

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, JUNE 16TH, 2003 IN THE LIBRARY BASEMENT, 19 N. NINTH STREET, CLARKDALE, AZ.

A Special meeting of the Planning Commission of the Town of Clarkdale was held on Monday, June 24th, 2003, at 6:00 p.m. in the Library Basement, 19 N Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Lew Dodendorf	Present
Commissioners	Terri Brunsman	Absent
	Susan Sammarco	Present
	Gary Hansen	Present

Staff:

Planning Director	Lyle Richardson
Admin. Assistant	Linda Noland

OTHERS IN ATTENDANCE: Gayle Mabery, Town Manager, Charlie Backus, Peter McIntyre, Ray Selna, Rick Rosensweig.

CALL TO ORDER: Chairperson Prud'homme-Bauer called the meeting to order at 6:00 p.m. Roll was called, a quorum was present.

PUBLIC COMMENT:

Pete McIntyre: 1400 Old Jerome Hwy, Clarkdale, AZ. Mr. McIntyre is a property owner looking for relief from the existing lot split ordinance. He purchased 3 acres in 1988. Now has a 3/4 acre parcel with all utilities and finds this lot to be unbuildable without going through the subdivision regulation.

Charles Backus: 901 Hidden Springs, Clarkdale, AZ. Mr. Backus attended the meeting representing other relators and contractors in the area. He also submitted a letter to the Commission from one of the area contractors. Mr. Backus stated he and others are looking for a solution to be able to divide small parcels in a reasonable manner.

Ray Selna: 1380 Selna Circle, Clarkdale, AZ. Mr. Selna stated he was attending the meeting to

find out what is on the mind of Clarkdale as to the Minor Land Division problems. Mr. Selna also stated that Mr. Garrison, owner of Cottonwood Water Co. has indicated he will not provide water to new subdivisions until new wells are established. According to Mr. Selna, he believes that this basically shuts the Town of Clarkdale down as far as building.

Rick Rosensweig: PO Box 97, Cottonwood, AZ. Mr. Rosensweig stated he feels that there are no difficulties in Clarkdale with water supply. Mr. Rosensweig feels Clarkdale needs to establish rules and exemptions to the Subdivision Regulations. He believes there are a number of people who bought properties to split and now are unable to do anything with these properties without creating subdivisions.

NEW BUSINESS: WORK SESSION ON POTENTIAL AMENDMENTS TO THE SUBDIVISION REGULATIONS THAT WOULD PROVIDE FOR SMALL SUBDIVISIONS.

Commissioner Sammarco: made a motion to open the meeting to a Work Session.

Commissioner Hansen: seconded the motion. The motion passed unanimously. With the meeting open for discussion, the Commission stated they came to the table looking for suggestions and ideas from the property owners on a Minor Land Division process. They want to identify the problems with the current process and then establish a review process that will address concerns of all the parties.

Discussion followed between Staff, Commission and property owners on issues of lot splits, drainage issues, water, roads, “wildcat” subdivisions and Council Adopted the “ 4th Split Ordinance” dating back to Dec. 1987. Commission, through the Planning Staff has been asked by the Council for ideas on solving the problems of properties caught in this situation, by identifying the problem and try to find a common agreement to approach the matter.

Everyone was in agreement that dedicated access to the properties is critical. Planning Director Richardson stated the need to be able to pass State tests for subdivisions if roadways are to be dedicated to the Town.

Ray Selna stated his concerned with the length of time it now takes to go through the subdivision process. Planning Director Richardson talked about the time frame, cost and procedures.

Rick Rosensweig stated he felt the public didn’t have proper notification and information concerning the existing lot split Ordinance before it was adopted. Mr. Rosensweig felt the public should have had more input.

Mr. Selna feels the large property owners should have different rules than the small 1-3 acre owners.

It was suggested an ad be placed in the Verde Independent concerning further meetings so as to notify the public and property owners.

Vice Chairperson Dodendorf: made a motion to adjourn the meeting. Commissioner Sammarco: seconded the motion. The motion passed unanimously.

The meeting was adjourned at 8:35 p.m.

REVIEWED BY:

Lyle Richardson Planning Director

APPROVED BY:

Robyn Prud'homme-Bauer
Chairperson

SUBMITTED BY:

Linda L. Noland
Administrative Assistant