

Minutes of a Regular Meeting of the Common Council of the Town of Clarkdale Held on Tuesday, February 22, 2005.

A Regular meeting of the Common Council of the Town of Clarkdale was held on Tuesday, February 22, 2005 at 6:00 a.m. in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

Town Council:

Mayor	Doug Von Gausig
Vice Mayor	Jerry Wiley
Councilmember	Frank Sa
	Rex Williams
	Patricia Williams

Town Staff:

Town Manager	Gayle Mabery
Town Clerk	Joyce Driscoll
Town Attorney	Robert Pecharich
Com. Dev. Director	Steven Brown
Police Chief	Pat Haynie

Others in Attendance: Ellie Bauer, Joe Gramont, Dan Guernsey, Gail and Lee Daniels, Larry Annen Gary O’Sullivan, Anita Simgen, Deborah Behr, Jessie and Randy Walters, Stan Makow, David Mann, Monty and Chris Bondurant, Victor Sammarco, Peggy Chaikin.

CALL TO ORDER - Mayor Von Gausig called the meeting to order at 6:05 p.m. and noted that all members were present.

PUBLIC COMMENT

Dan Guernsey, a member of the Fire District organizing board, 1470 Foy Drive, stated they have 972 signatures and they need 18 more to reach their goal, which is well over the required 50%. They need 1015 property owners and are short 137. He requested that the Council sign the resolution and organize a transition team. March 15th is the deadline for submitting the petitions.

Ellie Bauer, 1201 Main Street, invited everyone to the Economic Forum, entitled Targeting Our Economic Destination.

CONSENT AGENDA

Vice-Mayor Wiley moved to approve the consent

agenda. Councilmember R. Williams seconded and the motion passed unanimously.

- A. **Resolution** – Approval of a Resolution making an appointment to the Library Advisory Board.
- B. **Resolution** – Approval of a Resolution declaring a state of emergency in the Town due to strong storms and resulting flooding and activating the Clarkdale Disaster Plan.

Councilmember R. Williams left the meeting.

RESOLUTION – Consideration of a Resolution adopting a minor amendment to the Town of Clarkdale 2002 General Plan.

Community Development Director Brown presented the staff report, as follows:

The Community Development Department has submitted a Resolution for Council consideration that would adopt a Minor Amendment to the town of Clarkdale, 2002 General Plan Update, in response to the request by Land Design Group L.L.C. for approval of a change in zoning from R1 to PAD.

The General Plan, in Section 1.d discusses “Major and Minor Amendments”, and stipulates that *“The Planning Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to Council. It should be noted that major amendments cannot be enacted through emergency measures and that any such enactments could be subject to a further public referendum”*

The following represents my basis for determining that this proposal requires a “Minor Amendment to the General Plan.

”Major Amendments” are defined in the General Plan as:

- 1. **“Change in residential land use designation exceeding 100 acres.”**

Approximately 40 acres is being changed by this zoning action from a land use designation of Low Residential (5 units/acre) to Medium Residential (9 units/acre)

2. “Change in non-residential land use designation exceeding 100 acres.”

There are no changes being proposed to non-residential land uses.

3. “Change from a residential to a non-residential land use classification on 100 acres or more.”

There approximately 11.26 acres that are being changed from residential to non-residential classification.

4. “Change from a non-residential to a residential land use on 100 acres or more.”

There will be no land changed from non-residential to residential land use.

5. “Any proposal in aggregate that includes changes in land use designations exceeding 100 acres.”

The total aggregate change in land use designations proposed is approximately 51.26 acres.

6. “Any proposal that results in a significant change to Circulation Plan, including but not limited to, a change in the functional classification of existing or planned public roadways and/or the relocation or displacement of existing or planned public roadways.”

There are no changes proposed in the Circulation Plan.

The General Plan further states that:

“A minor amendment is any proposal that effects an area twenty (20) acres in size or greater and does not otherwise meet the criteria for a major amendment. Minor amendments are subject to the requirements for public participation and input as defined in the General Plan Public Participation Program but may be scheduled for consideration by the Common Council at any time throughout the

year. A minor amendment may be enacted by emergency clause.”

The General Plan Public Participation Program provides clear guidance on the procedures for public participation in “Major Amendments”, but does not mention “Minor Amendments”. The procedures for “Major Amendments” include:

- a. Broad dissemination of proposals and alternatives.*
- b. Opportunities for written comments.*
- c. Public hearings after effective notice.*
- d. Open discussions, communications programs and information services.*
- e. Consideration of public comments.”*

Items a through e of this process were followed during the review of the PAD, and are standard procedure for public participation in the Town of Clarkdale, and we feel that we have met this test for Public Participation, even if the standard for “Major Amendments” is applied, which it is not mandated by the General Plan.

