

- **Cell tower - SHPO response.** Staff received the official comments from the State Historic Preservation Office regarding the proposed cell tower at 555 Miller Road. A cultural resources survey of the area was completed by Antiqua Archaeology of Prescott. The survey concludes a finding of "No Adverse Effect" from the proposed wireless facility, specifically finding the proposal 'will have no adverse (visual) effect on historic properties. SHPO concurs with this conclusion. One of the previously undetermined elements located on this property is the raised gravel bed traversing the parcel along the western boundary. The survey identifies this as an abandoned and dismantled railroad grade that linked the AT & SF railroad to the smelter. Because of the poor condition of this grade, this element is not considered eligible for inclusion in the National Register. The survey does note Miller Road is eligible for nomination.



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- **Arizona Town Hall summary speaker - 107th Arizona Town Hall.** On Tuesday, February 23rd, Jodie presented to an audience interested in Arizona's water issues and the results of the recent town hall, "Keeping Arizona's Water Glass Full". In her presentation, she outlined the consensus of the

findings, the recommended actions, and the priority action items recommended for implementation by the town hall body as follows:

1. Move forward with Arizona's Strategic Vision for Water Supply Sustainability
2. Create and fund mechanisms to finance water supply and new infrastructure
3. Appropriately fund and staff ADWR (Arizona Department of Water Resources)
4. Educations
5. Conservation and augmentation. And
6. Legal reform.

For more information on this subject and the complete results of the event, please see the website: aztownhall.org.

- **Arizona Bicycle Racing Association:**

Staff has been contacted by the president of the Arizona Bicycle Racing Association. The group is interested in doing a 2-day bicycle racing event in Clarkdale on April 9th & 10th. They are looking at staging the event in the portion of Crossroads at Mingus Subdivision west of Old Jerome Highway. We are in the process of evaluating their special event permit now.

- **Mountain Gate Landscaping.** Staff had initial discussions with BC Land Group about the required 15-foot landscape buffer along Clarkdale Parkway. This is an obligation of the development agreement for the Mountain Gate subdivision. Staff is suggesting this obligation be exchanged for a decomposed granite trail within the Town's right-of-way along Clarkdale Parkway, starting at the existing sidewalk at the Mountain Gate roundabout and proceeding north to the end of the BC Land Group property. This area has existing native vegetation which could be cleaned up and the existing Mesquite trees pruned. The pathway would benefit both Mountain Gate residents and other pedestrians along the road. Staff is planning to bring this concept forward to Town Council for discussion.

- **Way-finding Monuments Updates.** Based on the response to the funding deadlines for the monument purchases, two monuments will be reallocated to the second position monument lottery winners. The monument on Broadway at the base of the hill where the Moose Lodge is located and the monument on Clarkdale Parkway downhill from the #1 Food Store roundabout are now under the control of Kerrie Snyder and Ralph Clemmer respectively. Once the art work is in to Jason Keller, we can expect installation within a relatively short time as the three initial bases are complete.

- **Clarkdale Downtown Business Alliance.** The Chili Cook-off planning is in full swing and restaurants are prepping their favorite recipes. From 10 AM until 2 PM on March 12th, come by the corner of Ninth and Main Streets for chili tastes - \$5 for a taste of each and \$2 for a scoop of your favorites as a topper to your Lion's Club hot dog. Cars, hot dogs, chili and beers – the makings for a perfect Saturday!



6th Annual
**CLARKDALE
CAR SHOW**

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

FREE Admission

Popcorn, Chili, Buns, Hot
Dog, Bratins,
Baffle & All of the best
from the
Town!

HOSTED BY THE
CLARKDALE - JEROME
LIONS CLUB

Clarkdale Town Hall
39 North Ninth St
Clarkdale, AZ

Clarkdale Lions Club
1000 Main Street, Clarkdale, AZ 85401

- **Community Development Technician Interviews.** The CDD Team plus the Human Resources Director interviewed 5 viable candidates for this position on March 3, 2016. We are happy to announce Stephanie Vocca will be joining the Team on March 23rd. Please be sure to stop by and welcome her.

- 6. **NEW BUSINESS:**
 - a. **PUBLIC HEARING:** A Subdivision Abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway Road in Clarkdale. This request includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor’s Parcel Numbers 406-21-026 thru 036A.
 - **Staff Report**
 - **Questions to Staff**
 - **Applicant’s Presentation**
 - **Questions to Applicant**
 - **Open Public Hearing**
 - **Close Public Hearing**

Staff presentation:

Background:

Applicant is requesting an abandonment of a portion of the Paz & Cota Subdivision plat per Section 12-1-10 of the Subdivision Regulations. Applicant represents the owners of all of the lots to the east of the railroad right-of-way.

