



**SUMMARIZED MINUTES OF A SPECIAL MEETING OF THE
HISTORIC PRESERVATION COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, APRIL 18, 2023, AT 4:30 PM**

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

Members Present: Chair Terry Gibson, Michael Lindner, Dan Biggins, Cindy Emmett, and Matthew Guebard

Other Municipal Officials Present: *Community Development Director Ruth Mayday, Senior Planner Tom Blanchard, Planning Technician Guss Espolt, Town Manager Susan Guthrie, Mayor Prud'homme-Bauer, Vice Mayor Hunseder, Council Members Babbitt-Pierce and O'Neill.*
Note: Quorum notice posted to include Town Council.

Zoom: None.

Audience: *Approximately two members of the public were present.*

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

4. DISCUSSION ITEMS ONLY – NO ACTION TAKEN

A. Draft Historic Preservation Ordinance

Discussion only with the Town Council, the Planning Commission and the Design Review Board regarding the Historic Preservation Ordinance.
Community Development Director Mayday presented a power point on how a historic preservation ordinance (HPO) would provide beneficial tools such as 'design guidelines', that will help preserve the historic district by guiding rehabilitation and projects that will reflect Clarkdale's character-defining historic features.

SUMMARY OF COMMENTS:

HPO HARDSHIP: Does malfunctioning plumbing constitute a hardship?
Yes, if by natural occurrence (burst water pipe) would be a hardship.
Neglect (self-caused) is not a hardship.

HPO TIMELINE: Will HPO delay building permit approval?

Yes, if the developer submits incomplete information.

Most reviews will be staff level and when necessary joint meetings save time.

HPO GRANTS: Adopting an HPO enables the Town to become a Certified Local Government (CLG) and apply for Federal grants.

Fear: Burden on staff and too expensive to hire grant administrator.

Opinion: Current staff have experience with applying for and administering grants and the effort is well worth obtaining the funding for historic preservation.

HPO BUREAUCRACY:

Fear: HPO will create another layer of bureaucracy and discourage developers.

Fact: 1. Historic districts protect the investments of business owners and residents.

2. Historic properties appreciate at rates greater than the local market overall.

3. Historic districts can positively impact the local economy by supporting tourism.

4. Local districts encourage better quality design and greater public appeal.

Members seemed to support the HPO in all areas except Demolition and Certificate of Hardship, which were equally divided between Yes and No. Staff will revise the HPO to reflect the concerns of the members and present a final HPO draft at the next HPC meeting.

5. FUTURE AGENDA ITEMS

No future agenda items.

6. ADJOURNMENT - *Chair Gibson adjourned the meeting without objection at 8:07 p.m.*

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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