

**MINUTES OF A SPECIAL MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON THURSDAY, DECEMBER 17, 2009, IN THE MEN’S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A **SPECIAL** meeting of the Planning Commission of the Town of Clarkdale was held on Thursday, December 17, 2009 at 6:00 p.m., in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

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

**Staff:**

Community Development Director	Sherry Bailey
Administrative Assistant	Vicki McReynolds

**Others In Attendance:** Mayor Von Gausig and Town Manager Gayle Mabery.

**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 Special Joint Meeting Minutes of November 19, 2009 and the Special Meeting Minutes of November 19, 2009. Commissioner Puzas motioned to approve the Special Joint Meeting Minutes of November 19, 2009. Vice Chairperson Regner seconded the motion. The motion passed unanimously. Commissioner Puzas motioned to approve the Special Meeting Minutes of November 19, 2009 with the following corrections: (page 2) under Discussion of the Planning Commission’s role this year: Corrected sentence to read – Should new homes be required to have solar panels for hot water heaters? Corrected sentence to read – It was noted the Park Project is coming on line. Corrected Action Item to read: Vice Chairperson Regner motioned to have Commissioner Vinson represent the Planning Commission in the Regional Housing Task Force. Chairperson Olguin seconded the motion. The motion passed unanimously.

**AGENDA ITEM: REPORTS:**

**Chairperson’s Report:** None.

**Staff Report:** None.

**AGENDA ITEM: PUBLIC COMMENT: There was no public comment.**

**NEW BUSINESS**

**AGENDA ITEM: DISCUSSION: PRESENTATION OF THE CLARKDALE SUSTAINABILITY PARK CONCEPT and DISCUSSION CONCERNING PLANNING COMMISSION'S ROLE IN THE PROJECT, by Mayor Von Gausig and Town Manager Gayle Mabery.**

**The Mayor and Town Manager updated the Planning Commission on the Clarkdale Sustainability Park.**

- The Mayor stated the Town has given 26 presentations regarding the Clarkdale Sustainability Park.
- They have met with Freeport McMoRan. Changing the development agreement is underway and the Town will express how the Park will meet Freeport's core values and this will be a good public relations goal for them. In early January, the Town Council will view the agreement proposal.
- The Town has met with APS and SRP regarding the Sustainability Park.
- There is a volunteer who is working on a website for the Sustainability Park information.
- The Town Manager stated the Planning Commission will be on a list as updated information is available.
- In the Verde Valley Ranch Development Agreement, there are two primary access areas to the property for emergency purposes, but only one is viable. Other areas are being looked at for emergency vehicle accessibility.
- Most of the utilities could be underground and there is functional landscaping that could be utilized.
  
- Vice Chairperson Regner brought up the issue of property rights and managing growth as it relates to the Clarkdale Sustainability Park and how the Planning Commission needs direction how this works legally regarding the "property rights".
- The Town Manager stated the Planning Commission will play a key role engaging the public regarding community desire and their involvement in the Park Project.
- The Chairperson stated the viability of the Town is a key factor in this project.
- The Planning Commission and the Design Review Board will need to look at the "sustainability" aspect of the project.
- Performance standards need to be looked at for moving sustainability from the park to the community as a whole.
- Legislate Performance to regulate it – How will the Planning Commission regulate it?
- Landscape Ordinance needs to be looked at and the Plant List.
- Water conservation for the future needs to be looked at.
  
- Transportation issues are concerns. The Verde Valley Transportation Study Group could possibly give the Planning Commission an update, as the citizens have great concerns. The Public Works Director can give updated information also.
  
- Clarkdale Metals – transportation issues were mentioned. This is not Planning Commission's primary focus at this point.

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- Mountain Gate / Highlands – What did we learn from these projects and there is a need to be prepared for the future.
- The Town Manager stated with reduced staff and resources there is an increased dependence upon volunteers. The Planning Commission may have to take on any research/back up assistance with priority issues that they will be focusing on.
- The Mayor stated he has tremendous faith in the Planning Commission and appreciates their work.
- The Town Council to have a joint meeting with the Planning Commission in February.

**This presentation being for discussion only, there were NO actions taken.**

**AGENDA ITEM: DISCUSSION: WHAT THE PLANNING COMMISSION WOULD LIKE TO ACCOMPLISH THIS NEXT YEAR.**

- Clarkdale Sustainability Park involvement / General Plan involvement
- Form Based Codes (will fall under Community Design in the General Plan)
- Finish Chapter 12 changes – Subdivision Ordinances
- Review Mountain Gate / Highlands
- Clarkdale Metals annexation

The Community Development Director stated the Town does not have a cell and wireless tower ordinance in place and one needs to be developed.

**This being for discussion only, there were NO actions taken.**

**AGENDA ITEM: FUTURE AGENDA ITEMS:**

- Planning Commission's January 2010 meeting: Prepare for February joint meeting with the Town Council regarding the Sustainability Park Project.
- Dictate priority items for the Planning Commission to work on this next year and focus on timing and correct order of items.
- Fire Suppression Sprinkler System – Town of Clarkdale, Fire Department, Joe Moore can present.

**AGENDA ITEM: ADJOURNMENT: Commissioner Puzas motioned to adjourn the meeting. Vice Chairperson Regner seconded the motion. The motion passed unanimously. The meeting adjourned at 7:45 p.m.**

**APPROVED BY:**

**SUBMITTED BY:**

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**Jorge Olguin**  
Chairperson

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**Vicki McReynolds**  
Administrative Assistant