

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, NOVEMBER 14, 2005, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A SPECIAL meeting of the Planning Commission of the Town of Clarkdale was held on Monday, November 14, 2005, at 6:00 p.m., in the Men's Lounge.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Amy Bayless	Present
Commissioners	Curt Bohall	Present
	Dave Puzas	Present
	Mark Randall	Absent

Staff:

Interim Community Development Director	Sherry Bailey
Planner II	Normalinda Zuniga

Others in Attendance: Mark Belsanti, Beth Escobar, Mike and Marlene Whitaker

1. **CALL TO ORDER:** Chairperson Prud'homme-Bauer called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Roll was taken by the Planner II.
3. **MINUTES:** Commissioner Bohall motioned to approve the minutes of October 17, 2005. Commissioner Puzas seconded the motion. The motion passed unanimously.

5. REPORTS

Chairperson's Report: None.

Staff Report: Interim Community Development Director gave a report on the Regional Planning Meeting that was held October 8.

6. **PUBLIC COMMENT:** None.

NEW BUSINESS

7. **DISCUSSION AND POSSIBLE ACTION** – Conditional Use Permit Application for the placement of a Water Storage Tank in a Residential Zone, 1720 West Highway 89A, Parcel #406-27-035.

Staff Report: Empire Residential Construction has applied for the CUP for a water storage tank to be located off Old Jerome Highway, adjacent to the existing water storage tank and will be similar in size. Once constructed, the tank will be dedicated to the Town of Clarkdale along with the infrastructure associated with the water tank. If the Town had been the contractor, the tank would

have been allowed by right, however, since it is a private contractor a CUP is required. The tank will also go through Site Plan Review for the color and landscaping.

The Conditional Use Permit recommendations were reviewed with the Commission.

Staff Recommendation: The Commission must make a recommendation to the Town Council to approve, deny or approve with conditions or modified conditions. Staff recommends approval to the Town Council.

Public Comment: Chairperson Prud'homme-Bauer opened the meeting to Public Comment.

Beth Escobar, 901 Lanny Lane, stated she was concerned with the rattlesnake population in that area that will be disturbed and the construction traffic in the residential area. Could the construction traffic be redirected to not use Lanny Lane or that residential area? Also, would there be any benefits to the residents in that area.

The Commission stated the existing rattlesnake population would be accommodated and the construction traffic would access Highway 89A and not the residential area.

Marlene Whitaker, 1100 Old Jerome Highway, asked if the existing tank was to be removed and the height of the new tank. She was also concerned about where the water would come from, if there were a pump failure and she would like to new tank to blend in like the existing tank does.

The Commission stated the existing tank will not be removed and the height of the new tank is the same as the existing tank. The water will be pumped from the Mountain Gate well and the pump will be monitored.

Commissioner Bohall motioned to close public Comment. Commissioner Bayless seconded the motion. The motion passed unanimously.

Commissioner Bohall motioned to approve the CUP with the following stipulations:

- a. The construction equipment would access the site off Highway 89A and not through the residential area.
- b. Any disruption, during construction, of the existing well pump will meet with immediate procedural action to remedy the problem.
- c. The existing rattlesnake population will be accommodated by taking care not to disturb their colony any more than necessary.

Commissioner Bayless seconded the motion. The motion passed unanimously.

8. WORK SESSION ON COMMERCIAL ZONING DISTRICTS AND OVERLAY ZONE:

Staff Report: At the last meeting, the Commission requested to continue the commercial zoning discussion with an emphasis on the boundaries of each zone, the intent of each zone and the use of an overlay zone designation and what that would mean. A presentation was given that shows the proposed Neighborhood and Highway Commercial areas and highlighted the affected property owners along Tuzigoot-Broadway Intersection, Town Center District, Highway 89A Corridor,

Eleventh Street and highway 89A Intersection and the Railroad tracks, North Broadway Street to Medium Density Residential at third North Street.

Staff Recommendation: Staff recommends that the Commission take the following action:

- a. Recommend any changes, additions or modification to the proposed zoning amendments.
- b. Direct staff to schedule a number of coordination meetings with the property owners to discuss the new zones and the rezoning of property to those new designations.
- c. Formulate a public participation process which allows for public input.

9. **FUTURE AGENDA ITEMS:**

10. **ADJOURNMENT:** Commissioner Bayless motioned to adjourn the meeting. Commissioner Bohall seconded the motion. The motion passed unanimously. The meeting adjourned at 7:00 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Charlene Stockseth
Administrative Assistant