

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, AUGUST 16<sup>TH</sup>, 2004, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, ARIZONA.**

A regular meeting of the Planning Commission of the Town of Clarkdale was held on Monday, August 16<sup>th</sup>, 2004, at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse.

**Planning Commission:**

Chairperson	Gary Hansen	Present
Vice Chairperson	Susan Sammarco	Present
Commissioners	Robyn Prud'homme-Bauer	Present
	Dewey Reiersen	Present
	Bob Noland	Present

**Staff:**

Planning Director	Steven Brown
Planner II	Beth Escobar
Admin. Assistant	Normalinda U. Zúñiga

Others in attendance: Walter J. Wright, Tim Brown, Curt Bohall, Victor Sammarco, Jane Moore, John Scarcella, Jerry Chamber, Jim Binick, G. Arielle, Karen LoCasale, Andy Vircsik, and others who did not sign in.

**1. CALL TO ORDER**

**2. PLANNING DIRECTOR CALLED ROLL**

**3. MINUTES:** Commissioner Prud'homme-Bauer made a motion to approve the minutes of July19. Commissioner Sammarco seconded the motion. The motion passed unanimously.

**4. REPORTS:**

**Chairperson's Report:** Chairperson Hansen reported that at the end of September his seat on the commission would be vacant.

**Planning Director's Report:** Planning Director Steven Brown requested that the order of business be changed and move the Public Hearing to be held first before the Commercial Zoning worksession. The Planning Director asked for the Commission's permission to invite the Parks and Recreation Commission to have a joint worksession with the Planning Commission to discuss trails and open space. The Commission gave their approval.

Commissioner Prud'homme-Bauer made a motion to change the order of business to take item six and seven before item five on the agenda. The motion was seconded by Commissioner Reiersen, the motion passed unanimously.

**5. PUBLIC COMMENT:** None

**PUBLIC HEARING on Jerome Subdivision**

Commissioner Prud'homme-Bauer made a motion to open Public Hearing.

Commissioner Sammarco seconded the motion, the motion passed unanimously.

Genna Arielle of 1365 Mountain Road stated that she was here to voice her concern about not paving Shiloh. Having paved roads up to Shiloh will make lots more desirable. Please make sure that when this goes in that they do the right thing.

Planning Director Steven Brown read his staff report which specified concerns regarding:

- ❑ Circulation on Pioneer Trail, Mountain Road, Minerich Road, Shiloh Trail
- ❑ Drainage
- ❑ Fire Chief's concerns
- ❑ Utility easements
- ❑ Flood Plain
- ❑ Tract usage

The Planning Director also read the staff recommendation which stated:

If the Commission votes to recommend approval of this Preliminary Plat, staff would recommend the following conditions be considered for inclusion:

1. Prior to signing of the Preliminary by the Planning Commission Chairman, the Preliminary Plat shall be modified to:
  - ❑ provide Pioneer Trail, Shiloh Road and Mountain Road with minimum 40-foot rights-of-way.
  - ❑ include a typical road section detail to match the Town of Clarkdale Rural Local standard, and notation that this is the typical section to be used in the design and construction of these road sections.
  - ❑ include "...width, proposed grade curve, super elevations, sight distances, and radii for all streets... and ways in the proposed subdivision."
  - ❑ provide Minerich Road with minimum 40-foot rights-of-way.
  - ❑ include a typical road section detail to match the Town of Clarkdale Residential Collector standard, and notation that this is the typical section to be used in the design and construction of Minerich Road from Mountain Road to the southern property line of Tract B.
  - ❑ show "The width and approximate locations of all existing or proposed public or private easements or rights-of-way for streets, ways, trails, drainage, sewers, public utilities, flood control purposes..."
  - ❑ address the comments of the Town Engineer with regard to drainage, and include any necessary modifications to be made, and a revised Phase II Drainage Report will be provided for the review and approval of the Town Engineer.

