

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JUNE 17, 2014, 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 June 17, 2014, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Chairperson	Jack Van Wye	Present
Vice Chairperson	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Vic Viarengo	Excused

**Staff:**

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

**Others in Attendance: None.**

1. **AGENDA ITEM: CALL TO ORDER:** Chair Van Wye called the meeting to order at 4:00 p.m.
2. **AGENDA ITEM: ROLL CALL:** Director Filardo called the roll.
3. **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.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of May 20, 2014**. Chair Van Wye entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of May 20, 2014. Commissioner Erickson seconded the motion. The motion passed unanimously.

**5. AGENDA ITEM: REPORTS:**

**a. Chairperson & Members Report:** None

**b. Director's Report:** Director Filardo provided the following updates in the Planning Commission packet:

1. **Mountain Gate.** BC Land Group and New Gate Homes have posted their signage in their new offices on Main Street.
2. **Verde River @ Clarkdale.** An open house on June 12, 2014 was held to generate more public comment on the facilities and amenities to be located at each of the river access points. The public input will be gathered and priced to determine initial engineering estimates for use in pursuing grants. Further, the Commission is invited to attend the ribbon cutting at the Lower TAPCO River Access Point on **June 18<sup>th</sup> at 10 AM.**
3. **Economic Development.** Celebrate AZ on June 19<sup>th</sup>. Register now for a free breakfast (catered by our own Scott Buckley of Main Street Café and Pizzeria). Arizona Highways will be here in Clarkdale to celebrate the Verde Valley on **June 19<sup>th</sup> over breakfast from 7 – 9 AM.** They're looking for story ideas and bringing news of grant options for everyone. See the invitation below.

Hello,

You are invited to the following event:  
**CELEBRATE ARIZONA: VERDE VALLEY**

Event to be held at the following time, date, and location:

**ARIZONA** Thursday, June 19,  
2014 from 7:00 AM to  
**HIGHWAYS TELEVISION** 9:00 AM (MST)

Clark Memorial  
Clubhouse - Auditorium  
19 N. Ninth Street  
Clarkdale, AZ 86324

[View Map](#)



Share this event:



Robin Sewell, Arizona Highways Television, and our partners invite you to be our guest for Celebrate Arizona! A panel of Arizona's premier corporations and prestigious state agencies are coming together to celebrate the "fruits of your labor" and the community spirit of the Verde Valley.

Enjoy a delicious hot breakfast, and an engaging, informative panel discussion as the Verde Valley takes

center stage. The event and breakfast are free it is our gift to you.

Share this event on [Facebook](#) and [Twitter](#)

We hope you can make it!

Cheers,  
Arizona Highways TV

4. **Possible zone change.** Staff met with the owners of the Arizona Massage School at 701 Broadway. They are interested in pursuing a zone change for their property which is currently zoned R2 (Single family and limited multiple family residential). This property has been listed for sale for over a year and the owners believe they have a better chance of selling the property if it had commercial zoning. Staff discussed the rezoning process with them, and recommended they consider working with a potential buyer who has a specific use in mind to pursue the zone change.

Director Filardo informed the Commission this zone change application was received on June 16, 2014.

5. **Possible business.** Staff have met with two local business owners regarding opening an ATV rental business in Clarkdale. Their office would be located on the bottom floor of the apartment buildings located at 23 N. Eleventh Street. Rental, sales and retail services are a permitted use in the Central Business area. The outdoor display of rental vehicles and merchandise requires a conditional use permit. Staff has discussed this process with the two business owners, and they are deciding whether to pursue a CUP application.

Director Filardo informed the Commission this project is not being pursued.

6. **Right-of-way abandonment.** Owners of property in the Paz & Cota subdivision have submitted a request for the Town to abandon right-of-way adjacent to their property. The Paz & Cota subdivision was platted in 1912. Through the plat, a street system was dedicated as public right-of-way. These areas are shown as Town of Clarkdale right-of-way on the Yavapai County website. The road system has never been improved, however, and therefore never formally accepted by the Town. The Town has abandoned, through resolution, several portions of the road system in this subdivision previously.
7. **Design Review Board updates.** The sidewalk café application for the Clarkdale Market was turned down due to the lightweight nature of the furniture proposed. We are hopeful to receive an updated application featuring new furniture.
8. **Cell sites discussed.** Staff met with two cell tower representatives on Thursday, May 20<sup>th</sup> Thomas Waniewski, Principal of Capital Telecom and Greg Lake, Attorney for Lake & Cobb PLC regarding possible sites for a cell tower in Clarkdale. The cellular siting rules for Clarkdale were reviewed. The team is expecting to build at least one tower for use by both Verizon and

AT&T and are working with their RF engineers to determine whether or not they will be able to site a tower in our industrial area to take advantage of the 200' height option.

