

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, OCTOBER 15, 2007, IN THE MEN'S LOUNGE OF 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 Monday, October 15, 2007, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Chairperson	Amy Bayless	Present
Vice Chairperson	Dave Puzas	Present
Commissioners	Jorge Olguin	Present
	Sarah Vinson	Absent

**Staff:**

Community Development Director	Sherry Bailey
GIS Technician	Guss Espolt
Administrative Assistant	Vicki McReynolds

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

**AGENDA ITEM: ROLL CALL:** The Administrative Assistant called roll.

**AGENDA ITEM: MINUTES:** Consideration of the Regular Meeting Minutes of September 17, 2007. Commissioner Puzas made a motion to approve the minutes of September 17, 2007. Commissioner Olguin seconded the motion. The motion passed unanimously.

**AGENDA ITEM: REPORTS:**

**Chairperson's Report:** This Saturday will be the first Heritage Dance for the season with Sentimental Journey.

**Staff Report:** This year the Boards & Commissions Conference will be on December 7<sup>th</sup> with a broader agenda than in the past. Staff will advise Commissioners of the details. Guss Espolt, our GIS Technician presented a Town of Clarkdale Subdivision & Overlay District map to the Commissioners. There is a zoning map for viewing on the Town's website.

**AGENDA ITEM: PUBLIC COMMENT:** None.

**NEW BUSINESS**

**AGENDA ITEM: ELECTIONS: For Chairperson and Vice Chairperson.**

Commissioner Puzas motioned to elect Commissioner Bayless as Chairperson. Commissioner Olguin seconded the motion. Commissioner Bayless accepted the nomination and was elected unanimously. Commissioner Olguin motioned to elect Commissioner Puzas as Vice Chairperson. Chairperson

Bayless seconded the motion. Commissioner Puzas accepted the nomination and was elected unanimously.

**AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** Discussion and possible action of changing the regular scheduled meeting day from the 3<sup>rd</sup> Monday of each month, to the 4<sup>th</sup> Thursday of each month.

**Action:** Vice Chairperson Puzas motioned to approve the change with the following stipulation: November meeting will be the 3<sup>rd</sup> Thursday in the Town of Clarkdale Library, December meeting will be cancelled, January 2008 will begin with the 4<sup>th</sup> Thursday of each month. Commissioner Olguin seconded the motion. The motion passed unanimously.

**AGENDA ITEM: DISCUSSION:** Follow up discussion from Prop 207 Workshop of October 4, 2007.

**Following are areas discussed:**

- Commissioners stated the “fear factor” is less than what was originally thought, i.e., “recommending the public follow set standards vs. “forcing” them to.
- There is a definite need to develop “Standards”
- Executive Sessions would allow more freedom for discussion
- The Community Development Director said Mr. Sims (from the Prop 207 Workshop) will work with our Attorney to “possibly” follow what Paradise Valley does regarding “form based”.
- Form based codes/setting up standards will include informing the public and allow the Commissioners to “move forward” more quickly
- Commercial District/89-A will be the next upcoming area to develop standards
- Commissioners want to be proactive vs. reactive
- Form based typically looks at appearance (other areas need to be considered: noise, odors, etc.)
- Prop 207 can be seen as a positive
- Public input is very important for the future

The Community Development Director shared that the Town has a unique opportunity regarding Clarkdale Minerals Corp. They are looking to annex 460 acres and want to do a development plan.

- Conduct a focus charrette with the public during the next 6 months to gather input
- Town Council and Planning Commission will play a role in this process.
- KEY POINT: The Commissioners want to assist in educating the public and involving them.

**AGENDA ITEM: DISCUSSION:** Paradise Valley Ordinances

**Many of the points discussed in the Prop 207 Agenda Item cross over in to the Paradise Valley Ordinances discussion. The Special Use Permit Guidelines handout Table of Contents covered:**

- General Purpose
- Lighting
- Open Space Criteria
- Buildings

The Community Development Director will email Mr. Sims to highlight points as she understands them. He can then go over it with our Attorney and the information can be brought back to the Planning Commission at a later date.

**AGENDA ITEM: DISCUSSION: STaR Division Newsletter, Small Town and Rural Planning Division, (A Division of the American Planning Association.) Handout provided in packets.**

- The Division Newsletter will be provided to the Commissioners
- If the Commissioners find an item of interest in the Newsletter, it could possibly be brought up as a future agenda item.
- Staff will include the Newsletter as they come up

**AGENDA ITEM: FUTURE AGENDA ITEMS:**

- November meeting discussion of a possible joint meeting with Town Council (in January?)
- Outline of Charrette formalities

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

**APPROVED BY:**

**SUBMITTED BY:**

---

Amy Bayless  
Chairperson

---

Vicki McReynolds  
Administrative Assistant