An abandonment of a subdivision is permitted per the Town of Clarkdale Zoning Code:

‘If no lots in a subdivision ... have been sold within (13) months from the date of recordation and if all of the improvements have not been made within thirteen (13) months of recordation, the Council may ...determine whether the approval and recording of such final map shall be revoked.’

Subdivision:

The Paz & Cota Subdivision was platted in 1917. It was platted with 40 blocks, each having several lots per block.

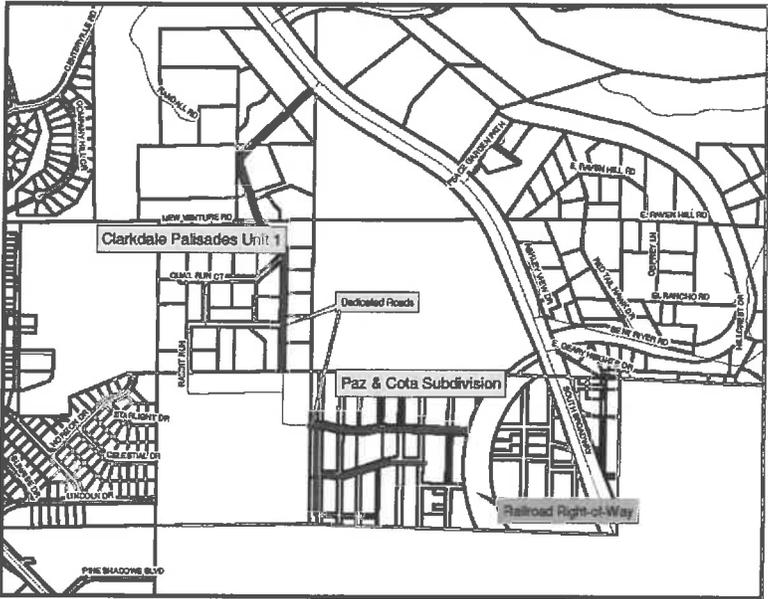
As with many older subdivisions, the Town of Clarkdale inherited the dedication on the plat which includes the road system. The roadway system has not been improved to Town standards. There is no Town water or wastewater infrastructure in the area.



The Paz & Cota subdivision is divided by an approximately 250-foot wide railroad right-of-way. The portion of the subdivision east of this right-of-way is the property being proposed for abandonment. The area involved is approximately 22 acres and includes blocks 28-40 encompassing 222 lots. The lots average 45-feet wide and 90-feet deep.

The portion of the Paz & Cota subdivision to the west of the railroad right-of-way has been developed with 12 existing single-family homes. The first home in this area was built in 1972. The road surface within the Paz & Cota subdivision with existing homes is gravel with no curb and gutters system.

The subdivision is accessed from Broadway Street to Palisades Drive to Verde Street. The streets within the Paz & Cota subdivision were dedicated as public streets as part of the plat. This dedication has carried over so that the roads are reflected as Town of Clarkdale right-of-way although they have never been improved and accepted into the Town's road system by Town Council.



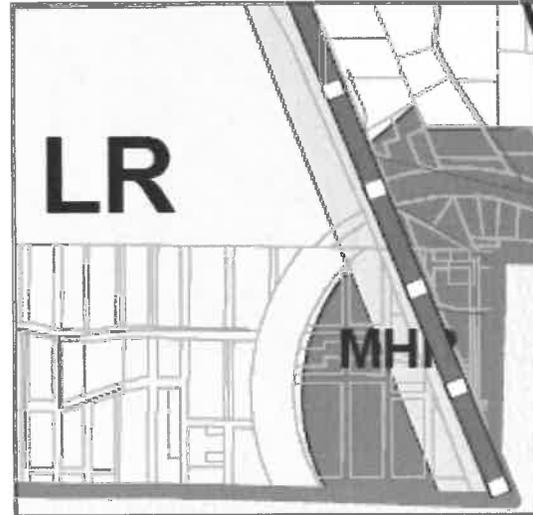
The roads in Clarkdale Palisades Unit 1 were dedicated as public right-of-way through the plat for this subdivision in 1972. The dedicated portion of Palisades Drive ends at the southern border of the Clarkdale Palisades Unit 1 subdivision. Approximately 230 feet of Verde Street is a non-dedicated portion of the access into the Paz & Cota subdivision.

Compliance with Subdivision Regulations

Per Section 12-1-10.B, the request for abandonment of a subdivision shall be reviewed based on the following:

1. Correlation with the General Plan

The General Plan has this portion of the subdivision as Medium High Residential (MHR) with a maximum of 11 units per acre. Abandonment of the 22+ acre portion of this subdivision would revert the zoning of the property to R2 – Single Family and Limited Multiple Family Residential. This zoning district allows 2, 3 and 4 family dwelling units, excluding mobile homes with a minimum of 4,000 square feet per dwelling unit which calculates to 10 units per acre.



