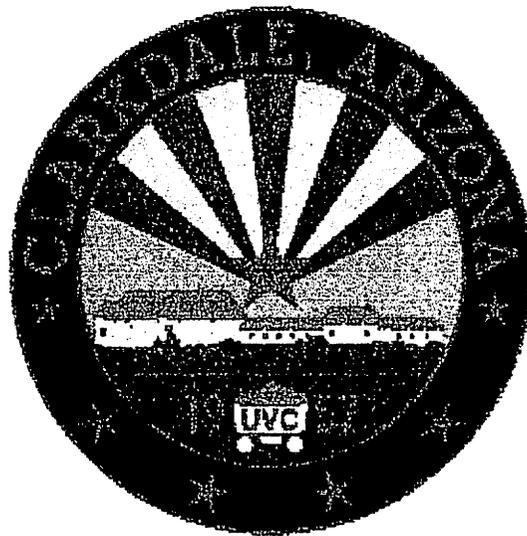


TOWN OF CLARKDALE, ARIZONA



**General Plan Program
2002**

1. INTRODUCTION

The Town of Clarkdale General Plan Introduction is organized in the following manner:

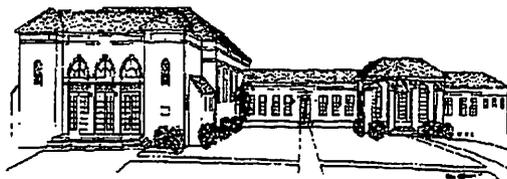
- 1.a Purpose and Intent
- 1.b Clarkdale History and Community Description
- 1.c Legislative Requirements
- 1.d Major and Minor Amendments
- 1.e Characteristics of the General Plan
- 1.f Organization of the General Plan
- 1.g Organization of Each Element
- 1.h Public Participation Process
- 1.i The Community Vision
- 1.j Glossary

1.a PURPOSE AND INTENT

A general plan is a statement of a community's vision for growth and development. It provides guidance and direction on long-range development decisions through a series of goals, policies and related maps. A general plan primarily addresses physical aspects of growth in terms of land use, transportation, open space, public facility locations, infrastructure development and similar issues. New requirements for general plans in Arizona require that economic impacts of various approaches to development be considered although this should not be considered a plan for economic development nor a program to provide for social services.

To a large extent, the document provides advisory guidelines for growth and development, however, it should be noted that the Plan also addresses certain statutory requirements and provides a legal basis for certain land use decisions. In the case of a request to change the zoning of property, for example, the Land Use classification in the General Plan must be in compliance with the proposed Zoning classification or the change of zoning can not be approved.

In order to meet legal requirements, the General Plan is required to include certain elements, as specified in



Arizona Revised Statutes § 9-461.05., so as to address comprehensive long-range growth and development in the community. The policies and strategies to be developed under these elements shall be designed to have community-wide applicability. The Plan must be developed with ample opportunity for public input throughout the process. The legislative body of each municipality shall adopt and the electorate shall then ratify the Plan through an election.

The previous General Plan for the Town of Clarkdale was adopted in 1991. Amendments to the Land Use Element and Circulation Element were approved by the Town Council in 1998. A General Plan stays in effect for ten years and at that time must be re-adopted as it is or it may be revised and updated before ratification. It is the intent of this process to revise the entire Clarkdale General Plan at this time so as to address changes that have occurred over the past decade and to include new sections required by state statutes through the Growing Smarter Plus legislation. The issues, goals and policies addressed through the 1991 Plan and the 1998 revisions will serve as the basis for consideration of current issues but may be substantially revised after review and input from the Committee, the Commission, the Council, members of the public and staff.

1.b CLARKDALE HISTORY AND COMMUNITY DESCRIPTION

Background and History

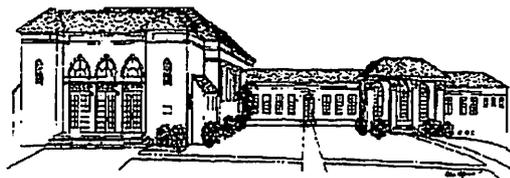
Clarkdale was founded in 1911, by the United Verde Copper Company as a company town to support their smelter operations. The extensive smelter complex located near the Verde River processed copper ore brought down from the mines in Jerome. In 1913, the United Verde Copper Company transferred almost 1,200 acres of land to the Clarkdale Improvement Company for the town site.

Unlike other company towns of the period that grew haphazardly, Clarkdale was designed and built from a unified master plan. The main town site was located on a ridge overlooking the industrial smelter complex and was developed with residential homes, including upper and lower-income housing, a commercial area, an administrative center, schools, recreational and cultural facilities, and parks. They intended to include all the parts typically found in a small town within a comprehensive planned design.

