

**NOTICE OF A REGULAR MEETING  
OF THE PARKS AND RECREATION COMMISSION  
OF THE TOWN OF CLARKDALE**

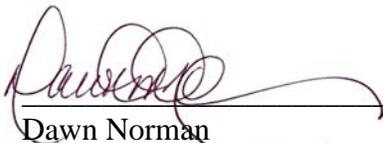
In accordance with Resolution #215 of the Town of Clarkdale, and Section 38-431.02, Arizona Revised Statutes,

**NOTICE IS HEREBY GIVEN** that the Parks and Recreation Commission of the Town of Clarkdale will hold a Regular Meeting on Wednesday, February 8, 2012, at 5:30 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona. Members of the Clarkdale Parks and Recreation Commission will attend either in person or by telephone, video or internet conferencing. All members of the public are invited to attend.

The undersigned hereby certifies that a copy of this notice was duly posted on the Community Development Building bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 2<sup>nd</sup> day of February, 2012, at 3:00 p.m.

Dated this 2<sup>nd</sup> day of February, 2012.

By:

  
\_\_\_\_\_  
Dawn Norman  
Community Services Supervisor

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

**1. CALL TO ORDER**

**2. PUBLIC COMMENT** – The Parks and Recreation Commission invites the public to provide comments at this time. Members of the Parks and Recreation Commission may not discuss items that are not specifically identified on the agenda. Therefore, pursuant to A.R.S. §38-431.01 (G), action taken as a result of public comment will be limited to directing staff to study the matter, responding to any criticism or scheduling the matter for further consideration and decision at a later date. Persons interested in making comments on a specific agenda item are asked to complete a brief form and submit it to the Parks and Recreation Supervisor during the meeting. Each Speaker is asked to limit their comments to five minutes.

**3. MINUTES**-Discussion and consideration of the minutes of the Special Meeting held on January 18, 2012.

**4. INFORMATIONAL REPORTS**

CHAIRPERSON'S REPORT – A report from the Chairperson on current events.

STAFF REPORT – A report from the Community Services Supervisor on current events.

**OLD BUSINESS:**

- 5. CROSSROADS AT MINGUS SUBDIVISION PARKS** – Discussion and consideration of identification of active and passive areas in parks (Tracts F & K) within the Crossroads at Mingus Subdivision.

**NEW BUSINESS:**

- 6. CROSSROADS AT MINGUS SUBDIVISION PARKS** – Discussion and consideration of amenities for the parks located in the Crossroads at Mingus Subdivision.

- 7. FUTURE AGENDA ITEMS** – Listing of items to appear on future agendas.

**8. ADJOURNMENT**

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.

**MINUTES OF A REGULAR MEETING  
OF THE PARKS AND RECREATION COMMISSION  
OF THE TOWN OF CLARKDALE**

A Regular Meeting of the Parks and Recreation Commission of the Town of Clarkdale was held on Wednesday, January 18, 2012, at 5:30 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

Chairperson: Lynda Zanolli (Absent)  
Commissioners: Barbara Van Wye  
Debbie Pickard  
Shannon Westcott  
Peter Cure

Town Staff:  
Town Manager: Gayle Mabery  
Community/Economic Development Director: Jodie Filardo  
Senior Planner: Beth Escobar  
Human Resources and Community Services Director: Janet Perry  
Community Services Supervisor: Dawn Norman

**AGENDA ITEM: CALL TO ORDER** – Vice Chairperson Van Wye called the meeting to order at 5:34 p.m. It was noted that a quorum was present.

**AGENDA ITEM: PUBLIC COMMENT** - There was no public comment.

**AGENDA ITEM: MINUTES**-Discussion and consideration of the minutes of the Regular Meetings held on October 12, 2011 and November 9, 2011.

**Commissioner Westcott motioned to approve the Regular Meetings' minutes for October 12, 2011 and November 9, 2011 as written. Commissioner Cure seconded the motion. The motion passed unanimously.**

**AGENDA ITEM: INFORMATIONAL REPORTS**

CHAIRPERSON'S REPORT – A report from the Chairperson on current events.

There was no report.

STAFF REPORT – A report from the Community Services Supervisor on current events.

Community Services Supervisor Norman reported on the following:

- Art in Public Places - the current exhibit features the work of the Verde Valley Weavers and Spinners. The exhibit will be on display through the end of February.
- Clarkdale Stories - the latest presentation was the Clarkdale Historical Society and Museum's Oral History Project and there were 7 attendees.
- Exploring Clarkdale - the next scheduled field trip is February 15<sup>th</sup> at 1pm. Participants will visit St. Thomas of the Valley Episcopal Church and tour the history of the church and its congregation.

## **NEW BUSINESS:**

### **AGENDA ITEM: GUIDELINES FOR PARKS AND OPEN SPACE DEVELOPMENT– Discussion and consideration regarding a recommendation to the Town Council to adopt the document: “Guidelines for Parks and Open Space Development”.**

Town Manager Gayle Mabery reviewed the process for the design of the park with the Commission:

- P&R will be the commission to work through the park design process.
- As a first step, P&R will develop and recommend a guideline that can be used when applying the terms “active” and “passive” with regard to parks and open space areas in Clarkdale.
- At the same time, P&R will recommend areas within the two parks at the Crossroads at Mingus that are appropriate to consider as “active” and “passive”.
- Those recommendations will be forwarded to the Town Council for final action (if P&R agrees on a recommendation at the Jan. 18, 2012 meeting, then the Council will consider the recommendations at their February 14, 2012 Council meeting).
- Following action by the Council on those two issues, P&R will consider specific amenities for each of the parks.
- Once the amenities and site plan design have been recommended by the Parks and Recreation Commission, the Site Plan will be subject to the approval of the DRB.

Town Manager Gayle Mabery introduced the staff in attendance. A review of the history of the project was presented. On January 5, 2012, in accordance with the desire from the Parks and Recreation Commission to see additional public input, a neighborhood meeting was held. There were approximately 40 people in attendance, including homeowners from the Mescal Spur/Cholla Lane area, owners of lots in the Crossroads at Mingus, and several people from other areas of Clarkdale.

Leading into the neighborhood meeting, staff received communication from neighbors in the surrounding area who expressed concern with several issues involving the park, including proposed designs, uses and activities that might take place in the parks. Because the Town’s General Plan includes references to “active” and “passive” uses in parks, and those terms have also been included in past Boards and Commission discussions, it was noted that clarity of their meaning and intent would serve to dispel misinterpretations and also serve as a productive tool in future Town park discussions.

As a result of the degree of discussion within the community, among staff and Council about the terms active and passive, it was determined there would be good benefit by having a specific discussion to clarify those terms and develop guidelines for their application about what those two terms mean and how they might be applied to the two park sites in the Crossroads at Mingus.

To facilitate the discussion, staff developed a starting point for the Commission to review: “Guidelines for Parks and Open Space Development”. There are many elements involved in developing parks. When drafting these guidelines staff used several resources including the American Planning Association (APA) Parks and Recreation Guide, and references from both the current 2002 General Plan and the proposed 2012 General Plan update. The Commission

reviewed the APA definitions for the terms “active” and “passive”. There was open discussion on ensuring there was flexibility in the guidelines for future use.

The Commission reviewed the different types of amenities listed in each category acknowledging the need for flexibility in determining which category types of amenities would fall, for example PAR courses which are exercise stations along trails. This type of amenity could be categorized in either active or passive use.

The Commission posed the question of the guidelines being consistent with the Open Space element of the General Plan. Town Manager Mabery expressed that staff believed these guidelines were consistent with both the 2002 General Plan and the proposed 2012 General Plan.

Vice Chairperson Barbara Van Wye opened the item to public comment. There was no public comment.

Vice Chairperson Barbara Van Wye closed public comment and opened the item for discussion with the Commission.

There was open discussion on setting parameters for each of the categories. Commissioner Pickard expressed concern with establishing the number of users for each of the categories. Passive areas could be used for social opportunities to hold group activities such as yoga, a walking group or star skies (astrology groups).

There was open discussion on:

- Ensuring the definitions were broad enough to allow for group use in passive areas
- Native landscaping
- Open Space
- Unprogrammed spaces and uses
- Public use of spaces which aren't anticipated, regardless if assigned as a passive or active area
- Ancillary Uses - bathrooms, parking, benches/tables

Vice Chairperson Barbara Van Wye stated that Chairperson Lynda Zanolli had submitted her opinion on the agenda item and read it for the benefit of the commission:

“After reading the “Guidelines for Parks and Open Space Development” it is clear that a mix of “passive” and “active” use areas would best accommodate a neighborhood park. While “active” and “passive” are planning terms that are often associated with park uses the need for flexibility is evident. To eliminate either usage in this planning stage would hinder the development of a quality park that meets the needs of the neighborhood. The examples in “Guidelines for Parks and Open Space Development” encompass ideas that leave plenty of flexibility in planning.”

**Commissioner Westcott motioned to recommend to Council to adopt the attached “Guidelines for Parks and Open Space Development” for use by the Town for planning future parks and open space. Commissioner Cure seconded the motion. The motion passed unanimously.**

**AGENDA ITEM: CROSSROADS AT MINGUS SUBDIVISION PARKS – Discussion and consideration of identification of active and passive areas in parks (Tracts F & K) within the Crossroads at Mingus Subdivision.**

Town Manager Gayle Mabery stated that the same process would be used for this agenda item as in the last item.

