



**NOTICE OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE**

TUESDAY, MARCH 17, 2026 AT 4:30 PM

(To listen to the full audio/video of the meeting,
please visit www.clarkdale.az.gov – agendas & minutes)

Members' Present: *Chair de Blanc, Advisory member Johnson, Commissioner Spence, Vice Chair Bayless, Commissioner Conk (Zoom)*

Members Absent: *Commissioner Foutz*

Other Municipal Officials Present: *Community Development Director Scott Ellis, Community Development Senior Planner Clover Pinion, Community Development Technician Guss Espolt, Town Clerk Charity Brooks, Public Works Director Lou Andersen, Town Manager Susan Guthrie*

Audience: *Twelve members of the public were present.*

Zoom: *Three members of the public were present.*

1. CALL TO ORDER *Chair de Blanc called the meeting to order at 4:30 p.m.*

2. ROLL CALL
See above.

3. PUBLIC COMMENT
No comment.

4. MINUTES

A. Approval of Minutes

Discussed, considered and approved the draft minutes from the regular meeting on Feb. 17, 2026.

Motion: *Approve the draft minutes from the regular meeting on Feb. 17, 2025.*

First: *Spence*

Second: *Bayless*

Approved: *5-0*

Board Member

Chair de Blanc

Vice Chair Conk

Commissioner Foutz

Ayes/Nays

Aye

Aye

Absent

Commissioner Spence	<i>Aye</i>
Commissioner Bayless	<i>Aye</i>
Advisory Johnson	<i>Aye</i>

5. NEW BUSINESS

A. PUBLIC HEARING: Conditional Use Permit #250188 - Circle K Gas Station and Convenience Store.

Motion: *I motion to open public hearing.*

First: *Bayless*

Second: *Spence*

Board Member	Ayes/Nays
Chair de Blanc	<i>Aye</i>
Vice Chair Conk	<i>Aye</i>
Commissioner Foutz	<i>Absent</i>
Commissioner Spence	<i>Aye</i>
Commissioner Bayless	<i>Aye</i>
Advisory Johnson	<i>Aye</i>

Closed Public Hearing: *Chair de Blanc*

Public hearing to take comments on Conditional Use Permit #250188 - Circle K gas station and convenience store. Four residents approached the Planning Commission with questions.

B. Conditional Use Permit #250188 – Circle K Gas Station and Convenience Store

Discussed, considered and approved the recommendation to go to Council. Conditional Use Permit #250188 – Circle K gas station and convenience store.

Motion: *I motion to recommend approval to the town council for a conditional permit to construct and operate a Circle-K convenience store with fuel sales in accordance with a stipulations as stated in the staff Report, including the additional stipulation that staff and applicant look into if there are any noise reduction benefits to increasing the Masonry wall beyond 6 feet to also include comments to the neighbors directly behind that wall.*

First: *Bayless*

Second: *Spence*

Approved: *5-0*

Board Member	Ayes/Nays
Chair de Blanc	<i>Aye</i>
Vice Chair Conk	<i>Aye</i>
Commissioner Foutz	<i>Absent</i>
Commissioner Spence	<i>Aye</i>
Commissioner Bayless	<i>Aye</i>
Advisory Johnson	<i>Aye</i>

6. DISCUSSION ITEM ONLY - NO ACTION TAKEN

A. Design Standard Examples

Postponed until staff receives Arizona State bill updates.

7. FUTURE AGENDA ITEMS

Planning Commission *did not* propose items to be placed on a future agenda.

8. ADJOURNMENT

Motion: *Motion to adjourn.*

First: *Spence*

Second: *Bayless*

Approved: *5-0*

Board Member

Chair de Blanc

Vice Chair Conk

Commissioner Foutz

Commissioner Spence

Commissioner Bayless

Advisory Johnson

Ayes/Nays

Aye

Aye

Absent

Aye

Aye

Aye

Chair de Blanc adjourned the meeting without objection at 5:17 p.m.

Signed by:

Ida de Blanc

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Ida Meri de Blanc, Chair

Signed by:

Scott Ellis

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Scott Ellis, Community Development Director