It was noted that the Town Attorney has concurred with Community Development Director Brown’s determination. Community Development Director Brown noted that zoning ordinances are land use regulations that must be followed, while the General Plan land use designations are plans to achieve the Town’s vision.

Council discussion included the following issues:

- 1. If the entire project is over 100 acres, this change should go to a public vote.
- 2. The attorney’s opinion says the Council can adopt it with a resolution.
- 3. This project takes in three parcels of land, but they still belong to the same owner and the total project is over 100 acres.
- 4. With the tremendous experience of town attorney and Community Development Director Brown, it’s clear that they agree it is a minor amendment.

Vice-Mayor Wiley moved to approve Resolution #1127 adopting a minor amendment to the 2002

General Plan Update, changing approximately 40 acres from a designation of Low Residential (LR) to Medium Residential (MR) and changing approximately 11.25 acres from a designation of Low Residential (LR) to Neighborhood Commercial. Mayor Von Gausig seconded and the motion passed three to one, with Councilmember Sa opposing.

RESOLUTION – Consideration of a Resolution adopting a Development Agreement between the Town of Clarkdale and Land Design Group LLC governing the development of the Cliffrose Planned Area Development (PAD) and subdivision.

Without objection, public comment was opened.

Joe Gramont, 1985 Old Jerome Highway, stated that R1 zoning means 10,000 square foot lots and the PAD is changing the whole area.

Mayor Von Gausig noted that the developer did not ask for the General Plan change. Town Manager Mabery stated that lots not included in the resolution did not change in the General Plan designation.

David Mann, 799 Quartz Circle, stated that the development is immediately behind his house. He agrees with everything that has been said by the public. It seems that the development has been packaged with lots in the perimeter being a buffer. He finds it troublesome that lots selling for \$80,000 yield a \$300,000 home. Who is going to want to buy a \$300,000 home across the street from town homes? He is not sure the developer has been sufficiently looked at. He stated he paid the price of admission to get where he is at and now subsidized housing is being built. He envisions all of the land being cleared and the buffer lots not selling, resulting in vacant property with tumbleweeds.

Deborah Behr, 1881 Peregrine, stated that the developers are not doing any building themselves. She thought one company was building the town homes. Lots of people have confusion as to why a major general plan amendment is not needed.

Mayor Von Gausig noted that they are changing the zoning on 102 acres but changing the land use designation of only 52 acres.

Ms. Behr, stated she heard Mayor Von Gausig say he wants to represent the people. She stated she still does not feel they are being heard and that it is not just a couple of people.

Gary O’Sullivan, 671 Rieta Street, stated 107 acres were originally zoned R1. Now it is going to a PAD. The commercialization will continue to other vacant lands.

Without objection, public comment was closed.

Community Development Director Brown noted that minor changes had been made to the development agreement since it was printed in the Council packet, including the following:

1. Scenic Road would be dedicated and improved to Private Street Standard.
2. The cost of an additional-capacity-security change in the assurances timeline.
3. The 3000 square foot facility is to be located on the preliminary plat.
4. More specific wording for name (p. 20).

Town Manager Mabery noted that staff recommends approval being contingent on the owner acknowledgement being signed and received within ten days by the Town.

Town Attorney Pecharich advised that the acknowledgement needs to be received before the town signs it.

Town Manager Mabery stated that the title on the resolution would change from Wright Trust to Land Design Group, LLC.

Mayor Von Gausig moved to approve Resolution #1128 adopting a Development Agreement between the Town of Clarkdale and Land Design Group LLC governing the development of the Cliffrose Planned Area Development (PAD) and subdivision, contingent on the signed owner acknowledgement being received by the Town by March 4, 2005. Vice-Mayor Wiley seconded and the motion passed three to one, with Councilmember Sa opposing.

ORDINANCE – Consideration of an Ordinance amending the Zoning Map of the Town of Clarkdale to rezone certain real property (proposed

Cliffrose Development area) from R1, Single Family Residential to Planned Area Development (PAD).

Council discussion included the following issues:

1. Paragraph two of the ordinance regarding road improvements.
2. The design review and site plan process and that they come after the preliminary plat.

