

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, August 18, 2015 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 10th day of August 2015 at 9:00 a.m.

Dated this 10th day of August 2015 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 Vice Chairperson called the meeting to order at 4:00 p.m.](#)
2. **ROLL CALL:** [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 June 16, 2015.** The Vice Chair entertained a motion to accept the minutes. Commissioner Erickson motioned to approve the Regular Meeting Minutes of June 16, 2015. Commissioner Olguin seconded the motion. The motion passed unanimously.](#)
5. **REPORTS:**
 - a. Chairperson and Members Report:
 - b. Director's Report:

6. NEW BUSINESS:

- a. **PUBLIC HEARING:** Regarding a Conditional Use Permit Application for a medical treatment facility at the Sedona Wellness-School of Ayurveda Massage (formerly known as the ASIS Massage School) to allow for certified professionals to provide massage, health and wellness advice within the existing facility. Assessor's Parcel Number 400-07-026F. Address 501 Peace Garden Path (formally 701 South Broadway). The property is approximately 5.37 acres and zoned R2-Single family & Limited Multi Family Residential.
- **Staff Report:**
 - **Questions to Staff:**
 - **Open Public Hearing:** Vice Chair deBlanc opened the Public Hearing. There were no members of the public who spoke on this item.
 - **Close Public Hearing:** The Vice Chair closed the Public Hearing.
- b. **CONSIDERATION AND POSSIBLE ACTION:** Discussion/possible action regarding a Conditional Use Permit Application for a medical treatment facility at the Sedona Wellness-School of Ayurveda Massage (formerly known as the ASIS Massage School) to allow for certified professionals to provide massage, health and wellness advice within the existing facility. Assessor's Parcel Number 400-07-026F. Address 501 Peace Garden Path (formally 701 South Broadway). The property is approximately 5.37 acres and zoned R2-Single family & Limited Multi Family Residential.

ACTION: Commissioner Olguin motioned to recommend approval of the conditional use permit application for the Sedona Wellness-School of Ayurveda Massage based on staff's opinion of the compliance of the application with the elements of Applicable Regulations, Bulk Regulations, Performance, Traffic Impacts, Landscaping, and Nuisance and including the following conditions:

1. Services provided shall be limited to those described in the Letter of Intent dated 7/14/15 and
2. No additional construction shall be associated with this Conditional Use Permit.

Commissioner Backus seconded the motion. The motion passed unanimously.

NEW BUSINESS continued:

- c. **PUBLIC HEARING:** Regarding a Conditional Use Permit Application for a RV Park with a maximum of 70 spaces and supporting infrastructure, including a pool, locker rooms, office, shop and the placement of a mobile home to house the applicant on site. Assessor's parcel number is 400-07-005. Address: 551 S. Broadway. The subject property is approximately 9.75 acres and is zoned commercial.
- **Staff Report:**
 - **Questions to Staff**
 - **Open Public Hearing:** Vice Chair deBlanc opened the Public Hearing. Twelve members of the public spoke on the subject and one email was read to the audience at the request of Donna Whitmore, Clarkdale resident who could not attend the meeting.
 - **Close Public Hearing:** The Vice Chair closed the Public Hearing.

- a. **CONSIDERATION AND POSSIBLE ACTION:** Discussion/possible action regarding a Conditional Use Permit Application for a RV Park with a maximum of 70 spaces and supporting infrastructure, including a pool, locker rooms, office, shop and the placement of a mobile home to house the applicant on site. Assessor's parcel number is 400-07-005. Address: 551 S. Broadway. The subject property is approximately 9.75 acres and is zoned commercial.

ACTION: Commissioner Olguin motioned to recommend approval of the conditional use permit application for the Rain Spirit RV Park based on staff's opinion of the compliance of the application with the elements of Applicable Regulations, Bulk Regulations, Performance, Traffic Impacts, Landscaping, and Nuisance and including the following conditions:

1. A building permit shall be issued prior to construction of the buildings included in the proposal.
2. Prior to issuance of a building permit, applicant will record deeds and restrictions for this project which include prohibition against tents and camping, additions of canopies or shade structures to RV units, limiting length of stay and restricting noise after 10:00 p.m.
3. Prior to issuance of a certificate of occupancy, signage restricting RV exiting out of the park to right-turn only shall be installed.
4. All lighting shall be fully shielded and meet the requirements of Section Eight of the Zoning Code.
5. The applicant shall incorporate a rainwater harvesting plan and a greywater use plan into the final landscape plan.
6. The 4-inch fire hydrant shall be installed as shown on the site plan dated 7-31-15 prior to the issuance of a certificate of occupancy, and with the following additional stipulations:
7. The applicant shall protect the facility of the ravine.
8. The pool size shall be limited to 15' x 30'.

Commissioner Backus seconded the motion. The motion passed unanimously.

7. FUTURE AGENDA ITEMS:

- a. Focus area plan community meeting

8. ADJOURNMENT: The Vice Chairperson entertained a motion for adjournment. Commissioner Backus motioned to adjourn the meeting. Commissioner Erickson seconded the motion. The motion passed unanimously. The meeting adjourned at 6:50 p.m.