A review of the history of the project was presented. On February 9, 2011, Steve Biasini, Project Manager for PTM Enterprises, LLC presented the Commission with proposed revised development plans for the Highlands Subdivision. During a period of several months following this meeting, the development went through a process to amend both the PAD and Final Plat of the subdivision before the Planning Commission and the Council. During that process, the project was officially renamed as the Crossroads at Mingus. As had been discussed at the February 9, 2011 Parks and Recreation Commission meeting, the final amendments to the project resulted in two park sites in the development. Tract F is located at the intersection of Old Jerome Highway and Mescal Spur and is approximately 3.8 acres in size. Tract K is located on Skyline Boulevard in a U-shaped area between the two points where Sable Ridge Road intersects Skyline Blvd. and is approximately 2.83 acres in size. Town Manager Gayle Mabery reviewed the park site maps with the Commission. At the initial meeting with Parks and Recreation Commission in February of last year, the focus was directed on Tract F due to the development scheduled in Phase I of the project. In October, the Parks and Recreation Commission requested that the developer hold a neighborhood meeting to receive input from the residents. This meeting was held on January 5<sup>th</sup>. There was approximately 40 residents in attendance. At this point of the project it had become clear that steps needed to be in place during this process:

- P&R will be the commission to work through the park design process.
- As a first step, P&R will develop and recommend a guideline that can be used when applying the terms “active” and “passive” with regard to parks and open space areas in Clarkdale.
- At the same time, P&R will recommend the areas within the two parks at the Crossroads at Mingus that are appropriate to consider as “active” and “passive”.
- Those two recommendations will be forwarded to the Town Council for final action (if P&R agrees on a recommendation at the Jan. 18, 2012 meeting, then the Council will consider the recommendations at their February 14, 2012 Council meeting).
- Following action by the Council on those two issues, P&R will consider specific amenities for each of the parks.
- Once the amenities and site plan design have been recommended by the Parks and Recreation Commission, the Site Plan will be subject to the approval of the DRB.

This item is for the Commission to consider assignments of active and passive areas using the guidelines adopted under agenda item 5. Specific amenities will be discussed at a later date at which time staff will provide the results from the neighborhood meeting and surveys received from a resident for the Commission to consider.

Town Manager Gayle Mabery presented the Commission with maps of Tract F and Tract K outlining areas as “passive” and “active” stating the maps were not definitive they were presented as a starting point for the Commission to work on.

Commissioner Cure stated that the active area defined in the presented map of Tract F would allow for all the amenities that Project Manager Steve Biasini presented to the Commission in October. There was open discussion on reviewing the park sites and reconsidering the types of

amenities proposed. Staff reminded the Commission that the focus was on considering “active” and “passive” areas and that the specific amenities would be discussed at a later date.

There was open discussion on the park sites:

- Parking and restrooms not defined and constrained by the terms active and passive
- Flood Plain and washes in Tract F
- Establishing a passive area along the property lines in both Tract F and Tract K, creating a buffer
- Drainage in Tract K

Vice Chairperson Barbara Van Wye opened the item to public comment.

Karen Daniels - Cholla Lane resident which borders the property line of Tract F. She had previously conducted a survey that some of her neighbors completed, a total of 25, which was intended to query a variety aspects and possible amenities that might be pertinent to both Tract F and Tract K parks. The commission has not yet seen the survey results. Ms. Daniels also expressed her concerns of: decrease in property value, increased traffic, safety issues, installing trails in the wash and loud boom boxes, all potentially caused by the park’s existence. She has invested over \$400,000 in her property and cannot relocate. In Tract K there are no owners who have built and anyone building would know that there is a park scheduled to be developed there. The residents in her neighborhood are very upset about the park and the way the plat amendment was handled. The neighbor who resides on the corner is threatening to go to the attorney general’s office to file a complaint against the Town.

Commissioner Cure posed the question to Karen Daniels as to what semantics she defines as passive use of the park.

Karen Daniels stated that the park could include trails with a PAR course, an educational park with pathways and descriptive signage on natural vegetation and animals and their habitats. She has no problem with tables as long as they are not near her home.

Commissioner Pickard wanted to clarify Karen Daniel’s concern. She asked if tranquility preservation, property loss and safety issues were her concerns. Karen Daniels affirmed this.

Commissioner Pickard stated that assigning the park as completely passive would not control noise and her concern of loud boom boxes.

Karen Daniels stated that the bathroom was a big issue for them. All 27 residents surveyed said that they were not given notice and were all opposed to an active park.

Ron Black - resident of Cholla Lane, neighbor to Karen Daniels. He expressed that he appreciates the fact the Commission is beginning to discuss parks. He has resided in the Town for over 6 years and parks are really important to the community for all age groups. He stated there was still a lot of work to be done and asked the Commission to keep an open mind in designing the parks. The Commission needs to take into consideration that there are families with young children residing in the area of Tract F and although there are several retirees as well, many of them have grandkids that will use the park. He expressed bathrooms were needed because whether or not a bathroom is installed people will still need to relieve themselves and will do so using a bush or elsewhere. As a resident he is interested in the value to the community this park will bring.

Chris Anderson – (owner of a perma culture business?). He shared his perspective on water. He stated rain water and run off should be considered in the development of these parks. Water should be treated as a resource and a way to enhance the plant life and recreational opportunity. Water shouldn't be shunted away from the surface but utilized and merged in to one system.

There was no more public comment. Vice Chairperson Barbara Van Wye closed public comment.

Town Manager Mabery reviewed the existing park sites within Clarkdale noting the omission of parks on the west side of 89a. Anyone wanting to use a public park must travel to Centerville, Selna/Mongini Park in lower town or the Main Park in upper town. For over 20 years, the goal of installing a public park site on the west side of 89a has been discussed. The Highlands provided the opportunity for the Town to meet this goal. The Town negotiated with the Highlands to include park sites that would not be inclusive to the subdivision but would be open for use by the neighboring areas.

The original agreement included 4 parks and a wastewater treatment plant. The Plat Amendment removed the wastewater treatment plant, 2 small parks and relocated two lots which created a larger park site on Tract F.

Commissioner Cure asked Town Manager Mabery to clarify to the Commission if the plat amendment was handled correctly with a public process as Ms. Daniels had stated that the town did not.

Town Manager Gayle Mabery informed the Commission the Town has demonstrated many public processes and can be confident the Town handled the required process legally and correctly. The Commission should not be constrained with those types of challenging comments made during public comment and feel supported to make the best decision for the community in designing the parks.

Commissioner Cure thanked Town Manager Mabery for that clarification on the handling of the public process.

There was open discussion on:

- Disturbed areas in Tract F and Tract K
- Utilities and Water on sites, there is no reclaimed water available on either site

Vice Chairperson Barbara Van Wye stated that after reviewing the sites and the General Plan it was her impression that the passive areas should be increased as much as possible to the areas that are undisturbed and still natural with vegetation. Tract K is completely disturbed with no natural vegetation. The General Plan states we should preserve our natural area as much as possible. The active areas should be contained only to the areas that have been disturbed.

There was open discussion on the undisturbed areas and that by assigning use within those areas doesn't mean they will be disturbed.

Commissioner Cure pointed out that portions of passive areas would be disturbed by trails. Steve Biasini's drawing presented to the Commission last October fits within the areas proposed by staff. Rest rooms and parking are going to be an issue no matter which location they are

installed. In addressing the concern of the loud boom box the Town has a noise ordinance and a process is in place for the Town to respond to those related issues.

There was open discussion on:

- Activities which could be installed in the passive areas such as a PAR course and sandbox
- Buffering the court and park site from the street on Tract F
- Noise - on Tract K the pad is platted for approximately 15 sites in a “horseshoe” shape with the park in the center of the “horseshoe”. There is more of an opportunity for noise complaints from those bordering Tract K than those bordering Tract F. From a planning standpoint, the park located in Tract K should be more passive.
- Tract K - completely disturbed and open with no build out in the vicinity
- Geographical areas of both park sites and the consideration that the parks are being created for the town’s use:
  - Tract F is more viewable, easier access, logical location for all residents to use;
  - Tract K is more of a subdivision park as it is secluded.
- There should be active and passive areas in both parks
- Parking
- Grass Areas/Open Fields

Vice Chairperson Barbara Van Wye read Chairperson Lynda Zanolli’s written opinion which she submitted for inclusion in the meeting’s discussion:

“Thank-you to Project Manager Biasini for working so closely with the Parks and Recreation Board on the development of a quality park at Crossroads at Mingus that meets the needs of all ages and activity levels of the public. I also am VERY pleased to hear a discussion of grass possible at one of the locations.

