

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, JUNE 19, 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, June 19, 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	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. Shaver, Christine Schwab, Randall Skeirik, Ellie Bauer, Donna Chesler, Jim & Christie Booker.

1. **CALL TO ORDER:** Chairperson Prud'homme-Bauer called the meeting to order at 6:05 p.m.
2. **ROLL CALL:** Roll was taken by the Administrative Assistant.
3. **MINUTES:** Commissioner Puzas motioned to approve the minutes of May 15, 2006 with corrections, and Special minutes of May 22, 2006. Commissioner Bayless seconded the motion. The motion passed unanimously.
4. **REPORTS:**  
**Chairperson's Report:** There will be two openings on the Planning Commission if anyone is interested in applying.  
**Staff Report:** None.
5. **PUBLIC COMMENT:** None.

**NEW BUSINESS**

6. **CONTINUATION OF PUBLIC HEARING – Sienna Canyon Subdivision Preliminary Plat, Clarkdale Land Development Company, Parcel #406-007B, Highway 89A & Old Jerome Highway Continued from May 15, 2006 Meeting.**
  - **Opened Public Hearing:** The Chair opened Public Hearing.
    - a. **Staff Report:** This development consists of 45 residential units on 0.6 acre to 10,000 sq.ft. lots. This is a straight subdivision situation requiring no Planned Area Development (PAD) or rezoning, curtailing a lot of what the Town can negotiate. All of the streets will be publicly dedicated, hard surface trails are included, sidewalks on both sides, a dedicated roadway out to 89A, and the flood area to be used as a trail at the bottom of Deception Wash will be dedicated to the Town. There will be a drainage easement which imposes restrictions to that area with an additional 10 feet of separation

from the 100-year flood which will be a deed restriction. All conditions will be attached to each lot. A separate grading permit will be done on each lot. Everything will be able to be worked out on each lot as they come in for review.

A Waterline Extension Agreement is also required as part of the Subdivision Agreement. That fee will also be attached to each lot equaling the lump sum fee. The water line will be extended via the agreement. Each 10,000 sq.ft. lot will need to have individual package plans for an alternative system, and, per the Town Code, we are requiring dry line sewers to be installed so that the subdivision can be easily connected when sewer service is extended to the area.

One of the roads being dedicated to the Town will be unimproved, as it is not directly servicing this subdivision. If accepted, that dedication should be worded to accept as a public road, but not for public maintenance. Initial talks with property owners in that area indicate they might want to eventually pay to have the road developed.

There will be individual grading of each lot with maintenance of natural topography of the land. There is no space planned for a park, that had been discussed and a decision was made to not have a park in that area.

Construction traffic will be discussed at the Technical Review and Building Permit process.

- ❑ **Applicant Presentation:** Terry Trujillo stated the subdivision is 20 acres with 45 Single Family Residence units. They took into consideration the density and terrain and went from 49 to 45 units, which is 69% of allowable density. Mr. Trujillo discussed drainage easements, the flood plain of Deception Wash, deed restrictions, road dedications, lot sizes, lot lines, septic systems and sewer lines. They would like to keep property owners from building accessory structures or putting fences along the wash. He also addressed the comments received from Yavapai County Development Services regarding the septic systems.
- ❑ **Public Comment:** The Chair recommended the Commission open the public hearing.

**Art Beckwith (Shepard-Wesnitzer/applicant engineer):** He stated he agreed with the Development Services Department stipulations regarding septic systems.

**Gene Shaver, 1597 Peaks View Drive:** Can they build up to the 100-year flood plain? If a fence were put up, wouldn't that decrease the lot size? You cannot fence in a 100-year flood plain. There is an envelope for building near flood plains.

**Randy Skeirik, 1090 Old Jerome Highway:** Thanked staff for their work and interest in the Town. He thought easements would be a big job for the Town to track. He suggested leaving the easements as natural vegetation. Living where they do, they have inundated with construction noise from Mountain Gate, the water tank and now The Highlands. Could they keep the noise down? The Mayor is asking the current residents that have lived here for some time to conserve water, while new development still comes in. The developers will make money and then leave town.

**Christine Schwab, 1090 Old Jerome Highway:** She is also concerned about the construction noise. She stated she was concerned that owners will be able to plant in the flood plain area. Where is the construction traffic going to be? The construction traffic would be on Deception Drive.

**Kathryn Rosenberg, 9248 N. Calle Lejos, Peoria, AZ:** Why is this being done? Is this going to be a blocked wall area? What are the size of the homes and the cost of the homes? This will not be a gated community and there will be limited walls within the development. It has not been decided what the size of the homes will be or the cost of the homes.

**Jim Booker, 1080 Old Jerome Highway:** He stated he was also concerned with the noise and water. He does not know why this is being allowed. He is concerned with the size of the lots. His property is right next to one of the lots. The property line is right next to his barn. He has a donkey and those neighbors will probably complain about the noise.

