

**PLANNING  
COMMISSION  
September 18, 2012**

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, SEPTEMBER 18, 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, September 18, 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	Absent
	Dave Puzas	Present

**Community Development Staff:**

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

**Others in Attendance:** Ida de Blanc.

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:00 p.m.
2. **AGENDA ITEM: ROLL CALL:** The Community Development Director 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.**
4. **AGENDA ITEM: 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. **AGENDA ITEM: REPORTS:**

**Chairperson & Members Special Events Report:** Chair Van Wye asked that the public record reflect the gratitude of the Commission to Karen Daniels for her service to the Town as a Planning Commissioner and on the other Boards and Committees she volunteered for the Town.

**Director's Report:**

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

**6. OLD BUSINESS**

**AGENDA ITEM: 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.

**AGENDA ITEM: 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**

**AGENDA ITEM: 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:**

Senior Planner Escobar provided a summary of the changes proposed by Town Council during their review of the draft subdivision ordinance:

- Section 12-3-3 Landscape Requirements (page 22). The Mayor requested changes to some of this language.
- Section 12-4-5.D.10.b (page 50) was added allowing developers to propose alternative methods of providing construction assurances, other than the letter of credit and cash deposit listed in 'a' of this Section. The Council wanted to leave the opportunity available to consider alternative methods for providing assurance.
- Section 12-8, Golf Course Water Use Regulations, has been deleted from the Subdivision Regulation and will be adopted into Section 4 – General Provisions of the Zoning Code. The Council felt that this Section, since it is not exclusive to subdivision development, should be in another area of the Code.

**Invite Public to Speak:**

No members of the public spoke.

**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.

8. **AGENDA ITEM: 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.**

9. **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.

10. **AGENDA ITEM: ADJOURNMENT:** The Chair entertained 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.**

**APPROVED BY:**

  
Jack Van Wye  
Chairperson

**SUBMITTED BY:**

  
Beth Escobar  
Senior Planner