

NOTICE: This is provided for public information only. This document is not an approved set of minutes, only a staff summary of actions taken. The approved minutes will contain the official action taken.

**NOTICE OF A REGULAR MEETING
OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE**

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, January 21, 2014 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

All members of the public are invited to attend.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 13th day of January 2014 at 9:00 a.m.

Dated this 13th day of January 2014 by:

Vicki McReynolds

Vicki McReynolds
Administrative Assistant II

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND
POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. **CALL TO ORDER:** The Chairperson called the meeting to order at 4:00 p.m.
2. **ROLL CALL:** The Director Filardo called roll.
3. **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 comments to **FIVE MINUTES**.
4. **MINUTES:** Consideration of the **Regular Meeting Minutes of December 17, 2013.** Chair entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of December 17, 2013. Commissioner Erickson seconded the motion. The motion passed unanimously.
5. **REPORTS:**
 - a. Chairperson and Members Report

b. Director's Report

6. OLD BUSINESS:

- a. **CONSIDERATION AND POSSIBLE ACTION:** A major amendment and zoning reversion for the Verde Valley Ranch Planned Area Development, Assessor's Parcel Numbers 400-07-001B, 400-01-043, 400-01-006A, 400-02-003F, 400-02-007 and 400-06-011. The Major Amendment will reflect prior land divisions through the adoption of a new land use map and revert the commercial zoning of a portion of Assessor's Parcel Number 400-07-011B, that property formerly known as the Clark Mansion, whose zoning was changed by Resolution #1330 of the Town of Clarkdale on April 13, 2010. The Major Amendment will revert the zoning of this portion to Planned Area Development (PAD). The subject properties are located northeast of the intersection of Sycamore Canyon Road and Tuzigoot Road – Ratification of a Planning Commission vote taken December 17, 2013.

Staff Report: Senior Planner Escobar reported the need to ratify the vote taken by the Planning Commission on December 17, 2013.

Commission Action: [Commissioner Olguin motioned to recommend approval of a major amendment and zoning reversion for the Verde Valley Ranch Planned Area Development, Assessor's Parcel Numbers 400-07-001B, 400-01-043, 400-01-006A, 400-02-003F, 400-02-007 and 400-06-011. The Major Amendment will reflect prior land divisions through the adoption of a new land use map and revert the commercial zoning of a portion of Assessor's Parcel Number 400-07-011B, that property formerly known as the Clark Mansion, whose zoning was changed by Resolution #1330 of the Town of Clarkdale on April 13, 2010. The Major Amendment will revert the zoning of this portion to Planned Area Development \(PAD\). The subject properties are located northeast of the intersection of Sycamore Canyon Road and Tuzigoot Road. Commissioner Viarengo seconded the motion. The motion passed unanimously.](#)

- b. **CONTINUATION OF A PUBLIC HEARING:** An Ordinance adding language to Chapter 2: Definitions and Chapter 3: Zoning Districts, Sections 3-9.A.17 (CENTRAL BUSINESS DISTRICT) and Section 3-11.A.20 (COMMERCIAL DISTRICT) allowing the manufacturing, production, assembly and distillation of consumable products as permitted uses.

Staff Report:

Open Public Hearing: [The Chair opened the public hearing.](#)

Invite Public to Speak: (Public is asked to state their name). There is a time limit for comments.

Close Public Hearing: [The Chair closed the public hearing.](#)

Commission Discussion: [Chair Van Wye stated he supported the changes as presented. The new language adequately promotes sustainable practices and is](#)

flexible enough to address various types of manufacturing. The rest of the Commission concurred.

- c. **CONSIDERATION AND POSSIBLE ACTION:** An Ordinance adding language to Chapter 2: Definitions and Chapter 3: Zoning Districts, Sections 3-9.A.17 (CENTRAL BUSINESS DISTRICT) and Section 3-11.A.20 (COMMERCIAL DISTRICT) allowing the manufacturing, production, assembly and distillation of consumable products as permitted uses.

Commission Action: Commissioner Olguin motioned to recommend approval of the Consumable Products Ordinance. Commissioner de Blanc seconded the motion. The motion passed unanimously.

7. NEW BUSINESS:

- a. **WORKSESSION:** Discussion regarding Town of Clarkdale parking regulations and possible parking alternatives in the Central Business area.
Commission Action: The Commission directed staff to schedule a worksession to discuss the parking situation in the Central Business District. Additional worksessions will be scheduled in the future to discuss parking regulations in general. The Commission directed staff to provide more information regarding the relationship of drainage to parking areas, what other municipalities are doing with their parking regulations and what experts are recommending for parking.

8. FUTURE AGENDA ITEMS:

9. **ADJOURNMENT:** The Chair entertained a motion for adjournment. Commissioner Erickson motioned to adjourn the meeting. Commissioner de Blanc seconded the motion. The motion passed unanimously. The meeting adjourned at 5:10 p.m.

Reasonable accommodations may be requested by contacting Town Hall at (928)-634-9591, (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.