

MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, NOVEMBER 3rd, 2003 IN THE CONFERENCE ROOM OF THE PLANNING AND ZONING DEPT., 890 MAIN STREET, CLARKDALE, AZ.

A special meeting of the Planning Commission of the Town of Clarkdale was held on Monday, November 3rd, 2003, at 6:00 p.m. in the conference room of the Planning and Zoning Department.

Planning Commission:

Chairperson	Gary Hansen	Present
Vice Chairperson	Susan Sammarco	Present
Commissioners	Lew Dodendorf	Absent
	Robyn Prud'homme-Bauer	Present
	Dewey Reiersen	Present

Staff:

Planning Director/Interim	Steven Brown
Admin. Assistant	Linda Noland

OTHERS IN ATTENDANCE: John and Dianne Brownell 1250 Old Jerome Hwy., Steven Ferreira, 1871 Moonlight Lane, Mark Brownell, 1250 Old Jerome Hwy, Ray Selna, Rick Rosenzweig, 161 Starlite Dr., Sedona, AZ, Charles Backus, 901 Hidden Springs Lane.

CALL TO ORDER: Chairperson Hansen called the meeting to order at 6:05 p.m. Roll was called, a quorum was present.

Chairperson's Report: None

Planning Director's Report: Interim Director Steven Brown talked about and read over the hand outs given out to those in attendance, addressing the last meeting held on Minor Subdivision Regulations. Steven Brown told the Commission and those present that he would be having updates and changes to the Minor Subdivision Regulation at each meeting.

New Business:

WORKSESSION ON MINOR SUBDIVISION REGULATIONS

The meeting was opened to a worksession:

Discussion took place between the Planning Commission, Interim Planning Director/ Steven Brown, and members of the public. The Commission agreed that Minor Subdivisions should be those involving 10 or fewer lots, and that differing standards should be used for three levels of Minor Subdivisions. 1-3 lots, 4-8 lots, and 9-10 lots.

The Commission agreed that it seems a good idea to use the existing roadway standards in Subdivision Regulations to serve as the minimums for each of these categories. This would allow for the use of existing standards that have been in place in our regulations, rather than proposed new standards, and maintains continuity.

1. 1-3 lots would require the Private Street Standard, expanded to require a 25 foot right-of-way.
2. 4-8 lots would require the use of the Rural Lane Standard.
3. For Minor Subdivisions involving 9-10 lots, it was felt the Rural Local standard may apply.

Director Steven Brown talked of the possibility of having a rotating Liaison from the Commission whom would meet with the Planning Director on the smaller projects rather than involving the Subdivision Committee.

Other topics of discussion involved the difference between Major and Minor subdivisions, utility right-of-ways, preliminary plot plan review, fees and the possibility of there being a lessor dollar amount for smaller amount of lots.

It was decided that the main topic of discussion at the next meeting would involve drainage.

ADJOURNMENT: With no further business to discuss, the meeting adjourned at 7:20 p.m

APPROVED BY:

SUBMITTED BY:

Gary Hansen
Chairperson

Linda L. Noland
Administrative Assistant