

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, JUNE 18, 2007, IN THE CLARKDALE LIBRARY BUILDING, 39 N. NINTH STREET, CLARKDALE, AZ.

A REGULAR meeting of the Planning Commission of the Town of Clarkdale was held on Monday, June 18, 2007, at 6:00 p.m., in the Clarkdale Library Building, 39 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Absent
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

AGENDA ITEM: CALL TO ORDER: The Vice Chairperson called the meeting to order at 6:00 p.m.

AGENDA ITEM: ROLL CALL: Roll was taken by the Administrative Assistant.

AGENDA ITEM: MINUTES: Consideration of the **Regular Minutes of May 21, 2007.** Commissioner Vinson motioned to approve the minutes of May 21, 2007, with the following correction: page two, under Presentation: second paragraph, "They are required to put the water back to its' pre-development state, i.e., cubic feet per second and volume". Commissioner Olguin seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson's Report: None.

Staff Report: The Community Development Director stated at this point there is nothing pending on the agenda for next month's meeting. If nothing comes forward in the very near future, Normalinda, Planner II, will do a power point presentation on form-based codes in the Director's absence. The replacement for Pamela Ravenwood, (GIS Technician), will be Gus Espolt (from Public Works Department). He will be on a three-month training process. The Community Development Director explained how she holds weekly training sessions with several of the Town employees on projects that are happening within the community. The Director stated the Theatre Building in Clarkdale will go to Design Review Board when they're ready with design development.

AGENDA ITEM: PUBLIC COMMENT: None.

NEW BUSINESS

AGENDA ITEM: DISCUSSION: Forms Based Code.

The Community Development Director had provided handouts for the Commissioner's review. The following covers the contents of the information: Appendix "A"/Smart Code-contents: Applicability, Zoning Map, Building Function Standards, Urban Standards, Thoroughfare Standards, Parking Standards & Procedures, Historic Resource Conservation and Preservation and Code Administration. A General Plan and Development Code was an additional handout with the following contents: Development Code Applicability, Urban Standards, Purposes of the Development Code, Authority for the Development Code, Responsibility for Administration, Applicability of the Development Code.

AREAS HIGHLIGHTED/DISCUSSED:

Traditional Zoning, Land Use, Sustainability (as it relates to the functioning of the neighborhood as a whole).

- Analyze existing conditions within the community
- Formulate the basis for specific areas
- Water conservation & revision in landscaping package
- It will take approximately (6) months to establish standards
- Define the standards
- Late 2007 in to early 2008 (do a public presentation and provide background information to go to a PAD and Form Based Codes)
- “Involving” the public gives a sense of “input” and ownership to the community
- KEY FACTOR: WATER – EDUCATE THE PUBLIC

The Community Development Director stated water conservation is being started. The landscape concepts will be changing. Water conservation will affect the way communities “do business”.

OTHER AREAS HIGHLIGHTED:

- Historical Preservation
- Economic Sustainability/Cultural
- General Plan Revision

The Commissioners expressed the interest/need for a “Grounding Meeting” to be held at the regular August meeting. This will give them updates within the Town of Clarkdale regarding current projects. The Town Council would like to be involved in a joint meeting with the Commissioners at a future date.

Staff was given direction by the Commissioners to analyze existing conditions within the community and formulate a basis for specific areas outlining steps for the Commissioners to follow with regards to form based codes.

AGENDA ITEM: FUTURE AGENDA ITEMS:

- Power point presentation – Form Based Codes (July Meeting)
- Grounding Meeting – (August Meeting)
- Town Attorney Prop 207 update/presentation (future meeting)

AGENDA ITEM: ADJOURNMENT: Commissioner Vinson motioned to adjourn the meeting. Commissioner Puzas seconded the motion. The motion passed unanimously. The meeting adjourned at 7:25 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Vicki McReynolds
Administrative Assistant