Without objection the meeting was opened to the public, then closed when there was no comment.

Vice-Mayor Wiley moved to adopt Ordinance #269, amending the zoning map of the Town of Clarkdale, Arizona, to rezone certain real property described herein from R1, Single Family Residential, to Planned Area Development (PAD) and restricting the use of the property to the development of no more than 240 residential lots and 11.26 acres of commercial on 102 acres, which shall conform to the C zoning district within the Town of Clarkdale, and imposing conditions and changing the last sentence of Section 3 of Paragraph 2 to read: Mescal Spur from Highway 89A to the western boundary of the project shall be improved to a Residential Collector Standard, and conditioned that the Town receive the signed Development Agreement by March 4, 2005. Mayor Von Gausig seconded.

Councilmember Sa stated he stands by his opinion that this item should go to a public vote as a major amendment. Mayor Von Gausig read the following statement:

"1. The Process of making this decision

Whether to grant a zoning change on 102 acres of R-1-zoned property has been the most conflicting and difficult that I have made. In order to make my decision I have revisited my own actions in the past, when I was working to make sure that the Mountain Gate PAD would fit as well as possible into our community. I have had to put aside my personal feelings about growth and development and look at this decision as dispassionately and logically as I could. I had to consider the well being of all of Clarkdale's citizens and try to determine what was best for the future of our Town. In the end, and after more hours of reflection and analysis than you can imagine, the reality

of the situation has become clear.

The issue before the council is simple, it is: "Should we change the zoning designation of this parcel to PAD from R-1?" With that in mind, I have tried to create a comparison of the two alternatives, "R-1 or Cliffrose PAD?"

2. What could happen to that parcel if it remains zoned R-1 in lieu of this development?

- a.) 102 Acres of R-1, less approximately 23.5 acres of wash = 78.5 buildable acres @4.3/acre = 337.6 units maximum. At 3.5/acre (the same density as many comparable subdivisions) it comes to 275 units.
- b.) Can we allow 275-337 new septic systems?
- c.) R-1 allows up to 35' building heights, but no unit in this PAD will be over about 28'.
- d.) This area will be developed either as a PAD or as one or more subdivisions. The current open space enjoyed by the residents of that area is short-lived. A PAD will occupy that space in 5-6 years; other development might take 10.
- e.) There is no possibility that nothing will be built on this land if it is left R-1. The choice is between these alternatives: 1: Full subdivided development of all 100+ acres under R-1 rules, or 2: Cliffrose or other PAD.
- f.) We could wait for the next subdivision/PAD plan to see if it's better than Cliffrose, but what are the chances that it will be?
- g.) We could deny the zoning action and hope that the next development in that area takes 10 years to materialize, but according to the landowner, he is approached frequently by builders who want to purchase the land, so that does not seem realistic.
- h.) We could hope that the next development proceeds under R-1 zoning as a regular subdivision, and hope that the builder will put only 2 houses per acre on it, and provide sewer treatment, but in today's real estate market that would increase the cost of homes by at least \$25,000 each and developers these days are not trying to achieve slower sales and higher land/structure ratios. This land is not in an area that is likely to attract large-lot, high-value custom homes, like the foothills or areas with scenic attraction - smaller lot sizes are in the cards for this particular plot, not high-value customs.

3. What has the Town won in negotiations from

this developer?

- a.) Over \$2,000,000 fronted to pay for improving the wastewater plant by 200,000 gallons/day.
 - 1.) They'll use about 82,000 gallons or less.
 - 2.) On January 13, 2004, before this PAD was ever proposed, the Town Council decided that Clarkdale needs a 600,000 gallon plant
- b.) Parks totaling about 3.5 acres, open space totaling another 25 acres or so added. Current downtown park is 1.9 acres, Centerville Park is .143 acre. National Recreation and Park Association recommends 6.25-10 acres/1000 residents, so Clarkdale needs 36-58 acres total and has 6.5 acres
- c.) Road connections from Haskell Springs subdivision to Cliffrose to Highway 89A.
- d.) Road connection from Mescal Spur to Highway 89A.
- e.) Upgrade of Scenic Road to a collector standard
- f.) New "neighborhood commercial" parcel of about 11 acres. The alternative? 35-44 more houses.
- g.) Extension of sewer lines to 89A corridor, finally allowing the commercial development that Clarkdale needs.
- h.) Extension of effluent lines to the Mescal area, where we plan to eventually discharge/recharge effluent. This is very expensive if done in a separate project, more economical when done all at once.