- Exhibit B – A proposed designation of “active” and “passive” areas in Tract F.: I like the idea of a “passive” area adjoining the existing houses and extending into the wash. This keeps the native area that has not been disturbed as pristine as possible. Locating the “active” area closer to the street has several advantages; the area is as far a possible away from existing houses, the area has already been disturbed, and would allow easy access to the facility that does not impact neighborhood roads.
- Exhibit C – A proposed designation of “active” and “passive” areas in Tract K.: In this smaller area positioning a “passive area around the outside of the park allows for a buffer between the houses and the “active area. Once again allowing flexibility in the design will lead to a nice blend for all residents.”

Vice Chairperson Barbara Van Wye reminded the Commission that activities/amenities were not being considered during this agenda item and that when mentioning a specific amenity in discussion it does not reflect that those amenities will be installed.

Commissioner Pickard proposed:

- Another 40 feet of passive area be added to the proposed passive area in Tract F bordering the property lines of the homes on Cholla Lane, totaling a border of 80 feet of passive area;
- 40 feet of passive area be added along Old Jerome Hwy, as it allows for a buffer and protects the park from the street/traffic;

- Add 80 feet of passive area along the border of the property lines in Tract K creating a buffer between the homes and the park area.

Commissioner Cure expressed that by adding these “buffer” zones it will put limitations on what can be done in the park sites as space is limited.

Commissioner Westcott agreed with the additions to the passive areas in Tract F but felt that there was no need for the passive areas in Tract K as it would cause space limitations.

There was open discussion on drainage on both park sites.

There was continued discussion on adding the 40 feet of passive area to Tract K along the property line.

The Commission asked staff if a map to scale was available. Staff did not have maps to scale to provide to the Commission. There was open discussion that in designating passive and active areas it would be helpful to have scalable maps.

There was open discussion on which park would be built first. Town Manager Mabery informed the Commission that under the development agreement Tract F was scheduled for Phase I and Tract K was scheduled for Phase III. It will be a considerable amount of time between the build out of the two parks. The Commission expressed that this needed to be considered in designing the parks.

There was open discussion on the native vegetation and clarification that designating an area “active” doesn’t necessarily mean the natural vegetation would be removed.

Commissioner Cure proposed to table the item in order to allow staff to provide to them a map to scale to work with. He was concerned that the proposed passive areas were restricting the amount of remaining area. With a map to scale the Commission would be able to visualize the actual space.

**Commissioner Cure motioned to table the agenda item until the next Regular Meeting of the Parks and Recreation Commission. Commissioner Westcott seconded the motion. The motion passed unanimously.**

### **AGENDA ITEM: VERDE FRONT TRAILS - An update and discussion on the Verde Front Trails.**

Community Services Supervisor Dawn Norman explained that the Verde Front program is a multi-agency public planning process that began in 2009. The effort focuses on the area generally located from Cottonwood, Clarkdale and Jerome at the north to below Camp Verde at the south, and from the Verde River Greenway corridor to the upper reaches of the Black Mountain range. The Verde Front program is part of a forest-wide recreational planning effort that includes three sub-areas of the Prescott National Forest. In February 2011, the Forest-wide Recreational Strategy Coordinating Team, which includes representatives from the three planning sub-areas, released an 8-part Sustainable Recreation Strategy for Central Arizona. Trails and Open Space is one of the focus areas for the strategy. The Verde Front Trails Steering Committee was formed in May 2011, to review and prioritize potential trail facility improvements. This committee is comprised with many representatives from throughout the

Verde Valley, including Yavapai County, Town of Clarkdale, City of Cottonwood, Town of Camp Verde, Town of Jerome, Arizona State Parks and Prescott National Forest.

The City of Cottonwood and Yavapai County agreed to serve as co-conveners of the Verde Front Trails Steering Committee. At their August 31, 2011 meeting, the Verde Front Trails Steering Committee endorsed two trail system proposals as top priorities. These proposals will be presented as recommendations to the Prescott National Forest, who will then make the final decision on any proposed activity in these areas:

Recommended Priority Projects:

1. West Mingus Avenue Recreation Area proposal: (Cottonwood/Clarkdale)
2. Copper Canyon trail improvements: (Camp Verde)

Community Services Supervisor Norman continued that the trails proposed for the West Mingus Avenue Recreation Area were consistent with the trails plan discussed by the Parks and Recreation Commission in working on the Parks and Recreation Master Plan. The next Verde Front Trails Steering Committee meeting will be held January 25, 2012, 3:00 p.m. at the Cottonwood Recreation Center.

#### **AGENDA ITEM: POOL - An update and discussion on the Clarkdale Pool.**

Community Services Supervisor Dawn Norman updated the Commission on the status of the pool. She explained that the pool's ramp did not meet the new ADA requirements which meant that a handicap lift would need to be purchased and installed. She continued that she met with Commissioner Cure who reviewed the current condition of the pool and the construction plans. She asked Commissioner Cure to share his professional observations.

Commissioner Cure stated that the condition of the pool structure was not as bad as he had anticipated. Considering the Town's budget, his original idea of building a pool within the existing structure was not necessary, the existing structure could be used. The items needing to be addressed include:

- Gutter system - which is the main cause of the water loss. The gutter would be removed and a new plumbing system installed in the area the gutter was located;
- Re-plaster of the structure, approximately \$15,000;
- Installation of new equipment - 8 skimmers, 4 filters and pumps; and
- Removal of the existing main drains and new plumbing installed.

He estimated approximately \$70,000 to perform these renovations to the pool.

He continued this did not address the need for ADA restroom/shower room and ADA parking and sidewalks which could be installed on the north side of the building. He expressed he believed the pool could be refurbished.

Community Services Supervisor Dawn Norman informed the Commission that Commissioner Cure will be preparing figures for these renovations. She shared that due to the new ADA requirements the kiddie pool would not be usable. An alternate feature would be to install a splash pad and water features for patrons. Installing this type of amenity would still meet the needs of families with little ones and would not require a lifeguard on duty due to its zero depth. Staff will keep the Commission updated as new information becomes available.

**AGENDA ITEM: FUTURE AGENDA ITEMS – Listing of items to appear on future agendas.**

**Crossroads at Mingus Subdivision Parks**

**AGENDA ITEM: ADJOURNMENT-**With no further business before the board and with no objection, the meeting adjourned at 7:26 p.m.

APPROVED:

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Barbara Van Wye, Vice Chairperson

SUBMITTED BY:

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Dawn Norman, Community Services Supervisor



# Staff Report

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**Agenda Item:**           **CROSSROADS AT MINGUS SUBDIVISION PARKS** – Discussion and consideration of identification of active and passive areas in parks (Tracts F & K) within the Crossroads at Mingus Subdivision.

**Staff Contact:**           Dawn Norman, Community Services Supervisor

**Meeting Date:**           February 8, 2012

**Background:**           On February 9, 2011, Steve Biasini, Project Manager for PTM Enterprises, LLC presented the Commission with proposed revised development plans for the Highlands Subdivision. During a period of several months following this meeting, the development went through a process to amend both the PAD and Final Plat of the subdivision before the Planning Commission and the Council. During that process, the project was officially renamed as the Crossroads at Mingus. As had been discussed at the February 9, 2011 Parks and Recreation Commission meeting, the final amendments to the project resulted in two park sites in the development. Tract F is located at the intersection of Old Jerome Highway and Mescal Spur and is approximately 3.8 acres in size. Tract K is located on Skyline Boulevard in a U-shaped area between the two points where Sable Ridge Road intersects Skyline Blvd. and is approximately 2.83 acres in size.

The February 9, 2011 minutes from the Parks and Recreation Commission read as follows:

*There was open discussion on the proposed revised plans:*

- *All of the parks in the development would be transferred to the Town of Clarkdale and would be open to the public for use.*
- *Exhibit 4 - pedestrian system, there will be a granite walking surface for the 'conceptual walking' trails.*
- *Fencing and property line for lots 130-139.*
- *Park 5/Tract K - Passive park with benches, ramadas, tables and playground.*

*The Commission proposed:*

- *Omitting Park 5/Tract E in exchange for Lots 1&2.*
- *Tract F and Lots 1 and 2 be incorporated into Park 3/Tract S.*
- *The Commission's proposed Park 3 (Tract S, Tract F, and Lots 1 & 2) be included in Phase 1 of the development.*

*Project Manager Biasini expressed that the Commission's proposal was probable.*

*There was open discussion on the Commission's proposed Park 3 (Tract S, Tract F, Lots 1 & 2):*

- *5-10 Parking Spaces*
- *Grass*
- *Basketball Court*
- *Bathrooms with running water*
- *Picnic Tables/Plaza*
- *Active Park*

*Project Manager Biasini will review the original park plans and facilities and incorporate into the new Park 3. He will not duplicate the facilities offered in Park 5/Tract K. He will then bring back the new design for the Commission to review.*

On October 12, 2011, the Commission reviewed and discussed the proposed parks. The minutes read as follows:

*Steve Biasini, Project Manager for Crossroads at Mingus, explained background/history of proposed park area and neighborhood. Jodie Filardo, Community/Economic Development Director, was present to add comments that came forward from a staff meeting on the project. There was open discussion on the inclusion of a bathroom facility. Community/Economic Development Director Jodie Filardo explained having a bathroom on site encourages reasonable use of the park and facilities. Possible locations for the bathroom were discussed. Interim Public Safety Director John Wintersteen shared comments about bathroom location preferences. Other items discussed included: preferred parking location; walking path; location of court; handicap accessibility; horseshoe pits; number of shade structures; type of shades used; use of grass – CC&R's had originally required lawn as a tradeoff for now allowing grass at new homes; times and issues are different now considering installing grass; possible fencing; maintenance; connecting trails; safety; security; adequacy of area allotted for parking; size & types of bathroom structures.*

*Vice Chairperson Van Wye suggested having a public meeting for the immediate neighborhood. Chairperson Zanolli invited Project Manager Steve Biasini back with a map updated to include ideas discussed.*

On January 5, 2012, in accordance with the desire from the Parks and Recreation Commission to see additional public input, a neighborhood meeting was held. There were approximately 40 people in attendance, including homeowners from the Mescal Spur/Cholla Lane area, owners of lots in the Crossroads at Mingus, and several people from other areas of Clarkdale.

