DRAFT

PLANNING COMMISSION
JULY 19, 2011

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JULY 19, 2011, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, July 19, 2011, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Jorge Olguin	Present
Vice Chairperson	Jack Van Wye	Excused
Commissioners	Vic Viarengo	Present
	Karen Daniels	Present
	Dave Puzas	Present

Staff:

Community Development Director	Sherry Bailey
Clarkdale Sustainability Park Project Mgr.	Jodie Filardo

Others In Attendence: None.

AGENDA ITEM: CALL TO ORDER: The Chairperson called the meeting to order at 6:00 p.m.

AGENDA ITEM: ROLL CALL: The Community Development Director called roll.

AGENDA ITEM: PUBLIC COMMENT: - The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to **FIVE MINUTES**.

AGENDA ITEM: MINUTES: Consideration of the Regular Meeting Minutes of June 21, 2011. Commissioner Puzas motioned to approve the Regular Meeting Minutes of June 21, 2011. Commissioner Daniels seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson & Members Special Events Report: None.

Staff Report: The Community Development Director gave updates on:
-The Highlands/Crossroads at Mingus
  -WWTP (Waste Water Treatment Plant)
  -Tanks

-Mountain Gate
  -BC Land Development
  -Dorn Homes

-Sienna Canyon
-3 lot land division / minor subdivision

-General Plan Timeline
-Ratification in March

-At the start of Mountain Gate Blvd.
-Round about and sealing roads

OLD BUSINESS

AGENDA ITEM: DISCUSSION: Revisions to the Cell Tower Ordinance.
The Community Development Director provided handouts to the Commissioners for this discussion.

-Worked through cell tower handout.
-Will continue discussion next month.

This being for discussion only, there were NO actions taken.

NEW BUSINESS

AGENDA ITEM: DISCUSSION: Update on Community Development Department status.

Discussion High Points: The Community Development Director stated the Town has started taking applications for the Senior Planner for the Community Development Department. Jodie Filardo is now sitting in on planning meetings with developers.

This being for discussion only, there were NO actions taken.

AGENDA ITEM: DISCUSSION: Sustainable Clarkdale – Jodie Filardo.
The Community Development Director provided a handout regarding the Update on CSP Strategic Planning Meeting held January 28, 2011, for the Commissioners information.

Discussion High Points: Ms. Filardo discussed a multitude of sustainability projects the Planning Commission will be involved with including: solar gardens, the Verde at Clarkdale and the Downtown Redevelopment.

This being for discussion only, there were NO actions taken.

AGENDA ITEM: DISCUSSION: Outline for how Planning Commission needs to address the Sustainable Clarkdale as a whole.

The Community Development Director provided the following for discussion:

PLANNING COMMISSIONS ROLE

I. From a Planning Commission Standpoint What Does Sustainable Clarkdale Mean?

A. How does that affect requests that come before the Planning Commission?

B. Do we need to amend our existing codes to support Sustainable Development?

C. Which codes?

II. What is the Role of the Sustainability Commission?

III. What can the Planning Commission do to encourage Sustainability?

IV. What is Sustainable Development?

A. What do we have to change to encourage sustainable development?

B. What is the sustainable development Town criteria for Clarkdale?

V. What are we forgetting?

This being for discussion only, there were NO actions taken. There will be continued discussion on Sustainable Clarkdale in the future.

AGENDA ITEM: DISCUSSION: Revised Work Plan for 2011 / 2012.

The Community Development Director provided the following work plan for discussion:

PLANNING COMMISSION 2011/2012 WORK PLAN

I. Sustainability –What it Means for Clarkdale
   a. Working definition
   b. How do we implement
   c. How do we engage the public in the discussion

II. Sustainable Clarkdale
   a. Planning Commission needs to look at Sustainability from a Community concern and application
      i. How to take what we learn at the CSP and apply it to the community as a whole
   b. How to engage the public in this discussion
      i. What does the public want
      ii. What are they willing to support
III. Complete the General Plan Update Process [September Public Hearing]
IV. Review of the Smart Growth Scorecard – Town assessment [September review]
V. Cell tower/WiFi Ordinance [In progress]
VI. Form Based Codes/Zoning Code Update
VII. Central Business District Redevelopment
VIII. Patio Park Opportunities
   a. River Access
   b. Residential redevelopment

Discussion High Points: Each project listed is a major project involving a lot of work on everyone's part. Ms. Bailey indicated it is a two year work plan.

This being for discussion only, there were NO actions taken.

AGENDA ITEM: DISCUSSION: Subdivision Ordinance Chapter 12.
The Commissioners received in their packets the draft for review.

Discussion High Points: The Planning Commission concurred with the changes. Ms. Bailey indicated it will now go to the Town Attorney. If he has major changes, it will come back to the Planning Commission. If there are only minor changes, it will go to Council in August.

This being for discussion only, there were NO actions taken.

AGENDA ITEM: FUTURE AGENDA ITEMS:
-Arizona Smart Growth Scorecard

AGENDA ITEM: ADJOURNMENT: Commissioner Daniels motioned to adjourn the meeting. Commissioner Viarengo seconded the motion. The motion passed unanimously. The meeting adjourned at 8:05 p.m.

APPROVED BY:

Jorge Olguin
Chairperson

SUBMITTED BY:

Sherry Bailey
Community Development Director