- include “The locations of water courses and land subject to inundation or flood hazard...”, including the upper reaches of the North Fork of Mescal Wash beyond the extent of the FEMA study area. The areas that are subject to inundation during a 100-year frequency storm shall be indicated on the Preliminary Plat.
  - include notation indicating the uses for both Tract A and Tract B.
  - include locations of required water tank, hydrants, and delivery lines.
  - include a space set aside for a park. Pursuant to Arizona Revised Statutes, the Town of Clarkdale will have one year from the date of the approval of the Final Plat to exercise their right to purchase that park site.
  - include a space set aside for a school. Pursuant to Arizona Revised Statutes, the Town of Clarkdale will have one year from the date of the approval of the Final Plat to exercise their right to purchase that school site. Alternatively, the applicants can enter into an agreement with the Clarkdale/Jerome School District to provide an in-lieu-of payment to offset the impacts to the school from this project.
  - include a space set aside for a fire station. Pursuant to Arizona Revised Statutes, the Town of Clarkdale will have one year from the date of the approval of the Final Plat to exercise their right to purchase that fire station site.
  - Provide a water system and fire hydrant distribution system, capable of providing the required fire flow for this project.”  
The required fire flow for this subdivision is 500 gallons per minute to be provided by a 100,000-gallon storage tank.  
Hydrants will be required every 500 feet.
2. As no evidence exists of a dedicated easement for the two water mains that traverse the property, The applicants shall indicate on their Final Plat, a minimum twenty foot dedicated easement to be centered on the water lines. Said easement is to provide for the continued access for maintenance by Cottonwood Water Works or their successors.
  3. During Technical Review Phase, the applicants shall provide engineering for the placement of the two water mains under Mountain Road and Pioneer Trail, and have received the approval of Cottonwood Water Works for the relocation of their lines.

Jim Binick of Shephard-Wesnitzer gave his presentation on the proposed Jerome Subdivision. Mr. Binick gave a history of the property and stated that once the plat was approved it would go to auction. Mr. Binick went on to address lot sizes, water infrastructure, utilities, transportation, and septic usage.

During open comment many residents stressed their concerns about road improvements, size & shape of lots, water, and septic systems.

Commissioner Prud’homme-Bauer stated that she had concerns about the protection of the wash and would like to see good roads built.

Commissioner Reiersen asked what would become of Tract B. Mr. Binick stated that at this time there are no plans for this property.

Commissioner Prud'homme-Bauer asked what would happen to Tract B if it is not designated for a specific use at this time.

Planning Director stated that if they wish to split the tract in the future they must come through the subdivision process again.

Jane Moore of Jerome stated that if changes were to be made on the plans they would first have to go to the Town Council (Jerome).

More Public Comment proceeded with members continuing to state their concerns.

John Scarcella from Jerome stated that "You are our neighbors, we don't want to be bad neighbors. I've only been on the council for two and a half months now so I've sort of inherited this plat map. It doesn't really thrill me because I can understand the concerns...I wouldn't be thrilled to see 16 or 17 more houses go in with no road improvement, and if I had a well out there and I was worried about the water level dropping, I wouldn't want to see 16 or 17 more wells going in... we really do need to look at this and talk it over with the Town Council..."

Jim Binick requested a postponement at this time.

Commissioner Noland made a motion to close Public Comment. Commissioner Sammarco seconded the motion, the motion passed unanimously.

Commissioner Prud'homme-Bauer made a motion to table the motion until the next meeting. Commissioner Noland seconded the motion, the motion passed unanimously.

## **OLD BUSINESS**

Commissioner Prud'homme-Bauer made a motion to table the commercial Worksession until the next regular meeting. Commissioner Reiersen seconded the motion, the motion passed unanimously.

**5. AJOURNMENT:** With no further business to discuss the meeting adjourned at 8:30 p.m.

APPROVED BY:

SUBMITTED BY:

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Susan Sammarco  
Vice Chairperson

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Normalinda U. Zúñiga  
Administrative Assistant