Leading into the neighborhood meeting, staff received communication from neighbors in the surrounding area who expressed concern with several issues involving the park, including

proposed designs, uses and activities that might take place in the parks. Because the General Plan includes references to “active” and “passive” uses in parks, and those terms were also brought up in past discussions of these parks before the Parks and Recreation Commission, some of the issues revolved around what those terms mean, and how they might be applied to the parks in the Crossroads at Mingus Subdivision.

As a result of the significant discussion in the community and among staff about the terms active and passive, and at the suggestion of the Mayor, it was determined that there was a need to have more specific discussion and guidelines about what those two terms mean and how they might be applied to the two park sites in the Crossroads at Mingus.

Park design is an issue of importance to everyone in Clarkdale, and certainly to the people who will use the parks and live near them. A condition of approval for the Crossroads at Mingus parks was that both the Parks and Recreation Commission (P&R) and the Design Review Board (DRB) play roles in the design and approval process. Because our current codes are not definitive on the relationship between the DRB and the P&R Commission’s action relating to park design, we’ve developed a process, as follows:

- P&R will be the commission to work through the park design process.
- As a first step, P&R will develop and recommend a guideline that can be used when applying the terms “active” and “passive” with regard to parks and open space areas in Clarkdale.
- At the same time, P&R will recommend the areas within the two parks at the Crossroads at Mingus that are appropriate to consider as “active” and “passive”.
- Those two recommendations will be forwarded to the Town Council for final action (if P&R agrees on a recommendation at the Jan. 18, 2012 meeting, then the Council will consider the recommendations at their February 14, 2012 Council meeting).
- Following action by the Council on those two issues, P&R will consider specific amenities for each of the parks.
- Once the amenities and site plan design have been recommended by the Parks and Recreation Commission, the Site Plan will be subject to the approval of the DRB.

It is important to note that both P&R and DRB are standing bodies established by Town ordinance and appointed by the Town Council to provide ongoing citizen input on major policy areas. Just as they have to date on issues relating to these parks, the public will have the opportunity to provide input during these public meetings. As you all know, we ask our Boards and Commissions to focus attention on specific issues, weigh community values in making recommendations to the Town Council, and thoroughly research and review alternatives to accompany formal recommendations to the Town Council. We know that our Board and Commission members take this responsibility seriously, that you welcome citizen engagement in the process, and will give due consideration to the suggestions you hear about the design of the parks in the Crossroads at Mingus from the public, the recommendations that you receive from

staff, and the guidance provided in the General Plan, as you try to make a balanced decision about park designs.

During the Neighborhood Meeting held January 5<sup>th</sup>, the staff conveyed the process that will be used (identified above) as we move forward with park design and approval. We anticipate and welcome continued participation from members of the public who have an interest in how these parks develop.

At this time, in accordance with the process we've conveyed to the public and the Town Council, staff requests that the Commission review the park sites at the Crossroads at Mingus and identify appropriate active and passive areas in each of the parks. Although the Guidelines that you have reviewed give examples of specific amenities that will be appropriate in both active and passive areas, you will not be selecting those amenities during this agenda item. The specific amenities will be identified at a later date.

Staff has included the following exhibits to aid in your discussions at the meeting:

- Exhibit A – The subdivision layout for Crossroads at Mingus that shows the location of Tract F and Tract K in association with the entire subdivision.
- Exhibit B – A proposed designation of “active” and “passive” areas in Tract F.
- Exhibit C – A proposed designation of “active” and “passive” areas in Tract K.

**Recommendation:** Staff recommends that the Parks and Recreation Commission delineate active and passive designations for Tracts F and K in the Crossroads at Mingus, and forward those recommendations to the Town Council.

# Exhibit A

## Crossroads at Mingus Subdivision and Surrounding Area

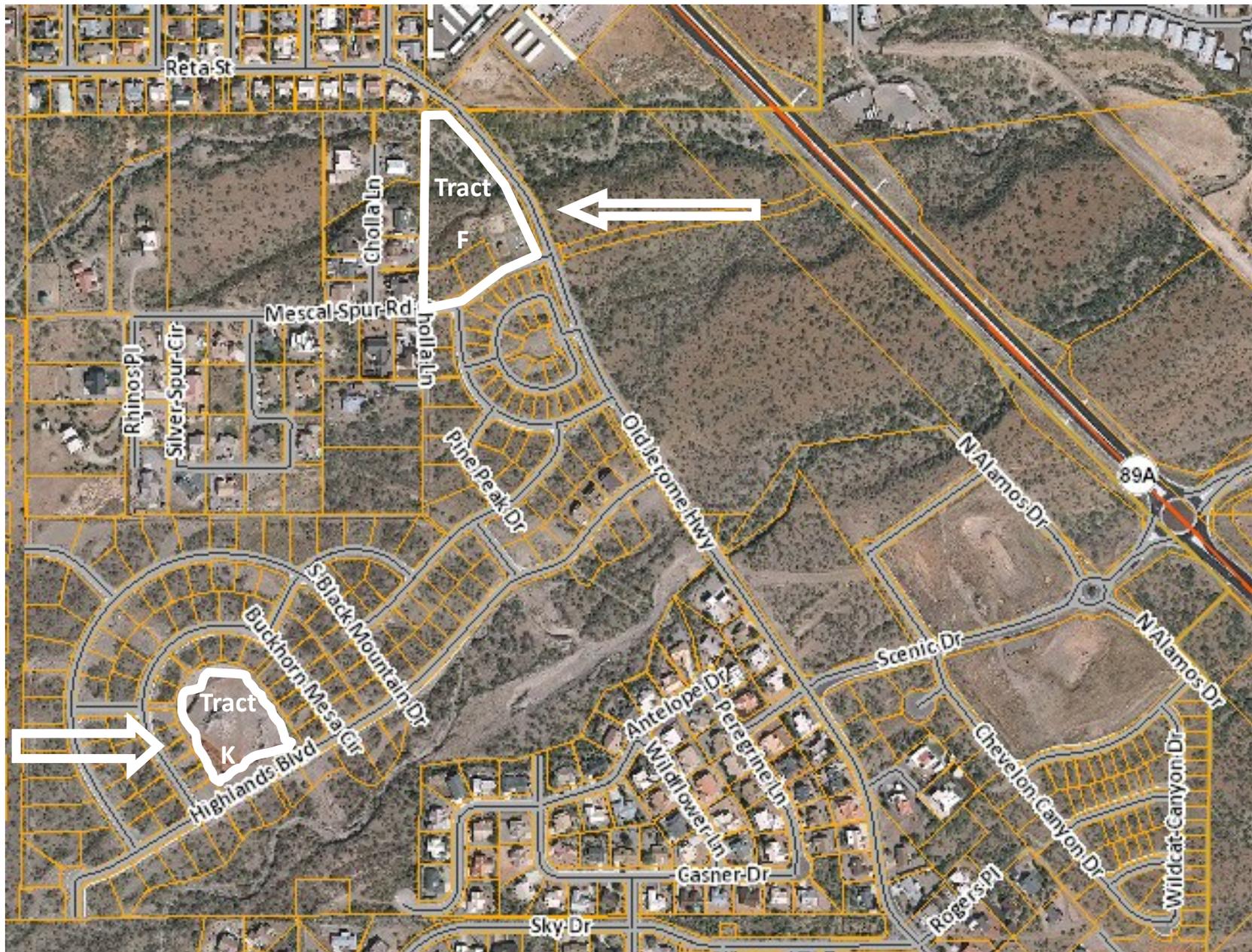


Exhibit B

Tract F—Proposed Designations for Active and Passive Areas



# Exhibit C

## Tract K—Active and Passive Areas





# Staff Report

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**Agenda Item:**           **CROSSROADS AT MINGUS SUBDIVISION PARKS** – Discussion and consideration of amenities for the parks located in the Crossroads at Mingus Subdivision.

**Staff Contact:**           Dawn Norman, Community Services Supervisor

**Meeting Date:**           February 8, 2012

**Background:**           On February 9, 2011, Steve Biasini, Project Manager for PTM Enterprises, LLC presented the Commission with proposed revised development plans for the Highlands Subdivision. During a period of several months following this meeting, the development went through a process to amend both the Planned Area Development Agreement (PAD) and Final Plat of the subdivision before the Planning Commission and Council. During that process, the project was officially renamed as the Crossroads at Mingus. As had been discussed at the February 9, 2011 Parks and Recreation Commission meeting, the final amendments to the project resulted in two park sites in the development:

1. Tract F - located at the intersection of Old Jerome Highway and Mescal Spur; approximately 3.8 acres in size.
2. Tract K - located on Skyline Boulevard in a U-shaped area between the two points where Sable Ridge Road intersects Skyline Blvd.; approximately 2.83 acres in size.

