

FAQs about the Tiny Home Village project at 361 Lincoln Dr. Clarkdale

**The Community Development Department receives frequent questions and comments regarding the project at 361 Lincoln Drive. The following is a summary of answers to those questions. We trust this will help residents understand the Town's role in this project.**

**What is Zoning Code and why is this project allowed here?**

- When a county, city or a town zones its land, certain rules are set. These rules are defined in the jurisdiction's [Zoning Code](#).
- Mingus Shadows is zoned [R4-Manufactured Home Residential](#).
- Zoning Code [R4-Manufactured Home Residential](#) lists RV Parks as a principal use, (not requiring a use permit). This is also known as a "use by right".

**Who decides what goes on a piece of private property?**

- Just like a homeowner has the right to decide what kind of home to build on their private property—within Zoning Code or Covenants, Codes, and Restrictions (CC&Rs),
- Any private property owner has the right to decide what they will build on their private property—within Zoning Code or CC&Rs.
- The Town only enforces Zoning Code. CC&Rs are a private agreement between property owners and the developer of Mingus Shadows; the Town does not have jurisdiction to enforce them.
- Town staff does not pick or choose what goes on any piece of private property.

**What is Town Staff's role in this?**

- Staff is obligated to review every complete application, regardless of popularity.
- Staff researches existing Zoning Code for compliance.
- Staff presents its findings to the Design Review Board.
- Town staff does not decide what projects developers will bring forward.
- Town staff does not profit from development.

**What is DRB's role in this?**

- The Design Review Board (DRB) is a public body of Clarkdale residents appointed by Town Council.
- The DRB evaluates the aesthetics of various design elements such as landscaping, signage, enclosures etc.
- The DRB does not evaluate Zoning Code or cancel projects due to their lack of popularity.

**What about traffic?**

- The developer has paid a qualified engineer for a traffic study.
- The results show that Lincoln Drive can handle more than twice what the addition of this project proposes.
- Please contact the developer for the results: [darin@crowdbrite.com](mailto:darin@crowdbrite.com) or 1-801-882-7483

**What about the septic system?**

- Yavapai County Environmental Services has jurisdiction over septic systems, not the Town of Clarkdale.
- The septic system will be installed with a permit and approval of Yavapai County Environmental Services.

**What about the wildlife?**

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- The previous developer filled in much of the existing wash when the Town opposed his plan to develop.
- This developer is working with Friends of the Verde River to restore the habitat in what remains of the wash.

### **Why didn't our petition stop this project in its tracks?**

- The project is an allowed use under Clarkdale Zoning Code 3-060 A.3.
- The property is owned by a private party.
- The Town has no legal right to prevent a private property owner from developing their property.

### **What if a whole bunch of people don't like it?**

- Work cooperatively with the developer to find a solution that works for everybody. This developer has made himself abundantly available for questions and comments, having held several face-to-face meetings in some resident's homes.

### **How can we ensure projects we don't like aren't built in Clarkdale?**

- If you want to see a piece of private property left vacant or used in a certain way, you can offer to buy the land from the owner.
- As the new private property owner, you will have the option to use the property as you see fit, including leaving the land vacant.

### **When is the Design Review Board meeting?**

Topic: Special Meeting of the DRB

Time: Sep 16, 2020 06:30 PM Arizona

Join Zoom Meeting

<https://us02web.zoom.us/j/87689458827>

**To join by telephone, dial 1 669 900 9128.** When prompted, enter the **Meeting ID: 876 8945 8827**

### **Will I be able to address the Design Review Board?**

- If you wish to speak, you must send your full name, and the street where you live to [community.development@clarkdale.az.gov](mailto:community.development@clarkdale.az.gov) in advance of the meeting. Speakers will be called upon and limited to exactly three (3) minutes.
- The Design Review Board can only consider comments related to design of the project. They have no authority in zoning matters.

Residents are encouraged to get factual information on the project at:

<http://www.crowdbrite.net/clarkdale>  
[darin@crowdbrite.com](mailto:darin@crowdbrite.com) or 1-801-882-7483.

Thank you,



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