

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, NOVEMBER 20, 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, November 20, 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
Administrative Assistant	Vicki McReynolds
Permit Technician	Charlene Stockseth

Others in Attendance: Bill Ring, Kim Tittelbaugh, Doris & Jack Dalton, Larry & Rough Blum, Barbara Andre, Bob & Gail Seaman, Don & Bunny Porter, Mina & Daniel Hunt, Richard Stephens, Sandra Finsterwalder, Peggy Taunton, Ronald Fabbri, Kathleen Coffelt, Charles & Elnora Jordann, John & Mary Ann Minnick, Karla Messall & Audrey Roth, Vicky Hunt, Dorothy Hunt, Ray & Pam Habyan, John & Sue Gonzales, Myrna & Steve Schmitt, Norela Harrington

1. **CALL TO ORDER:** The Chair called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Roll was taken by Vicki McReynolds.
3. **MINUTES:** Commissioner Puzas motioned to approve the minutes of September 18 and October 16, 2006. Commissioner Bayless seconded the motion. The motion passed unanimously.

4. REPORTS

Chairperson’s Report: The Chair reminded everyone that the Made in Clarkdale would be December 1 thru December 10 at the Auditorium.

Staff Report: Community Development Director Bailey reviewed Proposition 207, Summary of Recommended Implementation Guidelines, received from the League of Arizona Cities and Towns. They are general guidelines and recommended we consult the Town Attorney for advice on specific items. The guidelines were developed to assist in processing land use applications, zoning and subdivision ordinances, other land use regulations and resolutions, design guidelines and any claims that may arise due to the passage of the proposition.

5. **PUBLIC COMMENT:** None.

OLD BUSINESS:

6. 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 applicant requested to continue until the next regularly scheduled meeting.
- ❑ **Applicant Presentation:** None.
- ❑ **Invite public to speak:**

Elenora Johnson, Bent River Ranch, wanted to be sure the Commissioners had a copy of the ditch report, as they should have one. She understands the Engineers of Clarkdale wants to change Bent River Rd. (it has been there since the 60's). The road would not allow semi-trucks thru to the ranch. There would be an increase in traffic, noise, and the 2-story condos would obstruct existing views.

Daniel Hunt, 1855 Bent River Road, stated his concerns were the 90-degree turn at the top is too difficult for emergency vehicles to navigate. There would be increased traffic flow also. He addressed the issue of responsibility for maintenance of the road, trash pick-up, etc. Mr. Hunt wanted to be sure the “applicant” was aware of the residents concerns.

Vicki Hunt, 1855 Bent River Road, referenced the proposed road plan doesn't adequately address the safety issues and increased traffic flow.

Dorothy Hunt, 1855 Bent River Road, stated the danger issue of the 90-degree turn that already exists and is opposed to the changes.

Cathy Coffelt, 990 Hillcrest, questioned if there are Grandfather rights to the road? Community Development Director Bailey stated plans have not been submitted for the road. At the end of the design phase, it will meet the requirements for traffic and trucks. Cathy continued with her feelings that the residents should have more say regarding the increased traffic flow that would be brought about causing a hardship.

Mina Hunt, 1855 Bent River Road, questioned if the proposal were to be amended, would the residents be notified? The Chairperson shared that the “applicant” should have a new set of plans to review and more information should be available by December 18th.

The Board stated there is no easement (Prescriptive). The council wants a description for the existing road to be brought to Town Standards.

- ❑ **Close Public Hearing:** Commissioner Olguin moved to close the Public Hearing and continue until the next regularly scheduled meeting. Commissioner Puzas seconded the motion. The motion passed unanimously.

7. 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:** Commissioner Puzas motioned to continue until the next regularly scheduled meeting. Commissioner Bayless seconded the motion. The motion passed unanimously.
- ❑ **Discussion:** None.
- ❑ **Action:** Board members continued the item until next meeting.