Upon completion of the development of the two parks, both will be dedicated to the Town as public parks.

The PAD and Final Plat define 3 phases of the project. Pursuant to those documents, the development of the parks, Tracts F and K, are scheduled in the following order:

- Phase I - a portion of Tract F (this includes the disturbed area and a portion along Mescal Spur);
- Phase II - the remaining portion of Tract F (the wash and undisturbed area); and
- Phase III - Tract K.

A map reflecting these areas and respective phases is included as Exhibit A.

Although the above 3 phases were identified, no specific timelines were included as to when each phase should or would be completed. Given the phasing order, along with the current economic conditions, the developer now anticipates it may be quite some time before Phase III would be completed. In order to retain your flexibility to make final decisions for the park located on Tract K closer to the time that the park would be developed, staff recommends the Commission to consider specific amenities only for the park located on Tract F.

Amenities to consider include but are not limited to: basketball, horseshoes, playground, swings, trails, fitness (PAR) course stations, backboards (to hit tennis or other balls against), restrooms, disc golf, pickleball/whiffleball/badminton court, patenque, cabanas/picnic areas, grass areas, and splash pad/water feature. These amenities were derived from the public input received at the neighborhood meeting held on January 5, 2012 and input from town staff. The results from the January 5<sup>th</sup> neighborhood meeting were provided to the Commission on January 19, 2012. A copy has been included as Exhibit B.

In addition, the Commission has been provided with results of a neighborhood survey drafted, circulated and reported on by a Clarkdale resident living in the vicinity of Tract F. These surveys are dated in early December. A group of the neighborhood residents had apparently participated in a meeting coordinated by the resident on December 5, 2011 to discuss the park project(s). The surveys were not previously coordinated in any way with the Town, and the results produced were delivered from a resident to Mr. Biasini at the January 5<sup>th</sup> Neighborhood Meeting held at the Town complex, and subsequently delivered to the Town on January 10th.

A recurring concern expressed through the public process has been the apprehension of disturbing the natural areas. When considering the design of the park, please utilize the guidelines outlined in the Open Space element of the 2002 General Plan (Exhibit C). The 2012 General Plan Update has not yet been approved or adopted by Council for use. In addition, please note that the PAD requires the developer to landscape the park areas.

While the commission and Council will certainly depend on the staff's and developer's expertise on certain technical aspects relating to the parks, the most important decision making related to these two sites will be made based on the Commission's analysis of community value and quality of life in order to determine what is best for the community overall.

Moving forward, the following process will be used by the Commission:

- Chairperson - introduces agenda item

- Dawn Norman, Community Services Supervisor - presents Staff Report

- Commission - submits questions to staff on Staff Report

- Chairperson - opens item for public comment

- Chairperson - closes item for public comment

- Commission & Staff - discussion/work session on amenities and park design. Staff will provide park site maps to scale along with amenities to scale. Two magnetic boards displaying park site Tract F along with magnetized amenities will be provided to the Commission to work with to design the park site during this session. This will allow the flexibility in designing the park along with keeping the design to scale.

- Chairperson - open item for public comment

- Chairperson - close item for public comment

- Commission - discussion and possible action on item

The public will be allowed to only address questions or make statements after the Chairperson has opened the item for public comment. The public's questions and statements must be addressed through the Chairperson who then refers to staff. Once public comment is closed the public may not address the Commission or staff.

Park design is an issue of importance to everyone in Clarkdale, and certainly a more personal one to those who will be making use of the parks and/or live near them. A condition of approval for the Crossroads at Mingus parks was that both the Parks and Recreation Commission (P&R) and the Design Review Board (DRB) play roles in the design and approval process.

At this point in this process, the role of the Parks and Recreation Commission is to:

- Make a recommendation on areas for the park located on Tract F of Crossroads at Mingus that are appropriate to consider as "active" and "passive".
- Make a recommendation on the specific amenities to install in the park located on Tract F of Crossroads at Mingus. As amenities are located in the design process, focusing on active area amenities will form an indication of reasonable passive areas and amenities.

As earlier stated, the park located on Tract K of Crossroads at Mingus is scheduled for Phase III. Anticipating it will be quite some time before this phase is completed, the Commission will work to retain their flexibility to make final decisions for the park closer to the time that this park would be developed.

Provided that P&R does in fact take action on these items on February 8, 2012, these two recommendations will be forwarded to the Town Council for review and approval at your February 29, 2012 meeting.

Once the amenities to be placed in the park have been approved by Council, the Site Plan will be subject to the approval of the DRB. The role of the Design Review Board is to review the park site plan, this includes the landscaping, exterior design of proposed new buildings and any proposed signage to assure that they are compatible with the surrounding environment and to preserve and protect the integrity and character of the Town.

We anticipate this will be reviewed and considered by DRB on April 4, 2012. This period of time will allow the developer to draft a site plan based on the recommendations made by P&R and Town Council.

It is important to restate that both P&R and DRB are standing bodies established by Town ordinance and appointed by the Town Council to provide ongoing citizen input on major policy areas. Just as they have to date on issues relating to these parks, the public will have the opportunity to provide input during these public meetings. As you are aware, we ask our Boards and Commissions to focus attention on specific issues, weigh community values in making recommendations to the Town Council, and thoroughly research and review alternatives to accompany formal recommendations to the Town Council. We know that our Board and Commission members take this responsibility seriously, that you welcome citizen engagement in

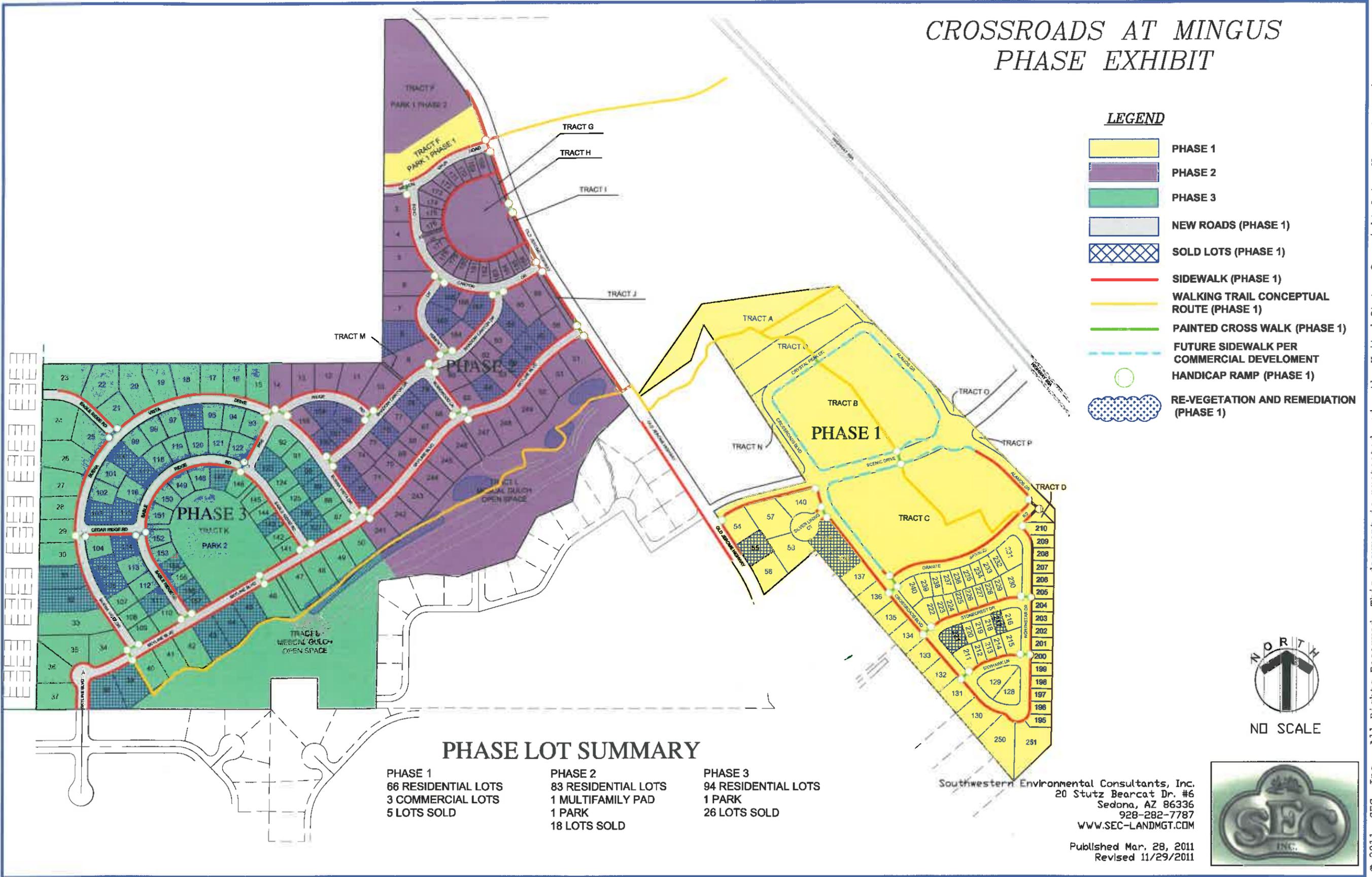
the process, and will give due consideration to the suggestions you hear about the design of the parks in the Crossroads at Mingus from the public, the recommendations that you receive from staff, and the guidance provided in the 2002 General Plan, as you try to make a balanced decision about park designs.