- ❑ **Close Public Hearing:** Commissioner Bayless motioned to close the public hearing. Commissioner Puzas 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**

- ❑ **Questions directed to staff/applicant:** The Commission would prefer not to have cement sidewalks, but use Hardscape.
- ❑ **Chair requested a motion and a second:** Commissioner Puzas motioned to approve the Sienna Canyon subdivision Preliminary Plat with the following stipulations:
  1. During the Technical Review, Clarkdale Land Development Company shall provide construction drawings (in a recordable format to be specified by the Town of Clarkdale) which include the following off-site improvements:
    - a. Roadway improvements at the intersection of Deception Drive and Highway 89A shall be constructed per the requirements of the approved Traffic Impact Analysis, ADOT requirements.
    - b. Dedication of Deception Drive north of subject property, a collector road to be accomplished with the final plat.
    - c. Include the hydrants and corresponding flow rates.
  2. Lots 1, 6, 7, 30, 31, and 45 shall have a drainage easement to the 100 year flood line. Their building envelopes shall be moved 10' back of the 100 year flood line. The drainage easement area is restricted to native vegetation. The drainage easement shall be identified on the Final Plat. Deed restrictions on Lots 1, 6, 7, 30, 31 and 45 Shall be recorded to restrict property owners from building accessory structures and/or constructing fences within the 100 year floodplain.
  3. The existing ingress and egress easement along the south side of the subdivision [known as Peaks View Drive] shall be dedicated to the Town of Clarkdale for future street development.

4. The developer must submit for and obtain a 404 delineation from the U.S. Army Corps of Engineers.
5. Clarkdale Land Development Company be required to enter into a Subdivision Agreement which provides for a water line extension agreement and that stipulates the terms for the provision and release of assurances to cover the cost of improvements that are a part of the subdivision
6. Phase II Drainage report that addresses issues of concern stated by Yavapai County Environmental Services' Floodplain Unit Manager, Jeff Low.
7. The applicant will make every effort to use non-potable water during construction if available from Clarkdale or Cottonwood.
8. As required by the Town of Clarkdale Subdivision Ordinance, install a dry sewer main line system (combination of gravity and low pressure sewer dry lines to facilitate the Town's future connection) which will be available to be connected when the sewer main line is close enough for connection.
9. The collector roadway identified as "Deception Drive" on the Preliminary Plat and all interior roads shall be constructed to Town of Clarkdale standards, dedicated to the Town and will have a hard surfaced pathway meeting the Town's Landscape Standards on at least one side of the roadway.
10. The applicant shall provide proof of approval from Yavapai County Development Services Department for the use of septic systems or specifics for package plant usage for all parcels within the subdivision.
11. If sewage treatment is by septic systems, provide boring logs and percolation tests for 25% of the proposed lots. Also needed is the depth and ambient nitrate levels for groundwater for the project.
12. A geological report shall be submitted in compliance with A.A.C.R.18-9-A309-A8z providing loading calculations that demonstrate that this subdivision is in compliance with the regulations.
13. The developer will minimize any affect to the two unnamed washes.

Commissioner Bayless seconded the motion.

□ **Action:** The motion passed unamiously.

8. **WORKSESSION** on an Ordinance Amending the Zoning Code by adding a New Town Center Commercial District; Neighborhood Commercial District and Highway Commercial District.

The Commission discussed some changes for staff to make.

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

**Randy Skeirik, 1090 Jerome Highway:** Mr. Skeirik stated he did not want fast food restaurants, Circle Ks or parking lots in the Town Center.

**Christine Schwab, 1090 Old Jerome Highway:** Ms. Schwab asked the Commission to take into account the noise and traffic when approving a Conditional Use Permit. The Chair recommended closing the public comments. Commissioner Puzas motioned to close public comments. Commissioner Bayless seconded the motion. The motion passed unanimously.

Staff will make the recommended changes and will bring the ordinance back to next meeting as Discussion and Possible Action.

#### **NEW BUSINESS:**

#### **9. CONSIDERATION AND POSSIBLE ACTION on a Recommendation to Town Council on an Ordinance Amending the Zoning Code by adding a 89A Commercial Overlay Zone**

- ❑ **Open Public Hearing:** Commissioner Puzas motioned to open public hearing. Commissioner Bayless seconded the motion. The motion passed unanimously.
- ❑ **Staff Report:** Staff made the corrections discussed at the last meeting. If the ordinance is approved by the Planning Commission, staff will schedule the ordinance for the next council agenda that meets our publication requirements.
- ❑ **Staff Recommendation:** Approve as revised and send to council.
- ❑ **Applicant Presentation:** None.
- ❑ **Public Comment:** None.
- ❑ **Close Public Hearing:** Commissioner Bayless motioned to close public hearing. Commissioner Puzas seconded the motion. The motion passed unanimously.

#### **10. CONSIDERATION AND POSSIBLE ACTION on a Recommendation to Town Council on an Ordinance Amending the Zoning Code by adding a 89A Commercial Overlay Zone**

- ❑ **Questions directed to staff/applicant:** None.
- ❑ **Chair requested a motion and a second:** Commissioner Bayless motioned to approve the Ordinance Amending the Zoning Code by adding a 89A commercial Overlay Zone. Commissioner Puzas seconded the motion. The motion passed unanimously.
- ❑ **Discussion:** None.
- ❑ **Action:** The Ordinance will be scheduled for the council agenda.

#### **11. WORKSESSION on a Hillside Ordinance.**

Staff made note of some concerns expressed at the Special Meeting worksession. Changes will be made to the ordinance and brought back to the next worksession.

#### **12. FUTURE AGENDA ITEMS: Washes in Subdivisions Ordinance**

13. **ADJOURNMENT:** Commissioner Puzas motioned to adjourn the meeting. The meeting adjourned at 8:45 p.m.

APPROVED BY:

SUBMITTED BY:

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Robyn Prud'homme-Bauer  
Chairperson

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Charlene Stockseth  
Administrative Assistant