

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, APRIL 18, 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, April 18, 2005, at 6:00 p.m., in the Men's Lounge.

Planning Commission:

Chairperson	Susan Sammarco	Present
Vice Chairperson	Robyn Prud'homme-Bauer	Present
Commissioners	Dewey Reiersen	Absent
	Bob Noland	Present
	Curt Bohall	Present

Staff:

Community Development Director	Steven Brown
Planning Manager	Beth Escobar
Planner II	Normalinda Zuniga

Others in Attendance:

1. **CALL TO ORDER:** Chairperson Sammarco called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Planner II Zuniga called roll.
3. **MINUTES:** The minutes of March 21, 2005, were approved with noted corrections.
4. **REPORTS:**
Chairperson's Report: Chairperson Sammarco submitted her letter of resignation to the Planning Commission, effective after the June meeting. She stated she greatly enjoyed serving on the Planning Commission and she believes its provided a base on which she can further build her public service in the future. She and her husband are moving out of Clarkdale.

Staff Report: Planning Manager Escobar gave an update on the two recommended changes to the ordinance the Commission approved at the March 21, 2005, meeting. The landscape ordinance is on the Council Agenda for April 26, 2005. During the review of the Site Plan Review process, staff received legal advice from the Town Attorney regarding the liaison position. Staff will need to rewrite the ordinance and will submit the changes to the Design Review Board at the May meeting. The ordinance will then be submitted to the Commission for the June or July meeting.

The Town Council approved the early grading permit for the Mountain Gate Subdivision. Staff has been busy with upcoming subdivisions. There will be a Subdivision meeting on April 25, 2005.

5. **PUBLIC COMMENT:** None.

OLD BUSINESS

6. **COMMERCIAL ZONING WORKSESSION:**

Staff Report: Planning Manager Escobar stated Staff has started reviewing some of the details they would like the Commission to examine. The worksession between the Planning Commission, Parks & Recreation Commission and Design Review Board was a very long and productive meeting. There are so many shared themes and values that the Boards and Commission can work on. Staff wants to continue identifying areas and property owners that Staff think the Board and Commissions would like to talk with.

Presentation: Community Development Director Brown stated the Commission has gone through the process of reviewing the commercial zoning districts and determined the best commercial permit uses for areas near residential development and the most appropriate uses for commercial development along the highway corridor. Director Brown advised the Commission that the next task is to go through what the General Plan proposes for commercial districts, to take a look at each of the parcels and to check if the Commission is satisfied with the recommendations that were made in the General Plan or whether there is anything other that the Commission would want to suppose.

Director Brown began an ArcView presentation, showing a map of the Town of Clarkdale, current zoning and recommended changes. After going through the entire map, area by area, the Commission recommended that zoning be changed for the following areas:

1. That the southern section of parcel #406-26-012B, from the Town of Clarkdale border to the northern border of the Cliffrose Village Development be zoned Neighborhood Commercial, to work in conjunction with the area within the Cliffrose Village PAD that is designated as Neighborhood Commercial. This parcel is currently zoned Commercial.
2. That parcel # 406-26-012G, and the area of parcel #406-26-012B north of the Cliffrose Village PAD be zoned Highway Commercial. The Commission further directed staff, at the time this area becomes developed, to consider the small triangle area in the northwest corner of 406-26-012G, which is north of the floodplain that bisects this parcel, be left as open space dedicated to the Town. These parcels are currently zoned Commercial.
3. That parcel #'s 406-26-010W, 406-26-010X and 406-26-010B on the east side of Hwy. 89A and the smaller parcels in the same area on the

- west side of Hwy. 89A be zoned Highway Commercial. The Commission discussed the challenge of any development in these smaller parcels on the west side and directed staff to encourage shared driveways and parking, along with pedestrian access, when this area becomes developed. These parcels are currently zoned Commercial.
4. That the area of Hwy. 89A, beginning on the west at parcel #406-26-155 and on the east at parcel #406-26-206E, through parcel # 406-26-006B on the west and parcel #406-26-187 on the east be zoned Neighborhood Commercial. These parcels are currently zoned Commercial.
 5. That parcel # 406-26-320H which is currently zoned Commercial for a depth of 300 feet, be zoned in its entirety to Highway Commercial.
 6. That the zoning for parcel #406-26-328A be changed from R1 to Highway Commercial.
 7. That those parcels on the west side of Hwy. 89A, beginning with parcel #406-26-320J through 400-05-009R be zoned Highway Commercial. These parcels are currently zoned Commercial.
 8. That the parcels on the northwest corner of the Hwy. 89A/ 11th Street intersection, parcel #'s 406-27-005B, 406-27-005D, 406-27-005E, 400-05-018B, 400-05-018A, and 400-05-009E, be zoned Neighborhood Commercial. These parcels are currently zoned Commercial.
 9. That, regarding those parcels along Cement Plant Road owned by Salt River Materials Group, that parcel #400-05-017E, currently zoned R2, be rezoned to Highway Commercial, that parcel #400-05-001G, currently zoned R2, be rezoned to Neighborhood Commercial, and that parcel #400-05-009M remain zoned R2, because of its proximity to the Yavapai Apache Nation Community and the Clarkdale Jerome School.
 10. That parcel #400-06-016T, which is currently zoned Commercial, be rezoned to Neighborhood Commercial, and that this parcel be further discussed when the Commission examines the Central Business District.
 11. That those parcels east of Broadway and north of the Bitter Creek Bridge, parcel #'s 400-02-042B, 406-02-042D, 400-02-009A, 400-06-001N, and 400-06-009, be zoned Neighborhood Commercial. These parcels are currently zoned Industrial.
 12. That those parcels along Broadway and west of the Tuzigoot road intersection, parcel #'s 400-06-016E, 400-06-016M and 400-07-023, currently zoned R1, be zoned Neighborhood Commercial.
 13. That those parcels on the east side of Broadway, south of the Tuzigoot Road intersection, parcel #'s 400-07-026D, 400-07-026A and 400-07-026C that are currently zoned R2 be rezoned to Neighborhood Commercial.
 14. That those parcels immediately southeast of the Broadway/Tuzigoot Road intersection, parcel #'s 400-07-005, 400-07-002, 400-07-023, 400-06-016F and 400-07-007, currently zoned Commercial, except for the eastern portion of parcel #400-07-022 which is currently zoned R1L, be zoned Neighborhood Commercial.

15. That parcel #'s 400-07-007A and 400-06-016F, adjacent to Tuzigoot road, currently zoned Industrial, be rezoned to Neighborhood Commercial.

The Planning Commission directed staff to encourage shared access when this area develops.

The Commission directed staff to begin arranging meetings with the property owners of those parcels identified for zoning changes. Staff will report back to the Commission at the next regularly scheduled meeting.

Having no further matters to discuss, Commissioner Bohall motioned to adjourn the Commercial Zoning Worksession. Commissioner Noland seconded the motion. The motion passed unanimously. The worksession adjourned at 8:00 p.m.

8. ADJOURNMENT: Commissioner Bohall motioned to adjourn the meeting. Commissioner Noland seconded the motion. The motion passed unanimously. The meeting adjourned at 8:37 p.m.

APPROVED BY:

SUBMITTED BY:

Susan Sammarco
Chairperson

Charlene Stockseth
Administrative Assistant