



Staff Report

Agenda Item: **JOINT WORKSESSION WITH PLANNING COMMISSION REGARDING CLARKDALE MINERALS** - Joint worksession with the Planning Commission for discussion of the Clarkdale Minerals existing site, development proposal, and future annexation.

Staff Contact: Sherry Bailey, Community Development Director

Meeting Date: September 23, 2008

Background:

At their September 4, 2008 worksession the Planning Commission (PC) requested that staff provide Council with advance notice of items being developed for discussion at the joint session scheduled for September 23rd. At this time that list includes:

- 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.
- Impacts on both CMC and the Town when CMC starts processing and delivering product – which will be soon.
- Does Council see Clarkdale as an industry hub, a tourism hub, some combination of both, or as a bedroom community to Cottonwood?

The PC is looking forward to open discussion with Council with a desire to focus on Council's vision for Clarkdale. 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.

Rarely does a community get a chance to have such a leading role in the proposal for potential development within in 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. Doing that with the council and with the public allows Clarkdale to act rather than react.

Recommendation:

This is a worksession so no action is required. Direction to staff and the Planning Commission would be appreciated.