Staff has included the following exhibits to aid in your discussions at the meeting:

- Exhibit A –Crossroads at Mingus Phase Map
- Exhibit B – Results from the January 5th neighborhood meeting
- Exhibit C – 2002 General Plan Chapter 4 Open Space

**Recommendation:** Staff recommends that the Parks and Recreation Commission submit a recommendation to the Town Council a park plan with specific amenities for Park “Tract F” consistent with Plat Tract F. In addition, Staff recommends that the Parks and Recreation Commission submit a recommendation to the Design Review Board to request the developer complete all of Tract F, including the open space area scheduled for Phase II, in Phase I of the development.

# CROSSROADS AT MINGUS PHASE EXHIBIT



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## EXHIBIT B

### **Recap of Crossroads at Mingus Neighborhood Meeting on Parks**

We had strong attendance (approximately 40 people) at the January 5, 2012 Neighborhood Meeting about parks. There were existing homeowners from the Mescal Spur/Cholla Lane area, owners of lots in the Crossroads at Mingus, and several people from other areas of Clarkdale in attendance.

Although there had apparently been at least one other formal meeting among the residents in one adjoining neighborhood, this was the Town's first opportunity to receive substantive feedback from such a large and interested group of residents and property owners. We hope that we were able to dispel what seemed to be some inaccurate information that was circulating in the community about the parks.

Some issues came up that had not been considered previously, which we appreciated very much (i.e. the desire for a PAR Course and the need for safer routes for pedestrians and bicycles between the Foothills Terrace Subdivision and Mescal Spur). Staff believes that, as a result of the meeting, those in attendance were much more informed about the process that we are going through, and understood that we are still very much in the draft design stage. We believe we got some very good feedback that will help the developer and the Town develop designs for the parks that are a good fit in the neighborhood, and serve the needs of the residents on the west side of 89A.

We did one exercise that produced a tangible take away from the meeting. Participants listed different types of amenities that might be found in a park, and then "voted" on whether those would be appropriate in either of the two parks at The Crossroads. It was a bit of an awkward process, and was done at the end of the meeting, so we'd lost a number of participants by then, but it did turn out to provide a good illustration of the sentiments of those in attendance. The results follow on the next page:

**EXHIBIT B**

Activity/Amenity	Tract F (Mescal Spur/OJH Site)				Tract K (Highlands Blvd Site)			
	No Support	Minimal Support	Moderate Support	Strong Support	No Support	Minimal Support	Moderate Support	Strong Support
Volleyball	X					X		
Basketball		X				X		
Horseshoes			X			X		
Playground				X				X
Trails				X			X	
Tennis		X				X		
Skateboard Facility	X				X			
Fitness (PAR) Course Stations				X				X
Backboards (to hit tennis or other balls against)		X					X	
Swings				X				X
Restrooms			X					X
Disc Golf		X				X		
Pickleball/Whiffleball/Badminton Court		X				X		

For reference, the “voting” was by a show of hands. My chart above lists anything with 11 or more “votes” as strong support; 6-10 votes as moderate; 1-5 as minimal and 0 as no support. Again, there were varying numbers of people participating (many of the 40 who were originally in attendance left either before this process started, or during the process itself), so this is only representative of those that were in attendance and stayed through most of the meeting.

Drafted by: Gayle Mabery, Town Manager

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**4. OPEN SPACE ELEMENT**

- 4.a Introduction
- 4.b Legislative Requirements
- 4.c Existing and Proposed Facilities
- 4.d Types of Parks and Recreation Facilities
- 4.e Economic Impacts of Parks and Open Space
- 4.f Wildlife and Plants
- 4.g Goals, Objectives and Policies
- 4.h Implementation Strategies

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**4.a INTRODUCTION**

The Open Space Element is intended to identify and provide approaches for the preservation and enhancement of open space resources, parks, recreation areas, wildlife and natural habitat, riparian corridors, floodplains and drainageways within the Town of Clarkdale. The preservation of natural undeveloped areas within the Town provides areas for enjoyment by residents and visitors, as well as provides a context for development that adds value to the community.

Arizona Revised Statutes, under the Growing Smarter legislation, restricts the ability to designate private property as open space, recreation, agricultural or conservation lands on official planning maps without written permission. There is relatively little area within the town boundary identified as public lands except for that area of Prescott National Forest land which was annexed in 2001. The Town of Clarkdale only owns a few small parcels already developed as parks or public facilities. Since the mapping process for open space is limited by state law, the objectives of preserving and protecting open space resources may best be addressed through the establishment of goals and policies that apply to town-wide park and open space objectives.

It is a common planning tool in many municipalities to establish standards and goals for the amount of developed recreational park land and open space a community has in relation to the size of the population. These standards look at the amount of neighborhood, community-wide and regional facilities that are desirable for a certain population. The National Recreation and Park Association recommends that between 6.25 and 10 acres of park land be provided per 1,000 residents. In addition, they recommend the same amount of acreage be provided in open space. In Clarkdale, the interest in protecting an adequate amount of undeveloped open space can be addressed by identifying floodplains, major washes, steep slopes and other less developable lands.

The total amount of existing and proposed town park land is only 6.47 acres, not including the town swimming pool, the Town Hall complex, the Clarkdale-Jerome School or Yavapai College, which all have limited public access to facilities. Population estimates indicate Clarkdale will exceed 3,600 in the year 2002, for a total of 1.8 acres of park land per 1,000 population. Clarkdale would need to develop more than three to five times the amount of park facilities currently planned to meet the national standards of 6.25 to 10 acres per 1,000 population. Over the next ten years Clarkdale would have to consider development of 18 to 33 acres of developed parks to meet these standards.

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**4.b. LEGISLATIVE REQUIREMENTS**

Arizona Revised Statutes places special restrictions on a municipality's ability to designate private land as open space. ARS § 9-461.06.M. is as follows:

In applying an open space element or a growth element of a general plan a municipality shall not designate private land or state trust land as open space, recreation, conservation or agricultural unless the municipality receives the written consent of the land owner or provides an alternative, economically viable designation in the general plan or zoning ordinance, allowing at least one residential dwelling per acre. If the landowner is the prevailing party in any action brought to enforce this subsection, a court shall award fees and other expenses to the landowner.

ARS § 9-461.05.D.1 defines the requirements of the Open Space Element as follows:

- (a) A comprehensive inventory of open space areas, recreational resources and designations of access points to open space areas and resources.
- (b) An analysis of forecasted needs, policies for managing and protecting open space areas and resources and implementation strategies to acquire additional open space areas and further establish recreational resources.
- (c) Policies and implementation strategies designed to promote a regional system of integrated open space and recreational resources and a consideration of any existing regional open space plans.

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#### **4.c PARKS AND RECREATIONAL FACILITIES IN CLARKDALE**

##### **Existing Facilities**

- |                                   |   |              |  |
|-----------------------------------|---|--------------|--|
| 1.                                | <b>Town Park</b><br>Main Street<br>Downtown   | 1.92 acres   | Historic gazebo<br>Children's playground<br>Public restrooms<br>Picnic tables  |
| 2.                                | <b>Selna Ballfield</b><br>Broadway<br>Lower Clarkdale   | 2.41 acres   | Lighted baseball field<br>½ basketball court<br>2 picnic ramadas<br>Volleyball court   |
| 3.                                | <b>Centerville Fire Station</b><br>Avenida Guillermo  | 0.32 acres   | ½ Basketball court   |
| 4.                                | <b>Cabellero Park</b><br>Fiesta Street<br>Patio Town  | 0.14 acres   | Children's play area<br>½ Basketball court   |
| 5.                                | <b>Swimming Pool</b><br>Clark Memorial Clubhouse<br>Downtown<br>Open summer months              |              | Main Pool: 150,000 gallons 6 lanes<br>Splash Pool: 2,000 gallons 8' x 10'  |
| 6.                                | <b>Peck's Lake (Private)</b><br>East of Verde River   |              | Day use area:<br>4 covered picnic ramadas<br>Non-motorized boating<br>Fishing<br>Hiking trails to Coconino National Forest   |
| 7.                                | <b>Tuzigoot Bridge (Private and State Land)</b><br>Verde River Area                             |              | Day use area:<br>Parking area, fishing sites   |
| 8.                                | <b>Clarkdale Jerome School District<br/>Elementary School</b><br>Main Street<br>Upper Clarkdale |              | Facilities open to public use with<br>permission:<br>soccer / football field<br>softball field<br>basketball courts (indoor/outdoor)<br>children's playground<br>nature trail system |
| <b><u>Planned Facilities:</u></b> |   |              |  |
| 9.                                | <b>Centerville Park</b>   | 2 acre park: | Picnic ramadas, multi-use field<br>basketball court, playground  |

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#### 4.d PUBLIC LANDS BY AGENCY

A variety of public lands are located within the town of Clarkdale, including local, state, federal and Indian trust lands. The Town of Clarkdale owns a number of smaller parcels developed with various uses. The State Parks Board owns a number of undeveloped parcels indicated as the Verde River

Greenway. The Town of Jerome has a parcel of land in the foothills area that is an historic cemetery. The Clarkdale Jerome School is located in Upper Clarkdale. The Verde Campus of Yavapai College is located off of Black Hills Drive. The Yavapai Apache Nation is not specifically public lands but falls under this category as part of the United States Government federal trust lands. A large area of the Prescott National Forest was annexed to Clarkdale in 2001.