Throughout its early years the town was owned, controlled and managed by the United Verde Copper Company and Subsidiaries. The peak population for the town in this period occurred in 1929, when the mining and smelter operations were at their peak production. After the stock market crash and start of the Great Depression in 1929, copper mining and related activity in the town was significantly reduced. The entire operation, including the industrial site and the town site itself, was sold to the Phelps Dodge Mining Corporation in 1935. Copper production and activity in the town picked up again in the early 1940's due to World War II, however, activity began to drop immediately after the end of the war in 1945. Copper production along with some zinc production continued until all operations ceased in 1953, due to a combination of low copper prices and the playing out of the main ore bodies in the mines. After that the smelter operation in Clarkdale was permanently shut down.

Planning Area

The Town of Clarkdale occupies approximately 10.1 square miles in the Verde Valley of North Central



Arizona in Yavapai County. Other towns in the Verde Valley include Cottonwood, Camp Verde, Jerome and Sedona. The historic central business district of the town site is located in Section 20, Township 16 North, Range 3 East, Gila and Salt River Base and Meridian. The Verde River bisects the north portion of the town at a low elevation of around 3,300'. The west side of the town boundary is located along the foothills of Mingus Mountain in the Black Hills Range at a high elevation of approximately 4,600' above sea level. The Town is approximately 110 miles north of Phoenix and approximately 50 miles southwest of Flagstaff. The Town is surrounded by lands of the Prescott National Forest to the west, lands of the Coconino National Forest to the east, portions of the City of Cottonwood to the south and various unincorporated private lands in Yavapai County. In addition, trust lands of the Yavapai Apache Nation are located within the town boundary.

Environmental Conditions

Climate

Clarkdale's climate can be characterized as semi-desert with average annual precipitation of 12.2 inches. The average annual high temperature is about 79 degrees F with the average annual low temperature around 45 degree F. Summer daytime temperatures are usually around 100 degrees or more although the monsoon weather pattern in July and August typically provides afternoon cloud cover and some rain showers. Winter nights typically go below freezing with morning temperatures in the upper 20's or lower 30's. Most winters there is at least some snow fall; occasionally there will be snow cover down to the river.

Geology and Soils

The geology and soils of this region have formed through a number of geologic processes that occurred at various times over many millions of years. The basic structure of the Verde Valley was formed by major continental-scale uplifting, faulting and erosion that occurred over a period of hundreds of millions of years. Then there was volcanic activity that occurred at various times throughout the region, including around two million years ago, which contributed to soil development. Around two million years ago most of present day Clarkdale and the upper Verde Valley was under a giant lake that had formed when lava flows blocked the river below Camp Verde. The ancient lake contributed to the construction of soils and basic geologic structure through major sedimentation of the low areas. These distinctive deposits of eroded sandy loams are identified as the Verde Formation. More recent alluvial erosion coming down the side washes from the Black Hills over the past few million years also contributed to sedimentary deposits at the base of the foothills and along the washes to the river.

Plants and Wildlife

Clarkdale is described as a semi-desert environment. The middle elevations are mostly mesquite and catclaw covered slopes. A variety of low grasses cover the rocky soils. The Verde River bisects a corner of the town forming a major riparian corridor lined with large cottonwood trees. The upper slopes along the foothills include shrub oak, prickly pear and crucifixion thorn. The Verde River flow rate runs from 50-200 cubic feet per second (CFS) in the dry period of the summer to several thousand CFS after the spring run off. Mostly it is a slow flowing stream popular with a range of wildlife, including blue herons, eagles, hawks and vultures, mountain lion, deer, antelope, javelina, coyote, lizards and snakes.



1.c LEGISLATIVE REQUIREMENTS

As per Arizona Revised Statutes (ARS) Sections §§ 9-461.05 and 9-461.06, incorporated towns over 2,500 population must have a General Plan and it must have certain elements, as specified by state statutes. The 2000 U.S. Census count for Clarkdale indicated a population of 3,422. Therefore, the General Plan must be in compliance with all the requirements by December 31, 2002. In addition to the need to bring the plan into compliance with the new requirements of the Growing Smarter legislation, it is recognized that the current plan is over ten years old and the town has grown by over fifty-nine percent over the past decade. In addition to the Land Use and Circulation Elements there are now requirements for Open Space, Growth Area, Environmental Planning, Water Resources and Cost of Development Elements.

1.d MAJOR AND MINOR AMENDMENTS

The adoption or readoption of the general plan or any amendment to the plan shall be by resolution of the Council which shall be approved by an affirmative vote of at least 2/3 of the members. All major amendments proposed for adoption shall be presented at a single public hearing during the calendar year the proposal is made. The Planning Director shall make the determination as to whether a proposed amendment constitutes a major or minor amendment. Appeals of such determinations shall be made to the Council. It should be noted that major amendments cannot be enacted through emergency measures and that any such enactments could be subject to further public referendum.

