



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE
HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, MARCH 7, 2023, AT 6:30 PM**

(To watch the full video of the meeting, please visit www.clarkdale.az.gov – agendas & minutes)

Members Present: *Chair Terry Gibson, Cindy Emmett, Michael Lindner, Ed Loesche, and Matthew Guebard*

Members Absent: None.

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

Zoom: None.

Audience: *12 members of the public present.*

1. CALL TO ORDER - *Chair Gibson called the meeting to order at 6:30 p.m.*

2. ROLL CALL - *All members present.*

3. PUBLIC COMMENT

Ellen Taylor: Financial implications. A historic preservation ordinance adds another layer of bureaucracy for developers. Will there be an option for property owners to 'opt out' of the ordinance? Is single family residential exempt? The details of the proposed ordinance presented today are severe and restrictive and will add another layer of bureaucracy.

Bill Regner: Not clear on the language on the autonomy of the 'certificate of no effect'. Not clear on parameters of 'certificate of economic hardship', can you demolish a building? The term 'authority granted' should be reserved for the Town Council who represents the Town's interests. Any Board or commission reviewing projects should ask this question: 'Does this project support the story of Clarkdale, or does it detract from it?'

4. MINUTES

A. Approval of Minutes

Discuss, consider and act upon the draft minutes from the regular meetings held on Jan. 3, 2023, and Feb. 7, 2023.

Motion by Lindner, second by Guebard to: *Approve the January 3, 2023, and February 7, 2023 minutes, with these revisions: The Historical Society provided photos that identified the historic doors and windows and purple glass.*

Approved: 5-0 Aye

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

5. NEW BUSINESS

A. Selection of Chair for the Historic Preservation Commission

Discuss, consider and act upon the selection of a Chairperson for the Historic Preservation Commission to serve a term of one year.

Motion by Lindner: *I would like to nominate Terry Gibson for Chair.*

Approved: 5-0 Aye

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

B. Selection of Vice Chair for the Historic Preservation Commission

Discuss, consider and act upon the selection of a Vice Chairperson for the Historic Preservation Commission to serve a term of one year.

Motion by Loeshe: *I would like to nominate Commissioner Guebard for Vice Chair.*

Approved: 5-0 Aye

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

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Historic Preservation Ordinance Update

Jon Froke, of Froke Urban Planning LLC, presented the draft Historic Preservation Ordinance and zoning code amendments needed to incorporate the Ordinance.

The historic preservation ordinance (HPO) consultant Jon Froke presented his zoning code amendments, that will support the HPO. The HPO will be an overlay district, for approximately 30 commercial structures. The Commission will review the zoning code changes and email their comments to the HPC liaison, who will forward the comments to the HPO consultant Jon Froke. HPC will form a workshop to discuss details of the proposed zoning changes.

B. Bandstand Update

Community Development Director Ruth Mayday provided an update on the bandstand renovation. Waiting for bids from two pre-qualified contractors, for two options:

- 1. Refurbish with like material (no synthetic materials).*
 - 2. Rebuild the entire structure with new materials (no synthetic materials).*
- Weather delays have delayed the meeting with the contractors.*

7. FUTURE AGENDA ITEMS

- 1. Historic Preservation Ordinance update by HPO consultant Jon Froke.*
- 2. Bandstand update by CDD Ruth Mayday.*
- 3. Introduction of Commissioner Dan Biggins, who is replacing resigned commission Ed Losche.*

8. ADJOURNMENT - Chair Gibson adjourned the meeting without objection at 8:32 p.m.

DocuSigned by:

Terry Gibson

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Chairperson Terry Gibson
Historic Preservation Commission

DocuSigned by:

Ruth Mayday

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Community Development Director Ruth Mayday