

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JANUARY 16, 2007, IN THE MEN'S LOUNGE AT 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, January 16, 2007, at 6:00 p.m., in the Men's Lounge at the Clark Memorial Clubhouse, 19 N. 9<sup>th</sup> Street, Clarkdale, AZ.

**Planning Commission:**

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Amy Bayless	Present
Commissioners	Dave Puzas	Present
	Sarah Vinson	Present
	Jorge Olguin	Present

**Staff:**

Community Development Director	Sherry Bailey
Administrative Assistant	Vicki McReynolds

1. **CALL TO ORDER:** The Chair called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Roll was taken by the Administrative Assistant.
3. **MINUTES:** Consideration of Regular minutes of December 18, 2006. Commissioner Bayless motioned to approve the minutes of December 18, 2006, with corrections. Commissioner Puzas seconded the motion. The motion passed unanimously.

4. **REPORTS**

**Chairperson's Report:** The Chairperson stated the Preliminary Plat for Bent River was approved by Town Council and is being sent to Technical Review stage. Tract "O" Mingus Shadows has been tabled and will be back to the Town Council on February 13<sup>th</sup>.

**Staff Report:** The Community Development Director stated there would be a Joint Worksession with the School Board and the Town Council on Tuesday, January 23, 2007. The discussion will include programs for developer contributions to the school; school district and Town boundaries; the growth projections in the Town boundaries and other issues of mutual concern between the school and the Town will be discussed. The Planning Commission is encouraged to attend.

The Verde Valley Inn will be coming to Clarkdale. There will be rooms with fireplaces, new parking area and all the amenities one would expect in a luxury Inn.

5. **PUBLIC COMMENT:** None.

**NEW BUSINESS**

6. **WORKSESSION: Prop 207 Waiver Recommendations.**

Discussion between Commissioners and the Community Development Director resulted in the following areas regarding Prop 207 Waiver Recommendations:

- Liability Issues
- Scope of Responsibility
- Flexibility
- Parameters to work within
- Guidance for waiver recommendations
- Circle of Impact
- Implications of “unsigned” waivers
- Ramifications to other Boards and their decision making process

Commissioner Puzas provided everyone with a copy of documents dealing with Prop 207 (as it relates to the City of Cottonwood).

A general feeling by the Commissioners is: Prop 207 (working within the guidelines) will greatly “slow” down the process for many projects brought before them. A possible suggestion from the Commissioners to aid in this process would be: The “Staff Report” would initially address some of the Prop 207 issues and at the same time, inform the public (or applicant) the constraints everyone is working under. This may speed up the process before presenting to the Planning Commission.

**7. DISCUSSION: Infill Design (presentation by Community Development Director).**

A power point presentation was viewed by the Commissioners regarding Infill Design. The following were areas observed/discussed.

- Infill development for our Town will be on the increase
- Front Façade
- Density (example: Workforce housing)
- Common Green / Design Aspects
- Rowhouse Design (problems & solutions)
- Townhouse Clusters/Cottage Clusters
- Apartment Development Design (problems & solutions) Contrast Approach
- Apartment/Condominium/Mixed Use (shops, greenways, open spaces)

Ultimate Goal:

The Community Development Director wants to create a “Development Handbook” showing examples, alternatives and various concepts when prospective developers come in to the Community Development Department relating to Infill Design.

**8. FUTURE AGENDA ITEMS:**

The next Planning Commission meeting will be on **Tuesday, February 20, 2007, at 6:00 p.m.** Monday is a Town Holiday (President’s Day).

**9. ADJOURNMENT:** The meeting adjourned at 7:50 p.m.

APPROVED BY:

SUBMITTED BY:

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Robyn Prud’homme-Bauer  
Chairperson

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Vicki McReynolds  
Administrative Assistant