

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, NOVEMBER 15<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, November 15<sup>th</sup>, 2004, at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse.

**Planning Commission:**

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

**Staff:**

Community Development Director	Steven Brown
Planning Manager	Beth Escobar
Planner II	Normalinda U. Zúñiga

Others in attendance: Gary O'Sullivan, Ernie Hill, Sue Lane, Leon Lane, Chris Boudurant, Esther Damme, Sharon Carothers, Randy Walters, Jessie Walters, Susanne Wordinger, Robert Butros, Therese M. Butros, Lambert Gerlach, Noel Robyn, David Man, Ronald Cronk, Mark Rice, Stan Mafere, Peter & Doris Gardner, Sandy Burdick, and others who did not sign in.

**1. CALL TO ORDER**

- 2. MINUTES:** Commissioner Noland made a motion to approve the minutes of October 18<sup>th</sup>. Commissioner Reierson seconded the motion. The motion passed unanimously.

**3. REPORTS:**

**Vice Chairperson's Report:** Vice Chairperson Prud'homme-Bauer stated that Commissioners Noland, Bohall, Sammarco and herself attended the Boards and Commissions Conference on Friday, November 12, 2004. The Vice Chairperson also urged new Commissioners to attend the Regional Training on December 1, featuring Jessica Funkhauser.

**Community Development Director's Report:** Introduced new positions of staff members. Beth Escobar is now Planning Manager and Normalinda Zuniga is Planner II.

Commissioners agreed to move item 6 on the agenda after Public comment item 4.

**Planning Manager Escobar** stated that staff has requested from the applicants of Cliffrose Village to have their material into us a week before the scheduled meeting, that material will be available for review in the Planning Department. The public is welcome between 8:00am and 4:30pm, a week before the scheduled meeting to view those materials they can then submit written responses that will be brought to the meeting.

#### 4. PUBLIC COMMENT:

**Stan Makow, 820 Mescal Spur**, “My understanding is that Scenic Drive is a private road. Is the city grading that road? If the city is grading it, I want to know how come Mescal Spur and Cholla, which are private roads just like Scenic, how come our roads aren’t being graded? I’ve been asking for six years and...”

Vice Chairperson Prud’homme-Bauer stated that a response would be given back at another time.

**George Skoblin, 1921 Peregrine Lane**, “Thank you to the Clarkdale Planning Commission for allowing the citizens of Clarkdale to.... attend these past meetings. Most importantly to voice our concerns to this regard. These concerns must be addressed and considered prior to any construction taking place. We as citizens accept the fact that development and construction will always continue in our community, that is a known fact. Our concern however is the type of buildings in this development, in particular multi story townhomes and condos. We’ve stated and restated this fact during the previous two meetings. Since we live in both a democratic society where a simple majority of at least 51% determines the outcome of an issue let’s apply this factor to the developer. During the past two meetings every citizen that got up to this lectern and spoke was in fact a voter, each one who spoke and questioned the development was against it in some way as presented by the developers, only one person stated that he was for the development. This is an overwhelming 99% of the majority that must prevail for planning this development. I thank the City of Clarkdale for this regard.”

**Joe Gramont, 1925 Old Jerome Highway**, stated that he has some concerns with the following issues and suggested they conflicted with the General Plan:

Growth Area Agreement

- ❑ Conserve significant natural resources and open space area ....
- ❑ Ensure economical infrastructure expansion...
- ❑ Growth area with a partnership between property owners, residents, and the Town...

Environmental Element

- ❑ Preservation of natural environment and a clean healthy state is important to the people of Clarkdale...
- ❑ Energy conservation...
- ❑ Air quality, water quality, and natural resources
- ❑ Land use policies
- ❑ Support natural habitat
- ❑ Cleaner burning wood stoves

Has there been any study done to make sure that there aren't any environmental issues with this Cliffrose?

