

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, MAY 21, 2007, 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, May 21, 2007, at 6:00 p.m., in the Men's Lounge at the Clark Memorial Clubhouse, 19 N. 9<sup>th</sup> Street, Clarkdale, AZ.

**Planning Commission:**

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

**Staff:**

|                                |                  |
|--------------------------------|------------------|
| Community Development Director | Sherry Bailey    |
| Planner II/GIS Technician      | Pamela Ravenwood |
| Administrative Assistant       | Vicki McReynolds |

**Others in Attendance:** Phil Tatum, Alan Jenkins, Larry Cepek, Ted Cooke, David Gue, Andy Grosetta, Elnora Jordan, Charles Jordan.

**AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:00 p.m.

**AGENDA ITEM: ROLL CALL:** The Administrative Assistant called roll.

**AGENDA ITEM: MINUTES:** Consideration of the Regular Minutes of April 16, 2007. Commissioner Olguin motioned to approve the amended minutes of April 16, 2007, reflecting the addition of the word "sale", page two, Worksession: Changes to the Town Sign Ordinances, Staff Report, second sentence: garage "sale" signs. Commissioner Puzas seconded the motion. The motion passed unanimously.

**AGENDA ITEM: REPORTS:**

**Chairperson's Report:** The Chairperson invited everyone to visit Alcora Marble at their new location, 10<sup>th</sup> and Main.

**Staff Report:** The Community Development Director stated that Pamela Ravenwood has accepted a position with a firm in Sedona. This will be her last attendance at the Planning Commission meetings. Everyone wished her well.

**AGENDA ITEM: PUBLIC COMMENT:** None.

**NEW BUSINESS**

**AGENDA ITEM: DISCUSSION: Drainage Plan for Bent River Village.**

**Staff Report:** As requested by the Planning Commission December 18, 2006, the work on Bent River Village during the process of Technical Review be brought to the Planning Commission. The

applicant has been working with the Town Engineer and has come up with a solution to address the drainage. A presentation will be made in regards to this solution by the Town Engineer during the meeting to go over this report.

**Presentation:** Civil Engineer, Larry Cepek and Ted Cooke, Architect, presented a 3-dimensional conceptual of the project. Everyone present was able to view from all angles, the slope, roof lines, a notation was made that every unit will be different, drainage area was shown along Bent River, road names and locations were also pointed out.

Larry Cepek stated it is a challenging site to collect all the water. They are required to put the water back to its' original state, i.e., cubic feet per second and velocity. Seven (7) different detention areas will be used. Exit sites are in four (4) different locations which were explained in the visual presentation. The onsite water was their largest concern. The general requirements have been met.

**Questions/Concerns:** The Civil Engineer gave the following outline to questions/concerns the Commissioners had. He explained the detention process in greater detail. Yavapai County has a set of standards, the Town of Clarkdale does and Flood Control. The 2, 10, and 100-year storms are looked at as a guideline/projections. Erosion is always a concern with smaller storms. The velocity will be less than it is now regarding the project.

David Gue, Town Engineer, stated the volume of water the new development will create and velocity issues were looked at. Retention will be mostly underground to help reduce the volume to the site. They want to minimize velocity and erosion. He will make a recommendation for the Technical Review Process regarding this. Retention pipes will "meter-off" through small orifices.

**Public Comment:**

Elnora Jordan of Bent River Ranch, expressed her concern for the water run-off especially in storms. We can get some heavy down pours in a short amount of time. The drainage from "other" areas should be addressed besides the "project".

Charles Jordan of Bent River Ranch, wanted to know how many gallons of water can be held before it comes out? Larry Cepek, said there will be pipes of a 48" diameter approximately 40-110 feet long. He has not broken down the exact gallons.

Andy Grosetta, Cottonwood Ditch Association, provided a hand delivered letter to the Commissioners regarding the drainage plans. He asked what will be done to slow down the velocity on the North side of Bent River as it falls of the hill? Larry Cepek, said it goes in a detention pond on the North side. The recommendation in Technical Review is to minimize erosion.

**Closing Discussion:** The closing discussion covered storage capacity, slowing down the input, slowing down drainage leaving the side at the North end, the water to hit the culvert at the ditch and the South side exiting into the wash. There will be a drainage study, Phase III at the Technical Review Stage.

The Commissioners mentioned there might be a need to do a total rainfall study to address projects such as this.

The Community Development Director said there could possibly be a joint study done with the County to address the drainage concerns of surrounding areas of the project. (Mr. & Mrs. Jordan mentioned this concern in Public Comments).

**AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: Submittal of Final Plat, Bent River Group, L.L.C., FP-2007-7, Parcels #406-23-003C and #406-23-003E, Bent River Road.**

Commissioner Vinson made a motion to recommend approval of the submitted Final Plat Bent River Group, L.L.C., FP-2007-7, Parcels #406-23-003C and #406-23-003E, Bent River Road, with the following changes to the Staff Recommendations: Item 4: The applicant is required to provide the Community Development Department a copy of the "TOWNHOUSE" By-laws and Organization of Unit Owner's Association Rules. Item 7: The applicant will use non-potable water during construction if available from Clarkdale or Cottonwood. Commissioner Bayless seconded the motion. The motion passed unanimously.

**AGENDA ITEM: PLANNING COMMISSION MEETING LOCATION CHANGE: Approval of relocating the Regular scheduled Town of Clarkdale Meetings to the Town of Clarkdale Library, from June 18 through August 20, 2007.**

Commissioner Bayless made a motion to approve the relocating the Regular scheduled Town of Clarkdale Meetings to the Town of Clarkdale Library, from June 18 though August 20, 2007. Commissioner Vinson seconded the motion. The motion passed unanimously.

**AGENDA ITEM: FUTURE AGENDA ITEMS:**

--Revision to the Sign Code

**AGENDA ITEM: ADJOURNMENT:** Commissioner Vinson made a motion to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 7:20 p.m.

APPROVED BY:

SUBMITTED BY:

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Robyn Prud'homme-Bauer  
Chairperson

\_\_\_\_\_  
Vicki McReynolds  
Administrative Assistant