



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

TUESDAY, OCTOBER 15, 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 de Blanc, Vice Chair Johnson, Commissioner Spence, and Commissioner Conk.*

Members Absent: *Commissioner Kelly.*

Other municipal officials present: *Town Manager Susan Guthrie, Town Attorney Stephen Polk, Council member Laura Jones, Public Works Assistant Director Virginia Smith, Community Development Director & Assistant Town Manager, Ruth Mayday; Associate Planner, Britania Esparza; Community Development Technician, Guss Espolt.*

Audience: *Approximately twenty-two members of the public present.*

Zoom: *Approximately seven 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 – *4- Present, Chair de Blanc, Vice Chair Johnson, Commissioner Spence, and Commissioner Conk, 1- Absent, Commissioner Kelly.*

3. PUBLIC COMMENT

No public comment.

4.

MINUTES

A. Approval of Minutes

Discuss, consider and act upon the draft minutes from the regular meeting held on July 16, 2024.

Motion: *Approve the draft minutes from the regular meeting held on July 16, 2024.*

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

Approved 4-0

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

5. NEW BUSINESS

A. Public Hearing - The Highlands at Clarkdale Preliminary Development Plan

Ann Klassen had questions about setbacks involving the tree line by the wash, lot size & density transfer, and possible compensation to the school.

Jon Lash mentioned that the project will be a nice addition to the Town.

B. The Highlands at Clarkdale Preliminary Development Plan

Discuss, consider and act upon application #230147, submitted by Jon Lash - Plateau Partners II, APN 400-05-010G, regarding the Highlands at Clarkdale, for approval of the Preliminary Plat, comprised of 48 single-family residential lots on approximately 18.56 acres of an approximately 23.84-acre vacant parcel of land generally located at the Northwest corner of SR89A, Cement Plant Road and Clarkdale Parkway.

Motion: *The Preliminary Plat for the Highlands at Clarkdale meets all requirements set forth in Zoning Code Chapter 12, Subdivision Regulations, Section 12-4-030 G, Responsibilities of the Commission, and recommend approval of the Preliminary Plat, and recommend that the application be forwarded to Town Council with a recommendation for approval.*

First motion: *Commissioner Johnson* **Second:** *Commissioner Spence*

Approved 4-0

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

6. FUTURE AGENDA ITEMS

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

7. ADJOURNMENT – *Chair de Blanc adjourned the meeting without objection at 5:10 p.m.*

Motion: *Motion to adjourn.*
First motion: *Commissioner Spence* **Second:** *Commissioner Johnson*
Approved 4-0

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

Signed by:

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Ida Meri de Blanc, Chair

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DD4DF8958C78479...
Ruth Mayday, Community Development Director