

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, JULY 21<sup>st</sup>, 2003 IN THE LIBRARY BASEMENT, 55 N. NIGHT STREET, CLARKDALE, AZ.**

The regular meeting of the Planning Commission of the Town of Clarkdale was held on Monday, July 21<sup>st</sup>, 2003, at 6:00 p.m. in the Library Basement, 55 N . Ninth Street, Clarkdale, AZ.

**Planning Commission:**

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

**Town Council:**

Vice Chairperson	Ellie Bauer
Council Member	Tom Groom

**Staff:**

Planning Director	Lyle Richardson
Town Manager	Gayle Mabery
Admin. Assistant	Linda Noland

**OTHERS IN ATTENDANCE:** Brian Mickelsen, City of Cottonwood Manager, Representatives of Kirkham Michael, Consulting Engineers, Representatives of ADOT., Paul Lidbeck.

**CALL TO ORDER:** Chairperson Prud'homme-Bauer called the meeting to order at 6:00 p.m. Roll was called, a quorum was present. There was not a quorum for the Council meeting, Vice Chairperson: Dodendorf made a motion to open the worksession. Commissioner Hansen seconded the motion. The motion passed unanimously. The Planning Commission opened the work session on the Arizona Department of Transportation State Route 89A widening project and proposed improvements.

Kim Carroll, Traffic Engineer with Kirkham Michael, opened the meeting with a presentation on the proposed widening of 89A from a two lane to a four lane. Three alternatives were shown with the recommendation being for alternative #1. This option has more access control and is the least expensive of the four.

Alvin Stump of ADOT made a Power Point Presentation on "Roundabouts", showing photos of

other areas that now have “Roundabouts” and how they work. Mr. Stump stated there is a higher capacity than traditional signalized intersections. There are also cost benefits, safety, environmental considerations and community enhancement. Continuous traffic flow results in less vehicle delay, all legs are operating simultaneously and fewer lanes are needed.

The presentation lasted until 7:50. It was also mentioned that in mid September there would be a joint open house presentation for Cottonwood and Clarkdale Residents.

8:00 P.M. The Planning Commission Regular Meeting resumed.

**Minutes:** Commissioner Hansen: made a motion to accept the minutes of April 21<sup>st</sup>, May 19<sup>th</sup>, June 16<sup>th</sup> and June 23<sup>rd</sup> with the following corrections to be made: In the heading on the minutes of June 23<sup>rd</sup>, the date of June 16<sup>th</sup> should be changed to June 23<sup>rd</sup> and in “Others in Attendance”, the name Dewey Reiersen should be added. Vice Chairperson Dodendorf seconded the motion. The motion passed unanimously.

**Public Comment:** None

**Chairperson’s report:** Chairperson Prud’homme-Bauer stated she had nothing to report. She thanked Planning Director Richardson for arranging the worksession with ADOT and the Consultants, stating she felt a lot of good thoughts and comments were made.

**Planning Director’s Report:** Planning Director Richardson stated the Planning Department is shorthanded. The department lost the position of Planner I when Ry Smith resigned. Planner II, Steven Brown will be having surgery sometime in August and he is expected to be out about 3-4 weeks.

Planning Director Richardson made mention of the Site Plan Review. Also that within the next 30 days the Planning Department expects to have several zoning cases coming before them.

There will also be monthly meetings on the widening of 89A which will be held in either Prescott or Phoenix.

### **New Business:**

**1. ELECTION OF OFFICERS:** The decision was made to hold the election of officers at the next meeting since Commissioner Sammarco was absent for this meeting. Chairperson Prud’homme-Bauer: made a motion to continue item #1, Election of Officers, to the next Planning Commission meeting in August. Commissioner Hansen: seconded the motion. The motion passed unanimously.

### **2. CONSIDERATION AND RECOMMENDATION TO TOWN COUNCIL ON REQUESTED RIGHT-OF-WAY ABANDONMENT MADE BY MR. PAUL LIDBECK.**

Planning Director Richardson stated the Planning Department received a request for a right-of-way abandonment from Paul Lidbeck for a portion of the right-of-way for 7<sup>th</sup> Street, in the Paz & Cota subdivision. The section that would be abandoned is directly adjacent to Mr. Lidbeck's parcel, which is identified as Assessor's parcel number 406-21-023. Mr. Lidbeck has also indicated, that in discussions with the property owner who abuts on the other side of 7<sup>th</sup> Street, that his neighbor has no wish to obtain any portion of the right-of-way, nor would he oppose the right-of-way being conveyed in total to Mr. Lidbeck. A letter from the other property owner verifying these statements was asked for to advise the P&Z and Council.

Ordinance No. 232 outlines the requirements and procedures to be followed for the abandonment or sale of public streets, roadways, alleys, right-of-way or easements of the Town of Clarkdale. The parcel owned by Mr. Lidbeck is zoned R1, and the conveyance of the right-of-way to Mr. Lidbeck, would be in compliance with the Zoning Code, if the conveyance were conditioned on the two lots being combined into one lot of record.

The conveyance of this right-of-way would not be in conflict with the General Plan.

This right-of-way abandonment does not appear to represent a conflict with any plans for the town's street circulation.

Public Works/Engineering has reviewed this proposal and indicated they do not have any sewer lines or other easements in the right-of-way of 7<sup>th</sup> Street in that area.

There was no response at this time from Cottonwood Water Works, Arizona Public Service or Citizens Utilities, but attempts to verify whether they have any lines or easement in this section of 7<sup>th</sup> Street will continue.

Planning Director Richardson stated the Planning Department recommends that the Commission forward on to the Council a recommendation that the right-of-way be abandoned, and the right-of-way be split down the center, and half conveyed to each of the abutting property owners. Commissioner Hansen: made a motion to accept the Planning Department recommendation on the abandonment as outlined in Ordinance No. 232. Vice Chairperson Dodendorf: seconded the motion. The motion passed unanimously.

**3. REVIEW OF RESULTS OF MEETING ON 6-23-03 AND REQUEST FOR DIRECTION TO STAFF AS HOW TO PROCEED.** The meeting of June 23, 2003 was the first public discussion on the Minor Subdivision Regulations. The next step would be to invite the public back for a more informal meeting.

**4. STATUS UPDATE ON SITE PLAN REVIEW PROCESS.** There was an extensive worksession with the Council on the Site Plan Review Process and modifications were made to the document. The document is scheduled to go before the Council at their meeting on Tuesday,

July 22, 2003, for adoption.

**ADJOURNMENT:** With no further business to discuss, the meeting adjourned at 8:50 p.m.

APPROVED BY:

SUBMITTED BY:

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Robyn Prud'homme-Bauer  
Chairperson

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Linda L. Noland  
Administrative Assistant