- Major amendments shall be considered on an annual basis by the Common Council of Clarkdale and must be approved by a minimum two-thirds majority vote.
- The meeting will be scheduled for a date in December as determined by the Council.
- It is recommended that applications for major amendments be made no later than August 31st of the calendar year in which the amendment is intended for public hearing to allow staff review and adequate public notification, including the required 60 day public review period.
- At least one public hearing must be held by the Planning Commission.
- Fees for amendments to the General Plan are to be set by resolution of the Council.
- Major amendments are subject to public participation and input as defined in the General Plan Public Participation Program.

Major Amendment

A major amendment refers to a substantial alteration of the mixture or balance as established in the Land Use Element. The following criteria shall be used to determine whether a proposed amendment to the Land Use Plan constitutes a major amendment:

1. Change in residential land use designation exceeding 100 acres.
2. Change in non-residential land use designation exceeding 100 acres.
3. Change from a residential to a non-residential land use classification on 100 acres or more.
4. Change from a non-residential to a residential land use on 100 acres or more.
5. Any proposal in aggregate that includes changes in land use designations exceeding 100 acres.
6. Any proposal that results in a significant change to the Circulation Plan, including but not limited to, a change in the functional classification of existing or planned public roadways and/or the relocation or displacement of existing or planned public roadways.



Minor Amendment

A minor amendment is any proposal that effects an area twenty (20) acres in size or greater and does not otherwise meet the criteria for major amendment. Minor amendments are subject to the requirements for public participation and input as defined in the General Plan Public Participation Program but may be scheduled for consideration by the Common Council at any time throughout the year. A minor amendment may be enacted by emergency clause.

1.e CHARACTERISTICS OF THE GENERAL PLAN

So as to comply with state statutes and fundamental planning principals, the Clarkdale General Plan is based on three main characteristics which guide the development, structure and intent of the Plan.

Physical

The General Plan is first and foremost a physical plan which guides growth and development in the Town. It is not a plan for economic development or for social service programs, although aspects of those concerns are included in the assessments from which the physical plan is derived. The articulation of broad-based community values is a critical part of the process that sets a strong foundation for defining the physical nature of the plan. The exploration of the community's values and long-range vision for itself provides important background information to help make decisions concerning the physical layout of the town.

Comprehensive

The General Plan is comprehensive in its scope and application. The Plan encompasses all geographic areas within the Town boundaries. Various goals and objectives are intended to be equally applicable to all areas throughout the community. Additionally, the various parts of the Plan function as an inter-related system. Discussion may at times focus on specific details of various areas and issues, however, these concerns must also relate to community-wide objectives and be expressed as such. Investigation of the details of a specific neighborhood or project is a way in which we can learn about the broader concerns to the community so that can be expressed in the General Plan.

Long-range

The General Plan is long-range. Although, application of the goals, policies and system maps takes effect immediately following ratification of the Plan by the public, the Plan is intended to define and guide decision making over a period of many years. Even short-range decisions on development are to be considered in the context of long-range impacts. By state statute the Plan stays in effect for ten years and then must be reconsidered, however, the Plan defines the community's vision for many years beyond that. Decisions on development proposals can have effects that last for decades and the General Plan is designed to provide a tool to allow the community to consider those long-range impacts.

1.f ORGANIZATION OF THE GENERAL PLAN

The General Plan is organized to include the various Elements that are required by Arizona Revised Statutes through the Growing Smarter Plus legislation. This is presented in eight chapters, including the Introduction,



Land Use Element, Circulation Element, Open Space Element, Growth Area Element, Environmental Planning Element, Water Resources Element, and Cost of Development Element.

Chapter 1. Introduction

The Introduction defines the basic structure of the plan and its elements as required by Arizona Revised Statutes.

Chapter 2. Land Use Element

The Land Use Element designates the general location of land for housing, business, industry, agriculture, recreation, parks and open space, public buildings and schools, and other public and private uses. Guidelines and standards for densities and intensities for various types of development are also included. Programs to encourage more diverse and more efficient forms of development are indicated. This section also includes specifics on housing programs, historic preservation, downtown redevelopment, and other design concepts.

Chapter 3. Circulation Element

The Circulation Element describes the general location of existing and proposed streets throughout the town. Levels of service and related development standards are indicated for such streets. Alternative modes of transportation, including pedestrian, bicycle and public transit, are also addressed.

Chapter 4. Open Space Element

The Open Space Element includes a comprehensive inventory of open space areas, recreational resources and access points to such areas. This includes an analysis of projected resource needs based on the growth of the community, and policies and strategies to acquire and expand such areas. Long term management policies for open space and recreational areas are indicated. The plan also examines existing regional plans and outlines policies and strategies to further promote integrated regional systems of open space, parks and recreational areas. It is noted that private lands can not be designated as Open Space, Recreational or Agricultural in the General Plan without the consent and written permission of the property owner.

Chapter 5. Water Resources Element

The Water Resources Element addresses currently known surface, groundwater and effluent water sources. Since the Town does not own the water company or water delivery system, this information will be limited. The intent of this element is to provide an analysis of how future development may be served by adequate water supplies. Plans to obtain or develop additional water supplies are indicated. Policies to address conservation are included.

