



**SUMMARIZED MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION
OF THE TOWN OF CLARKDALE
TUESDAY, JULY 16, 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: *Vice Chair Carol Johnson, Commissioners Allen Spence, Joe Conk, and Andrew Kelly.*

Members Absent: *Chair Ida de Blanc*

Other municipal officials present: *Community Development Director & Assistant Town Manager, Ruth Mayday; Community Development Project Manager, Spencer Jones; Associate Planner, Britania Esparza; Community Development Technician, Guss Espolt; Council Member Babbitt-Pierce; and Council Member O'Neill.*

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

Zoom: *Approximately one person was present on Zoom.*

- 1. CALL TO ORDER** – *Vice Chair Johnson called the meeting to order at 4:30 p.m.*
- 2. ROLL CALL** – *4- Present: Vice Chair Johnson, Commissioner Spence, Commissioner Conk, and Commissioner Kelly, 1- Absent: Chair de Blanc.*
- 3. PUBLIC COMMENT**
No public comment.

4. MINUTES

A. Approval of Minutes

Consider and act upon the draft minutes from the regular meeting held on April 16, 2024.

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

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

Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Not Present

Vice Chair Johnson	Aye
Commissioner Spence	Aye
Commissioner Conk	Aye
Commissioner Kelly	Aye

5. NEW BUSINESS

A. Public Hearing - Ordinance #427 - Updates to the Town of Clarkdale Zoning Code

The Planning Commission held a public hearing to take comments from the public regarding updates to the Town of Clarkdale Zoning Code by adding words and terms related to Chapter 2, Definitions, and adding Article 4-250 Flagpole Regulations, to Chapter 4, General Provisions.

No public comment.

B. Ordinance #427 - Updates to the Town of Clarkdale Zoning Code

Discuss, consider and act upon Ordinance #427, making updates to the Town of Clarkdale Zoning Code by adding words and terms related to Chapter 2, Definitions, and adding Article 4-250 Flagpole Regulations, to Chapter 4, General Provisions.

Motion: Motion to approve, with a stipulation that language be added pertaining to the dark sky ordinance, specifically direction of light and cover of flagpole lights.

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

Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Not Present
Vice Chair Johnson	Aye
Commissioner Spence	Aye
Commissioner Conk	Aye
Commissioner Kelly	Aye

C. Public Hearing - Ordinance #428 - Text Amendments to the Town of Clarkdale Zoning Code

The Planning Commission held a Public Hearing to take comment on Ordinance #428, Text Amendments to the Zoning Code as follows: Section 2-010, Definitions, Chapter 5, Conditional Use Permit Table of Contents, Section 5-070, Term of a Conditional Use Permit, Section 5-090, Renewal of a Conditional Use Permit, Section 5-100, Abandonment of a Conditional Use Permit, Section 6-020, Standards for Planned Area Development, Section 11-050, Expiration of Design Review Approval, Section 11-140, Post Approval Activities, Section 11-180, Amendments to the Code, Chapter 12, Subdivision Regulations Table of Contents, Section 12-2-020, Words and Terms Defined, Section 12-3-050, Dedicated Access, Section 12-4-030, Stage II – Preliminary Plat, Section 12-4-050, Stage IV – Final Plat, Recording and Post Approval, and Section 12-5-060, Significance of Minor Subdivision Plat Approval.

Public Comment: Todd Green – concerns about consensus of the prior neighborhood meeting for this ordinance. "Open-gov" recommendation for tracking changes.

D. Ordinance #428 - Text Amendments to the Town of Clarkdale Zoning Code

Discuss, consider and act upon Ordinance #428, making Text Amendments to the Zoning Code as follows: Section 2-010, Definitions, Chapter 5, Conditional Use Permit Table of Contents, Section 5-070, Term of a Conditional Use Permit, Section 5-090, Renewal of a Conditional Use Permit, Section 5-100, Abandonment of a Conditional Use Permit, Section 6-020, Standards for Planned Area Development, Section 11-050, Expiration of Design Review Approval, Section 11-140, Post Approval Activities, Section 11-180, Amendments to the Code, Chapter 12, Subdivision Regulations Table of Contents, Section 12-2-020, Words and Terms Defined, Section 12-3-050, Dedicated Access, Section 12-4-030, Stage II – Preliminary Plat, Section 12-4-050, Stage IV – Final Plat, Recording and Post Approval, and Section 12-5-060, Significance of Minor Subdivision Plat Approval.

Motion: *Motion to approve*

First motion: *Commissioner Conk* **Second:** *Commissioner Kelly*

Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Not Present
Vice Chair Johnson	Aye
Commissioner Spence	Aye
Commissioner Conk	Aye
Commissioner Kelly	Aye

E. Public Hearing - Ordinance #430 - 89A Corridor Commercial Overlay District

The Planning Commission held a Public Hearing to take comment on Ordinance #430, 89A Corridor Commercial Overlay District, amending Chapter 3, Zoning Districts, articles 3-100, Commercial (C), 3-110, Neighborhood Commercial, and 3-120 Highway Commercial, and Article 3-130, 89A Corridor Commercial Overlay District, by deleting the Section in its entirety.

Todd Green: Concerns about design aspects of metal buildings. Concerns about the ASU project that provided input on the 89A overlay, specifically because the project consisted of mainly students. Commented that they (Citizens of Clarkdale) were promised to vote on the general plan, which did not come to fruition. Concerns about the term "NIMBY" (not in my backyard) being present in the ASU plan.

F. Ordinance #430 - 89A Corridor Commercial Overlay District

Discuss, consider and act upon Ordinance #430, 89A Corridor Commercial Overlay District, amending Chapter 3, Zoning Districts, articles 3-100, Commercial (C), 3-110, Neighborhood Commercial, and 3-120 Highway Commercial, and Article 3-130, 89A Corridor Commercial Overlay District, by deleting the Section in its entirety.

Motion: *Motion to approve*

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

Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Not Present

Vice Chair Johnson	Aye
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. This item is for discussion only.

7. ADJOURNMENT – Vice Chair Johnson adjourned the meeting without objection at 5:38 p.m.

Motion: Motion to adjourn.

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

Approved 4-0

Board Member	Ayes/Nays
Chair de Blanc	Not Present
Vice Chair Johnson	Aye
Commissioner Spence	Aye
Commissioner Conk	Aye
Commissioner Kelly	Aye

Signed by:

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Ida Meri de Blanc, Chair

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Ruth Mayday, Community Development Director