

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON THURSDAY, JUNE 26, 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, June 26, 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 May 22, 2008 and Special Meeting Minutes of June 5, 2008. Commissioner Olguin motioned to approve the Regular Minutes of May 22, 2008, with the correction under Future Agenda Items: (A map of their property will be handed out at a future Worksession) and under Adjournment: Commissioner "Regner" spelling corrected; and the Special Meeting Minutes of June 5, 2008, with the correction under Adjournment: delete Chairperson Scully seconded the motion. Commissioner Regner seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson's Report: None.

Staff Report: The Community Development Director spoke with Mr. Tom Piccioli, of Clarkdale Metals and they are very close to a development agreement regarding the industrial road. Stage 2 development of their property will be a curb gutter and hard surface road (and will meet MAG Standards).

Mr. Piccioli is anxious to have the Planning Commission tour the facility. The Commissioners decided to cancel their July 3, 2008 Worksession and re-schedule it to July 17, 2008 where it will take place at Clarkdale Metals. The Regular Planning Commission meeting will take place on July 24, 2008.

The Highlands update: The Town requested and received the letter of credit monies. In approximately 4-6 months an amendment with exhibits and information will be put together regarding the major amendment to the PAD, with meetings to follow.

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: Update on the General Plan provided by the Community Development Director: Areas to be discussed: #7-COST OF DEVELOPMENT ELEMENT and #8-GROWTH AREA ELEMENT.

#7-COST OF DEVELOPMENT ELEMENT

Introduction:

As the town grows, there will be a continuing need to provide more services and facilities for the public. Road improvement projects, sewer lines, waste water treatment plants, police and fire protection, parks and recreational programs, libraries, schools, general municipal administration and maintenance programs all must be financed through some source of funding. Although increases in property taxes generated by new residential development do provide some amount of additional funding, those gains are typically more than offset by increased demands for services and facilities. Property taxes alone do not provide adequate funding to cover the increased demand for services and improvements. Funding of new capital improvement projects generally requires substantial up front financing to be assembled prior to project initiation. The purpose of the Cost of Development Element is to identify the scope of impacts that are generated by new development and methods for providing funding for these new services and facilities.

Following are areas covered in this discussion:

- Financing alternatives for the “future” will be analyzed/Finance Impact Analysis with formulas to better project the Town’s needs.
- Evaluating costs of any annexation and their impacts will be analyzed.
- Various roads need to be looked at for clean up and could fall under the “Circulation Element”.

The Commissioners gave staff direction that the Community Facility Districts should be looked at and address the entire community what has been “grandfathered in” vs. current issues and revise the General Plan accordingly on how to bring the existing level of service up to the level being required of new projects.

- Development Impact Fees were discussed.
- Rural Community definition depends on what agency is governing it.
- Grants are currently being pursued. These are department specific by the department heads.
 - Transportation Study grant is underway through Public Works Department.
- The Bonds in the current General Plan were looked at and the majorities listed are not utilized.
 - Industrial Development Bonds are being looked at.

#8-GROWTH AREA ELEMENT

Introduction:

The Town of Clarkdale experienced a relatively high level of growth at more than 59% between 1990 and 2000. This was one of the highest of any town in the region. By comparison, this is almost four times higher than the national average. Adding 30 or 40 new homes per year may not seem like much, but for a small town this adds up quickly. The majority of the growth through the past decade was attributed to custom homes built within recorded subdivisions. A slightly smaller amount can be attributed to manufactured homes and four-plex apartments. An increasing trend noticed over recent years was seen as individual homes were built on generally large lots outside of recorded subdivisions.

As the number of homes built outside of recorded subdivisions in Clarkdale increased, a network of private access easements expanded to serve as the primary circulation system in those areas. Unfortunately, these private easements expanded to serve as the primary circulation system in those areas. Unfortunately, these private easements are typically unpaved, unmaintained and poorly constructed. These are issues with basic traffic safety operations, system planning and a lack of engineering. As growth continues and traffic levels increase, this system of unplanned roads contributes to growing problems with air quality and traffic safety.

An important distinction to make is that a “growth area” is not a growth boundary. Development is not restricted outside of any growth area. Instead, the “growth area” concept identifies those areas, which at this time have certain advantages over other areas for development because of meeting the various considerations that define the ideas of the growth area.

Following are areas covered in this discussion:

-Growth Areas, section 8.4 of the current General Plan were discussed:

- The Eleventh Street Gateway
- The Broadway Tuzigoot Gateway
- The Historic Industrial Railroad District
- The Highway 89A Corridor

-Additional areas will be addressed in the revised General Plan
Industrial areas, etc.

-Quality of Life needs to be integrated in to the wording of the revised General Plan.

AGENDA ITEM: FUTURE AGENDA ITEMS:

- The Commissioners will receive a revised timeline on the General Plan Update from the Community Development Director. This will be emailed to them.
- Commissioner Regner asked to go to the Rural Development Conference.

AGENDA ITEM: ADJOURNMENT: Commissioner Vinson motioned to adjourn the meeting. Vice Chairperson Puzas seconded the motion. The motion passed unanimously. The meeting adjourned at 7:30 p.m.

APPROVED BY:

SUBMITTED BY:

Amy Bayless
Chairperson

Vicki McReynolds
Administrative Assistant II