Chapter 6. Environmental Planning Element

The Environmental Planning Element includes analysis, policies and strategies to address the effects of plan elements on air quality, water quality, and natural resources. These policies and strategies are to address Town-wide concerns and do not address specific environmental assessments or impact statements.

Chapter 7. Cost of Development Element

The Cost of Development Element identifies policies and strategies that will allow the Town to require devel-



opment to pay its fair share towards the cost of additional public services needs generated by such development. This identifies various financial funding mechanisms that can be used to provide additional public services necessary to serve development. Policies to measure and track the use of such funding mechanisms to ensure they are beneficial and bear a reasonable relationship to the impact from development are indicated as well.

Chapter 8. Growth Area Element

The Growth Area Element identifies areas within the town and related polices that promote the concept of integrating mixed use, multi-modal transportation opportunities, infrastructure development and a variety of land uses so as to achieve more efficient, cost effective and rational patterns of development. The conservation of natural resources and open space areas is also an objective of this element. Additionally, this element looks to identify polices that coordinate infrastructure expansion with development activity through the use of various infrastructure funding and finance planning mechanisms.

1.g ORGANIZATION OF EACH ELEMENT

Each chapter for the various Elements is structured to include an Introduction, Text and related Background Material, Goals, Objectives and Policies, Implementation Strategies and Plan Maps.

Each Element of the General Plan will include:

- Introduction
- Text and Background Material
- Goals, Objectives and Policies
- Implementation Strategies
- Plan Maps

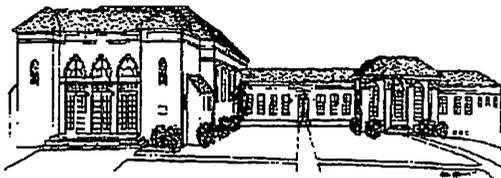
The organization of the entire Plan and of each Element is not presented in any particular order of importance. The various goals, policies, and so on are not meant to be prioritized according to their placement but instead should be seen as of equal components of a comprehensive integrated document. It may be considered that individual goals and policies will vary in their scope and importance to the community and each issue should be considered on its own merit.

Introduction

The Introduction to each Element provides an overview of each issue and lays out the general structure of that element. The Introduction describes the purpose and intent of the Element and provides reference to legislative requirements.

Text and Background Material

The Text section provides a range of background information from historic to technical, it defines opportunities and limitations, and also describes the interrelationship with other aspects of the Plan. Each Element has unique characteristics and includes different types of related background material and support information.



Goals

Each Goal is meant to provide a comprehensive overview of the topic being addressed in a way that addresses the needs and interests of all of the people throughout all geographic areas of the Town. The Goals provide a general strategy and statement of interest to guide decision making for future development in a non-quantifiable or time-dependent manner.

Objectives

Objectives are intended to further refine each Goal while still having community-wide applicability. An Objective should be achievable and measurable within a time frame.

Policies

A Policy further defines the intention of the Goals and Objectives by addressing specific programs or issues in ways that assist with the decision-making necessary to achieve implementation within a time frame.

Implementation Strategies

The Implementation Strategies are presented as an addendum to each Element in a way that helps to expand the understanding of the Goals and Policies and to provide guidance for decision making while recognizing that specific strategies may change in both the short-term and long-term due to changing circumstances or interests of the public.

Plan Maps

A variety of system utility maps are included in a general plan. Some of these plans define broad conceptual frameworks, while others, such as the Land Use Plan and Circulation Plan will reference specific locations for projected uses.

- Zoning Map
- Land Use Plan
- General Land Use Map
- Circulation Plan
- Traffic Volume Map
- Open Space, Recreation and Trails Plan
- Topographic, Floodplain and Drainage Map
- Public Land Ownership and Community Facilities Map
- Growth Area Plan (indicates developable land areas)

1.h PUBLIC PARTICIPATION PROCESS.

Substantial citizen involvement is a required component of the General Plan process. Opportunities for input shall be made available throughout the process. Information on the development of the plan will be distributed in a number of ways.

The process for creating the plan is defined as a systematic series of steps repeated for each chapter. Although



it is understood that the various elements are interrelated parts of a complete system that otherwise define the community, each part is addressed separately. The Town staff prepares the basic information and maps which are reviewed, analyzed, prioritized and revised by the Advisory Committee, the general public, the Planning Commission and finally the Town Council. The final adopted general plan will then be submitted to the voters for ratification. For these reasons and others, innovative approaches to encouraging public participation are considered throughout the process.

Implementation of the Goals, Objectives and Policies is an ongoing process for the community. The General Plan is only a tool to assist in that commitment and to provide guidance for making decisions concerning growth and development in Clarkdale. The Council, Commission, staff and citizens of Clarkdale will have to provide ongoing attention to the application of the goals and policies of the Plan.

