

**PLANNING COMMISSION  
SEPTEMBER 23, 2008**

**MINUTES OF A SPECIAL JOINT WORKSESSION OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE, WITH THE TOWN COUNCIL, HELD TUESDAY, SEPTEMBER 23, 2008, AT 3:00 P.M. IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 NORTH NINTH STREET, CLARKDALE, AZ.**

A **SPECIAL MEETING** of the Planning Commission of the Town of Clarkdale was held on Tuesday, September 23, 2008, at 3:00 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
	Jorge Olguin	Present
	Bill Regner	Present
	Sarah Voit-Vinson	Present

**STAFF:**

Community Development Director Sherry Bailey

**AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 3:00 p.m.

**AGENDA ITEM: ROLL CALL:** Chairperson Bayless called the Planning Commission meeting to order with all members present.

**AGENDA ITEM: PUBLIC COMMENT:**

There was no public comment at this time.

**AGENDA ITEM: JOINT WORKSESSION WITH TOWN COUNCIL REGARDING THE ARIZONA SMART GROWTH SCORECARD – Joint worksession and discussion regarding the Arizona Smart Growth Scorecard.**

The Department of Commerce has issued the revised Growing Smarter Scorecard. The instructions to each community are to have the scorecard filled out and returned to the state by January 1, 2009. Discretionary funding will take into consideration the fact that each community has filled out the scorecard. Town Manager Mabery reported that from what she has read, there is approximately \$500,000 in discretionary funding and that each state agency will decide how to apply the scorecards to their program. The Office of Smart Growth will do random checks of the scorecards submitted and will probably focus on areas where supplemental information is requested. Clarkdale ranks as a mid size community. Community Development Director Bailey informed the Council that January is the "go by"

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date, but the scorecard needs to be completed before any grants are submitted by any organization in Town.

The Planning Commission felt that a joint worksession with the Council for discussion regarding procedure would be valuable for reviewing the scorecard, the process for establishing who should participate in filling out the scorecard, and the process of evaluation and public input. Both the Council and Planning Commission felt this was a great opportunity for a good self evaluation and honest assessment of the community.

Amy Bayless, Planning Commission Chairperson explained that once the questions in the scorecard were answered a public hearing could be held at the Planning Commission meeting wherein the scorecard answers could be reviewed. Community Development Director Bailey stated that the more public the process the better. The scorecard could then be presented to the Town Council for their review and direction. The Planning Commission felt there would be two points for public review and input; one at the Planning Commission Public Hearing and one before Council. Mayor Von Gausig thought that the Town Council should stay out of the process until it is brought back to them. The end product, which is due in January, could then be submitted by the Council to the state. Community Development Director Bailey stated that changes to scores can be resubmitted.

Mayor Von Gausig asked how this will interface with the General Plan and Community Development Director Bailey replied that the Town would need to take what we don't score well in and bring those items into the focus groups. The update process can cure some of the deficiencies.

Planning Commission Chair Bayless asked if there were contacts with suggestions of people for focus groups. Councilmember Dehnert suggested that a good place to start gathering people would be from boards and commissions.

Mayor Von Gausig thanked the Planning Commission and stated that he was glad they were willing to go through and complete this task.

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**JOINT WORKSESSION WITH TOWN COUNCIL REGARDING CLARKDALE  
MINERALS - Joint worksession with the Town Council for discussion of the Clarkdale  
Minerals existing site, development proposal, and future annexation.**

Sherry Bailey informed the Council that at their September 4, 2008 worksession the Planning Commission (PC) requested that staff provide Council with advance notice of items being developed for discussion. The PC is looking to Council for direction in how they see Clarkdale Minerals Corp. (CMC) developing and how that fits into Council's overall adopted vision for Clarkdale. Council's vision for Clarkdale will be impacted by what CMC wants to do. How the PC handles the development requests that will come from CMC should echo the direction Council wants to take. Tom Piccioli has requested that the PC begin working with him on the CMC development plan and future annexation. There will be impacts on both CMC and the Town when CMC starts processing and delivering product – which will be soon.

PC feels a real sense of urgency and opportunity with CMC's pending development and annexation plan. Even if the Town does not move forward to work with CMC on their plan, there is an inter-related component in the immediate future with the ramping up of production at their site and the impacts on Clarkdale which that development will bring.

The General Plan is silent on the CMC area. Rarely does a community get a chance to have such a leading role in the proposal for potential development within its boundaries. The PC felt that now was a perfect time to look at possible scenarios and address as many of the impacts and opportunities as soon as possible.

The Planning Commission's main question was if the Council sees Clarkdale as an industry hub, a tourism hub, some combination of both, or as a bedroom community to Cottonwood?

Mayor Von Gausig reported that he needs a sense of how each segment of the plan is linked and was uncomfortable making a sweep of changes. Community Development Director Bailey said that each segment needs to stand alone, so that if the next segment does not happen there are no unintended consequences. The Mayor would like to see their master plan. Planning Commission Chair Bayless worries that if we ask Clarkdale Minerals for a finished plan, they will not want to change along the way.

The Planning Commission feels the biggest concerns are tourism, transportation, traffic, and industry and wants to move in the direction that Council wants for Clarkdale. They would like the Council to view a rough draft of the plan and then request changes based upon their vision. Timing seems to be an issue because production should start in two months and there would be less time for planning.

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Mayor Von Gausig felt that the 11<sup>th</sup> Street connection would encourage the main travel to the Depot, and Vice Mayor Wiley thought rail service and the road system were very important components of the new development.

Planning Commission Chairperson Bayless informed the Council that CMC wants the Town to act as facilitator for the railroad. Response was that Council absolutely can help facilitate the railroad and that normally, the Council would meet with a small group for confidentiality and the PC would not be responsible to be mediator/facilitator. Mayor Von Gausig stated that the railroad has to happen for both CMC and the Cement Plant and that those two entities will take capacity of that service along with preserving the train for tourism.

Councilmember Dehnert commented that the Cement Plant is here, the train depot is here, and Clarkdale is a bedroom community already – all three will probably stay. Planning Commissioner Regner said that this was a rare opportunity for Clarkdale to gain resources with motivated players. Each piece needs to stand alone, but mesh together in future and we may lose the opportunity if we wait too long to address CMC. Commissioner Regner wondered where does the river fit into plans for Clarkdale residents? Clarkdale could be gateway to the upper Verde River and all recreational avenues available especially with train.

Mayor Von Gausig stated that Clarkdale is not looking to explode, not looking to accept every business, and that there is probably not anything that Council would object to, but Council will not give an overall vision because they do not have it. Planning Commission needs to bring proposals to Council and they will then decide if that is the direction they want to go. Councilmember Dehnert thinks PC does have a vision for the area to take advantage of the projects and that they can come up with a great plan. The Mayor stated that Council trusts the Planning Commission to start a plan for presentation to the Council. Town Manager Mabery informed the Planning Commission that the Council gets minutes and staff reports and will keep up on those and will request additional worksessions if they see problems, but cautioned the Commission to also request additional sessions if needed. Commissioner Regner ended with the statement that negotiations still need to rest with the Council and those will be fed to the Council.

The Planning Commission was adjourned.

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**AGENDA ITEM: ADJOURNMENT:** The meeting adjourned at 4:35 p.m.

**APPROVED BY:**

**SUBMITTED BY:**

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**Amy Bayless  
Chairperson**

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**Kathy Bainbridge  
Town Clerk**