NEW BUSINESS:

8. PUBLIC HEARING: Mingus Shadows, Unit V, Subdivision Preliminary Plat #53 (Replat of Tract O), Parcel #406-26-312, 361 Lincoln Drive:

- ❑ **Open Public Hearing**
- ❑ **Staff Report:** Over the past five years, the applicant has been attempting to replat Tract O of Mingus Shadows, Unit V, from a park designation into eight residential lots. In 2004, an application was submitted requesting approval for a replat of approximately 2.78 acres, which is a portion of Mingus Shadows, Unit V. The parcel to be replated was originally, and through at least two replats of Mingus Shadows, Unit V, been intended as a park. At that time, Staff researched the matter and determined that the area proposed to be subdivided, was to be “Granted” to the Town for a park. Staff took the position that in order for the park to be subdivided and the lots marketed, the Town would have to relinquish its entitlement to this property as a park. The applicant took exception to this position by staff, and a legal opinion was sought from the Town Attorney, who agreed with Staff’s position. The applicant as obtained the services of an attorney and has submitted another replat of Tract O.
- ❑ **Applicant Presentation:** The applicant’s representative reviewed the background of the application. He took exception to the Staff Report stating it was a replat, that they feel that this is an application for a platting of tract O. The representative also felt that the town failed to acquire the land for the park designation within a year. The representative feels the owner should be able to develop this track of land as residential.
- ❑ **Invite public to speak.** Public is asked to begin by stating name and address.
Ray Habyan, 461 N Celestial Dr., stated Mingus Shadows is a beautiful community and expecting a 100% vote for or against the issue is impossible. He said the Town has had 24 years to “finish” vs., Mr. Vargas wanting to “finish” his development at this time.

Audrey Roth, 501 Lincoln Dr., expressed what a wonderful community this is and feels the land should be finished/improved. She mentioned there are some drainage problems though.

Larry Blum, 360 Lincoln Dr, said he was asked to sign a petition a while back “against” the park and questions the legality of some of the issues.

Barbara Andre, 380 Lincoln Dr, explained she lives across the street from the land in question and Mingus Shadows is a lovely community. She was under the impression the land was to be a park. Barbara further stated she does not agree to have a lot subdivision take place for the following reasons: her views would be lost, privacy impacted, land values decreasing and simply wishes to “keep” what she had when she moved in! She made it clear that there is nothing personal against the Vargas family.

Steve Schmitt, 400 Celestial Dr., said he was under the impression Tract O was for Park/Residential use. He agreed with other residents that requiring a 100% vote was not logical and that the land in question should be utilized.

Mary Ann Minnick, 491 Lincoln Dr., stated she lives across the road from Tract O and feels that putting new homes in would provide a better view than what is presently there and would increase home values in the surrounding area.

Bob Vernon, 440 Celestial Dr., expressed his concerns that leaving the open land and doing nothing to improve it could possibly lead to it being utilized as a “hang-out” for younger people. With that possibility, increased vandalism, drugs/alcohol and other related problems. Mr. Vernon felt it might be worth losing the view in comparison to having unwanted problems.

Sandra Finsterwalder, 1020 Horizon Dr., feels that putting in new homes would not detract from the views. She has been a 3-year resident at Mingus Shadows and thinks the area would be improved by the new homes.

Bob Seaman, 471 Starlight Dr., expressed concern with a park and all the possible problems it would bring the area. The existing land as it stands is not attractive.

- ❑ **Close Public Hearing:** Commissioner Bayless moved to close Public Hearing and continue until next regularly scheduled meeting. Commissioner Puzas seconded the motion. The motion was passed unanimously.

9. CONSIDERATION AND POSSIBLE ACTION: Mingus Shadows, Unit V, Subdivision Preliminary Plat #53 (Replat of Tract O), Parcel #406-26-312, 361 Lincoln Drive

- ❑ **Questions may be directed to staff/applicant:** None
- ❑ **Chair may request a motion and a second:** Commissioner Vinson motioned the replat be denied and recommend Town Council clarify/justify the required 100% approval from residents in Mingus Shadows. Commissioner Olguin seconded the motion. The motion passed unanimously.
- ❑ **Discussion:** None.
- ❑ **Action:**

10 WORKSESSION: Street Naming and Addressing Ordinance: The Board reviewed the ordinance. They recommended a few minor changes. Staff will make these changes and bring back as a Public Hearing at the next regularly scheduled meeting.

11. FUTURE AGENDA ITEMS: None.

12. ADJOURNMENT: The meeting adjourned at 9:00 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Vicki McReynolds
Administrative Assistant