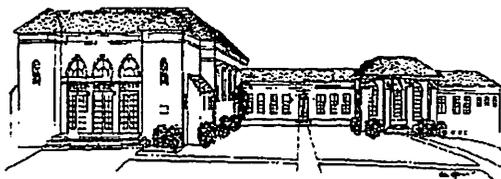
Participants

The roles of various participants in the process to create the General Plan are defined in different ways.

- **General Plan Advisory Committee.** A committee of interested citizens shall be selected by the Council to provide review, prioritization, clarification, assistance and guidance through the development of the Plan. The Committee is the primary sponsor of public meetings throughout the process. This group will be charged with these duties for a limited time.
- **Planning Commission.** At least one public hearing must be held by the Planning Commission before the Final Draft goes to the Council. The Planning Commission will be informed of all activities and progress throughout the process and will have opportunity to provide specific input.
- **Town Council.** The Council must hold at least one public hearing on the Final Draft of the General Plan before it goes to the voters. The Council will be informed of all activities and progress throughout the process and will have opportunity to provide specific input.
- **Staff.** The Town Planning Staff will develop and provide the basic framework for the Plan based on State Statutes and planning principals. Staff will act as the in-house consultants preparing the information for presentation to others for their review, analysis, prioritization and feedback.
- **Citizens.** Interested citizens, residents, business and property representatives, and anyone with an interest in the future well-being of Clarkdale will be encouraged to attend meetings and participate throughout the process. Opportunities for input will be provided in different formats.

Arizona Revised Statutes

ARS requires that the general plan and any major amendment to such plan shall be adopted or re-adopted in a manner to include:



1. Written procedures to provide effective, early and continuous public participation in the development and major amendments of general plans from all geographic, ethnic and economic areas of the municipality. The procedures shall provide for:
 - a. Broad dissemination of proposals and alternatives.
 - b. Opportunities for written comments
 - c. Public hearings after effective notice.
 - d. Open discussions, communications programs and information services.
 - e. Consideration of public comments.
2. Consultation with public officials and agencies, county officials, school districts, associations of governments, public land agencies, utilities, civic, educational, professional and other organizations, property owners and citizens.

Program Format

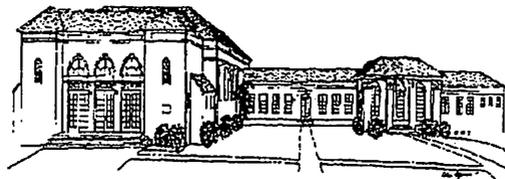
A number of formats are proposed to disseminate information and encourage involvement from the public. Only one official public hearing each is required to be held before the Planning Commission and the Town Council to consider the Plan before adoption. However, either the Commission or Council could hold any number of public meetings to receive input throughout the process. Workshop formats can also be designed to allow participants to break into smaller focus groups on various topics. Workshops typically have more of an educational function with detailed presentations on various topics. During the plan development phase presentations can be made to various community groups, organizations and agencies at their locations to receive feedback and direction. There will also be opportunities to hold informal open house-type events with map and information displays. Printed information will be made available through a number of formats, including newsletters, press releases, and information boards. Surveys and polling will also be used to provide community input.

A comprehensive program for public participation will include the following:

- Appointment of Citizen Advisory Committee
- Public Hearings
- Public Meetings
- Educational Workshops
- Open Houses
- Project Newsletter, Town Newsletter, Press Releases
- Community Outreach Meetings
- Information Board or Kiosk at Town Hall
- Surveys and Polling

Agency Coordination

Various public agencies and officials, as well as the citizens in general are required to be informed and consulted with through the process to secure maximum coordination of plans and to indicate properly located sites for all public purposes on the general plan. Notices relating to the public participation program and draft elements shall be sent at a minimum to the following:



- Yavapai County Board of Supervisors
- Jerome-Clarkdale School District
- Northern Arizona Council of Governments
- Prescott National Forest
- Coconino National Forest
- State Parks Board
- Yavapai-Apache Nation
- Arizona Public Service
- Citizens Utilities
- Qwest Communications

In addition, as per state statutes, at least sixty days before the adoption of the plan or any amendment to the plan, a copy of such shall be submitted to the following agencies for information purposes:

- Yavapai County Planning Department
- City of Cottonwood Mayor and Council
- Northern Arizona Council of Governments
- Arizona Department of Commerce
- Any individual that requests in writing to receive a copy of the Plan.

