



**NOTICE OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, OCTOBER 18, 2022 AT 4:00 PM**

In Person: Clark Memorial Clubhouse, 19 N. Ninth St., Clarkdale AZ

OR

Join Zoom Meeting

<https://zoom.us/j/9554994085>

Meeting ID:955 499 4085

Town of Clarkdale Vision

The Town of Clarkdale connects our unique history, proximity to the Verde River, and small-town charm to a future with a vibrant economy.

We cultivate an environment where residents and businesses can thrive; providing services and jobs for our residents and capitalizing upon tourism.

We sustainably enhance our infrastructure, support the arts and education, and develop recreational opportunities to create a bright future for our entire community.

PURSUANT TO A.R.S. §38-431.02, NOTICE IS HEREBY GIVEN that the Planning Commission will hold a Regular Meeting open to the public on Tuesday, October 18, 2022, at 4:00 PM at 19 N. Ninth Street, Clarkdale, Arizona, Clark Memorial Clubhouse, Men's Lounge. A quorum of Town Council members may be present at this meeting; however, they will not deliberate or take action on any items. All members of the public are welcome to attend.

ALL ITEMS ON THIS AGENDA ARE SCHEDULED FOR DISCUSSION AND POSSIBLE ACTION, UNLESS OTHERWISE NOTED.

1. CALL TO ORDER

2. ROLL CALL

3. PUBLIC COMMENT

The Planning Commission invites the public to provide comments at this time. Members of the Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism, or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Commission Liaison during the meeting. Each Speaker is asked to limit their comments to five minutes.

4. MINUTES

A. Approval of Minutes

Consider and act upon the minutes from the regular meeting held on July 19, 2022.

5. STAFF REPORTS

A. Introduction of new Commissioner, Ellen Taylor

B. Updates on Radley Subdivision and Plateau at Clarkdale Condominium Plat

6. DISCUSSION ITEMS ONLY - NO ACTION TAKEN

A. Planning 101: Roles and Responsibilities of the Planning Commission

Presentation and discussion of planning and zoning documents, final development plans and approval processes.

7. FUTURE AGENDA ITEMS

Planning Commission may propose items to be placed on a future agenda. This item is for discussion only.

8. ADJOURNMENT

Values

Values are the guiding principles that provide an organization with purpose and direction. The Town of Clarkdale's organizational values are:

COPPER

Customer focused

Open, transparent and equitable

Preserving our history, charm, and environment

Planning for a sustainable future

Economic and social resiliency

Resourceful and innovative

Mission

The Town of Clarkdale serves the community by providing amenities, infrastructure, services, and public safety to enhance quality of life. We are stewards of our history while we sustainably and resiliently plan for the future with an emphasis on community engagement and transparency.

Persons with a disability may request reasonable accommodations by contacting the Town Hall at (928) 639-2400 (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.



Staff Report

Item Number: 4.A.

Agenda Item:

Approval of Minutes

Consider and act upon the minutes from the regular meeting held on July 19, 2022.

Staff Contact:

Ruth Mayday, Community Development Director

Meeting Date:

October 18, 2022

Strategic Goal:

This agenda item supports the following Clarkdale Strategic Goal Area:

- Goal Area 2 – Enhance the quality of life for residents, businesses, and visitors to Clarkdale.

Background:

Review of the minutes from the regular meeting held on July 19, 2022.

Budget Impact:

No budget impact.

Recommendation:

Staff recommends approval of the minutes from the regular meeting held on July 19, 2022.



**MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, JULY 19, 2022, AT 4:30 PM**

1. CALL TO ORDER – *Chair De Blanc called the meeting to order at 4:27 p.m.*

2. ROLL CALL -

Members present: Tina Andres, Laura Jones, Carol Johnson, Ida Meri de Blanc, Edward Arico

Staff present: Tom Blanchard, Senior Planner; Guss Espolt, Community Development Technician

3. PUBLIC COMMENT – *No public comment received.*

4. MINUTES

A. Draft minutes from meeting held on March 15, 2022.

Considered and acted upon the draft minutes from the meeting held on March 15, 2022.

Motion: Approval of minutes with a minor typo

First motion Andres; Second Arico

Approved 5-0

Board Member	Ayes/Nays
Chair de Blanc	Aye
Commissioner Johnson	Aye
Commissioner Andres	Aye
Commissioner Arico	Aye
Commissioner Jones	Aye via Zoom

5. PUBLIC HEARINGS

A. PUBLIC HEARING - SBA Communications Conditional Use Permit -

Conditional Use Permit application for SBA Communications for co-location of a wireless T-Mobile antenna on an existing monopole located at 555 Miller Road, Clarkdale, AZ. (APN 400-06-003A) Applicant: Anais Palmer, SBA Communications.

Senior planner, Tom Blanchard presented a PowerPoint presentation.

*Chair de Blanc opened the public hearing.
There were no public comments.
Chair de Blanc closed the public hearing.*

6. ACTION ITEMS

A. SBA Communications Conditional Use Permit - Application no. 093514

Discussion and possible action to approve Application No. 093514, a Conditional Use Permit for co-location of wireless T-Mobile antenna on an existing monopole located at 555 Miller Road, Clarkdale, AZ. (APN 400-06-003A) Applicant: Anais Palmer - SBA Communications.

Motion: Approve application no. 123356, Conditional Use Permit for an additional receiver/antenna with the stipulation that the new equipment match the patina of the rusted monopole.

First motion Andres; Second Arico

Approved 5-0

Board Member	Ayes/Nays
Chair de Blanc	Aye
Commissioner Johnson	Aye
Commissioner Andres	Aye
Commissioner Arico	Aye
Commissioner Jones	Aye via Zoom

7. FUTURE AGENDA ITEMS -

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

8. ADJOURNMENT – Chair de Blanc adjourned the meeting without objection at 4:55 p.m.

Ida Meri de Blanc, Chair

Ruth Mayday, Community Development Director



Staff Report

Item Number: 6.A.

<u>Agenda Item:</u>	Planning 101: Roles and Responsibilities of the Planning Commission Presentation and discussion of planning and zoning documents, final development plans and approval processes.
<u>Staff Contact:</u>	Ruth Mayday, Community Development Director
<u>Meeting Date:</u>	October 18, 2022
<u>Strategic Goal:</u>	This agenda item supports the following Clarkdale Strategic Goal Area: • Goal Area 2 - Enhance the quality of life for residents, businesses, and visitors to Clarkdale.

<u>Background:</u>	To ensure all Planning Commissioners have a clear understanding of planning processes and types of planning documents. Staff will be giving a presentation providing information regarding these items and how they apply to different planning projects and applications.
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<u>Budget Impact:</u>	No budget impact.
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<u>Recommendation:</u>	Discussion only. No recommendation.
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