In your General Plan it says to respect the residents of Clarkdale and their property and their value. There are things in here about buffering zones between existing uses and a new development. With Cliffrose there is no buffering. There's like ten feet of space between my fence and three patio homes. The issue with affordable housing, and I'm not opposed to it, but what happens in affordable housing is that there's no infrastructure for all these people coming in, there's no work for them, there won't be enough police... I feel safe in Clarkdale... are you guys going to assure my safety? And in a few years when this subdivision comes in Clarkdale and all these patio homes become a slum who's going to guarantee my safety? And who has the back up plan here when this system fails and there is no water here? Who's going to make the guarantee? We just allowed 600 homes to come in with Mountain Gate, let's sit on that for a while and see what happens there before we allow this huge density thing that doesn't even belong in Clarkdale, all along in the General Plan it states putting things in Clarkdale that suite Clarkdale's image and the surrounding Clarkdale, Cliffrose does not belong in Clarkdale, it belongs in Phoenix.... And the idea of commercial on Scenic, it's a great idea that people can walk to that mall, but it's not going to happen. People would rather save some money and drive to Wal-mart.... There are brand new malls in Cottonwood that are vacant, they have a really nice one and can't lease it. So why should you tear up all this beautiful land for future commercial cluster malls on Scenic Road? Why do they think they are going to be filled by people, they aren't going to be able to make it and it's just going to be an eye sore. Has anyone in this Planning and Zoning Commission checked this developer out to see what they have developed in the past and how much integrity do they have? Are they going to come in and do Clarkdale a disservice?"

**Ernie Hill, 1370 Deborah Drive,** "I understand Mr. Garrison of Cottonwood Water Works has assured the developers that water is available, but if I recall last summer in the newspaper we were asked to conserve water because water was not available. Also the high density is going to create many problems for community and neighborhood. Larger lots would be in order, single story buildings would be in order. More access off 89A, considering the size of the development. I would also propose that in the interest of conserving future that the waste water coming from the development that they put in piping in the street to handle that and also to saving them of having to dig up the streets later on to consider putting in sewer lines to start with even if they have to put in septic tanks... Let's get this planned out ahead of time."

**Jessie Walters, 1770 Rhino's Place,** "It seems as though City fliers are still promoting commercial along 89A, and even closer onto Scenic Drive and possibly Old Jerome Highway. I also had property in Cottonwood and I moved to Clarkdale for the very reason of moving away from the commercial. I think most of the individuals in Clarkdale are in more for the quality of life and not the quantity of it. It will put an impact on our workforce development, there are no jobs for these additional 300, \$300,000 homes here. I work for job service, I can tell you that here are no jobs here. Those that do exist have 60-80 applicants per position. We need to find out how these individuals are going to contribute to our community and tax base and income wise. I'm personally opposed to any commercial along any of those areas. I feel that there are better places for it, the area along Old Jerome Highway is and has been an area for a homeowner to enjoy their quality of life and view. I would like to speak on density, I don't think there should be any more buildings for more than half-acre lots. The water issues, I know you can't do anything about it but, what we would like to make a comment on is you're digging wells everywhere and that's fine and dandy but you're not hitting anymore water than what's already

there you are just putting more straws into the same glass. You do need to keep account of the fact that we have limited water and resources as well, it's not that there's anything new out there, you're tapping the same thing and more people are using it and it will be gone so you do need to keep that into account when considering any additional growth to this area."

**Mark Rice, 1680 Cholla**, "I wanted to pass on to the Board that at our last rainfall, last week, severe river comes flowing down Mescal Spur and as I thought about this new development, flood control needs to be looked at seriously. I was overwhelmed by how much water came down this last week. The residue is still there... as I heard the gentleman speaking of their project, there is a tremendous amount of water that comes down Mescal Spur."

**5. DISCUSSION & POSSIBLE ACTION RESCHEDULEING THE REGULAR DECEMBER MEETING**

After some discussion, the Commissioners agreed to change the next regular Planning Commission meeting to December 13<sup>th</sup>.

Commissioner Reiersen made a motion to move the December 20<sup>th</sup> Regular meeting to December 13<sup>th</sup>. Commissioner Bohall seconded the motion. The motion passed unanimously.

**6. COMMERCIAL ZONING WORKSESSION**

The Commissioners worked with staff to get an overview of their progress on the commercial zoning changes that have been suggested thus far. During the worksession the following items were discussed:

- ❑ Comparison of Highway Commercial standards from other municipalities
- ❑ Setback standards
- ❑ Neighborhood Commercial, Highway Commercial, and Central Business District standard samples
- ❑ Proposed zoning amendments

Commissioner Noland suggested that staff examine new commercial developments in Cottonwood.

Staff was directed to examine standards from other communities for commercial zoning to allow more flexibility regarding setbacks and other building specifications. Staff will bring amended report to the December meeting.

**7. BOARDS & COMMISSION TRAINING**

The Town Clerk was unable to attend the meeting therefore training was postponed until further notice.

**8. AJOURNMENT:** With no further business to discuss the meeting adjourned at 7:35 p.m

APPROVED BY:

SUBMITTED BY:

\_\_\_\_\_  
Robyn Prud'homme-Bauer  
Vice Chairperson

\_\_\_\_\_  
Normalinda U. Zúñiga  
Planner II