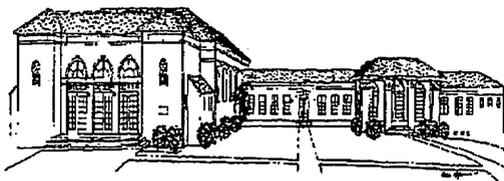
Public Notification

The intent of this program is to encourage input, involvement and participation from as many people as possible from the community. Getting the word out to the public concerning meetings and opportunities for input will take a variety of forms. Public notification techniques to be used at various times during the process may include:

- Town quarterly newsletter articles and announcements.
- Town-wide mailings of meeting schedules and informational material.
- Information boards or kiosk-type display at Town Hall.
- News releases to area newspapers and radio stations.
- Public display advertising notices in newspapers.
- Links to internet web sites.
- Additional direct mail to focused target groups on specific meetings and events, including:
 - Local and regional elected and appointed officials
 - Public and private groups, organizations, community and business groups.
 - Individuals who request to be placed on mailing list.

1.i THE COMMUNITY VISION PROGRAM

The Community Vision Program is presented as a tool to assist in the preparation of the General Plan. To begin with we must acknowledge that there is a diversity of people and opinions in Clarkdale and that there are many different ideas about the future of Clarkdale. The Community Vision Program is intended to get beyond those differences so as to find and define the underlying common goals and values of the community. From the recent Community Survey, we know that most people want a good, safe, attractive place to live;



they want a good place for their children to grow up; they want a clean, healthy environment; they want good jobs and a strong economy; and they want a place that will retain all the good parts as the Town grows.

Defining the common values of the community is a starting point for creating a dialogue to address the inevitable differences. There will undoubtedly be many differences of opinion with the details; it is the nature of a vision program to explore those differences in order to better define the common goals. It is not expected that there would be unanimous agreement on every goal for the Town but instead there can be a blending of opinions that clarifies our collective aspirations, hopes and dreams. Consensus is desirable but not required. A willingness to work together to discover areas of agreement is the starting point for developing a community vision program.

The purpose of the Vision Program is to identify key values and goals that are shared by the citizens of Clarkdale so as to provide a foundation for developing the General Plan. Although the General Plan is primarily a planning document to guide physical, long-range, and comprehensive decisions related to growth and development of the town, it is also important to recognize commonly-held values of the community that may be less tangible. The General Plan may be technical, legal and complex but people still have a deeper sense of understanding of what the town means to them in terms of identity, history and meaning.

Establishing a community vision statement is a way to identify and talk about those ideas of meaning and value. The value-based ideas of the vision plan serve as the foundation for setting the physical goals for future development and growth that may occur in the town.

THE VISION PROCESS

The process to develop a community vision is based on a series of steps that are defined by the following questions. This series of questions can be applied to the overall state of the community, as well as to each separate issue.

1. Where are we now?

Identify existing conditions that are shaping the community. Develop a baseline of information on various topics, including land use, environmental issues, natural resources, economics, demographics and social issues.

2. Where are we going?

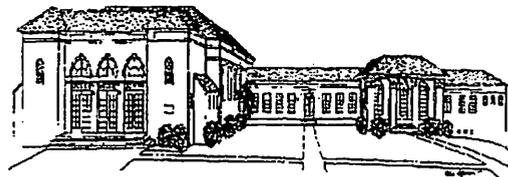
Identify ongoing trends that are shaping the community. Trend analysis can look at a range of scenarios based on different levels of input. For example, the impacts of high, medium or low growth rates can be considered.

3. Where do we want to be?

Identify common goals shared by a diversity of interests in Clarkdale. Categorize and prioritize the values and goals that are identified. This is the core of the vision program.

4. How do we get there?

Incorporate this information into both the short-range and long-range planning and implementation process. Identify partnerships and collaborators, compatible programs, budget and resource needs and opportunities, and time lines.



MAJOR THEMES: A Shared Vision for Clarkdale's Future

Vision statements are big, broad and comprehensive. They take in the whole town and everybody who lives, works and has an interest there. Start with a selection of major categories and review what these mean to people.

- Environment:** The natural environment within and surrounding the town is very important.
Economy: The economic well being of the community is critically important.
Lifestyle: Family-oriented, small town qualities are critical aspects that define the town.
Community: Family, neighborhood and community are key values that define the shared vision for Clarkdale.

GENERAL ISSUES FOR CLARKDALE

- Preserve Small Town Character
- Enhance Neighborhood Qualities
- Protect Natural Environment
- Protect Verde River
- Protect and Improve Water Resources
- Improve Recreational Opportunities
- Encourage Affordable Housing Opportunities
- Encourage Mixed Use in Historic Downtown
- Provide Efficient Transportation System
- Ensure Efficient Growth Patterns
- Improve Existing Roadways
- Buffer Residential Uses from Non-residential Uses
- Provide Adequate Infrastructure for Growing Community

GUIDING PRINCIPALS

A series of Guiding Principles is established to identify the main points and themes that define the values and vision of the community. These concepts provide a framework for advancing the interests of the General Plan in terms of physical, comprehensive and long-range planning.

