

**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, JUNE 21<sup>ST</sup>, 2004, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, ARIZONA.**

A regular meeting of the Planning Commission of the Town of Clarkdale was held on Monday, June 21<sup>st</sup>, 2004, at 6:00 p.m. in the Men's Lounge of the Clark Memorial Clubhouse.

**Planning Commission:**

Chairperson	Gary Hansen	Present
Vice Chairperson	Susan Sammarco	Present
Commissioners	Robyn Prud'homme-Bauer	Present
	Dewey Reiersen	Absent

**Staff:**

Planning Director	Steven Brown
Planner II	Beth Escobar
Admin. Assistant	Normalinda U. Zúñiga

**Others in Attendance:** Curt Bohall of 721 3<sup>rd</sup> North, Victor Sammarco of 110 S. 15<sup>th</sup> St.

**1. CALL TO ORDER**

**2. MINUTES:** Commissioner Prud'homme-Bauer made a motion to approve the minutes of June 7. Commissioner Sammarco seconded the motion. The motion passed unanimously.

**3. REPORTS:**

Chairperson's Report: none

Planning Director's report: Steven Brown reported that on July 27<sup>th</sup> the Planning Commission would have the first of five meetings with the Council, which consist of one work session and four presentations.

**4. WORK SESSION:** Commissioner Prud'homme-Bauer made a motion to open the work session for public comment. Commissioner Sammarco seconded the motion. The motion passed unanimously.

The Planning Director and Planner II reported on

- Nursing and convalescent homes: there are many different levels of nursing and convalescent homes, this may have an effect on where they should be zoned. Also, each present a parking and circulation concern.

- Trends in commercial zoning: there is a current growing trend of retail and grocery stores in neighborhood zoned areas. Mixed use zones are becoming more and more popular.

During the work session the Commission discussed the following:

- Commercial parcels along Broadway and the Hwy. 89A corridor that could be zoned “Highway Commercial” and the type of development challenges and considerations that need to be addressed, i.e. road dedications, access, lot lines, etc.
- The anticipated increased traffic on Broadway as a result of growth and the placement of roundabouts on Hwy. 89A
- Creating a sense of neighborhood identity through zoning
- a traffic circle at Turquoise to act as a traffic calming device and a gateway to Clarkdale from the west
- Rezoning certain parcels that are split by zoning
- Meeting with property owners, real estate brokers and other interested parties to build a coalition to support commercial development
- Expanding the historic Central Business District to cover a broader geographic area
- Renaming the Central Business District to better reflect the types of uses that are permitted

The Commission requested that staff prepare an amended listing of commercial uses based on discussion during the work session. The Commission also requested that staff identify areas of potential growth, specifically in the west area, within the Town boundaries.

The Commissioners agreed to be prepared to present an update to the Town Council at their July 27<sup>th</sup> meeting regarding the commercial zoning work sessions. Once the Commissioners finish deciding the new commercial zones they will propose the final product to the Council to be approved.

5. **AJOURNMENT:** With no further business to discuss the meeting adjourned at 8:07 p.m.

APPROVED BY:

SUBMITTED BY:

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Gary Hansen  
Chairperson

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Normalinda U. Zúñiga  
Administrative Assistant