9. **Permits Issued:** There were (12) building permits since the last report:

7.5 KW Photovoltaic solar electric system at 1400 Old Jerome Highway	Room addition at 701 Mescal Spur Road
Re-roof at 571 Ami Drive	Accessory structure at 2000 Lone Star Trail
Gas and water line at 1420 Third South Street	New electrical service at 1480 Third South Street

**6. AGENDA ITEM: OLD BUSINESS:**

- a. **WORKSESSION:** Continuing discussion regarding a parking policy for the Central Business District including a follow-up report from the Commissioners' tour of the area.

**Staff Report:**

**Background:**

(The majority of the following information was included in the May 20<sup>th</sup> packet. New information is highlighted)

On April 23, 2014 four members of the Planning Commission conducted a walking tour of the Central Business area.

The following points were discussed, per notes submitted by the Commissioners:

- The discussion was on current and potential parking. Also marking existing parking spaces and probably new ones - i.e. all of 10th St. and probably two on Main St. Also parking spaces west of the museum on First North St.
- Commissioner Erickson pointed out the North, South, East, West layout of the town and the First North, First South etc. street naming pattern.
- Main and Broadway intersection was identified.
- Parking on 9th across from the laundry- potential parking if the laundry would become another business.
- We also walked down to the RLG, Inc. land for potential shared parking and to view "The Point" property.
- Removing the "no parking" in front of the Copper Museum was discussed
- Also possibly "no parking" on the north side of First South St. Would need to have a conversation with the land owner regarding angle parking up to the building and give access to the saloon and back of laundry.
- Possibly mark in red - driveway entrances. A discussion thought.
- Eliminate 2-hour parking sign on 10th and on the park side of Main St.
- Keep 2-hour parking in front of Su Casa. Keep 2-hour parking on Main between 9th and 10th - both sides.
- Commissioner Erickson pointed out the "red" areas. Public Works Supervisor Art Durazo will talk with the fire chief regarding re-marking by hydrants and alley areas.

- Keep 2-hour parking in front of Su Casa. Keep 2-hour parking on Main between 9th and 10th - both sides.
- Commissioner Erickson pointed out the "red" areas. Public Works Supervisor Art Durazo will talk with the fire chief regarding re-marking by hydrants and alley areas.
- Yellow curb stops in front of the Historical Society were noted. The Commission discussed changing the color of these stops to clarify these were public parking areas.
- The Commission stopped for coffee at Yacht Club.
- Walked to the Clarkdale Historical Museum and observed the commercial area - Clarkdale Metals, Bent River Machine. Also - Broadway to the Train and road to Patio Park and Luke Lane - cross historic bridge on Broadway to get there.

### **Town's Compliance with ADA Parking Standards**

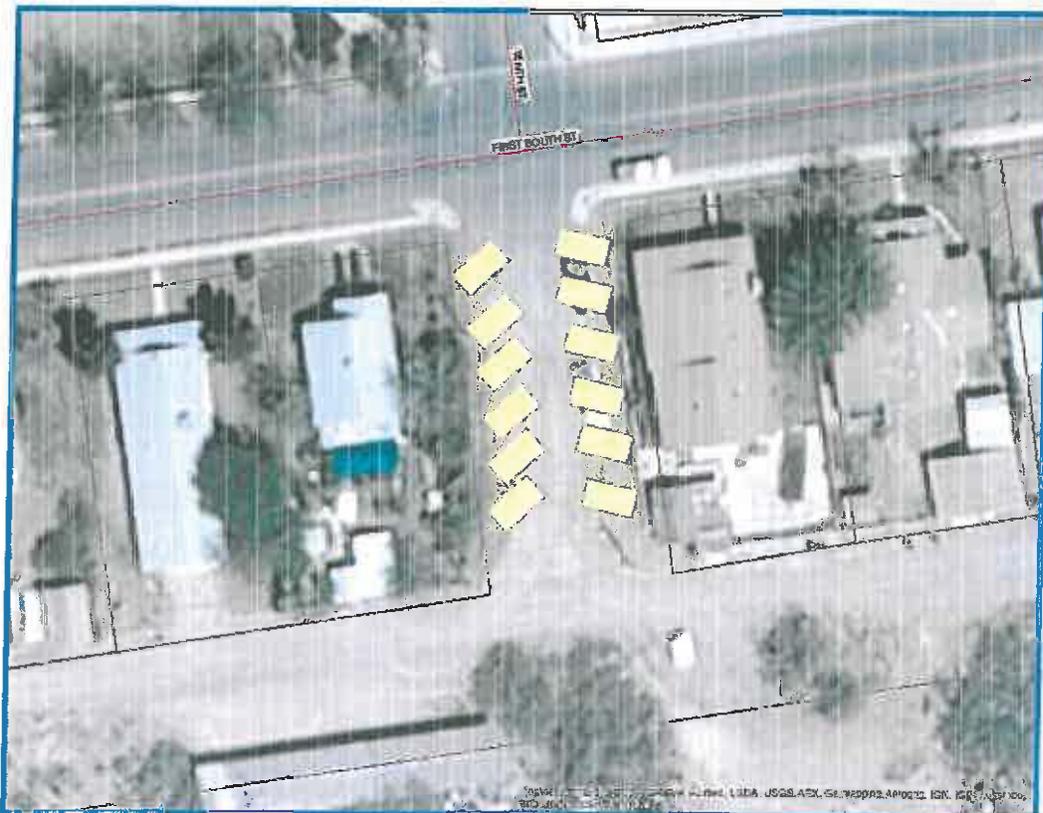
At the April meeting, the Commission had directed staff to access whether the Town was in compliance with ADA parking requirements.

