

**NOTICE: This is provided for public information only. This document is not an approved set of minutes, only a staff summary of actions taken. The approved minutes will contain the official action taken.**

**NOTICE OF A REGULAR MEETING  
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

**NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, September 18, 2012, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.**

*All members of the public are invited to attend.*

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 10<sup>th</sup> day of September, 2012 at 9:00 a.m.

Dated this 10<sup>th</sup> day of September 2012 by:

*Vicki McReynolds*

Vicki McReynolds  
Administrative Assistant II

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

- 1. CALL TO ORDER: The Chairperson called the meeting to order at 6:00 p.m.**
- 2. ROLL CALL: The Community Development Director called roll.**
- 3. 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 comments to **FIVE MINUTES**.
- 4. MINUTES:** Consideration of the **Regular Meeting Minutes of June 19, 2012. The Chair entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of June 19, 2012. Commissioner Viarengo seconded the motion. The motion passed unanimously.**
- 5. REPORTS:**
  - a. Chairperson and Members Special Events Report:
  - b. Director's Report:
- 6. OLD BUSINESS**
  - c. **WORKSESSION:** Discussion regarding proposed outline for adopting agricultural use in residential zoning districts. **This being a worksession only, there were no actions taken. Staff was given direction to:**
    - Clarify language regarding non-commercial agricultural uses.

- Include a maintenance clause regarding property used for agribusiness
  - Include a requirement that the property be returned to natural state if the agricultural use is abandoned
  - Investigate ‘organic’ pesticides, herbicides and fertilizer. Obtain legal advice so that the correct labeling is used.
  - Provide further information regarding requiring a residential use be established prior to an agricultural use.
  - Place this item on the next Planning Commission agenda as a public hearing and invite interested parties who support or oppose agricultural uses in residential districts.
- d. **WORKSESSION:** Discussion regarding Sustainability Implementation Strategies. **This being a worksession only, there were no actions taken.** Commissioner Olguin will report on this item during the report section at the next Planning Commission meeting.

## 7. **NEW BUSINESS**

**PUBLIC HEARING:** A public hearing to review proposed changes to the Subdivision Regulations, including deletion of Chapter 12 of the Town Code in its entirety, adoption of a completely revised version of the Subdivision Regulations as Chapter 12 of the Town Zoning Code and deletion of Article 12-8: Golf Water Use Regulations from the Subdivision Regulations. This section will be adopted into Chapter 4, General Provisions, of the Town Zoning Code.

-Open Public Hearing: **The Chairperson opened the public hearing.**

-Staff Report:

-Invite Public to Speak:

-Close Public Hearing: **The Chairperson closed the public hearing.**

**-ACTION:** Commissioner Viarengo motioned to recommend to Town Council the adoption of the revised version of the Subdivision Regulations as Chapter 12 of the Town Zoning Code and deletion of Article 12-8: Golf Water Use Regulations from the Subdivision Regulations. This section will be adopted into Chapter 4, General Provisions, of the Town Zoning Code. Commissioner Puzas seconded the motion. The motion passed unanimously.

- e. **WORKSESSION:** Discussion regarding the 89A Corridor Commercial Overlay District. **This being a worksession only, there were no actions taken.**  
Staff was given direction to craft a new ordinance incorporating initiatives from the General Plan and Form Based Code principles to replace the existing ordinance.

## 8. **FUTURE AGENDA ITEMS:**

9. **ADJOURNMENT:** If there is no further business for the good of the order, the Chair will entertain a motion for adjournment. **Commissioner Puzas motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 7:30 p.m.**