

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON THURSDAY, MAY 22, 2008, IN THE CLARK MEMORIAL LIBRARY, 39 NORTH NINTH STREET, CLARKDALE, AZ.**

A **REGULAR** meeting of the Planning Commission of the Town of Clarkdale was held on Thursday, May 22, 2008, at 6:00 p.m., in the Clark Memorial Library, 39 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

|                  |              |         |
|------------------|--------------|---------|
| Chairperson      | Amy Bayless  | Present |
| Vice Chairperson | Dave Puzas   | Present |
| Commissioners    | Jorge Olguin | Present |
|                  | Sarah Vinson | Present |
|                  | Bill Regner  | Present |

**Staff:**

|                                |                  |
|--------------------------------|------------------|
| Community Development Director | Sherry Bailey    |
| Administrative Assistant II    | 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 April 24, 2008 and the Special Meeting Minutes of May 1, 2008. Vice Chairperson Puzas motioned to approve the Regular Minutes of April 24<sup>th</sup> and the Special Minutes of May 1, 2008. Commissioner Vinson seconded the motion. The motion passed unanimously.**

**AGENDA ITEM: REPORTS:**

**Chairperson's Report:** None.

**Staff Report:** The Community Development Director stated she was involved in a joint conference call with the Land Bank for Mountain Gate and several attorneys recently. BC Land Company will have two representatives here next week to physically walk the site and go through everything that has not yet been accomplished. A final report will be generated. The Town has hired a Bankruptcy Attorney to represent us throughout this process.

There is a meeting scheduled for the Highlands with the appropriate people attending to still iron out several areas. Final Plat changes are possible with the effluent needing to be addressed. The Planning Commission will be involved as the process unfolds.

The Community Development Director reported the Town Council adopted the new ordinance regarding the reorganization of the Design Review and Site Plan Review Ordinance. It takes 30 days to become effective. A revised copy was provided to the Commissioners.

**AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to FIVE minutes. **There was no public comment.**

### **NEW BUSINESS**

**AGENDA ITEM: DISCUSSION & POSSIBLE ACTION:** **Planning Commission Meeting Location Change. Approval of relocating the Regular scheduled Town of Clarkdale Meetings to the Clark Memorial Library, 39 N. Ninth Street, Clarkdale, AZ starting June 26<sup>th</sup> through August 28, 2008.**

**Staff Report:** The Town of Clarkdale in the past has moved summer meetings to a location that is air-conditioned. The changes of location for reasons of weather are permitted in the Town Code Section 2-4-1 and 2-4-2. The past Regular Meetings have been held in the Men's Lounge of the Clark Memorial Clubhouse.

**Recommendation:** Approval of relocating the Regular scheduled Town of Clarkdale Planning Commission Meetings, to the Clark Memorial Library, starting June 26<sup>th</sup> through August 28, 2008.

**ACTION:** **Commissioner Olguin motioned to approve the relocation of the Regular scheduled Town of Clarkdale Planning Commission Meetings to the Clark Memorial Library starting June 26<sup>th</sup> through August 28, 2008. Commissioner Vinson seconded the motion. The motion passed unanimously.**

**AGENDA ITEM: DISCUSSION:** **Update on the General Plan provided by the Community Development Director: Areas to be discussed: #5-WATER RESOURCE and #6-ENVIRONMENTAL PLANNING ELEMENT.**

### **#5- WATER RESOURCE ELEMENT:**

#### **Introduction:**

Water is critical for life. Life requires water. There is no alternative. Water is a precious resource that must be maintained and respected throughout the water cycle from individual use to management of entire watersheds. In a desert environment, such as Clarkdale, attention must be given to protection of existing water sources, maintenance of the highest levels of water quality, and identification of new sources to meet the needs of a growing population. Planning for future water needs for the town is critical.

**Following are areas covered in this discussion:**

- We have no way of knowing “private well” information such as depth, pumping, etc. The Town is starting an inventory from private well owners to try and gather valuable information.
- The Water Conservation Ordinance applies to everyone in the Town.
  
- The Drought Plan only applies to people on the Town water system.
- Identifying our existing aquifer/recharge areas need to be addressed.
- Do we want to establish a water level usage?
- We do want to establish conservation measures.
- Historic rights to water use very often comes in to play
- Commissioners would like to see in the General Plan, “projections” and “statements of intention”.
- Education programs have started with the Community Development Staff weekly training sessions. The next step is the Town Staff then the Focus Groups.
- The Community Development Director has several documents/articles regarding water information within Arizona and can email the Commissioners if they would like to see it.

**#6- ENVIRONMENTAL PLANNING ELEMENT:**

**Introduction:**

Preservation of the natural environment in a clean, healthy state is very important to the people of Clarkdale. It is the purpose of the Environmental Planning Element to ensure that growth and development that occurs should be balanced with the interest of protecting natural resources, including open space, wildlife habitat, natural washes and floodplains, as well as addressing related issues of energy conservation, recycling and air and water quality.

The Environmental Planning Element includes analysis, policies and strategies to address the effects of plan elements on such issues as air quality, water quality, energy conservation and natural resources.

**Following are areas covered in this discussion:**

- Environmental impact is the focus within all the elements in the General Plan.
- There needs to be a program developed for the disposal of hazardous and non-hazardous waste materials.
- As the Form Based Codes process progresses the environmental impact needs to be taken in to consideration.
- The Community Development Director mentioned there is a better list of drought tolerant plantings in the works. Our Department’s Planner II has completed the “Master Gardener” and is working on this list along with other agencies.
- The Planning Commission will be continually updated as each element is streamlined. This is not only for informational purposes, but to assist them in their future decision making process.

**AGENDA ITEM: FUTURE AGENDA ITEMS:**

- June 5<sup>th</sup> Worksession will be a joint meeting with the Design Review Board Members.
- The next Regular Meeting in June will cover from the General Plan: Growth Area and Cost of Development
- After June 1<sup>st</sup>, the Community Development Director will provide Commissioners a list of possible times to visit/tour Clarkdale Metals. (A map of their property will be handed out at the Worksession on June 5<sup>th</sup>).

**AGENDA ITEM: ADJOURNMENT: Commissioner Reger motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 7:45p.m.**

**APPROVED BY:**

**SUBMITTED BY:**

---

Amy Bayless  
Chairperson

---

Vicki McReynolds  
Administrative Assistant II