1. **Protect Small Town Qualities**
 Preserve small town atmosphere and character.
 Improve neighborhood qualities.
 Improve neighborhood recreational opportunities.
 Buffer incompatible non-residential uses from residential areas.
2. **Improve Transportation System**
 Improve existing roadways.
3. **Preserve Natural Environment**
 Protect natural environment and open space.
 Protect Verde River corridor.
 Protect and improve water resources.
4. **Support Economic Vitality**
 Support historic downtown revitalization



Provide adequate infrastructure for growing community
 Support appropriate economic development.
 Encourage affordable housing opportunities.
 Encourage mixed use development

COMMUNITY VISION STATEMENTS RATINGS OF IMPORTANCE

Please rate each of the following statements for None, Low, Medium or High level of importance.

1. Maintain small town atmosphere with slow, carefully planned development.

<u>NONE</u>	<u>LOW</u>	<u>MEDIUM</u>	<u>HIGH</u>
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2. Protect the natural resources and open space areas in and around Clarkdale.

<u>NONE</u>	<u>LOW</u>	<u>MEDIUM</u>	<u>HIGH</u>
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3. Recognize the importance of the Verde River corridor.

<u>NONE</u>	<u>LOW</u>	<u>MEDIUM</u>	<u>HIGH</u>
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4. Provide recreational opportunities at the neighborhood level, such as parks, playgrounds and

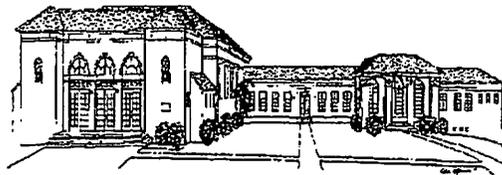
<u>NONE</u>	<u>LOW</u>	<u>MEDIUM</u>	<u>HIGH</u>
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5. Protect and improve the historic areas, including the downtown commercial area and surrounding residential neighborhoods.

<u>NONE</u>	<u>LOW</u>	<u>MEDIUM</u>	<u>HIGH</u>
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6. Provide non-automobile transportation facilities, including sidewalk systems, bicycle routes and public bus routes.

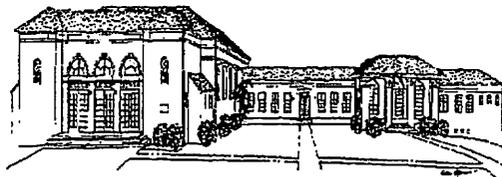
<u>NONE</u>	<u>LOW</u>	<u>MEDIUM</u>	<u>HIGH</u>
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COMMUNITY VISION ISSUES RATING

On a scale of 1-4, from No Importance to Very Important, please choose one category for each question.

	1. No Importance	2. Minimum Importance	3. Somewhat Important	4. Very Important
Land Use and Neighborhood Issues				
1. Preserve small town atmosphere and character.	_____	_____	_____	_____
2. Improve neighborhood qualities	_____	_____	_____	_____
3. Encourage mixed-use infill development.	_____	_____	_____	_____
4. Support downtown improvement efforts.	_____	_____	_____	_____
5. Support appropriate economic development.	_____	_____	_____	_____
6. Encourage affordable housing opportunities.	_____	_____	_____	_____
7. Buffer residential uses from non-residential uses.	_____	_____	_____	_____
8. Ensure efficient growth patterns.	_____	_____	_____	_____
9. Provide adequate infrastructure for.	_____	_____	_____	_____
Transportation				
10. Improve street circulation system.	_____	_____	_____	_____
11. Support alternate modes transportation.	_____	_____	_____	_____
12. Pave dirt roads.	_____	_____	_____	_____
Open Space and Natural Resources				
13. Protect natural environment and open space.	_____	_____	_____	_____
14. Protect Verde River corridor.	_____	_____	_____	_____
15. Protect and improve water resources.	_____	_____	_____	_____
16. Improve recreational opportunities.	_____	_____	_____	_____
Other Issues				
17. _____	_____	_____	_____	_____
18. _____	_____	_____	_____	_____
19. _____	_____	_____	_____	_____



1.j GLOSSARY

Activity Center: An area planned for more intensive development than surrounding areas that is intended to provide greater opportunities and concentrations for employment, commerce, transportation, culture, and general civic life.

Affordable Housing: A general term meant to address a wide range of housing needs for various segments of the community so as to ensure residents can qualify for home ownership thereby addressing the long-term well-being and stability of the entire Town.

Alternate Modes Transportation: Alternatives to single-occupant automobile travel are considered as alternate modes of transportation, including walking, bicycling, public transit, carpooling, and telecommuting.

Buffering: Method to separate different types of uses and different levels of intensity of use from each other by means of a strip of land that may include landscaping, berms and/or fencing or walls.

Capital Improvement Program: The CIP is the Town's annual program to plan for the long-term needs of the citizens through budgeting for infrastructure, equipment, buildings and other resources necessary to sustain the well being of the Town.

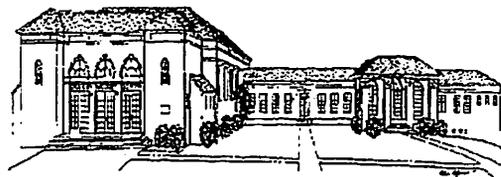
Clustered Development: Residential or mixed use development that occurs on reduced-size lots and built closer together allowing other lands in proximity to be preserved as open space, recreational areas or undeveloped areas.

