

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, OCTOBER 17, 2005, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A regular meeting of the Planning Commission of the Town of Clarkdale was held on Monday, October 17, 2005, at 6:00 p.m., in the Men's Lounge.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Amy Bayless	Present
Commissioners	Curt Bohall	Present
	Dave Puzas	Present
	Mark Randall	Present

Staff:

Community Development Director	Steven Brown
Planning Manager	Sherry Bailey
Administrative Assistant	Charlene Stockseth

Others in Attendance: Jaime Robinson, Rick Counts, Joan Bethell, Dava Hoffman, Lou Hoffman, Beth Escobar, Ellie Bauer, Doug Von Gausig, Pat Williams, Phil Terbell

1. **CALL TO ORDER:** Chairperson Prud'homme-Bauer called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Roll was taken by the Administrative Assistant.
3. **MINUTES:** Commissioner Puzas motioned to approve the minutes of September 19, 2005. Commissioner Bayless seconded the motion. The minutes were approved unanimously.
4. **REPORTS:**
Chairperson's Report: Chair Prud'homme-Bauer let everyone know that Steven Brown, the Community Development Director, will be leaving. His last day is October 20th, 2005. He took a position in Florida. The Chair thanked Steven for everything the Commission has learned and all that was accomplished since he has been here.

Staff Report: Community Development Director Brown thanked everyone for the opportunity to work with the Commission and the Town of Clarkdale.

5. **PUBLIC COMMENT:** None.

The Chair moved item 7 from New Business before Old Business.

NEW BUSINESS

7. PRESENTATION FOR THE VERDE VALLEY REGIONAL PLAN

During the August 15, 2005, the Yavapai County Board of Supervisors approved a coordinated Verde Valley planning regional approach to guide future land use patterns in the Valley. Community Sciences Corporation (with Dava & Associates and Lima & Associates) has been selected as planning consultants to facilitate the Regional Plan. At least 12 jurisdictions have participated in meetings, with the public invited, to advise the consultants and evaluate public input. The group had determined that the Plan should focus on Corridors such as waterways, roads and traditional connections between Valley Communities.

Mr. Counts and Ms. Hoffman presented the Plan to the Commission and then opened the presentation to discussion:

Doug Von Gausig, 630 Cliffside, stated the biggest concern for Cottonwood and Clarkdale is ground water.

Ellie Bauer, 1201 Main Street, inquired if the Corporation had seen the studies of future growth and was concerned about economic development.

Mark Randall, 102 South 15th Street, stated he had the same feelings about the economic development. He also stressed that the American Indian Nations needed to be included as jurisdictions. He stated there should be some laws behind the plans to be able to enforce, and have a meaningful, useful product in the end. The principles of each community should be taken into account. Mr. Randall also felt there was not enough time to prepare for this meeting because we just received the handouts.

Chair Prud'homme-Bauer expressed concern for the borders of the communities. That public and private water companies need to work together.

Phil Terbell, 1021 N. Desert Sky Drive, stated we should be able to have flexibility, not be tied down, and how do we get to the research and development goal.

Curt Bohall, 721 Third North Street, stated wages in Clarkdale are low and the cost of living is high.

Mr. Counts appreciated all the input that was given. Joint meetings and Public Hearings will be placed on the Yavapai County website.

The presentation was concluded.

The Commissioners discussed joint meetings with other town commissions, staff periodically update the Commission, and have a joint meeting November 7th with Council and Boards. The Commissioners would also like to have a worksession meeting November 14th and have this item as a worksession on future agendas.

OLD BUSINESS

6. COMMERCIAL ZONING WORKSESSION WITH TOWN COUNCIL

Staff Report: As a result of the joint work session at the last meeting, staff has revised the zoning categories to reflect the changes suggested at the meeting. We have defined the three districts in more detail, moved or added to the allowed conditional uses, and defined some of the uses more in keeping with the directions from Council.

The Commissioners reviewed the changes and discussed the approach Commission will follow to move the commercial zoning forward. They requested a geographical plan to review and felt the General Plan needed to be reviewed first to eliminate any conflicts that could occur.

Staff will incorporate changes the Commissioners recommended.

8. FUTURE AGENDA ITEMS

9. **ADJOURNMENT:** Commissioner Randall motioned to adjourn the meeting. Commissioner Puzas seconded the motion. The motion passed unanimously. The meeting adjourned at 8:30 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Charlene Stockseth
Administrative Assistant