

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, FEBRUARY 20, 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, February 20, 2007, at 6:00 p.m., in the Men's Lounge at the Clark Memorial Clubhouse, 19 N. 9th Street, Clarkdale, AZ.

Planning Commission:

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

Staff:

Community Development Director	Sherry Bailey
Planner II/GIS Technician	Pam Ravenwood
Administrative Assistant	Vicki McReynolds

Others in Attendance: Phil Tatum (Bent River Group L.L.C.), David Gue (Town Engineer), Elnora Jordan.

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 January 16, 2007. Commissioner Puzas motioned to approve the minutes of January 16, 2007. Commissioner Olguin seconded the motion. The motion passed unanimously.
4. **REPORTS:**
Chairperson's Report: None.

Staff Report: The Community Development Director gave an update on Mingus Shadows Tract O as the Town Council tabled the issue. The Town Attorney will work with Mr. Vargus's Attorney with regards to the people who did not sign the petition to gain their 100% support. They hope to bring back some resolution to the Town Council for action.

5. **PUBLIC COMMENT:** None.

NEW BUSINESS

6. **DISCUSSION:** Preliminary Plat, Bent River Group L.L.C., Parcels #406-23-003C and #406-23-003E, Bent River Road.

Staff Report: As requested by the Planning Commission December 18, 2006, the work on Bent River Village during the process of Technical Review be brought to the Planning Commission.

The applicant has been working with the Town Engineer to come up with a solution on the alignment of the Bent River Road. A road plan is being shown to the Planning Commission for review. Any further changes and additions to the plans satisfying Technical Review requirements, will also be brought before the Planning Commission to keep this Commission informed of progress.

Commissioner Bayless made a motion to open public discussion. Commissioner Puzas seconded the motion. The motion passed unanimously.

Phil Tatum, 581 Larkspur Dr., updated the Commissioners with the following (as representative for the Bent River Group, L.L.C.

- *Several concerns were addressed: Alignment of Bent River Road, Engineer drainage plan, and safety issues.
- *Safety concerns with regards to visibility have been addressed with the Engineer
- *Safety of children playing was addressed by a low curving wall (with visibility above the wall), stucco in nature with a self-closing gate.
- *Large vehicles moving through safely have been addressed

Elnora Jordan, 1950 Bent River Road, wanted to thank the Commissioners and the groups involved in keeping Bent River Road the same.

Andy Groseta, Cottonwood Ditch Association, was not present, but faxed a letter extending how pleased he was to see that the present location of Bent River Road will remain the same in the newly proposed Bent River Village project. He also stated the present alignment is the best for heavy equipment usage of the roadway. (This letter will be included in the packet for the Commissioners at their next meeting).

7. **FUTURE AGENDA ITEMS:**

- Update on the General Plan (from Community Development Director)
- Prop 207 (video if available)
- Update on researching of amendments for sign ordinances regarding downtown historic areas (for the meeting in April)

8. **ADJOURNMENT:** The meeting adjourned at 6:30 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Vicki McReynolds
Administrative Assistant