

*Board of Adjustment
March 25, 2008*

MINUTES OF A SPECIAL MEETING OF THE BOARD OF ADJUSTMENT OF THE TOWN OF CLARKDALE HELD TUESDAY, MARCH 25, 2008, AT 6:00 PM IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 NORTH NINTH STREET, CLARKDALE, AZ

A SPECIAL MEETING of the Board of Adjustment of the Town of Clarkdale was held on Tuesday, March 25, 2008, at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

BOARD MEMBERS

Chairperson- Anita Simgen	Present
Vice Chair- Lee Daniels	Present
Larry Conners	Present
Robyn Prud'homme-Bauer	Present
Richard Dehnert	Absent

STAFF

Community Development Director-Sherry Bailey

AGENDA ITEM: CALL TO ORDER: The Chairperson called the meeting to order at 6:07 p.m.

AGENDA ITEM: ROLL CALL: The Chairperson noted there was a quorum present for this special meeting/worksession with Town Council.

AGENDA ITEM: PUBLIC COMMENT:
There was no public comment at this time.

ENVISIONING CLARKDALE'S FUTURE – A worksession with Boards and Commissions for a review of the January Council Strategic Planning process and review of the 2008/2009 General Plan update process.

The Board and Commission members and the public were encouraged to address Council with questions during the worksession. Mayor Von Gausig gave a basic overview of how the Council conducted the Strategic Planning this year and explained that it was a meeting the Town holds annually and usually reviews about six months later. This year Council and Staff Department Heads envisioned the Town of Clarkdale in the year 2020 and those visions were what Council wanted to share and discuss with all the Town's Boards and Commissions members. The presentation was included in the Council packets and all individuals in attendance were presented a copy of the PowerPoint presentation given by the Mayor.

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Discussion on the proposed annexation of the “C” Mountain and other possible areas of future interest of adjoining lands that will protect the Town’s view and water shed sustaining the Town’s “Small Town Atmosphere” were discussed. Annexations will have to have pre-annexation agreements to ensure that new areas have Prop 207 waivers.

Question: Is Prop. 207 being challenged in court? The Mayor answered that Flagstaff is going to be the first State challenge on Prop 207, others are in review.

Question: Will the future owners of annexed lands be required to adhere to pre-annexation agreements or will they be able to litigate under Prop. 207? The Mayor responded that future owners would have to abide by the pre-annexation agreements.

The Mayor also discussed future use of wastewater by direct injection or other means that may be available. Diversity is the key to Clarkdale’s future in water, wastewater, economic and housing type/cost availability. Form Based Planning was discussed and explained. The Town now uses Area Base Planning whereas Form Based Planning allows for mixed use in all areas. In theory, Formed Base Planning changes the whole Town into a Planned Area Development. The Planning Commission is working on Form Based Planning changes for the Town. Connecting trails, protected open spaces, and undeveloped washes and river areas for native animals and birds so they continue to flourish could also provide tourist opportunities.

The Town looks forward to an improved industrial development area with a possible new rail spur creating diversified economic opportunities for Clarkdale residents. This will include the extension of Broadway past Miller’s Warehouse to Cement Plant Road creating a new industrial road that could open the area to the North of Bitter Creek into a viable economic growth area. The “Boot Strap” efforts being undertaken in the Patio Park area continue to improve conditions in hopes of the area becoming a model of reinvestment and community development. Public and private investments in this neighborhood allow for affordable housing options, which support the diversity of the community, retaining the area as an affordable housing location for Clarkdale residents.

The Town of Clarkdale is in an economic downturn, as is all areas of the state and country. This is the time for the Council, Boards, and Commissions to review and update our policies and procedures to prepare for future challenges and create a sustainable Clarkdale. Future challenges include dark skies, infrastructure, water, wastewater, sewer, economic development, Town facilities, annexation, transportation, and the updating of the Town General Plan.

Sherry Bailey presented the plan for updating the Town’s General Plan along with the timeline. Staff and the Planning Commission are currently reviewing existing elements and identifying areas that need revision. This is four year’s earlier than required but with the changes within the Town and the possible future challenges, it is essential that the update

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process is started. The timeline for the review, setting up of focus groups, public informational/hearing process, and rewrite is through August of 2009, at which time it will be sent to the voters for consideration.

AGENDA ITEM: ADJOURNMENT: The meeting adjourned at 7:17 PM:

APPROVED BY:

SUBMITTED BY:

**Anita Simgen
Chairperson**

**Sherry Bailey
Community Development Director**