4. Water - Pros & Cons

- a.) PAD allows the Town to regulate landscaping, which uses 2/3 of the water in a typical home.
- b.) R-1 could have a large number of lawns and drought-intolerant plants using far more water.
- c.) 240 residences, many of them smaller town homes and patio homes, will use far less water than 275-338 customs.
- d.) Neighborhood Commercial, on average, will use less water than 35-40 single-family dwellings.
- e.) I estimate the water usage of Cliffrose vs. R-1 to be in the neighborhood of 2 million gallons/month, whereas the usage of 337 custom homes would be about 3.4 million gallons/mo., Cliffrose should save between 700,000 and 1.4 million gallons/month.
- f.) Effluent (Reuse) lines will run back from wastewater plant to this development. Parks areas will probably be watered by effluent. The Town cannot demand that anything in an R-1 subdivision be watered with effluent.

g.) Developer will bring effluent line to Mescal area to be recharged into the aquifer. R-1 subdivision is not likely to form any of this necessary infrastructure.

5. Improvement Districts vs. Developer pay (Aid in Advance of Construction)

Some have said that the Town should not depend on developers to make improvements to its infrastructure. From my perspective, Clarkdale is not depending upon developers; instead, it is forcing development to pay its own way. Our sewer plant upgrade to 600,000 gallons will cost \$7.5 million. Sewer and effluent lines to the Mescal area could cost \$4 million, all totaling \$11,500,000. If we formed a sewer improvement district, the bond costs would be between \$67,000 and \$100,000 per month, depending on whether Clarkdale could get "Investment Grade" bonding. In all likelihood, we would be looking at the \$100,000/month figure. \$100,000/month, spread over 1600 homes (about 750 on sewer now, plus 600 in Mountain Gate, 240 in Cliffrose = 1600) is \$62.50/month. Add that to the water rate hike (\$30/month) and total monthly tax and service increases could come to more than \$100/month on an average home that is served by sewer.

I do not believe that it is right or fair to ask our current residents to pay these costs when we can negotiate with developers to pay them.

6. Wrapping it up

As I said at the beginning of this process, this has been a very, very difficult decision for me. I was elected by many of the people in the audience tonight who felt that I would do everything I could to safeguard their future and help preserve the small-town atmosphere that they all love. In this situation my mind was only settled when I realized that there were really no reasonable alternatives. I realized that if I voted to approve this PAD, I may offend and disappoint many of the people who helped put me in this chair. But I also realized that if I voted against it, the probable consequences to those same people's lives would be far worse. If leaving this property R-1 was in some way an assurance that it would be built to lower density than that planned in Cliffrose, or if I felt that R-1 development would lead to better water conservation, or if there was any

reason to believe that the property would remain as open space for many more years, I would be swayed to vote against the PAD. None of these is the case. One might see this decision as a “lesser of two evils” situation. Do we grant a zoning change and give the Town control over what happens on these 102 acres, or do we roll the dice and hope that, by denying the application, we are presented with a better alternative in the future. The answer is simple. I will not gamble with the future of my Town.

If this PAD is approved, the process will continue. There will be additional meetings in the Preliminary Plat and Final Plat phases to determine the layout of the dwellings, streets, and amenities. Public involvement in these phases will be necessary and important, and I trust that the people who have attended our meetings and voiced their opinions will continue to attend and to help us determine the final configuration of this development.”

Vice-Mayor Wiley stated he is not pro-growth, but if there is to be growth, the Town needs to be in control. The Town needs a wastewater treatment plant. The Environmental Protection Agency stated that in 1979. Another thing that is important is that 89A is laid out as strip commercial and he does not want that. He agrees with the mayor.

Councilmember P. Williams stated she also agrees with the mayor. They have to consider the good of the entire town. There is no control if this area is built as R1 zoning.

The motion passed three to one, with Councilmember Sa opposing.

GENERAL Plan Education - A presentation of the Water Resources portion of the General Plan.

Community Development Director Brown quoted from the General Plan, as follows:

WATER RESOURCES ELEMENT INTRODUCTION

Water is critical for life. Life requires water. There is no alternative. Water is a precious resource that must be maintained and respected throughout the water cycle from individual use to management of entire watersheds. In a desert environment, such as clarkdale, attention must be given to protection of existing water sources, maintenance

of the highest levels of water quality, and identification of new sources to meet the needs of a growing population.

