

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON THURSDAY, AUGUST 28, 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, August 28, 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	Excused
	Bill Regner	Present

Staff:

Community Development Director	Sherry Bailey
GIS Planner	Guss Espolt
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 July 24, 2008 and Special Meeting Minutes of July 17, 2008 and August 7, 2008. Commissioner Olguin motioned to approve the Regular Meeting Minutes of July 24, 2008 with the following corrections regarding PUBLIC HEARING: Re-Zone 2007-28 from R1 to R2, from Sycamore View, Land Bankers Inc.: under AGENDA ITEM: ACTION: #1 to read: A street light placed at the corner of Main Street and Bonnaha Ave. crossway should be part of the development agreement. Commissioner Olguin “abstained” vs. opposed in the voting process. The Special Meeting Minutes of July 17, 2008, should reflect Commissioner Regner motioning to adjourn the meeting and August 7, 2008 minutes were correct. Commissioner Regner seconded the motion. The motion passed unanimously.

AGENDA ITEM: REPORTS:

Chairperson’s Report: None.

Staff Report: None.

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.

Public was present, although there was no public comment.

OLD BUSINESS

AGENDA ITEM: DISCUSSION: Continuation of Clarkdale Metals Existing Site and Future Annexation Timeline.

The following areas were covered during this discussion:

- The Community Development Director gave clarification on the timeline spreadsheet.
- Item #15-Public/Duration of 60 days was confirmed.
- Commissioners requested a “revision date” on future timeline spreadsheets that come out.
- Item #2-A draft document will be generated by the finish date.
- Need to identify milestones that occur under each line item.
- Clarkdale Metals is a MAJOR player in this entire process.
- The Planning Commission wants to get clear direction from Town Council as the many steps of the projected timeline occur.
- The Commissioners want to generate “key areas” to present to Council for input.
- The development plan/annexation will have the greatest impact on the public/Town.
- There could be a built in skepticism about a big company such as Clarkdale Metals moving forward with all their plans as “initially” projected with the Town and what part the Town will actually play.
- What initially does Clarkdale Metals want to do? As the Planning Commission understands it, the company wants to get up and running, create/prove viability, they need to move products in and out of town and develop an industrial area. The main thing standing in the way of their “core business” is a rail hub to get those products moving. The Cement Plant has the same need.
- Clarkdale Metals will initially have a very large volume of big truck traffic to move their products in and out of the area and will continue until a rail plan takes place.
- The congestion of traffic and volume of big trucks will be a problem, safety, durability, wear and tear on the infrastructure.

The Planning Commission wants to have an outline of key points regarding transportation, large truck traffic, the impact on the entire Verde Valley and Clarkdale Metal’s “Big Picture”.

Staff was given direction to put the Planning Commission on the Town Council’s Agenda for September 23, 2008 for a joint discussion: “Clarkdale Metals Existing Site and Future Annexation Timeline.

NEW BUSINESS

AGENDA ITEM: DISCUSSION: Smart Growth Scorecard.

- The Leagues Annual Meeting has stated the Smart Growth Scorecard has gone through three evolutions and is still going through additional changes.
- Beginning January 1, 2009, state agencies will utilize the Scorecard to help assess which communities are engaged in smart growth planning and implementation. Communities demonstrating smart growth policies will receive priority for some state discretionary funds and department services relative to development.
- The Scorecard process is up to the Planning Commission and the Town Council. There will be a joint meeting on September 9th to address this process.
- The Planning Commission felt it important to get key resource people involved in this process. Controlling the size of the groups would be necessary. There could then be a Public Hearing to receive comments, if any. The results would be shared with the Town Council and submitted to the State.

AGENDA ITEM: DISCUSSION: Commissioner Regner's Vision Statement.

- Engaging in this process will bring about important responses that will assist the shaping of how we see Clarkdale unfolding for the future.
- The Vision Statement was covered under **OLD BUSINESS: DISCUSSION:** Continuation of Clarkdale Metals Existing Site and Future Annexation Timeline.

AGENDA ITEM: CONSIDERATION & POSSIBLE ACTION: Planning Commission Meeting Location Change. Moving the Regular scheduled meetings back to the Men's Lounge of the Clark Memorial Clubhouse starting at the next scheduled meeting in September.

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 premitted in the Town Code Section 2-4-1 and 2-4-2. The summer Regular Meetings have been held in the Clark Memorial Library.

Recommendation: Approval of relocating the Regular scheduled Town of Clarkdale Planning Commission Meetings, back to the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ starting at the next scheduled meeting in September.

ACTION: Commissioner Olguin motioned to approve moving the Regular scheduled meetings back to the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ, starting at the next scheduled meeting on September 25, 2008. Commissioner Regner seconded the motion. The motion passed unanimously.

AGENDA ITEM: FUTURE AGENDA ITEMS:

- Regular Worksession: September 4th
- Joint Meeting with Town Council discussion on Smart Growth Scorecard: September 9th
- Joint Meeting with Town Council discussion on Clarkdale Metals Future Annexation: September 23rd
- Regular Meeting: September 25th

AGENDA ITEM: ADJOURNMENT: Commissioner Regner motioned to adjourn the meeting. Vice Chairperson Puzas seconded the motion. The motion passed unanimously. The meeting adjourned at 8:00 p.m.

APPROVED BY:

Amy Bayless
Chairperson

SUBMITTED BY:

Vicki McReynolds
Administrative Assistant II