

**PLANNING COMMISSION**  
**September 21, 2010**

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, SEPTEMBER 21, 2010, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.**

A REGULAR Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, September 21, 2010, at 6:00 p.m., in the Men's Lounge of the Clarkdale Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Chairperson	Jorge Olguin	Present
Vice Chairperson	Dave Puzas	Present
Commissioners	Amy Bayless	Present
	Vic Viarengo	Excused

**Staff:**

Community Development Director	Sherry Bailey
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**Others In Attendance:** None.

**AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 6:00 p.m.

**AGENDA ITEM: ROLL CALL:** The Community Development Director called roll.

**AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of August 17, 2010.** Vice Chairperson Puzas **motioned to approve the Regular Meeting Minutes of August 17, 2010.** Commissioner Bayless **seconded the motion. The motion passed unanimously.**

**AGENDA ITEM: REPORTS:**

**Chairperson's Report:** As of October 1, 2010, Karen Daniels and Jack Van Wye will be the new members on the Planning Commission.

**Staff Report:** There will be a Special Joint Meeting / Public Hearing with the General Plan Update Committee on Tuesday, October 5, 2010. The last four chapters of the General Plan will be reviewed along with a power point presentation.

**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 comment to **FIVE minutes. There was no public comment.**

**NEW BUSINESS**

**AGENDA ITEM: REVIEW & DISCUSSION: DRAFT GENERAL PLAN.**

*Chapters Covered:*

**Chapter 5 Water Resource**

Water Program  
Conservation Programs  
Wastewater Program  
Effluent  
Gray Water  
Water Resources, Goals, Objectives and Policies  
Objective-Policy-Action-Time Frame

**Chapter 6 Environmental Planning**

Environmental Plan  
Air Quality  
Water Quality and Conservation  
Natural Resources  
Waste and Resource Recovery  
Energy Conservation  
Environmental Planning Goals, Objectives and Policies  
Objective-Policy-Action-Time Frame

**Chapter 7 Cost of Development**

Financing Alternatives  
General Fund  
Revenue Bonds  
General Obligation Bonds  
Improvement District Bonds  
Community Facility District Bonds  
Development (Impact) Fees  
Reimbursement Ordinance  
User Fees  
Grant Sources  
Community Development Block Grant (CDBG)  
Financing Authorities  
Water Infrastructure Financing Authority (WIFA)  
USDA Rural Development (USDA/RD)  
Cost of Development Goals, Objectives and Policies  
Objective-Policy-Action-Time Frame

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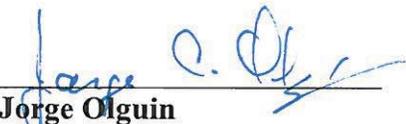
**Chapter 8 Growth Area**

Growth Area Plan  
The Growth Areas  
The Clarkdale Parkway Gateway  
The Broadway Tuzigoot Gateway  
The Historic Industrial Railroad District  
The Highway 89A Corridor Overlay  
The Highway 89A / Jerome Corridor  
Growth Area Goals, Objectives and Policies  
Objective-Policy-Action-Time Frame

This agenda item being for discussion only, there were **NO actions taken**. The Planning Commission gave staff direction to correct the items that need to be incorporated to the specific chapters discussed.

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

**APPROVED BY:**

  
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**Jorge Olguin**  
Chairperson

**SUBMITTED BY:**

  
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**Sherry Bailey**  
Community Development Director