2. Correlation with proposed development in adjacent areas.

Although the western portion of the Paz & Cota subdivision was platted with big blocks with multiple lots, the area has developed with single family homes on lots of an acre or more in size.

3. Effect of such action on nearby existing development.

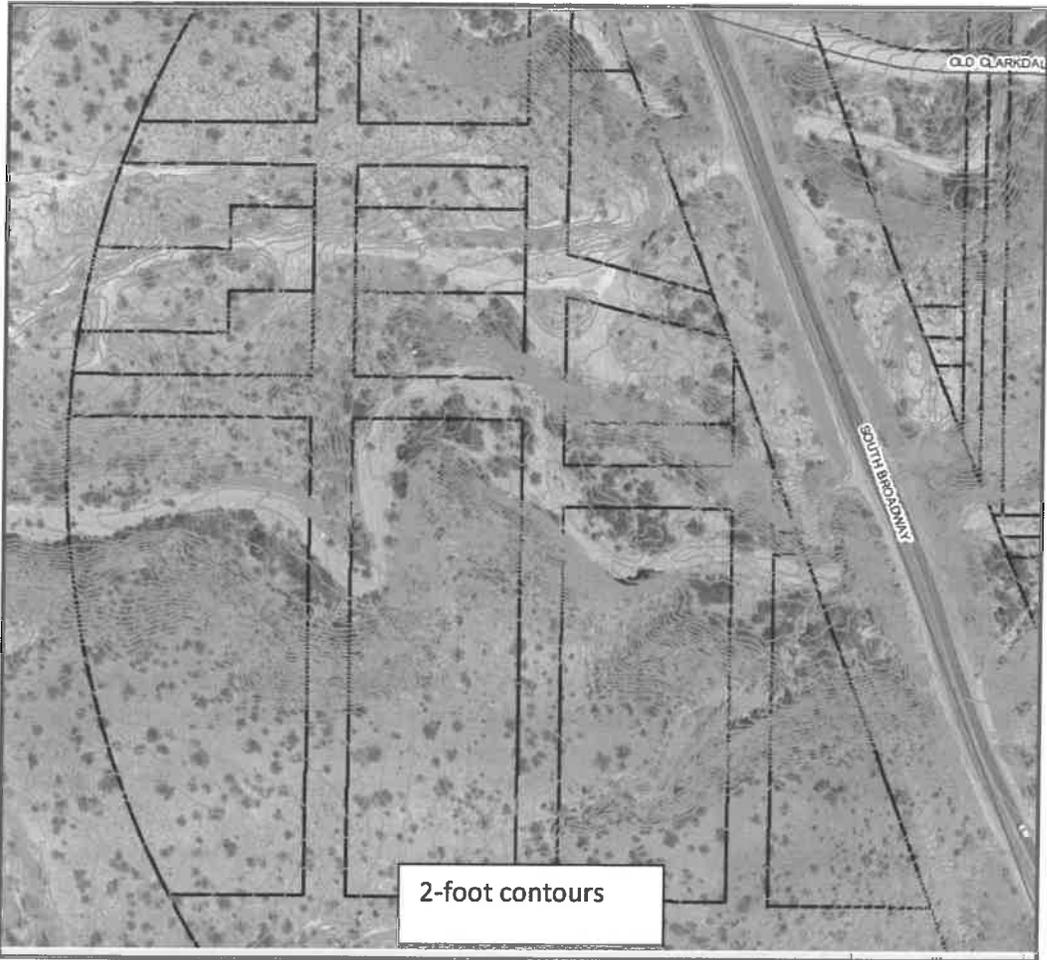
The applicant has informed staff that there are no immediate plans to develop the property. Any new subdivision or development of the property would be required to complete a public hearing process. The abandonment of the subdivision should have no immediate impact on the adjacent residential properties. Future development of the 22+ acre property would trigger the requirement for improvement and dedication of the sections of Palisades Drive and Verde Street on the adjacent parcel in addition to the development of a secondary access for the entire subdivision.

4. Access to all remaining parcels

Abandonment of this portion of the subdivision would not affect access to any other developments.

Future Development

The applicant has no specific plans to develop the subject property at this time. With the R2 zoning, the property could be developed as a multi-family project. The zoning would allow approximately 200 multi-family units. However, a challenge to any future development is the existing topography.



A significant drainage feature, the north fork of Mescal Wash, traverses the southern portion of the property. There is also a drainage feature across the northeast corner of the property. A detailed engineering study of these drainage features would be required before any future development was permitted. These two major drainage features that traverse the property from west to east leave only the high plateau areas readily available for construction. The existing topography also makes it difficult to access this property from Broadway. In staff's opinion, only about one-third, or seven acres of the property, is really developable.

