

NOTICE: This is provided for public information only. This document is not an approved set of minutes, only a staff summary of actions taken. The approved minutes will contain the official action taken.

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

In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,
NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, December 15 , 2015 at 4:00 p.m., in the Men’s Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

All members of the public are invited to attend.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 7th day of December 2015 at 9:00 a.m.

Dated this 7th day of December 2015 by:

Vicki McReynolds

Vicki McReynolds
Administrative Assistant II

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

1. **CALL TO ORDER:** [The Vice Chairperson called the meeting to order at 4:00 p.m.](#)
2. **ROLL CALL:** [Director Filardo called roll.](#)
3. **WELCOME NEW COMMISSION MEMBER:** Deborah Hunseder.
4. **PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit comments to **FIVE MINUTES**.
5. **MINUTES:**
Consideration of the **Regular Meeting Minutes of September 15, 2015 and Special Meeting Minutes from December 1, 2015.** [The Vice Chair entertained a motion to accept the minutes. Commissioner Erickson motioned to approve the Regular Meeting Minutes of September 15, 2015 and the Special Meeting Minutes from December 1, 2015. Commissioner Backus seconded the motion. The motion passed unanimously. The motion passed unanimously.](#)
6. **REPORTS:**
 - a. Chairperson and Members Report:
 - b. Director’s Report:

7. **ELECTIONS: CHAIRPERSON AND VICE CHAIRPERSON.** Commissioner Backus made a motion to nominate Commissioner de Blanc as Chair. Commissioner Olguin seconded the motion. Commissioner de Blanc accepted the nomination and was elected unanimously. Commissioner Erickson volunteered to act as Vice Chair. Commissioner Hunseder motioned to nominate Commissioner Erickson. Commissioner Backus seconded the motion. Commissioner Erickson was elected unanimously.

8. **NEW BUSINESS**

- a. **PUBLIC HEARING:** A Conditional Use Permit Application for a storage facility inside a portion of the existing Highlander Laundromat at 10 N. Ninth Street, Clarkdale, AZ. Assessor's Parcel Number: 400-03-165. This approximately 0.09-acre parcel is located in the Central Business Zoning District. The applicant is Group 2.

Open Public Hearing: Chairperson de Blanc opened the Public Hearing. There was no public comment on this item.

Close Public Hearing: Chairperson de Blanc closed the Public Hearing.

- b. **CONSIDERATION AND POSSIBLE ACTION:** A Conditional Use Permit Application for a storage facility inside a portion of the existing Highlander Laundromat at 10 N. Ninth Street, Clarkdale, AZ. Assessor's Parcel Number: 400-03-165. This approximately 0.09-acre parcel is located in the Central Business Zoning District. The applicant is Group 2.

ACTION: Commissioner Olguin motioned to approve a Conditional Use Permit Application for a storage facility inside a portion of the existing Highlander Laundromat at 10 N. Ninth Street, Clarkdale, AZ. Assessor's Parcel Number: 400-03-165 as presented with the following staff conditions:

1. Applicant shall screen the glass entrance door with a blind or curtain.
2. Vehicles loading or unloading storage items must be parked in the parking lot and not on the public street.
3. Applicant shall prohibit storage of hazardous materials in the building.

Commissioner Backus seconded the motion. The motion pass unanimously.

- c. **PUBLIC HEARING:** A Conditional Use Permit Application for a 199-foot monopole wireless communications tower and supporting equipment proposed to be located on a 50-foot by 50-foot area of an approximately 13.18-acre parcel at 555 Miller Road in Clarkdale, Assessor's Parcel Number 400-06-003A. The subject property is zoned I (Industrial). The applicant is SBA Towers VI, LLC.

Open Public Hearing: Chairperson de Blanc opened the Public Hearing.

Mr. Greg Jiede, 1108 Main Street, Clarkdale, expressed concerns about the view impact of the proposal.

No other members of the public spoke.

Close Public Hearing: Chairperson de Blanc closed the Public Hearing.

- d. CONSIDERATION AND POSSIBLE ACTION:** A Conditional Use Permit Application for a 199-foot monopole wireless communications tower and supporting equipment proposed to be located on a 50-foot by 50-foot area of an approximately 13.18-acre parcel at 555 Miller Road in Clarkdale, Assessor's Parcel Number 400-06-003A. The subject property is zoned I (Industrial). The applicant is SBA Towers VI, LLC.

ACTION: Commissioner Backus motioned to approve a Conditional Use Permit Application for a 199-foot monopole wireless communications tower and supporting equipment proposed to be located on a 50-foot by 50-foot area of an approximately 13.18-acre parcel at 555 Miller Road in Clarkdale, Assessor's Parcel Number 400-06-003A as presented with the following staff conditions:

1. The applicant shall secure a lease with the Town of Clarkdale within 90 days of final approval of the conditional use permit.
2. Applicant shall provide an improved access into the property that meets the requirements of Article 7-7 of the Clarkdale Town Code.
3. Applicant shall assist the Town in acquiring a legal, recorded access along Miller Road into the property.
4. A building permit shall be issued prior to construction of the facility.
5. The site shall meet all of the requirements of the Arizona State Fire Marshal for storage of flammable materials.
6. Applicant shall submit a traffic control plan as part of the building permit submittal to address control of traffic during construction of the site. The plan shall specifically address closing of the one-lane Bitter Creek Bridge during delivery of the cell tower. All construction traffic shall be coordinated to not interfere with the peak traffic times of the Verde Canyon Railroad.
7. All site traffic, including all construction traffic, shall comply with the weight and load limits of Bitter Creek Bridge.
8. Prior to the issuance of a certificate of occupancy for the wireless facility, applicant shall submit funds for future landscaping to screen the facility. Fund amount shall be based on an estimate of landscaping providing adequate screening of the facility from future development.
9. All electric lines shall be installed underground, per Article 7-15 of the Clarkdale Town Code.
10. No lighting, other than the motion sensor emergency lighting, shall be installed.
11. All components of the facility shall be removed at the expense of the applicant/property owner if the facility is decommissioned and not used for 180 consecutive days.
12. Any substantial change to the project dimensions by more than 10 percent of the design of the facility as approved will require an additional Conditional Use Permit application.
13. Any equipment approved to be collocated on the site shall match the material and look of the approved facility.

14. Any installation of additional co-locations on this tower shall be approved via a conditional use permit prior to installation.

Commissioner Erickson seconded the motion. The motion passed unanimously.

9. **FUTURE AGENDA ITEMS:** Discussion regarding next section of SR 89A Focus Area Plan will be scheduled for the January 19, 2016 meeting.

10. **ADJOURNMENT:** The Vice Chairperson entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner Erickson seconded the motion. The motion passed unanimously. The meeting adjourned at 5:25 p.m.

<p>Reasonable accommodations may be requested by contacting Town Hall at (928)-634-9591, (TTY: 1-800-367-8939) at least 72 hours in advance of the meeting.</p>
