

**PLANNING  
COMMISSION**  
*May 19, 2015*

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, MAY 19, 2015, 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, May 19, 2015, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

**Planning Commission:**

Vice Chairperson	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Craig Backus	Absent

**Staff:**

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

**Others in Attendance:** Phil Terbell.

1. **AGENDA ITEM: CALL TO ORDER:** Vice Chair de Blanc 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 public comment:** Mr. Phil Terbell addressed the Commission and let them know he has set a personal goal to attend all planning meetings in the area to represent the development community.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of April 21, 2015.** The Vice Chair entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of April 21, 2015. Commissioner Erickson seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**

**a. Chairperson and Members Report-** Commissioner Erickson stated the signs at The Crossroads are effective and the road at Mescal Spur will be very useful.

**b. Director's Report**

Director Filardo thanked the Commissioners for their effective and thorough review of the wireless facility application. She stated that everyone at the Town holds the Commission in high regard for their courage, thoroughness and integrity.

**6. OLD BUSINESS:**

**a. AGENDA ITEM: WORKSESSION:** Continuing discussion/possible action regarding proposed changes to Sections 2-1, 3-9, 3-10, 3-11, 3-12 and 3-13 of the Town of Clarkdale Zoning Code regarding commercial zoning.

**Background:**

At the April 21 meeting the Planning Commission directed staff to incorporate proposed changes to the commercial zoning districts into zoning code format for review.

Major changes being proposed include:

- Adding a variety of agriculture related uses to the Commercial and Highway Commercial District
- Moving Artist Studio from a conditional use to a permitted use in the Neighborhood and Highway Commercial Districts and add as a permitted use in the Commercial and Central Business District. Language has been added regarding performance standards applying to art production per the Commission's discussion.
- Add Commercial, Trade or Vocational schools as permitted uses to Highway and Neighborhood Commercial District. This category is currently a permitted use in the Commercial and Central Business District.
- Add Assisted living facilities including convalescent homes, hospice care and retirement centers as permitted uses in the Highway and Neighborhood Commercial Districts (currently allowed with a CUP).
- Consolidate uses into a Personal services category
- Consolidate uses into a Professional offices category
- Remove limiting language from Retail sales
- Add Park and ride facilities as permitted uses in Commercial and Highway Commercial
- Remove limitations regarding alcohol service in the Neighborhood and Highway Commercial Districts.

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- Create a separate category for Repair of household appliances and add to all districts
- Add Single-family use to all commercial districts. This is an assumed permitted use for a hierarchical code.
- Convert Parking structures or garages, a maximum of two stories in height to Public garage, including storage and repair, a maximum of two stories in height in Highway Commercial
- Add Public Utilities as permitted uses in Commercial and Highway Commercial Districts.

In addition, the uses have been alphabetized and language has been standardized across all four districts.

Since the agriculture use category is new, draft definitions have been developed for uses in this category.

The Commission expressed concerns about the exclusion of manufactured housing in commercial district, stating this was restrictive and non-flexible.

**Recommendation:** Staff is requesting the Planning Commission provide feedback on the proposed changes and direct staff to schedule the required public hearing.

**ACTION:** The Planning Commission directed staff to develop more flexible language regarding single and multi-family housing and the use of manufactured or modular units. The Commission directed staff to make these changes and bring the drafts back to the Commission in a public hearing at the regularly scheduled June Planning Commission meeting.

**7. AGENDA ITEM: FUTURE AGENDA ITEMS**

Staff has been notified regarding a possible second wireless facility proposed to be located in the industrial area.

**8. AGENDA ITEM: ADJOURNMENT:** The Vice Chairperson entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Erickson seconded the motion. The motion passed unanimously. The meeting adjourned at 4:40 p.m.

**APPROVED BY:**

**SUBMITTED BY:**



Ida de Blanc  
Vice -Chairperson



Beth Escobar  
Senior Planner