

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, JUNE 20, 2005, IN THE MEN'S LOUNGE, CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A regular meeting of the Planning Commission of the Town of Clarkdale was held on Monday, June 20, 2005, at 6:00 p.m., in the Men's Lounge.

Planning Commission:

Chairperson	Susan Sammarco	Absent (Resigned)
Vice Chairperson	Robyn Prud'homme-Bauer	Present
Commissioners	Bob Noland	Present
	Curt Bohall	Present

Staff:

Community Development Director	Steven Brown
Planner II	Normalinda Zuniga
Administrative Assistant	Charlene Stockseth

Others in Attendance:

1. **CALL TO ORDER:** Vice Chairperson Prud'homme-Bauer called the meeting to order at 6:05 p.m.
2. **ROLL CALL:** Administrative Assistant Stockseth called roll.
3. **MINUTES:** The minutes of May 16, 2005, were approved as written.
4. **REPORTS:**
Chairperson's Report: None.

Staff Report: Background: Staff has been working with the Commission for the past several months on potential revisions of the Zoning Ordinance and Zoning Map that will replace the single Commercial Zoning District with two new districts being the Neighborhood Commercial and Highway Commercial Districts. The Commission has also been looking at the Central Business District as a part of this process, in an effort to determine whether additional changes would be supported to the Uses permitted in this district and to the areas to which it applies. At the last meeting in May, we agreed to take up the Central Business District again at the June meeting. This evening, the discussion centers on the Central Business District issues, and what if anything needs to be done to bring it in line with the Goals of the General Plan 2002 Program.

At a meeting in March, the Commission met with representatives from the Design Review Board and the Parks and Recreation Commission to discuss how a joint effort could result in a linked system of trails, designed to standards and with features that will serve the community. The Design Review Board has been working on a set of Landscape and Hardscape Standards for inclusion in the Town of Clarkdale Zoning Code. The Parks and Recreation Commission have

been working on a Trails and Parks Master Plan, which identifies a linked system of trails across the community. So, in addition to the discussion of the Central Business District, we will be discussing how the work that is being done on the Commercial Zoning Districts by the Planning Commission, the Standards being promulgated by the Design Review Board and the Trails and Parks Master Plan can all be linked along the Highway 89A corridor by the adoption of a Highway 89A Commercial Overlay District.

5. **PUBLIC COMMENT:** None.

OLD BUSINESS

6. **COMMERCIAL ZONING WORKSESSION:**

Purpose: The purpose of the Highway 89A Commercial Overlay District is to provide specific development standards for commercial development along the Highway 89A corridor from Cement Plant Road to Black Hills Drive in the Town of Clarkdale. The added standards are intended to maintain an attractive and unified character along this highly visible corridor within the Town, and to retain the natural vegetation as much as possible, while incorporating a pedestrian and bicycle path within a landscaped setback from the state highway.

Standards:

Setbacks: All properties fronting on Highway 89A shall be required to provide a 25 foot setback from the highway right-of-way for the purpose of providing a landscaped separation from the highway, and to provide a multi-use path for use by pedestrians and bicyclists, linking the project to a Town-wide network of paths and trails.

Landscaping: Site Plans developed for all commercial properties located within the Highway 89A Commercial Overlay District, with frontage on Highway 89A shall be provided with a 25 foot landscaped setback adjacent to the right-of-way of Highway 89A. A landscaping plan will be developed by a Registered Landscape Architect and shall include only plants from Section J.8 “Plant List” from the Town of Clarkdale Zoning Code. The Landscape Plan shall include an inventory of “Existing Significant Vegetation” (**NEED A DEFINITION OF THIS**). At least 50% of the “Existing Significant Vegetation” must be accounted for in the proposed landscaping plan. The landscape plan shall include a listing of new vegetation that is to be installed, and shall indicate the number of plants, the location of plantings, the size of plants at planting and at maturity, and shall include an irrigation system to be maintained for the first two years following issuance of Certificate of Occupancy for the use covered under the Site Plan.

Hardscape: Site Plans developed for all commercial properties located within the Highway 89A Commercial Overlay District, with frontage on Highway 89A shall be provided with hardscape elements (benches, trash receptacles, lighting, non-motorized users, bicycle racks, etc.) as specified in the “Multi-Use Path Standards” as a part of the Town of Clarkdale Zoning Code – Section 17.W – Site Plan Review. A draft ordinance was distributed to the Commission for review.

The Commission discussed other Standards that could be beneficial to the Town, i.e. Signage (one sign for three businesses to avoid clutter, signs that match the building and to preserve the character of Clarkdale); Parking (shared access driveways – three business share one driveway); and Lighting. The Commission directed staff to research these recommended standards and bring the findings to the next regular meeting.

The boundaries that would be included in the Central Business District or “Town Center” were discussed. The Commission directed Staff to prepare a map that would show the boundaries of the Town Center.

Vice Chair Prud’homme-Bauer recommended Staff prepare an informational staff report for Town Council.

With nothing more to discuss, Vice Chair Prud’homme-Bauer called for a motion to adjourn.

ADJOURNMENT: Commissioner Bohall motioned to adjourn the meeting. Commissioner Noland seconded the motion. The motion passed unanimously. The meeting adjourned at 7:25 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud’homme-Bauer
Vice Chairperson

Charlene Stockseth
Administrative Assistant