



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE
PLANNING COMMISSION
OF THE TOWN OF CLARKDALE**

TUESDAY, FEBRUARY 20, 2024, 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 Ida de Blanc, Vice Chair Carol Johnson, Commissioners Allen Spence, Joe Conk and Andrew Kelly*

Other municipal officials present: *Community Development Director Ruth Mayday; Senior Planner Tom Blanchard; Community Development Technician Guss Espolt; Town Manager Susan Guthrie, Council Member Jones, Council Member Babbitt-Pierce, Public Information Officer Chell Smart; Town Clerk Charity Brooks; Police Chief Randy Taylor; Commissioner Stein*

Audience: *Approximately 140 members of the public present.*

Zoom: *Approximately 30 people were present on Zoom.*

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

2. ROLL CALL – *All members present.*

3. PUBLIC COMMENT

Two members of the public asked questions related to items on the agenda and were asked to hold their questions until the public hearing portion of the meeting.

Chair De Blanc recessed the meeting at 4:42 p.m. to allow for audio improvements to be made due to an unexpected large audience.

Chair De Blanc resumed the meeting at 6:01 p.m.

4. MINUTES

A. Approval of Minutes

Discuss, consider and act upon the draft minutes from the regular meeting held on Jan. 17, 2023.

Motion: *Approve the meeting minutes from Jan. 17, 2023.*

First motion: Vice Chair Johnson **Second:** Commissioner Kelly

Approved 5-0

Board Member	Ayes/Nays
Chair de Blanc	Aye
Vice Chair Johnson	Aye
Commissioner Spence	Aye
Commissioner Conk	Aye
Commissioner Kelly	Aye

5. NEW BUSINESS**A. PUBLIC HEARING: Rezoning of approximately 18.56 acres for the proposed Highlands at Clarkdale.**

The Planning Commission will hold a public hearing to take public comment on application 230147, The Highlands at Clarkdale, for the proposed rezoning of approximately 18.56 acres of a 23.84 acre parcel from R-1 (Single Family Residential) to PAD-10 (Planned Area Development, 8 dwelling units per acre) for a vacant parcel of land generally located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway - APN 400-05-010G, submitted by Jon Lash - Plateau Partners II, LLC.

The following members of the public provided public comment in strong opposition to the proposed rezoning for the Highlands at Clarkdale:

Mike Boniface, Wendy Jackson, Jacqueline Salit, Peg Sarkesian, Ann Klassen, James Dreggs, Rennie Radoccio, Ed Loesch, Pete B, Sandy Booth, Chris Booth, Kirk Lindner, Craig Hambleden, Robert Carlson, Jeff Keck, Phil Sarkesian, Amy Stein, Lorenzo Anderson, Howie Escher, Amanda Arnold, Mike Lindner, John Jones, Karen Morgan, Paul Eckert, Maria B, Leslie Blakley.

The following members of the public spoke in support to the proposed rezoning for the Highlands at Clarkdale:

Bernadette Myers, Leslie Boulay

B. PUBLIC HEARING: Preliminary Development Plan (Preliminary Plat) for the Highlands at Clarkdale.

The Planning Commission will hold a public hearing to take public comment on application no. 230147, The Highlands at Clarkdale, for consideration of the Preliminary Development Plan (Preliminary Plat) consisting of 139 single family residential lots on approximately 18.56 acres on a vacant parcel of land generally located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway - APN 400-05-010G, submitted by Jon Lash - Plateau Partners II, LLC.

This public hearing was held in conjunction with item 5b.

C. Re-Zoning of approximately 18.56 acres of a 23.84 acre parcel for the proposed Highlands at Clarkdale.

Discuss, consider and act upon application no. 230147, The Highlands at Clarkdale, for the proposed rezoning of approximately 18.56 acres of a 23.84 acre parcel from R-1 (Single Family Residential) to PAD-10 (Planned Area Development, 8 dwelling units per acre) for a vacant parcel of land generally located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway - APN 400-05-010G, submitted by Jon Lash - Plateau Partners II, LLC.

Motion: *Table this item and send it back to staff.*

First motion: Commissioner Kelly **Second:** Commissioner Spence

Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Aye
Vice Chair Johnson	Nay
Commissioner Spence	Aye
Commissioner Conk	Aye
Commissioner Kelly	Aye

D. Preliminary Development Plan (Preliminary Plat) for the Highlands at Clarkdale

Discuss, consider and act upon application no. 230147, The Highlands at Clarkdale, for consideration of the Preliminary Development Plan (Preliminary Plat) consisting of 139 single family residential lots on approximately 18.56 acres on a vacant parcel of land generally located at the Northwest corner of SR 89A, Cement Plant Road and Clarkdale Parkway - APN 400-05-010G, submitted by Jon Lash - Plateau Partners II, LLC.

Motion: *Table this item and send it back to staff.*

First motion: Commissioner Spence **Second:** Commissioner Kelly

Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Aye
Vice Chair Johnson	Nay
Commissioner Spence	Aye
Commissioner Conk	Aye
Commissioner Kelly	Aye

6. FUTURE AGENDA ITEMS

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

7. ADJOURNMENT - Chair Ida De Blanc adjourned the meeting without objection at 8:50 p.m.

DocuSigned by:

Ida de Blanc

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Ida Meri de Blanc, Chair

DocuSigned by:

Ruth Mayday

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Ruth Mayday, Community Development Director