A key point to understand is that the Town of Clarkdale does not own or control any water source or water delivery infrastructure in the town. This makes it difficult to plan for future water needs for the town. People in Clarkdale get their water in two different ways: either they are connected to the water lines of the private water company or they have their own on-site wells. Cottonwood Water Works, a privately owned and operated company has wells at Haskell Springs as their main supply source. They serve various areas of the town through an infrastructure of underground pipes, which they also own and maintain. The Haskell Springs wells are located along the base of the foothills of Mingus Mountain near Mescal Gulch towards the southwest corner of the town. The second major water source within the town is from private on-site wells. Private wells are supposed to be registered with the Arizona Department of Water Resources but there is limited enforcement of this regulation so the exact number of private wells, how much water is drawn from them or where they are all located is not known.

The purpose of the Water Resources element is to address the following:

- 1) Currently available surface water, groundwater and effluent supplies.
- 2) Sources to provide projected new developments with water.
- 3) Opportunities to obtain additional new water supplies.
- 4) Water conservation recommendations.

Councilmember R. Williams rejoined the meeting at 7:25 p.m.

Community Development Director Brown addressed the availability of existing supplies and discussed water quality and conservation programs. He then reviewed the following goals and objectives:

- Goal 5A – Ensure Clarkdale has an adequate, safe water supply to meet the existing and long term needs of the residents, businesses and other uses.
 - Objective 5Aa – Develop a Water Resource master Plan.
 - Objective 5Ab – Pursue efforts to acquire the existing water supply system.
 - Objective 5Ac – Pursue efforts to locate and develop new water sources.

- *Objective 5Ad – Develop and support comprehensive water conservation policies and programs.*
- *Goal 5B – Provide adequate wastewater treatment facilities to meet the existing and long-term needs of Clarkdale.*
 - *Objective 5Ba – Maintain and update Wastewater Master Plan.*
 - *Objective 5Bb – Pursue expansion of wastewater treatment plant.*
 - *Objective 5Bc – Support efforts to find and develop uses for reclaimed water and effluent.*

WORKSESSION – Joint worksession with the Planning Commission and Board of Adjustments to discuss accomplishments, goals, priorities and challenges.

Sue Sammarco, Planning Commission Chairperson, stated that they have devoted much time to Cliffrose. They are also working on commercial zoning, the Town of Jerome subdivision and a rezoning application of a parcel in Foothills Terrace. She stated that future projects include continued examination of commercial zoning, working with the Parks and Recreation Commission to enhance the open space plan for the Town, working with staff to design a mechanism to encourage affordable housing development, investigating methods to encourage and require wise use of water in building and development and preparing a structure for the application of road impact fees.

Duane Norton, Board of Adjustment Chairperson, had to leave the meeting. Planning Manager Escobar reviewed the powers of the Board of Adjustment and the decision criteria for variances. She stated that appeals from the Board of Adjustment must be submitted to the Superior Court and must be filed within 30 days of the Board of Adjustment decision. The Board met five times in 2004 to hear variance requests and appeals to administrative decisions.

There was discussion of the training given to board members.

Without objection the Council agreed to take the resolution on the addendum to the agenda next.

RESOLUTION – Resolution authorizing the

Mayor to sign petitions supporting the formation of a Clarkdale Fire District on behalf of the Town of Clarkdale.

Mayor Von Gausig moved to approve Resolution #1129, authorizing the Mayor to sign petitions supporting the formation of a Clarkdale Fire District on behalf of the Town of Clarkdale. Councilmember R. Williams seconded.

There was discussion of expense to people on fixed incomes and whether this resolution is premature or the concern for safety overrides the concern about funds.

The motion passed four to one with Vice-Mayor Wiley opposing.

WORKSESSION – A worksession to discuss areas of interest, concerns and ordinances for the Town to pursue in the future, including the following items as identified by the Council: dark skies; wood burning stoves; gray water usage; noise and construction hours ordinances; water conservation; landscaping slope ordinance; fire sprinkler requirements; impact fees; economic development; effluent return lines and big box stores.

The staff report presents the following items:

Mayor Von Gausig

- 1) Quality of Life ordinances, including:
 - a) International Dark Skies Ordinance
 - b) Wood-burning Appliance Ordinance
 - c) Noise Ordinance
 - d) Construction Hours Ordinance
 - e) Water Conservation/Landscaping Ordinances. Limiting turf use, non-native or non-xeriscape plant use, specifying pool covers, etc.
 - f) Slope Ordinance. Limiting construction on steep slopes.
 - g) Any other ordinances that might significantly prevent the deterioration of Clarkdale’s quality of life.
- 2) Discussion of gray-water use vs. centralized sewer as they relate to recharge water and conservation.
- 3) Appoint group of citizens to study suggestions and make recommendations to the Planning Commission.

