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MINUTES OF A REGULAR MEETING OF THE GENERAL PLAN UPDATE COMMITTEE OF THE TOWN OF CLARKDALE HELD ON MONDAY, APRIL 19, 2010, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A **REGULAR Meeting** of the General Plan Update Committee of the Town of Clarkdale was held on Monday, April 19, 2010 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Janet Regner	Present
Vice Chairperson	Lew Dodendorf	Present
Committee Members	David Gordon	Absent
	Ida deBlanc	Absent
	Jack VanWye	Present
	Karen Daniels	Present
	Lisa O'Neill	Present
	Ruth Wicks	Present

Staff:

Community Development Director	Sherry Bailey
Administrative Assistant	Vicki McReynolds

Others In Attendence: None.

AGENDA ITEM: CALL TO ORDER: The Chairperson called the meeting to order at 4:00 p.m.

AGENDA ITEM: ROLL CALL: The Administrative Assistant called roll.

AGENDA ITEM: MINUTES: Consideration of the **Special Meeting Minutes of January 25, 2010. Committee Member Van Wye motioned to approve the Speical Meeting Minutes of January 25, 2010. Committee Member O'Neill seconded the motion. The motion passed unanimously.**

AGENDA ITEM: REPORTS:

Chairperson's Report: None.

Staff Report:
-The March 8, 2011 Election Timeline handout was explained by the Community Development Director as it relates to the General Plan Update Committee's meetings and deadlines.
-The transportation study will take approximately one month for the Community Development Director to work on to address initial areas as it pertains to the General Plan.
-The Planning Commission is also acting as a Focus Group covering Community Design and Housing along with two members from the public.
-Agriculture will be addressed in the General Plan.

-If the Committee meets the March timeline, the General Plan will be on target.
-The Community Development Director suggested the General Plan Committee's next meeting scheduled for May, be cancelled to allow her to work on the General Plan "draft" document. This will be sent to the members prior to their meeting in June.

-NOTE: It was discussed the next meeting will be a "Special" meeting to be held on June 7, 2010 at 4:00 p.m. June 21st and July 19th would be joint meetings having the Planning Commission attend both. As a further note, Committee Member Van Wye stated he would not be able to attend the June, July or August meetings, but would be availabe electronically to stay in the loop.

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**.

There was no public comment.

NEW BUSINESS

AGENDA ITEM: CONTINUED REVIEW & DISCUSSION: COMMUNITY PLANNING: Cost of Development.

The Community Development Director provided a REVISED handout covering Community Planning: Cost of Development for the Committee Members. The following will highlight the discussion:

Cost of Development: The Town of Clarkdale has long held the philosophy that new development should "pay for itself" and not burden existing residents and property owners with the cost of infrastructure, public serivces and facilities needed by that new development. The purpose of the Cost of Development element is to identify the fiscal impacts created by new development and determine how costs will be equitably distributed.

Following are changes/corrections/additions or deletions discussed:

-Page One: Third paragraph, first sentence: A number of options are available to the Town to extend needed infrastructure into an un-served or underserved area. (Add: are *currently* available).

-Page One: Under Improvement Districts: change the city to the *Town*.

-Keep consistent when typing the word Town (with a capital "T").

-The Community Development Director explained the Improvement Districts and Impact Fees section. Mountain Gate is a good example of the Community Facilities Districts.

Page Two: **Under Development Section**: **Goal**: Equitably assess and manage the fiscal and capital impacts resulting from new development.

Following are changes/corrections/additions or deletions discussed:

-Objective #1: Last Policy: Support efforts to annually update the wastewater master plan to measure the impacts of growth on the Town sewer system and wastewater facility. (Add: wastewater *treatment* facility).

-The Community Development Director explained the objectives / policies to the Committee Members.

-Objective #2: The first policy is new. The second policy is a new concept. The third policy is new.

-Objective #3: Last Policy: Encourage local volunteers for maintenance of parks, trails, other recreational facilities. (Make this a 4th Objective with policies to follow under it).

This being for discussion only, there were no actions taken. The Community Development Director will make the changes outlined by the Committee Members for their review prior to the June meeting.

AGENDA ITEM: REVIEW & DISCUSSION: COMMUNITY PLANNING: Growth Area.

The Community Development Director provided a handout covering Community Planning: Growth Areas and a map. The following will highlight the discussion:

Growth Ares:

The Community Development Director went over paragraph two and the third paragraph was discussed as outlined on the map that was provided.

Under **Growth Area Plan**, the last sentence: These concerns are addressed in the Growing Smarter legislation according to the following concepts: (Change: the word concerns to *principles*).

Page Two: The Growth Areas, first paragraph, the sentence that reads: The Historic Industrial Railroad District not only offers unique opportunities for commercial and industrial development, but also could provide some amount of multi-unit residential development if it was carefully located. (Re-word: *if it was carefully located*).

Under The Clarkdale Parkway Gateway, the sentence that reads: This area is surrounded by major roads, is close to the wastewater treatment plant and is bisected by a couple of major washes, which

help define natural boundaries to the area. (Take out: *a couple of*). Same section, last sentence, (Correct first word from: An to A).

Page Three: Under The Historic Industrial Railroad District, the sentence that reads: There could be higher density residential development, such as well-designed town homes, in the vicinity of Bitter Creek Wash while commercial and light industrial uses would be suitable around the railroad depot and back towards the hillside. (Re-word: *well-designed town homes*).

Page Four: Objective #3, Policies to be re-worded.

This being for discussion only, there were no actions taken. The Community Development Director will make the changes outlined by the Committee Members for their review prior to the June meeting.

AGENDA ITEM: REVIEW & DISCUSSION: ECONOMIC DEVELOPMENT CHAPTER:

-This chapter was not discussed at this meeting. The Community Development Director will provide this information to the Committee Members prior to their next meeting.

AGENDA ITEM: RECAP: Meeting Accomplishments.
-Cost of Development and Growth Area were reviewed by the Committee Members. The changes/corrections/deletions and grammar will be made by the Community Development Director.

-Timeline of future meetings was explained by the Community Development Director.

AGENDA ITEM: FUTURE AGENDA ITEMS:

-The **"Regular" scheduled meeting for May 17, 2010, will be cancelled**, so the Community Development Director can work on all the supporting information the Committee Members will need prior to their next meeting.

-There will be a **"Special" meeting on Monday, June 7, 2010, at 4:00 p.m**. Members will receive electronically all updates discussed at this meeting. The "draft" General Plan document will be sent for members to review prior to upcoming meetings.

DRAFT

General Plan Update Committee
April 19, 2010

AGENDA ITEM: ADJOURNMENT: The Chairperson motioned to adjourn the meeting. Committee Member Daniels seconded the motion. The motion passed unanimously. The meeting adjourned at 5:00 p.m.

APPROVED BY:

Janet Regner
Chairperson

SUBMITTED BY:

Vicki McReynolds
Administrative Assistant II