

**PLANNING
COMMISSION
JUNE 19, 2012**

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE
TOWN OF CLARKDALE HELD ON TUESDAY, JUNE 19, 2012, 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, June 19, 2012, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

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

Community Development Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: None.

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:04 p.m.
2. **AGENDA ITEM: ROLL CALL:** The Senior Planner called roll.
3. **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**.

Cheri Deshawn of Clarkdale had a question regarding enforcement of posted speed limits. Community Development Director Filardo invited Ms. Deshawn to stop by the department and discuss this issue with staff.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of May 15, 2012.** The Chair entertained a motion to accept the minutes. Commissioner Daniels motioned to approve the Regular Meeting Minutes of May 15, 2012. Commissioner Olguin seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**

Chairperson & Members Special Events Report: None

Director's Report:

Director Filardo reviewed the report that was included in the Commission packet.

NEW BUSINESS

6. AGENDA ITEM: WORKSESSION: Discussion regarding adding agricultural uses as permitted uses in residential zoning districts.

Senior Planner Escobar provided a brief summary of the staff report. The Commissioners discussed the following items:

- The difference between a home garden and a commercial agricultural use.
- Prohibition of the use of pesticides and genetically modified organisms in agricultural uses.
- How allowing local agriculture would increase food security for the Verde Valley.
- Support of a community garden.
- What economic impact more commercial agricultural use in the area might have on the Clarkdale economy, such as through a growth in businesses related to food processing and agricultural supplies.
- Whether elements in our soil, such as arsenic, would transfer to plants.

The Chair opened the worksession to public comment.

Mike Wise, Sedona, stated that he was a local realtor and in favor of agricultural uses being allowed in residential zoning districts. Planned communities in the Napa Valley area of California could be used as a blueprint. Open space used for agricultural purposes can add aesthetic value to a development. He believes this would benefit property values. The Town Park would be a great area to have a Farmer's Market.

Cheri DeShaw, Clarkdale. Stated she is a new resident of Clarkdale and is interested in growing grapes for wine production and medicinal herbs on her property. She also has fruit trees on her property. Stated we need a farm supply store in the area.

The Chair closed the public comment segment of the meeting.

This being a worksession only, there were no actions taken. Staff was given direction to develop an outline for an ordinance allowing agricultural uses in residential zones that included a tiered approach that had some agricultural uses allowed as permitted uses and some uses requiring a conditional use permit.

OLD BUSINESS

7. AGENDA ITEM: WORKSESSION: General Plan Implementation Strategies.

The Commission discussed the following:

- Scheduling issues and staff capacity regarding the extensive list of implementation strategies.
- Focusing on 2-3 priorities as a Commission, and forming small task groups to tackle the priorities.

**PLANNING
COMMISSION
JUNE 19, 2012**

- Soliciting assistance from other members of the community to participate on these task groups.
- Eliminating the Circulation Implementation Strategies, Education Implementation Strategies, Cost of Development Implementation Strategies and the Community Design Implementation Strategies for consideration as priorities since these categories are outside the direct purview of the Commission.
- Commissioner Daniels and Commission Olguin agreed to work on the first task force to develop a sustainability checklist for local developers.
- Adding a regular discussion item to the Planning Commission agenda to discuss issues related to the Sustainability Initiative.
- An annual report, the first one due March 2013, will be presented to the Commission and Town Council regarding progress on implementation of the General Plan goals and strategies.

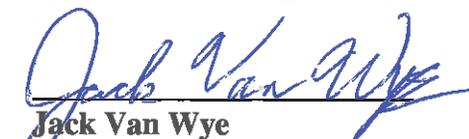
This being a worksession only, there were no actions taken.

8. AGENDA ITEM: FUTURE AGENDA ITEMS:

- Sustainability checklist for local developers
- Continue discussion regarding adding agricultural uses to residential zones
- Commission discussion regarding identifying additional, (not more than two) implementation strategies to work on this year.

9. AGENDA ITEM: ADJOURNMENT: If there is no further business for the good of the order, the Chair will entertain a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Daniels seconded the motion. The motion passed unanimously. The meeting adjourned at 7:45 p.m.

APPROVED BY:



Jack Van Wye
Chairperson

SUBMITTED BY:



Beth Escobar
Senior Planner