

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, MAY 15, 2006, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A REGULAR meeting of the Planning Commission of the Town of Clarkdale was held on Monday, May 15, 2006, 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:**

Community Development Director	Sherry Bailey
Planner II	Normalinda Zuniga
Administrative Assistant	Charlene Stockseth

**Others in Attendance:** Robert & Kathryn Rosenberg, E.G. & E.N. Shaver, Marlene Kelley, Barbara Corso, Christine Schwab, Randau Skeirik, John Carr, John Stevenson, Adam (not legible).

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 Administrative Assistant.
3. **MINUTES:** Commissioner Puzas motioned to approve the minutes of April 17, 2006 with corrections. Commissioner Bayless seconded the motion. The motion passed unanimously.

4. **REPORTS:**

**Chairperson's Report:** None.

**Staff Report:** The Chair stated there would be a special joint study session for the Verde Valley Regional Land Use Plan on June 14, 2006 at 6 pm at the Board of Supervisors meeting room, Yavapai County Complex in Cottonwood.

She also stated the Annual Boards and Commissions Conference will be held November 3, 2006 at the Black Canyon Conference Center in Phoenix.

5. **PUBLIC COMMENT:** None.

**NEW BUSINESS**

6. **PUBLIC HEARING – Sienna Canyon Subdivision Preliminary Plat, Clarkdale Land Development Company, Parcel #406-007B, Highway 89A & Old Jerome Highway**

□ **Opened Public Hearing:** The Chair opened Public Hearing.

The applicant, Terry Trujillo, stated there were some discrepancies and some items had been left out of the Preliminary Plat and asked for a continuance.

Commissioner Puzas motioned to continue the public hearing until the next regular meeting. Commissioner Bayless seconded the motion. The motion passed unanimously.

**Public Comment:** The Chair recommended the Commission open the public hearing, allow the citizens to express their concerns, then continue the public hearing to the next regularly scheduled meeting

Commissioner Puzas motioned to open public comments. Commissioner Bayless second the motion. The motion passed unanimously.

**Christine Schwab, 1090 Old Jerome Highway:** We have already heard public comment at the last meeting; the development is too dense and there needs to be another road out. She is concerned about the continuances and will the public be notified of the next hearing. The Community Development Director stated the public hearing would be published again.

**Gene Shaver, 1597 Peaks View Drive:** Has the Planning Commission seen approved the Preliminary Plat? The Director stated they have seen the Preliminary Plat, however due to the open meeting law, they have not discussed the Plat. Can they build up to the 100-year flood plain? There is an envelop for building near flood plains.

**John Stevenson, 1250 Old Jerome Highway:** Four homes per acre are just too many houses per acre. Mr. Stevenson discussed the taxes on this property. The Director stated the Planning Commission has nothing to do with taxes; that would be the assessor's office.

**Adam (not legible), 1350 Razorback Run:** He stated he was not able to attend the last meeting. He has concerns with Peaks View Drive being a dirt road even though there is no access off that road, but any traffic would cause dust – it should be paved.

**Mark Belsanti:** He stated he was one of the partners on this development and he wanted to apologize for the continuance.

**Marlene Kelley, 1351 Tinker Way:** She was curious about the questions that were presented at the last meeting. The Chair stated they would be reviewed at the next meeting.

**Barbara Corso, 1321 Tinker Way:** will the public have access to the Preliminary Plat? The Director stated the Plat would be available two weeks before the next meeting.

Commissioner Puzas motioned to close public comments. Commissioner Bohall seconded the motion. The motion passed unanimously.

7. **CONSIDERATION AND POSSIBLE ACTION - Sienna Canyon Subdivision Preliminary Plat, Clarkdale Land Development Company, Parcel #406-007B, Highway 89A & Old Jerome Highway** – Item continued until next regularly scheduled meeting.

8. **CONSIDERATION AND POSSIBLE ACTION on a Recommendation to Town Council on an Ordinance Amending the Zoning Code by adding a New Town Center Commercial District; Neighborhood Commercial District and Highway Commercial District** – Tabled From April 17, 2006 Meeting:

- ❑ **Open Public Hearing:** The Chair opened the public hearing.
- ❑ **Staff Report:** Staff reviewed Commission recommended changes.
- ❑ **Staff Recommendation:** Staff recommends the ordinance be continued until next meeting. Changes will be made and brought back to the next meeting under Old Business.
- ❑ **Applicant Presentation:** None.
- ❑ **Public Comment:** None.
- ❑ **Close Public Hearing:** Commissioner Bayless motioned to continue the public hearing. Commissioner Puzas seconded the motion. The motion passed unanimously.

9. **WORKSESSION - 89A Commercial Overlay Zone**

**Staff Report:** Background: Staff made the corrections discussed at the last Planning Commission meeting in the overlay zone wording. Before we have the public hearing and send it on to council, staff would like to go over the items within the Overlay Zone and see if there is anything else the Commission would like addressed. We removed one paragraph that was in conflict with the new Commercial Zone development guidelines.

**Staff Recommendation:** Schedule the public hearing for the 89A Overlay Zone at the next Planning Commission meeting.

The Commission recommended changes to the 89 Corridor Overlay District and directed staff to make the changes and prepare for public hearing.

10. **FUTURE AGENDA ITEMS:**

Hillside Ordinance Worksession and the Parks & Recreation Commission Strategic Plan Worksession are scheduled for a Special Meeting May 22, 2006.

Worksession on growth, water and the planning process.

11. **ADJOURNMENT:** Commissioner Bohall motioned to adjourn the meeting. The meeting adjourned at 7:15 p.m.

APPROVED BY:

SUBMITTED BY:

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Robyn Prud'homme-Bauer  
Chairperson

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Charlene Stockseth  
Administrative Assistant