

**Minutes of a Special Meeting of The Common Council of The Town of Clarkdale
Held on Tuesday, January 27, 2004, in the
Men's Lounge of the Clarkdale Memorial Clubhouse, Clarkdale, Arizona.**

A Special meeting of the Common Council of the Town of Clarkdale was held on Tuesday, January 27, 2004 at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse.

Town Council:

Mayor	Michael Bluff
Vice Mayor	Ellie Bauer
Councilmember	David Leibforth
	Rex Williams
	Tom Groom

Staff:

Town Attorney	Robert Pecharich
Town Manager	Gayle Mabery
Town Clerk	Joyce Driscoll
Planning Director	Steven Brown
Police Chief	Pat Haynie
Admin. Assistant	Charlotte Hawken

Others in attendance: Elizabeth Rose Augusto, Robyn Prudhomme-Bauer, Roli Benfield, Mark and Mosha Randall, Pat Williams, Shelby Maynard, Doug Von Gausig, Peg Sarkisian, Lee and Gail Daniels, Jerry Wiley, Sandy Boothe, Peggy Chaikin and others who did not sign in.

CALL TO ORDER - Mayor Bluff called the meeting to order at 6:08 p.m. and noted that all members of the Council were present.

PUBLIC COMMENT - There was none.

WORKSESSION - A worksession to discuss issues related to a proposed Planned Area Development (PAD) for MountainGate, a 606 lot subdivision on approximately 187 acres, proposed to be developed on property at the intersection of State Route 89A and 11th Street, Yavapai County Assessor's parcel number 400-06-053C. Planning Director Brown stated that the Council had directed staff to meet with the applicant and go over the issues. He read a staff report, as follows:

STAFF REPORT to TOWN COUNCIL

MEETING DATE: January 27, 20034

REPORT BY: Steven L. Brown, Planning Director

AGENDA ITEM: Mountain Gate - Planned Area Development (PAD).

STAFF REVIEW:

Property Ownership:

Robert Conlin
Clarkdale Investments, Limited Partnership
P.O. Box 870
Clarkdale, AZ 86324

Applicant:

Empire Companies

1016 West University Avenue, Suite 202
Flagstaff, AZ 86001

Background:

Council directed Staff to meet with the applicants to address the letter dated January 11, 2004, from a group of concerned citizens. Council further directed Staff to report back at a Work Session to be held on Tuesday, January 27, 2004. On Wednesday, January 15, 2004, Staff did meet with the applicants and the following is a discussion of the results of that discussion followed by a set of possible stipulations that council could consider in their decision on this project.

Street Grid and Alleyways:

The applicants have agreed to provide a revised Final Development Plan for review at the work session that will include pedestrian paths providing crossover access bisecting long streets in the development. The applicants are proposing to use the pedestrian paths to facilitate a pattern that achieves the pedestrian benefits of the grid section, but does not incorporate alleys, which they feel are not feasible for a variety of reasons in this project.

In a discussion regarding the Centerville access, Staff and Empire Companies agreed that it would be in the long term interest of both neighborhoods to provide for a through connection from Mountain Gate to Centerville. The connection proposed would utilize portions of Avenida Macias and Calle Medina, and would link up with Avenida Centerville. The connection to Broadway would still be developed, but the proposed connection from Mountain Gate directly to Hwy 89A would be dropped, as no longer necessary. It should be noted that, with the inclusion of the Centerville access, the applicant no longer felt it necessary to have two 11th Street intersections (and staff agreed). We should also note that the southern access point would be a safer location for student pedestrian access as well.

Building Elevations:

It was agreed that the applicants would provide building elevations, and hold a public meeting to discuss these prior to the adoption of the Final Plat.

Hillside Improvements:

The cross-sections that will provide an understanding of how the steep grade areas will be handled will be provided as part of the Technical Review phase.

The applicants have proposed a revision to the street system that would include a permanent connection to Centerville as part of the provision of a Collector Street linking Highway 89A with Broadway, have agreed to provide an eight (8) foot landscaped buffer along their frontage, and will have revised plans for review at the work session.

The applicants will provide either a view fence or a six-foot split face block wall atop the retaining wall along their property line in the area of Hollow Reed Road.

Drainage & Retention:

There will be no alleyways, so the use of these for drainage will not be possible. The Arizona Department of Environmental Quality will require a NPDES permit that will regulate their drainage discharge, and the Yavapai County Flood Control office has reviewed and commented on their Phase I and II Drainage Reports, and will do so for their Phase III Report, and will review and have control over work in or near the flood plains.

Historic Trails, Walking Trails, Bike Paths, and Open Space:

In an effort to provide opportunities for residents of Mountain Gate and the Town as a whole to travel by foot

from Centerville to Old Town, and from the Commercial property on 11th Street to parts of Mountain Gate and beyond, the applicants have agreed to revise their Final Development Plan to provide section details for the natural trails to be provided through the wash areas on the site, and to provide a trail connection to terminate at the Public Works Yard property off of 9th Street. While it is true that the historic paths will not be available, this may some ways replace those. The trails could also serve as pathways for students going from Mountain Gate and Centerville and the Clarkdale/Jerome School.

The applicants will work with the Town staff to devise some means of assuring safe crossing for students from Mountain Gate and Centerville across 11th Street to the Clarkdale/Jerome School.

