



**NOTICE OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, JANUARY 3, 2023 AT 6:30 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://zoom.us/j/9554994085>

Meeting ID: 955 499 4085

Town of Clarkdale Vision

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.

We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Historic Preservation Commission will hold a Regular Meeting open to the public on Tuesday, January 3, 2023, at 6:30 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

The Historic Preservation Commission invites the public to provide comments at this time. Members of the Historic Preservation Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Clerk or liaison during the meeting. Each Speaker is asked to limit their comments to five minutes.

4. MINUTES

A. Approval of Minutes

Consider and act upon the minutes from the regular meeting held on Nov. 1, 2022.

5. STAFF REPORTS

A. BROADWAY ROAD IMPROVEMENT UPDATE

Community Development Director Ruth Mayday will provide updates on the Broadway Road project.

B. TAAWAKI INN UPDATE

Community Development Director Ruth Mayday will provide an update on the site plans and construction plan for the Taawaki Inn.

C. NEWSTAND UPDATE

Community Development Ruth Mayday will provide an update on the construction drawings for the Newstand on Main Street.

D. PLATEAU UPDATE

Community Development Director Ruth Mayday will provide a progress update on the Plateau project.

E. HPC JOINT MEETING WITH TOWN COUNCIL

Community Development Director Ruth Mayday will discuss the option of attending a joint meeting with the Town Council on Jan. 24, 2023.

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. HISTORIC PRESERVATION ORDINANCE UPDATE

Community Development Director Ruth Mayday will introduce the Historic Preservation Ordinance consultant, John Froke, of Froke Urban Planning LLC, to present a brief overview of the statement of work and timeline of the project.

7. FUTURE AGENDA ITEMS

Historic Preservation Commission may propose items to be placed on a future agenda. This item is for discussion only.

8. ADJOURNMENT

Values

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

COPPER

Customer focused

Open, transparent and equitable

Preserving our history, charm, and environment

Planning for a sustainable future

Economic and social resiliency
Resourceful and innovative

Mission

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

<u>Agenda Item:</u>	Approval of Minutes Consider and act upon the minutes from the regular meeting held on Nov. 1, 2022.
<u>Staff Contact:</u>	Tom Blanchard, Senior Planner
<u>Meeting Date:</u>	January 3, 2023
<u>Strategic Goal:</u>	This agenda item supports the following goal: • Goal Area 1 - Preserve and celebrate Clarkdale's unique, complex history.
<u>Background:</u>	Review the minutes from the regular meeting held on Nov. 1, 2022.
<u>Budget Impact:</u>	No budget impact.
<u>Recommendation:</u>	Staff recommends approval of the minutes from the regular meeting held on Nov. 1, 2022.



**MINUTES OF A REGULAR MEETING OF THE HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, NOVEMBER 1, 2022 AT 6:30 PM**

Members Present: *Chair Gibson, Lindner, Loesche and Guebard*

Other Municipal Officials Present: *Community Development Director Ruth Mayday,
Senior Planner Tom Blanchard, Planning Technician Guss Espolt*

Audience: *There were no members of the public present.*

- 1. CALL TO ORDER** - *Chair Gibson called the meeting to order at 6:30 p.m.*
- 2. ROLL CALL** - *Emmett Absent, Lindner Present, Loesche Present, Guebard Absent, Gibson present.*
- 3. PUBLIC COMMENT** – *No public comment.*

4. INTRODUCTIONS

- A.** *Introduction of new Commission Member, Matthew Guebard and new Advisory Member, Dan Biggins. Advisory member Dan Biggins was not present.*

5. MINUTES

A. Approval of minutes

Discuss, consider and act upon the minutes from the meeting held on Oct. 4, 2022.

Motion by Lindner, second by Loesche to: *Approve the Oct. 4, 2022, minutes with clarifications from Commissioner Lindner to specify appropriate quality control specifications within the bids and to forward that on to Council for consideration.*

Approved: 4-0 Aye

Commissioner	Aye/Nay
Chair Gibson	Aye
Commissioner Emmett	Absent
Commissioner Lindner	Aye
Commissioner Loesche	Aye
Commissioner Guebard	Aye

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Historic Preservation Ordinance

Community Development Director Ruth Mayday presented proposals from two consultants to draft the Town's Historic Preservation Ordinance. The Commission agreed that the proposal from Froke Urban Planning was more in line with the project budget and scale and may be more responsive as they are a smaller, local firm from Phoenix. The other consultant was Urbana Preservation & Planning, located in San Diego, California and their bid was four times greater than the Froke bid. A committee composed of the Commission and Town staff will recommend the consultant. Once the consultant is selected, a 'Notice to Proceed' will be issued to the consultant to begin work. The ordinance will only cover commercial properties within the Historic District. Once the ordinance is adopted, the ordinance may be amended to include other historic structures within the Historic District.

B. Historic Photo Display Update

Discussion of historic photo display in the Clubhouse.

Once the Commission selects which photos will be displayed, Public Works Director Cory Franek will coordinate where the historic photos will be placed on the walls of the Club House.

C. SWOT Analysis

Discussion of Strengths, Weaknesses, Opportunities and Threats (SWOT) analysis.

Chair Gibson presented a SWOT analysis as follows:

- *STRENGTHS: Town Council, staff and resident support, Arizona Copper Museum relationship, Historic Society Museum & Volunteers, downtown business alliance, Commission member engagement.*
- *WEAKNESS: Weak Vice Chair position, young relationship with staff, staff time is limited, HPC ordinance not in force.*
- *OPPORTUNITIES: HPC 'old business' bandstand, new park, grant for new signage, HPC ordinance for historic district, expansion of ordinance into residential and industrial, Verde Canyon Railroad, Design Review Board, Rails to Trails program, Yavapai Nation Historian. Historic 89A ROW improvements, Taawaki Inn.*
- *THREATS: Outside developers, competition for grants, Cottonwood & Jerome attractions, Emerald Ash Borer climate change restrictions, energy costs, demolition by neglect.*

7. FUTURE AGENDA ITEMS

Historic Preservation Commission proposed the following items to be placed on a future agenda. This item is for discussion only. As follows:

- A. Broadway Road improvements update - CIP 2023*
- B. Taawaki Inn update.*
- C. Newstand update. Redesign of entry doors and construction timeline.*
- D. Invite Yavapai Nation Historian to a meeting. Member Guebard is the point of contact.*

8. ADJOURNMENT – Chair Gibson adjourned the meeting without objection at 7:13 p.m.