Prior to the annexation of Prescott National Forest land:

Approximately 360.37 out of 4,640 acres indicated as public lands: 7.8% public land

After the annexation of Prescott National Forest lands:

Current Status: Approximately 2,077.38 acres out of 6,500 acres: 32% public land

<u>Agency</u>	<u>Acres</u>
<b>Town of Clarkdale</b>	<b>44.30</b>
Town Park	1.92 acres
Selna Ballfield	2.41
Cabellero Park	0.14
New Centerville Park	2.00
Centerville Fire	0.32
Public Works/ Fire	1.31
Town Hall complex	6.34
Cemetery	20.00
Wastewater Treatment Plant	9.86
<b>State Parks Board</b>	<b>68.49</b>
Verde River Greenway	28.9
	1.31
	15.90
	22.38
<b>Town of Jerome</b>	<b>29.32</b>
<b>Yavapai College</b>	<b>120.85</b>
<b>Clarkdale Jerome School</b>	<b>40.48</b>
<b>Yavapai Apache Trust Lands</b>	<b>56.93</b>
<b>United States Forest Service</b>	<b>1,717.01</b>
	-----
<b>TOTAL</b>	<b>2,077.38 acres</b>

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#### 4.e TYPES OF PARKS AND RECREATION FACILITIES

A comprehensive park facility master plan to serve the interests of all segments of the population of Clarkdale includes both active recreational opportunities, such as play grounds, ball courts and athletic facilities, and other facilities, such as picnic areas, walking paths and sitting areas. A variety of park types and facilities will serve the diverse interests of a growing population. In addition to meeting the needs of residents and visitors, it is recognized that parks and recreation facilities have become standard amenities in communities all across the country and any future interest in

promoting quality economic development in Clarkdale will have to contend with this fact as a consideration when competing for desirable economic development.

### **Neighborhood Park**

The opportunity to walk to a neighborhood park facility from each home is a desirable amenity that addresses a range of quality of life issues, as well as economic development concerns.

Neighborhood parks should be located within existing residential areas, as well as required as part of all new planned developments and subdivisions. Neighborhood parks are usually from one-half to five acres in size and would service an area approximately one-half mile in radius, or a convenient walking distance from surrounding homes. Each park should respond to the prevailing interests of the nearby residents but could include a children's play area, picnic tables, walking paths, ball courts, ball fields, pet areas and open space areas.

### **Community Park**

A Community Park would be 25 to 50 acres in size so as to serve a wider range of interests than neighborhood parks. Additional acreage may be considered if areas of open space preservation are included with developed facilities. A town-wide community park would have both indoor and outdoor facilities. A multi-purpose building could include both recreational facilities, as well as meeting space for community groups, a senior center and for other community uses. Outdoor recreational facilities could include baseball, softball and soccer fields, basketball and tennis courts, a children's play area, walking trails, pet areas, covered picnic areas and quiet areas for sitting. This type of park should have adequate off-street parking and be separated from less intensive uses by adequate open space or landscaped area. Clarkdale should consider planning for a Community Park and Recreation facility to serve the entire town.

### **Regional Park**

Regional park facilities generally encompass a larger area of land and may be 50 acres in size or larger. This type of park usually serves the residents of several towns and surrounding areas. It is in the interest of Clarkdale residents to support and participate in regional park facilities whether they are located within the town or in a neighboring community. Regional parks may include all the things found in a town-wide park, such as baseball and soccer fields, as well as larger developed facilities, including swimming pools, indoor recreational facilities, multi-purpose trails, an outdoor amphitheater, camping areas and larger areas of land preserved as open space.

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## **4.f ECONOMIC IMPACTS OF PARKS AND OPEN SPACE**

A number of studies have evaluated the economic impacts of open space, greenways and trail systems in proximity to developed areas. The studies conclude that open space systems provide positive economic benefits for nearby property values and local economies. The benefits are measured in terms of assessed valuations, business impacts, and social and environmental impacts. Individual projects have to be looked at in detail but overall when certain accepted principles are addressed there is a high likelihood of realizing positive benefits. In general, park areas should be compatible with surrounding development in terms of the scale of development and the expectation of neighbors. Such amenities are shown to increase nearby property values and

this can ultimately lead to an increase in local tax revenues. Increased spending on parks and recreation-related activities can also assist local businesses. Quality of life improvements, such as parks and recreation facilities and open space systems, are critical components of a strategy for attracting new quality economic development, as well as for assisting with business retention and expansion efforts.

A common concern of property owners is that the installation of parks, trails and open space systems will increase crime and vandalism and decrease property values. Although individual property owners and residents will experience unique experiences, there is ample evidence to show that in general such facilities provide positive or neutral impacts on surrounding properties. Impacts are relative to the expectations of individual residents. In more developed neighborhoods residents may expect a certain amount of activity or noise; in remote areas residents expect more solitude. Perceptions are just as important to evaluate as measurable statistics and residents concerns should be included in any proposals for development of public parks and facilities.

### **Economic Study Reports**

Economic Impacts of Protecting Rivers, Trails and Greenway Corridors: A Resource Book, by the National Park Service, Rivers, Trails and Conservation Assistance Program, 1995.

The Impacts of Rail-Trails: A Study of User and Property Owners From Three Trails, National Parks Service, RTCA, 1992.

Evaluation of the Burke-Gilman Trail's Effect on Property Values and Crime, City of Seattle Engineering Department, 1987.

Trails and Greenways: The Quintessential Sustainable Development Public Works Project, Rails-to-Trails Conservancy, STPP Progress, February 1999.

## SUMMARY OF ECONOMIC BENEFITS FROM PARKS AND OPEN SPACE

- |                              |   |
|------------------------------|---|
| <b>Real Property Values.</b> | Open space and parks are desirable amenities that contribute to increased resale values and increased property values for properties located in proximity.  |
| <b>Tax Benefits.</b>         | Increased property values result in increased sales values, increased assessments and increased property tax revenue. Studies indicate increased tax revenues can offset initial park development costs. Assessed values may lag behind market values but will eventually show results. |
| <b>Multiplier Effect.</b>    | Economic models indicate recreational expenditures generate 1 ½ to  |

3 times more to the local economy than the actual amount of direct expenses. There are direct and indirect benefits of spending on recreation uses which contribute in a chain reaction to the local economy. Management and maintenance expenditures contribute to salaries, equipment costs and material expenses.

**Resident Expenditures.** National studies indicate that local residents typically spend from one to a few extra dollars per day in relation to use of local parks, trails and recreation facilities, which adds up to measurable benefits.

**Tourism Revenues.** Parks and recreation sites can attract visitors who spend on food, lodging, fuel and various hard goods. Tourists may be encouraged to spend extra days in the area.

**Sporting Events.** Certain organized sporting events, such as running and cycling races, triathlons and similar sanctioned events can generate hundreds of thousands to millions of dollars to a local economy from a single organized sporting event.

**Corporate Relocation.** Quality of life considerations are increasingly important in competitive relocation and retention of attractive businesses. Parks and recreation facilities are considered among the most important amenities in national surveys concerning quality of life indicators.

**Other Benefits.** Open space and park development addresses clean air, clean water and public health benefits. Healthy residents contribute to a range of intangible personal and community benefits, including lower medical expenses and higher worker productivity. Such facilities provide outstanding opportunities for healthy, family-oriented activities, which ultimately contributes to a range of positive social benefits, such as decreased juvenile crime and lower school drop-out rates.

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#### **4.g WILDLIFE AND PLANTS**

A variety of plant and wildlife is found within the town limits of Clarkdale. The natural plant and wildlife found in Clarkdale provides enjoyment for both residents and visitors alike and should be protected as important and valued features of the community.

##### **Wildlife**

Some species of wildlife are permanent or semi-permanent residents; others are migratory, seasonal or infrequent visitors. There is a range of mammals, birds, reptiles, fish and other animals that may be found in Clarkdale. A partial list is included to illustrate the diversity of wildlife found in the area.