Public Participation

Notices were sent to 32 property owners within 1,000 feet of the subject property. The property was posted and a notice was published in the Verde Independent.

As of the date of this report, staff has not been contacted by any public regarding this application.

Review

The application was distributed to the Clarkdale Public Works and Police Departments and the Clarkdale Fire District. No comments or concerns from these reviewing agencies have been submitted.

Commission Discussion

Commissioner Hunseder asked why the applicant was pursuing this abandonment at this time. Senior Planner Escobar suggested the applicant could answer this question.

Applicant presentation:

Mr. Mike Mongini introduced himself as representative of the owners. He stated the owners had previously sold the property and then recovered it due to default. The owners agreed that it makes no sense to develop the property as platted and want to start with a fresh slate.

Public Comment:

Nancy Furtal, Cornville: Asked what would be the process for future development on this parcel. Senior Planner Escobar responded any future development would need to go through a public hearing process and re-subdivision would require public hearings at the Planning Commission and Town Council. Ms. Futral asked if the parcel was split 5 times what would be required. Senior Planner Escobar explained this would be a minor subdivision and still require public hearings by the Planning Commission and Town Council.

Fran Harris, Clarkdale: Asked about the railroad right-of-way. Senior Planner Escobar explained this would remain as platted.

John Hutchinson, Clarkdale: Asked what the process for dealing with the railroad right-of-way would be for future development. Senior Planner Escobar explained the future developer would need to negotiate an easement across this right-of-way to access the subject property. There is also the possibility the subject property could be accessed from Broadway Road.

- b. **DISCUSSION/POSSIBLE ACTION** regarding a Subdivision Abandonment request for the portion of the Paz & Cota subdivision east of the railroad right-of-way and west of Broadway Road in Clarkdale. This request includes 22.13 acres encompassing blocks 26 through 40 of the Paz & Cota plat recorded in 1917. The request is to revert this acreage to one parcel and abandon all dedicated right-of-way included in the plat. Zoning will remain R2 – Single Family and Limited Multiple Family Residential. Assessor's Parcel Numbers 406-21-026 thru 036A.

Commission Discussion:

Commissioner Hunseder asked if staff had any concerns about this request. Senior Planner Escobar stated staff recognizes the property cannot be developed as platted and that any new application would open the possibilities of improving the area.

Commission Olguin stated the abandonment would provide an opportunity to redesign the area by starting with a clean page.

Commission Action:

Commission Olguin moved to recommend approval of the Subdivision Abandonment request as presented. Commissioner Erickson seconded the motion. The motion passed unanimously.

7. **OLD BUSINESS:**

a. **DISCUSSION/POSSIBLE ACTION** regarding the SR 89A Focus Area Master Plan Update

Staff Report:

Three 'meet and greet' meetings were held to garner community input on the master plan:

Friday, March 4

2-4:00 p.m. Chateau Tumbleweed

4-6:00 p.m. Nate's Cowboy Cafe

Saturday, March 5

10-Noon Olsen's

Approximately 20 citizens provided input on the future development in this area. Because of the format of these meetings, staff and Commission members had the opportunity to connect with residents both within and outside Clarkdale. Olsen's was the best venue for this discussion, with staff having interacted with fifteen people on Saturday morning.

It was interesting to hear comments about Clarkdale's small town charm and the fact people prefer coming into Clarkdale to do their shopping rather than fighting the traffic into Cottonwood.

Summary of Comments:

Preferred types of businesses:

- Grocery store
- Day care/Senior care facility
- Arcade
- Outdoor sports facility
- Bookstore
- Coffee shop
- Professional offices
- Medical offices
- Businesses that provide good jobs

Areas of concern:

- View impact
- Noise
- Signage/visibility for existing businesses
- Increase in traffic
- Appearance of development should be pleasing, neat.
- Walkability of area

Staff heard from several residents with positive comments about the appearance of the Dollar General store. One resident of the Foothill Terrace neighborhood is still upset about 'this kind of store' being allowed in Clarkdale.

Several positive comments were received about the increase in connectivity in the area with the completion of Mescal Spur Road and Paloma Way.

Commission Action:

The Commission directed staff to develop a complete draft master plan for the SR 89A Focus area for review.

8. FUTURE AGENDA ITEMS

- a. April 19, 2016 – review SR 89A draft master plan

9. ADJOURNMENT

- a. **Commissioner Erickson moved to adjourn the meeting. Commissioner Hunseder seconded the motion. The meeting was adjourned at 4:44.**

APPROVED BY:

SUBMITTED BY:



Ida de Blanc
Chairperson



Beth Escobar
Senior Planner