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Planning Commission
July 20, 2010

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JULY 20, 2010, IN THE TOWN HALL ADMINISTRATION COMMUNITY ROOM, 39 N. NINTH STREET, CLARKDALE, AZ.

A **REGULAR** meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, July 20, 2010 at 6:00 p.m., in the Town Hall Administration Community Room, 39 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

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

Staff:

Community Development Director	Sherry Bailey
Administrative Assistant	Vicki McReynolds

Others In Attendence:

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 **Regular Meeting Minutes of June 15, 2010. Commissioner Bayless motioned to approve the Regular Meeting Minutes of June 15, 2010. Commissioner Viarengo 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: ELECTION: FOR VICE CHAIRPERSON.

Chairperson Olguin indicated Commissioner Puzas would agree to serve as Vice Chairperson if he were to be nominated.

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Commissioner Bayless motioned to appoint Commissioner Puzas as Vice Chairperson. Commissioner Viarengo seconded the motion. Commissioner Puzas accepted the nomination and was elected unanimously.

AGENDA ITEM: REVIEW: PLANNING COMMISSION'S 2010 WORKPLAN & DISCUSS PRIORITIES.

-The Community Development Director gave a calendar handout to the Commissioners outlining future meetings for the Planning Commission and joint meetings with the General Plan Update Committee. The timeline for the General Plan process was explained.

The following reflects the 2010 Work Plan the Commissioners received in their meeting packets:

PLANNING COMMISSION 2010 WORK PLAN

I. **Sustainability –What it Means for Clarkdale** [Three month process]]
   a. **Working definition**
   b. **How do we implement**
   c. **How do we engage the public in the discussion**
II. **Work with Remaining Two Focus Groups** [Three month process]
   a. **Housing**
      i. **workforce/affordable**
      ii. **Options**
   b. **Community Design**
      i. **Form based codes**
      ii. **Implementation**
III. **The Viability of the Town** [Second half of the year discussion]
   a. **Growth management**
   b. **Water concerns**
   c. **What is the town willing to bear**
IV. **Complete the General Plan Update Process** [Target date is October]
   a. **Coordination with other Boards and Commissions**
      i. **Park and Recreation Master Plan** [Due in June - to be determined by CDD)
      ii. **Design Review Board on signage and sustainable designs** [Workgroup through September]
      iii. **Board of Adjustment on implementation** [November]
V. **Review of the Smart Growth Scorecard – Town assessment** [September review]
VI. **Cell tower/WiFi Ordinance** [Due to Planning Commission in April]
VII. **Clarkdale Sustainability Park** [Year long discussion]
   a. **Transportation concerns relative to the Sustainability Park**
      i. **Centerville Road connection to 89A**

ii. Bridge across the river
1. The alignment
2. Cost

b. View considerations
i. Visual impact of the CSP
ii. Design considerations and innovation i.e. Partial underground

c. How to do it Right
i. Functional landscaping
ii. Night sky concerns
iii. Identify other areas of concern

d. Planning Commission needs to look at the Sustainability concern from a Community concern and application
i. How to take what we learn at the CSP and apply it to the community as a whole
ii. Legal concerns i.e. Property rights vs. Town priorities

e. How to engage the public in this discussion
i. What does the public want
ii. What are they willing to support
iii. Legislate for performance

The Commissioners discussed the following regarding the above workplan:

-Item I – Will be an ongoing subject.
-Item II – Has been successfully completed.
-Item III – The Mayor to possibly address with the Planning Commission.
-Item IV – This was outlined on the calendar handout by the Community Development Director.
-Item V – This should be completed by the end of October for Town Council's review.
-Item VI - The Community Development Staff is currently working on this.
-Item VII – This is an on-going discussion. Section (a) "Transportation" is addressed in the Transportation Study. Section (e) Engaging the public should be combined with Item I-c.

The Commissioners felt "The Viability of the Town" should be high on their priority list of things to work on along with their portion of responsibility regarding the "General Plan". Being the Clarkdale Sustainability Park is a long term project they felt this should not be a high priority item for them at this point.

The Commissioners would like the Community Development Director to "re-work" the 2010 Work Plan per the discussion this evening and email it to them for their comments.

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

AGENDA ITEM: REVIEW: TIMELINE-Handout. (Master Calendar will be provided at the meeting by the Community Development Director).

-This was addressed in the above Agenda Item: Review: Planning Commission's 2010 Work Plan & Discussion of Priorities.

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

AGENDA ITEM: FUTURE AGENDA ITEMS:

-Vargus / Mingus Shadows Update
-Mountain Gate / Original Subdivision – with possible new owners

AGENDA ITEM: ADJOURNMENT: Commissioner Bayless motioned to adjourn the meeting. Commissioner Viarengo seconded the motion. The motion passed unanimously. The meeting adjourned at 6:55 p.m.

APPROVED BY:

Jorge Olguin
Chairperson

SUBMITTED BY:

Vicki McReynolds
Administrative Assistant II