Lighting:

The Town of Clarkdale has recently adopted a comprehensive "Outdoor Lighting Code" (Section 24) as part of it's Zoning Code, which incorporates by reference the state statute on "Light Pollution". Further, the Mission Statement of the Outdoor Lighting Code is:

"To afford every citizen of Clarkdale the flexibility to engage in the pursuit of safe, inexpensive lighting practices for the purpose of commercial and private use without being impeded upon or impeding other citizens desiring a more pristine night time environment free from light pollution, waste, trespass, or clutter while providing nighttime safety, security and productivity."

Planning Director Brown noted that he attached a draft ordinance for the Council to consider that includes the issues to be address during the preliminary and final approval process and the development agreement.

Proposed Additional Ordinance Stipulations:

That the real property described herein is rezoned to Planned Area Development as described herein upon the following additional conditions:

1. The applicants shall design their Preliminary Plat for the subdivision of the property to include pedestrian paths providing crossover access bisecting long streets in the development.
2. Prior to approval of any Final Plat for Mountain Gate the applicants will provide building elevations, and hold a public meeting to discuss these.
3. During the Technical Review Phase of the subdivision of this property, the applicants shall prepare and submit cross-sections that will provide an understanding of how the steep grade areas will be engineered.
4. The applicants shall design the Preliminary Plat for the subdivision of the property to show a street system that would include a permanent connection to Centerville as part of the provision of a Collector Street linking Highway 89A with Broadway, these plans shall also include the provision of an eight (8) foot landscaped buffer along their 11th Street and Avenida Macias frontage.
5. The applicants shall design the Preliminary Plat for the subdivision of the property to show a minimum 25 foot wide emergency access road to the eastern edge of the Centerville neighborhood, which shall be constructed to meet minimum fire accessibility standards as required by the 1997 Uniform Fire Code.
6. The applicants will, as part of the plans developed for Technical Review provide either a view fence or a six-foot split face block wall atop the retaining wall along their property line in the area of Hollow Reed Road.
7. Prior to the approval of any Final Plat, the applicants will submit an approved NPDES permit from ADEQ for the project drainage discharge for the entire 187 acres of the site.

8. Prior to the approval of any Final Plat, The applicants shall revise their Preliminary Plat for the subdivision to provide section details for the natural trails to be provided through the wash areas on the site, and to provide a trail connection to terminate at the Public Works Yard property off of 9th Street, and to provide access from Mountain Gate and Centerville to the 11th Street Trail and thence the School's Nature Trail.
9. The residential lots developed as a part of the Planned Area Development shall be designed in accordance with the lot sizes, setbacks, and Right-of-Way widths indicated on the Final Development Plan.
10. The residential lots developed as a part of the Planned Area Development shall be restricted to no more than 67 percent maximum lot coverage for the Town Home lots and no more than 50% lot maximum lot coverage for all other lots.
11. The Commercial area, Town Home area, and Recreational facilities shall be subject to Site Plan Review and Design Review.
12. The applicant shall reimburse the Town of Clarkdale for all expenses incurred by the Town in effecting the change in zoning.

The following issues were discussed:

1. Eliminating the north access to 11th Street allows for extra lots to be planned in that area and that might provide a trade off for a pocket park in the densest area of the development.
2. Perhaps parking could be added to a park in the town house area, which seems to be the densest.
3. There is a pocket park at the trailhead to the Town on the north edge of the development.
4. Planning Director Brown noted that the draft Ordinance, Section 3 Item 4, intends to provide collector status to the street to Centerville and emergency status to the street to Broadway.
5. Whether the detailed points need to be in the ordinance. Town Attorney Pecharich responded that it is not necessary, but it is a good idea because it tells the developer up front what is expected.
6. The Empire Companies representative, **Brian Rhoton**, noted that there are privacy walls around the houses.
7. Some Council members are bothered by long walls along streets like 11th Street and Black Hills Drive, understanding that they protect the property from traffic, but are inhospitable.
8. Brian Rhoton stated they would consider looking at wall alternatives with town staff.
9. Brian Rhoton stated they have not determined parking needs yet, but, if needed, a lot would be converted to parking.
10. It was noted that a planned area development (PAD) differs from a subdivision by providing for these points:
 - open space and parks
 - a controlled look
 - very little public process as it is zoned for a PAD
 - builder can afford to build quality homes and provide open space
 - provides all different levels of quality housing
11. School issues will be dealt with in the plat approval process.

12. The Fire and Police departments are comfortable with this plan.
13. Some Council members have concerns about density and not having control over the design.
14. Brian Rhoton noted that the connector road between Centerville and Broadway is very expensive.
15. If the developer is picking up eleven lots near 11th Street, then there needs to be eleven lots eliminated elsewhere.

Councilmember Leibforth moved to open public comment. Vice Mayor Bauer seconded and the motion failed, with Mayor Bluff, Councilmember Groom and Councilmember Williams voting against it.

Councilmember Leibforth left the meeting at 7:08 pm. Town Attorney Pecharich noted that public comment is not required in a worksession and that there was a public hearing two weeks ago and would be another one on this item at the next Council meeting on February 3rd.

16. The Council can require the developer to go to Design Review for the 11th Street wall design.
17. Empire Companies would rather sit with staff and the artist rather than have a board saying they don't like any of the options presented. If presenting ideas to a board, they would need written guidelines to follow.
18. There could be a conceptual plan for staff and developers to work through.

The Council agreed they were not adding to the twelve items listed in the draft ordinance.

ADJOURNMENT - With no further business before the Council and without objection, the meeting adjourned at 7:15 p.m.

APPROVED:

Michael Bluff, Mayor

SUBMITTED:

Charlotte Hawken, Administrative Assistant

ATTESTED:

Joyce Driscoll, Town Clerk