Codes, Covenants and Restrictions (CC & R's): CC & R's are private deed restrictions placed on properties and are typically associated with subdivisions. The Town has no involvement or responsibilities with management of these types of private contracts between private property owners.

Deed Restrictions: Private regulations that are created and recorded by property owners for their property so as to specify certain restriction associated with the use and development of that property. The Town has no involvement or responsibilities with management of these types of private contracts between private property owners.

Density: A ratio of residential units or population to an area of land, typically measured as units per acre.

Development: Any of a wide range of activities associated with building activity, construction, changing the use or appearance of a structure or property, increasing activity by adding more dwelling units, floor area or number of businesses, division of land, changing the natural features of the land, removing structures, clearing land in association with construction, adding materials, or other activities that refer to the act or result of such development.



General Plan: The General Plan is a document required by state statutes to provide guidance and direction for long-range development decisions in the Town. It is primarily a guide for physical development but it also provides a legal basis for certain land use decisions, such as a change of zoning.

Growth Management: Enacting specific plans and programs designed and intended to achieve public purposes associated with guiding and controlling the type, location, quality, scale, rate, sequence or timing of development throughout the Town in a manner that reinforces community goals, values and concerns.

Implementation: The act of causing a plan or program to be enacted through prioritizing, establishing budgets and funding, assigning staff and other resources, and monitoring and assessing the outcome of such activities.

Improvements: All types of construction associated with development that address the interconnection with the community infrastructure, including roadways, transportation systems, drainage features, site grading, utility lines and other similar features.

Infill Development: Development that occurs on vacant sites, whether residential or non-residential, in proximity to existing development and existing infrastructure so as to provide more efficient patterns of development within the Town.

Infrastructure: Various physical improvements and utility systems that support and define a standard of development associated with developed populations, including roads, flood control projects, water, sewer, power, communications and other similar utility systems.

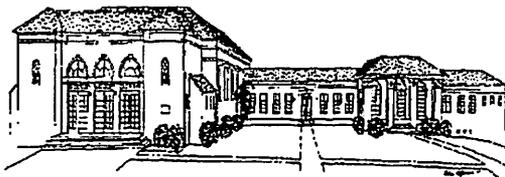
Ingress and Egress: Used to describe access to a site or building where ingress refers to entrance and egress refers to exit.

Intergovernmental Agreements (IGA): Specific contractual agreements between governmental entities, typically enacted by elected officials, to address issues of common concern.

Master Plan: A comprehensive approach for planning the development of a specific site or area that considers such development in terms of an integrated program to address physical, economic, social and environmental concerns, as well as associated program management, public input and implementation techniques.

Minor Land Division: A part of the Subdivision Regulations that allows land to be split into no more than three parcels where no new roads are included and that allows a more streamlined and less restrictive approach.

Mixed Use: Developments that include a mix of land uses, such as residential, commercial, cultural and recreational, that are developed, planned and designed in a coordinated and/or complimentary manner.



Multi-Modal Transportation: Transportation systems planned to allow more than one mode of travel in an overlapping or redundant condition throughout an area would be considered as meeting the intent of providing multiple modes of transportation so as to address issues of overall system efficiency.

NACOG - Northern Arizona Council of Governments: The regional group that assists communities, government agencies and citizens with the coordination of a number of social, environmental and economic programs.

Open Space: Undeveloped public or private lands that are designated as such to address resource protection, environmentally sensitive areas, generally less developable areas and otherwise provide a context for surrounding development. Such areas may allow certain limited activities, including passive recreational activities, ranching and agriculture, and certain public facilities, including water treatment facilities and flood control structures but would otherwise not include development of roads or buildings.

Planned Area Development or Planned Unit Development: A comprehensive approach to development of a project that typically includes a mix of uses, subdivision of land, open space designation and the creation of specific zoning rules in a way that allows specific design objectives to be addressed in a unique and flexible manner that benefits the developer and the public at large.

Redevelopment: The act of assisting an existing area by addressing improvements to public infrastructure and/or helping associated businesses with various economic assistance programs.

Regional Planning: Programs in which various governmental jurisdictions and entities come together to plan for common interests, whether as physical or social programs, typically resulting in non-binding policy statements that can then be used by those jurisdictions for integration into their own policies and programs as a basis for implementation.

Subdivision: Within incorporated municipalities the division of land into four or more lots or two or more lots if a new road is involved, or division of land within a previously recorded plat, or within projects including areas of undivided common interest.

Zoning Code: The principal legal document that defines the allowable uses of land and property within the Town by establishing a system of Zoning Districts and an official Zoning Map and further defining such districts by describing such uses, as well as the minimum required development standards and procedures for development of such property.