Vice Mayor Wiley

- 1) Dark Sky Ordinance
- 2) Effluent return lines parallel to collector lines, unless determined unnecessary.
- 3) Private home fire sprinklers.
- 4) Impact fees.

Councilmember P. Williams

- 1) Low-flow toilets in all new home construction.
- 2) Hot water circulation pumps in all new home construction.
- 3) Discussion on big box stores.

Councilmember R. Williams

- 1) Discussion of the Northern Region Focused Future Forum relating to economic development.

Council discussion included the following issues:

- 1. The Town has a light ordinance that is very good, but it is not termed Dark Sky. With a few changes it could be designated a Dark Sky ordinance.
- 2. Existing lighting conditions in the Town.
- 3. There is currently a Noise ordinance, but enforcement is an issue.
- 4. The Town has existing ordinances, but do they do what we want them to do?
- 5. The Town does not have a Slope ordinance, but it does have a Grading ordinance.
- 6. The need for impact fees.
- 7. Suggestion of worksession just on impact fees due to the legalities and technicalities.
- 8. Suggestion of citizens committee to review ideas and make suggestions as to what issues should be addressed.
- 9. Suggestion for Clarkdale Water Advisory Committee to present water conservation recommendations.
- 10. Suggestion that the Planning Commission participate with a community group.
- 11. Need to review current ordinances.

12. Need to review samples of other ordinances then make recommendations for changes.

Town Manager Mabery noted that appointing a committee would not reduce staff time. If the Council appoints the committee members, then they would be subject to open meeting laws and require minutes of the meetings. If the town manager appoints them, then they have autonomy.

13. International Dark Sky designation would require a lot more time and expense. The Council agreed they are not interested in that at this time.

14. There are federal requirements regarding wood burning. The Council agreed to have the Community Development Department present a summary of the existing codes or laws.

15. The Design Review board is working on a recommended plant list.

16. Private home fire sprinklers. Cottonwood Fire has a presentation on this issue.

Mike Plummer, Fire Marshall, stated that The Town of Clarkdale adopted the 2003 Fire Code. Sprinklers conserve water and are needed for protection. Now is the time to enact an ordinance. They are now required in Clarkdale for new construction residences of 3500 square feet and all commercial. He recommended the City of Cottonwood ordinance as an example.

Without objection, the item was opened to public comment.

Joe Gramont, 1985 Old Jerome Highway, stated that a lot of people put lights in for security reasons. People add lights after development. Enforcement is an issue. He agreed for the need for noise and smoke ordinances. Enforcement is the key for all of them.

Deborah Behr, 1881 Peregrine, wondered about the feelings on big box stores. She agreed with all that the Council has discussed on this item. She hopes for more awareness regarding recycling.

There was discussion about the lack of land in

Clarkdale for big box stores and that, when the Planning Commission brings the commercial zoning issue to the Council, this would be discussed.

Lee Daniels, 1880 Wildflower Lane, stated that the discussion went from citizens committee to staff. A citizens committee has the capability to call in people from other organizations.

Without objection, public comment was closed.

Council discussion continued on the following issues:

- 17. First thing to do is to review existing laws.
- 18. There was Council consensus to pursue discussion on slope ordinance.
- 19. Gray water vs. centralized sewer. There was consensus to not look into this at this time.
- 20. Parallel effluent return lines will be addressed in the wastewater master plan.
- 21. Big box stores are down the road. Suggestion to have a citizen's committee look at this issue.
- 22. The Northern Arizona Focused Future Forum addresses economic development.

Town Manager Mabery noted that APS has stated their interest in facilitating a focused forum for Clarkdale. Staff could check into this.

Robyn Prudhomme-Bauer stated she approached Town Manager Mabery about this and has made contact with APS. The Planning Commission might start working with them in March or April.

FUTURE AGENDA ITEMS

- Impact fees.
- Water conservation.
- Draft ordinance on sprinklers.

ADJOURNMENT - With no further business before the Council, and without objection, the meeting adjourned at 9:25 p.m.

APPROVE:

Doug Von Gausig, Mayor

Joyce Driscoll, Town Clerk

SUBMIT:

Charlotte Hawken, Admin. Assistant

ATTEST: