

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON MONDAY, SEPTEMBER 18, 2006, IN THE MEN'S LOUNGE AT 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 Monday, September 18, 2006, at 6:00 p.m., in the Men's Lounge at the Clark Memorial Clubhouse, 19 N. 9th Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Robyn Prud'homme-Bauer	Present
Vice Chairperson	Amy Bayless	Present
Commissioners	Dave Puzas	Present
	Sarah Vinson	Present
	Jorge Olguin	Present

Staff:

Community Development Director	Sherry Bailey
Planner II	Normalinda Zuniga

Others in Attendance: Curt Bohall

1. **CALL TO ORDER:** The Chair called the meeting to order at 6:00 p.m.
2. **ROLL CALL:** Roll was taken by the Community Development Director.
3. **MINUTES** – Commissioner Olguin motioned to approve the minutes of August 21, 2006. Commissioner Bayless seconded the motion. The motion passed unanimously.

4. **REPORTS**

Chairperson's Report:

Staff Report:

5. **PUBLIC COMMENT:**

NEW BUSINESS:

6. **PUBLIC HEARING:** Requested Conditional Use Permit to Allow for a Bed & Breakfast Country Inn within the Currently Zoned R-3 District at 400 First North Street, Parcel # 400-03-117B.
 - ❑ **Open Public Hearing:** The Chair opened the Public Hearing.
 - ❑ **Staff Report:** The applicant is seeking a Conditional use Permit (CUP) to allow for a Bed & Breakfast Country Inn within the currently zoned R-3 district. Per Town Zoning code, a Country Inn is only permitted in the Commercial, Central Business and Industrial zoned districts, it is a residence or building which has six or more guest units which exhibits a character of use consistent with a motel or hotel and which may have a restaurant open to the general public as well as the guests. They would like up to 14 bedrooms for guests. They will have a commercial kitchen for preparation of guest meals. They will also provide space for receptions or weddings, and small group functions.
 - ❑ **Applicant Presentation:** The applicant presented her request.

- **Invite public to speak:** There were two present in support of the request (however, did not sign in).
- **Close Public Hearing:** Commissioner Puzas moved to close the Public Hearing. Commissioner Bayless seconded the motion. The motion passed unanimously.

7. **CONSIDERATION AND POSSIBLE ACTION:** Requested Conditional Use Permit to Allow for a Bed & Breakfast Country Inn within the Currently Zoned R-3 District at 400 First North Street, Parcel # 400-03-117B.

- **Questions may be directed to staff/applicant:** None.
- **Chair may request a motion and a second:** None.
- **Discussion:** The members discussed and reviewed the Performance Standards and Required Findings as described in the staff report.
- **Action:** Commissioner Bayless moved to approve the Conditional Use Permit with the following staff recommendations and to include the Required Findings:

1. Applicants shall pave the parking area on the Sixth Street side for use by their customers and employees, and provide each space with striping and bumper curbs. A minimum of one parking space per guest unit and one parking space per employee shall be provided on site in addition to the required parking for the owner.
2. During large events i.e. weddings, anniversaries, parties, etc., street parking shall be limited to Second North Street only and at stripped parking at the Selna ball field. There shall be no street parking on Sixth Street or Second North Street. Applicants are encouraged to explore off-site parking areas.
3. Hours of operation shall be limited to between 6 am to 10 pm.
4. The applicant must obtain all required State, Federal and Town permits.
5. Applicants shall submit and gain approval for their landscape plan prior to beginning work on their landscape.
6. The applicant shall submit a drainage plan and gain approval by the Town engineer before beginning any work on the grounds of the property.
7. The applicant shall comply with all requirements for a Bed & Breakfast Country inn.
8. The applicant shall comply with all Performance Standards for Commercial Developments, Section 3-101 of the Town of Clarkdale's Zoning Code.
9. The applicant shall comply with all Design Review standards.

Commissioner Olguin seconded the motion. The motion passed unanimously

8. **WORKSESSION:** Subdivision Ordinance – Restricting Development from Wash Areas (drainage)

The Commission discussed the subdivision ordinance and changes concerning restricting the flood plain areas from development. They directed staff to work with the Town Attorney to accomplish the changes they would like.

9. FUTURE AGENDA ITEMS:

10. **ADJOURNMENT:** The meeting adjourned at 8:30 p.m.

APPROVED BY:

SUBMITTED BY:

Robyn Prud'homme-Bauer
Chairperson

Sherry Bailey
Community Development Director