

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, SEPTEMBER 20TH, 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, September 20th, 2004, at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse.

Planning Commission:

Vice Chairperson	Susan Sammarco	Present
Commissioners	Robyn Prud'homme-Bauer	Present
	Dewey Reierson	Present
	Bob Noland	Absent
	Curt Bohall	Present

Staff:

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

Others in attendance: Victor Sammarco, Jet Tennant, Jane Moore, Rick Adams, Gary Hansen, Jim Binick, and others who did not sign in.

1. CALL TO ORDER

2. MINUTES: Commissioner Prud'homme-Bauer made a motion to approve the minutes of August 16, 2004. Commissioner Reierson seconded the motion. The motion passed unanimously.

3. REPORTS:

Chairperson's Report: None

Planning Director's Report: Planning Director, Steven Brown announced that the Department of Commerce would be holding its annual Boards and Commissions Conference on Friday November 12, 2004 at the Black Canyon Conference Center in Phoenix. The Planning Director encouraged commissioners to attend the conference and asked that they notify the Planning Department if they would like to attend.

4. PUBLIC COMMENT: None

OLD BUSINESS

5. CONSIDERATION AND POSSIBLE ACTION on the Jerome Subdivision Application, involving parcel numbers 406-27-034G and 406-27-034H. These parcels are located west of Minerich Road in Clarkdale and include the Historic Jerome Cemetery. Subdivision application will create 18 new parcels of land. The Town of Jerome owns this property.

Vice Chairperson Sammarco asked the Planning Director to review this item.

The Planning Director stated that the Planning Department had not had any further contact with the Town of Jerome since the public hearing on August 16. He also stated that the staff recommendation stands as it was stated at the last meeting.

Vice Chairperson Sammarco asked if anyone from the Town of Jerome would like to make any comments at this point.

Jim Binick, of Shepherd-Wesnitzer working for the Town of Jerome, stated that the interest of the Town of Jerome was in the development of the property and would like to continue with the presentation of the 16 lot subdivision. Mr. Binick stated that he has reviewed the stipulations put forth by the Town staff however he has some issues with those stipulations.

Mr. Binick stated that while he understands that there are rules, regulations, and ordinances of the P & Z Commission he feels that the stipulations put forth creates a significant hardship on the Town of Jerome. Mr. Binick stated that they are willing to propose modifications to the stipulations as developed by staff. Modifications were stated as follows:

- ❑ School site: No need for school site for this project
- ❑ Fire Station: We do not see the need to reserve land for a Fire station for 16 units, and are not interested in doing that.
- ❑ Roads: We are willing to pave roads but are concerned about sidewalks because they will go nowhere.
- ❑ Curbs and gutters: Do not agree with Town's stipulations for requiring curbs and gutters
- ❑ Willing to pay for half street but not interested in building entire road
- ❑ Do not condone development of a two-lane paved road that runs adjacent to a two- lane dirt/private road which you have here.
- ❑ Do not agree with (inaudible)
- ❑ Do not agree with stipulation for full Right-Of-Way on tract B

Planner Escobar asked Mr. Binick if you could address fire flow and hydrants.

Mr. Binick stated that they have had preliminary discussions with Cottonwood Waterworks, which would allow hooking in only a fire service line to be stubbed out 2 ways.

General Discussion followed which was inaudible.

Planning Director Brown stated that there is another avenue to approach this, which is a two lot Minor Subdivision. The Minor Subdivision ordinance that we passed requires that Minor Subdivisions up to three lots only have to provide, along the frontage of each of the lots being created, a 25 foot dedication with a 20 foot chip sealed surface and a site evaluation by a civil engineer to determine whether drainage easements would be necessary. You could then move on to selling the property with those stipulations in place to whoever the subsequent purchasers are and it would be a whole lot less onerous than some of the things that we have to require for a regular subdivision of a 16 lot subdivision

Jane Moore of Jerome stated that until they go back to the Jerome Town Council, what Mr. Binick proposed is what they have to go with right now.

General discussion ensued regarding selling of property and what Town of Jerome can do at this time.

Planning Director commented that he would not like to change the report except to say that the discussion about sidewalks and whether it channels flow in some way that negatively impacts the drainage is something that needs to be deferred to the Town Engineer to comment on.

Mr. Binick stated that he was looking for some type of decision or direction to take back to Council.

Jane Moore stated that she also felt it was unreasonable to require a Fire station, curb and gutter, and school for 16 lots.

Chairperson Sammarco made a motion to open public comment, the motion was seconded by Commissioner Bohall. The motion was passed unanimously.

No public comment.

Commissioner Prud'homme-Bauer made a motion to close public comment. The motion was seconded by commissioner Reieron. The motion passed unanimously.

Discussion by the commissioners:

Commissioner Prud'homme-Bauer stated that she wished there was a way that Jerome could stop this application and look at reapplying under the Minor Subdivision where we don't have to deal with having to manipulate or to lessen our standards for subdivisions

and make it a win-win situation for both parties. She stated that the real concern for her was the roadways.

Commissioner Reiersen stated that his concern lies in the 16 septic tanks and 16 wells, with the biggest concern being the water.

Commissioner Bohall stated he couldn't see how the commission could say no you don't have to do this when our rules and regulations say you do. He said that he agrees with commissioner Prud'homme-Bauer in that the two lot way is the way to go.

Chairperson Sammarco stated that it would be best to come back with the Minor Subdivision approach.

Planning Director Brown stated that should the Commission vote to recommend approval of the preliminary plat, staff still supports the staff recommendations given at the August 16th meeting.

Commissioner Prud'homme-Bauer made a motion to approve the preliminary plat incorporating all of the stipulations in the staff report except for space for a school and space set aside for a fire station, but to include a park somewhere.
The motion was seconded by Commissioner Reiersen.

Chairperson Sammarco called for discussion on the motion.

Commissioner Prud'homme-Bauer stated that she would like the council to know this was not the easiest way to go, they could have gone another way - through the Minor Subdivision – and we wouldn't have the situation that we have here today.

The motion passed unanimously

6. COMMERCIAL ZONING WORKSESSION-

Commissioners had general discussion on the following topics during their worksession:

- ❑ The General Plan and what it says in regards to Commercial Zoning.
- ❑ Recommended amendments
- ❑ Parking issues of Downtown Area
- ❑ Filling stations
- ❑ Signage within each district
- ❑ Potential developments to Cement Plant Road
- ❑ Character of Broadway
- ❑ Changing high volume traffic
- ❑ How to get the public to attend worksessions

The Planning Director indicated that the Commission needs to reach some closure to work already completed.

The commissioners stated that they were happy with the work done thus far – A, B & C on the commercial zoning worksheets looks good, please move forward.

The Planning Commission directed staff to report on:

- Performance Standards from other communities at the next regular meeting.

The Commission agreed to invite the Parks and Recreation Board to a worksession at the October 18th regular meeting.

7. AJOURNMENT: With no further business to discuss the meeting adjourned at 7:25 p.m.

APPROVED BY:

SUBMITTED BY:

Susan Sammarco
Chairperson

Normalinda U. Zúñiga
Administrative Assistant