There are 88 parking spaces in the Town parking lot. ADA standards require four ADA parking spaces for lots with 76 to 100 spaces. The Town parking lot exceeds this requirement with six ADA parking spaces.

The American Disabilities Act does not address on-street parking.

### **Further Discussion**

The Public Works Director has suggested developing angled parking on the south end of Tenth Street. This could add an additional six parking spaces on each side of the street.



**Recommendation**

Staff is asking for the Commission to provide consensus on the following issues:

1. Marking the rolled curb along the north side of First South as 'No Parking' and working with the property owner of the Laundromat property to develop more public parking on this site.
2. Eliminate 2-hour parking restriction on Tenth Street and on the park side of Main Street.
3. Add additional striped parking spaces along Tenth Street between Main and First South
4. Keep 2-hour parking restriction on Su Casa side of Main Street and on Main between Ninth and Tenth Streets.
5. Remove the yellow curbing on Ninth Street in front of the Copper Museum and Post Office and stripe for additional parking.
6. Develop additional parking on First North Street past the Historical Museum.
7. Add a parking space in front of 917 Main.
8. Investigate adding angled parking at the south terminus of Tenth Street.

Upon receiving a consensus from the Commission, staff will work with the Public Works Department to determine what items can be accomplished, and what items will need Council review and approval.

**Commission Discussion:**

The Commission discussed the lack of truck and bus parking in the Central Business area. Chair Van Wye asked whether parallel or diagonal parking had more impact on the adjacent residents. Staff stated more diagonal parking spaces can fit in the same area than parallel spaces, so there is a greater impact due to more cars.

Commissioner Erickson stated the angled parking was a good idea. It would need to be properly marked. He also reiterated more parking could be developed in the area north of the Historical Society building parking. The existing weeds would need to be cut down to increase visibility. He has noticed recently a problem on Tenth Street due to parking of Verde River Adventures customers. Some cars appear to be parked too close to the crosswalk.

Commissioner Olguin pointed out the need for better signage. Director Filardo informed the Commission, pending approval of the draft budget, monies should be available to develop new signage.

Commissioner Olguin stated the need to consider providing parking for vans and buses.

The Commission added the following recommendations:

9. Re-paint the existing curb stops located in the Historical Society parking area to a color other than yellow.
10. Cut weeds in this area for safety and visibility.
11. Develop new directional signage for public parking areas.
12. Identify areas for oversize vehicle parking.
13. Explore leasing of private property, i.e. the property at the northeast corner of Clarkdale Parkway and Main Street, to develop additional parking.

Commission de Blanc motioned to direct staff to bring these items forward for review by the Public

a. **WORKSESSION:** General discussion regarding residential density and various types of home ownership.

- **Staff Report:**  
Staff gave the following presentation:

6/18/2014



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The Commission had a general discussion regarding density and development patterns. This was a discussion item only, and no action was taken.

**8. FUTURE AGENDA ITEMS:**

- a. Rezone application for 701 S. Broadway will be scheduled for a public hearing on July 15, 2014.

9. **AGENDA ITEM: ADJOURNMENT:** Chair Van Wye entertained a motion for adjournment. Commissioner Erickson motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 5:08 p.m.

**APPROVED BY:**

  
Ida de Blanc  
Acting Chairperson

**SUBMITTED BY:**

  
Beth Escobar  
Senior Planner