DRAFT

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

Others In Attendence: 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.**

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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:

Jorge Olguin
Chairperson

SUBMITTED BY:

Sherry Bailey
Community Development Director