

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, OCTOBER 16, 2006, IN THE MEN'S LOUNGE AT THE 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, October 16, 2006, at 6:00 p.m., in the Men's Lounge at the Clark Memorial Clubhouse, 19 N. 9th Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Amy Bayless	Present
Commissioners	Dave Puzas	Present
	Sarah Vinson	Present
	Jorge Olguin	Present

Staff:

Community Development Director	Sherry Bailey
Planner II	Normalinda Zuniga
Planner II/GIS Technician	Pam Ravenwood

Others in Attendance: Alan Jenkins, Philip Tatum, Charles & Elnora Jordan, Phil Tatum

1. **CALL TO ORDER:** The Chair called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Roll was taken by Planner Zuniga.
3. **ELECTION OF OFFICERS:** Commissioner Puzas motioned to retain the Chairperson and Vice Chairperson for another year. Commissioner Vinson seconded the motion. The motion passed unanimously.
4. **MINUTES:** The minutes of September 18, 2006, were not available for review. The minutes will be reviewed at the next meeting.
5. **REPORTS**
Chairperson's Report:
Staff Report:
6. **PUBLIC COMMENT:** None.

NEW BUSINESS:

7. **PUBLIC HEARING:** Bent River Village Subdivision Preliminary Plat (SUB-2007-7), Bent River Group LLC, Parcels #406-23-003C and #606-23-003E, 751 Bent River Road.
 - ❑ **Open Public Hearing:** Commissioner Puzas motioned to open Public Hearing. Commissioner Bayless seconded the motion. The motion passed unanimously.
 - ❑ **Staff Report:** The application is for a 1.91 acre subdivision. The main collector is a private, improved road that will carry their subdivision traffic to Broadway. The internal roads will be private, improved roads, curb, gutter and sidewalk; which connect to Bent River Road and their

collector road. The applicants want to keep the internal roads as private easements with a maximum width of 20 feet. The existing zoning is R-2 and allows for 18 multi-family units. The developer proposes the construction of 12 units, therefore allowing open space on the west side of the project, which will be left as open space as a visual barrier between the neighbors.

- ❑ **Applicant Presentation:** The applicant addressed the some of the concerns mentioned in the staff report.
- ❑ **Invite public to speak:**

Ken Bright, 1620 River View Drive: An email was received from Ken Bright. He stated he has lived there since 1979. His concerns were that the condos will degrade the life style he enjoys, peace and quiet, will they be two story, do they think that they can move my driveway, and what about the drainage, the increase in traffic, noise, more lights and parking for 20-30 people. He is completely against the zoning change. There has to be a better place for the condos.

Mike Wescott, First North Street, representing Verde Exploration, asked whether the Town requires dedicated roads/access easements?

Elenora Jordan, 1950 Bent River Road: She stated she was concerned about the school bus turn around on proposed condo property, drainage issue and traffic.

- ❑ **Close Public Hearing:** Commissioner Olguin moved to close the Public Hearing. Commissioner Puzas seconded the motion. The motion passed unanimously.

8. **CONSIDERATION AND POSSIBLE ACTION:** Bent River Village Subdivision Preliminary Plat (SUB-2007-7), Bent River Group LLC, Parcels #406-23-003C and #606-23-003E, 751 Bent River Road

- ❑ **Questions may be directed to staff/applicant:** None.
- ❑ **Chair may request a motion and a second:** None.
- ❑ **Discussion:** Staff discussed driveways, setback requirements, the need for a more comprehensive drainage study from flood control, the need for more information on the sewer plant and lines from the Town Engineer and future development.
- ❑ **Action:** Board members continued the item until next meeting.

9. **WORKSESSION:** Subdivision Ordinance – Restricting Development from Wash Areas (drainage)

Staff requested to continue to next meeting.

10. **FUTURE AGENDA ITEMS:** Subdivision and Open Space Ordinance
Street Naming Ordinance
Impact Fee Study

11. **ADJOURNMENT:** The meeting adjourned at 7:30 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Charlene Stockseth
Administrative Assistant