Mule deer  
Antelope  
Mountain lion  
Black Bear

Javelina  
Gray Fox  
Coyote

Beaver  
River otter  
Muskrat  
Raccoon

Skunk  
Jackrabbit  
Cottontail rabbit

Blue heron  
Turkey vulture  
Gambel's quail  
Ducks and Geese  
Bald eagle  
Rattlesnake  
Tarantula  
Lizard

### **Plant Communities**

There are three major plant communities identified in Clarkdale. Plant communities are not always clearly defined with strictly delineated boundaries. Various species may well inhabit two or more different such communities. Plant communities or associations are typically dependent on or affected by such factors as geographical location, soil types, precipitation rates, angle and direction of slopes, elevations, microclimates and successional considerations, and thus it is not uncommon to find a particular plant or grouping of plants growing outside what would be thought of as its customary habitat if some of the above factors are advantageous to that growth. Depending upon what sources you refer to, there are many different types of plant communities defined. For Clarkdale this has been simplified as (1) Chaparral, (2) Upper Sonoran Desert Scrub, and (3) Riparian Woodland.

- 1. Chaparral.** The dry rocky slopes above 3,500 feet elevation are characterized as a chaparral-type plant community. Here grasses are mixed with succulent plants, including agave century plants and prickly pear cactus. Tree-like mesquite and catclaw shrubs are dominant in some areas. There are scattered stands of larger shrubs, including crucifixion thorn, mountain mahogany, shrub live oak and ceonothus. Dense shrub thickets grow in pockets along the rolling dry rocky slopes and smaller drainage washes. The shrubs and small trees are drought-tolerant, tough and woody; they are typically 6'-12' or so high, and have deep roots for collecting moisture.
- 2. Upper Sonoran Desert Scrub.** The desert scrub plant community is generally located below 4,000 feet elevation and includes large stands of mesquite, catclaw, crucifixion thorn and many smaller shrubs, grasses and cacti.
- 3. Riparian Woodland.** The riparian plant communities along the major washes, the Verde River and Pecks Lake area are characterized by a wider range of plant types, including cottonwood, willow and sycamore trees. A greater concentration of plant and wildlife of all kinds is typically found within the riparian zone due to the availability of water.

### **Native Plants**

Native plants are generally identified as those that were naturally growing here before modern settlement arrived in the nineteenth century. They are the best adapted to the local environment and climate, including hot summers, cold winters, generally poor soils, little annual rainfall and long periods of drought. Native plants help define the southwest environment that has drawn so many

people here in the first place and are strongly encouraged for landscaping within developed areas. Some native plants are difficult to establish through propagation or transplanting and are not typically available through commercial nurseries, therefore the best practice for native plants in the Clarkdale area is to preserve them in their natural habitat at the time of development.

### **Adaptive Plants**

Adaptive plants are those that are appropriate for the area because of low water use, an ability to grow in the cold winter and hot summer climate, and to thrive in generally poor soils. Many common plants, such as the ubiquitous and quintessential western tumbleweed, which is actually Russian thistle, were non-native plants brought to this area either accidentally or on purpose by early pioneer settlers. A range of both native and adaptive drought-tolerant plants are commercially available and are encouraged for landscaping plants.

### **Clarkdale Area Landscape Plant List**

The Clarkdale Area Landscape Plant List includes both native and adaptive plants that are appropriate for landscaping in the area of Clarkdale, Arizona. Native plants are indigenous to this area and are the best suited to the climate and location. Other low water use plants that may be suitable for this climate and environment are said to be adaptive. Water conservation is a major consideration in the selection of drought tolerant and low water use plants. In addition, plants should be adapted to hot summers and cold winters, as well as generally poor soil conditions.

The Landscape Plant List has been developed to address those plants which are both commercially available and the best suited to this environment. This list does not include all native or adaptive plants that may be available from different sources at all times nor does it guarantee survivability of individual plants in any given location. Understanding the criteria for proper selection, installation and maintenance of landscaping plants should be considered in any location. Various types of trees can be transplanted in this area but special attention should be given to the unique concerns of the local environment. Transplanted trees, including drought tolerant varieties, usually require more watering for the first several years until their roots become established. Trees that grow in riparian habitats, meaning near rivers and streams, typically need to be near deep water sources and are not recommended for planting in non-riparian desert areas.

#### **NATIVE TREES FOR THE CLARKDALE AREA**

<b>Common Name</b>	<b>Botanical Name</b>	<b>Size</b>	<b>Water Use</b>	<b>Notes</b>
Arizona Alder	<i>Alnus oblongifolia</i>	25-50'	mod.	riparian
Arizona Ash (Velvet)	<i>Fraxinus velutina</i>	30-40'	mod.	riparian

Arizona Cypress	<i>Cupressus arizonica</i>	30-40'	very low	dry soils, evergreen
Arizona Sycamore	<i>Platanus wrightii</i>	40-100'	mod.	riparian
Box Elder	<i>Acer negundo</i>	40-60'	mod.	riparian, invasive
Common Chokecherry	<i>Prunus virginiana</i>	20-30'	low mod.	high canyons
Fremont Cottonwood	<i>Populus fremontii</i>	50-100'	low mod.	common, riparian
Narrowleaf Cottonwood	<i>Populus augustifolia</i>	to 60'	low mod.	riparian
Desert Willow	<i>Chilopsis linearis</i>	10-25'	low mod.	riparian edge, washes
Neatleaf Hackberry	<i>Celtis reticulata</i>	20-30'	low	riparian edge
Alligator Juniper	<i>Juniperus deppeana</i>	20-50'	low	high mtn. areas
One-seed Juniper	<i>Juniperus monosperma</i>	15-35'	very low	dry mesas, hillsides
Utah Juniper	<i>Juniperus osteosperma</i>	15-30'	very low	one main trunk, dry areas
Bigtooth Maple	<i>Acer grandidentatum</i>	10-40'	low	high washes with shade
Velvet Mesquite	<i>Prosopis velutina</i>	15-25"	low	riparian edge
White Oak	<i>Quercus arizonica</i>	20-50'	very low	typically above 5,500'
Emory Oak (Live Oak)	<i>Quercus emoryi</i>	20-50'	low	lower slopes, evergreen
Gambel Oak	<i>Quercus gambelii</i>	20-50'	low	typically above 5,000'
Blue Palo Verde	<i>Cercidium floridum</i>	20-50'	low	below 4,000', low desert
Singleleaf Pinon	<i>Pinus monophylla</i>	20-25'	low	above 4,000, rocky hills
Western Soapberry	<i>Sapindus saponaria</i>	20-30'	low	open slopes
Arizona Walnut	<i>Juglans major</i>	30-40'	low mod.	stream banks, riparian edge
Gooding Willow	<i>Salix goodingii</i>	30-50'	low mod.	riparian, invasive roots

#### NATIVE SHRUBS AND BUSHES FOR THE CLARKDALE AREA

Common Name	Botanical Name	Size	Water Use	Notes
Algerita (Barberry)	<i>Berberis fremontii</i>	3-10'	low	Fremont barberry
Catclaw Acacia	<i>Acacia greggi</i>	4-10'	very low	common shrub or small tree
Beargrass	<i>Nolina microcarpa</i>	4-6'	very low	Agave family, tall stalks, high slopes
Arizona Cliffrose	<i>Purshia subintegra</i>	3-6'	very low	Endangered Species, limestone outcrops
Cliffrose	<i>Cowania mexicana</i>	10-15'	low	dry, rocky, steep slopes
Shrubby Coldenia	<i>Tiquilia canescens</i>	8"	very low	dry mesas, dome-shaped mound
Creosote Bush	<i>Larrea tridentata</i>	4-8'	very low	roots emit repellents
Crucifixion Thorn	<i>Canotia holocantha</i>	8-12'	very low	common, dry slopes

Desert Broom	<i>Baccharis sarothroides</i>	3-6'	very low	common, disturbed soil
Feather Dalea	<i>Dalea formosa</i>	1-2'	very low	dry, rocky slopes
Graythorn	<i>Ziziphus obtusifolia</i>	6-10'	very low	riparian edge, grasslands, bird habitat
Manzanita (pointleaf)	<i>Arctostaphylos pungens</i>	4-6'	low	dry hillsides above 4,000'
Mariola	<i>Parthenium incanum</i>	3'	very low	dry, rocky, well-drained soils
Mesquite, Velvet	<i>Prosopis velutina</i>	10-25'	low	washes, riparian edge below 4,000'
Mountain Mahogany	<i>Cercocarpus montanus</i>	15'	low	high slopes
Mormon Tea	<i>Ephedra viridis</i>	2-6'	very low	dry soil
Ocotillo	<i>Fouquieria splendens</i>	8-15'	very low	steep hillsides, needs drainage
Shrub Live Oak (Scrub)	<i>Quercus turbinella</i>	6-10'	very low	high slopes, dry washes
Palmer Oak (Dunn)	<i>Quercus palmeri. dunnii</i>	10-15'	very low	washes and canyons, large acorns
Range Ratany	<i>Krameria parvifolia</i>	1-2'	very low	dry hillsides, mesas
Four-wing Saltbush	<i>Atriplex canescens</i>	4-6'	very low	common, wildlife habitat
Broom Snakeweed	<i>Gutierrezia sarothrae</i>	2-4'	very low	common, over grazed areas
Smooth Sumac	<i>Rhus glabra</i>	4-8'	very low	well-drained soils
Sugar Sumac	<i>Rhus ovata</i>	2-15'	very low	part shade, dry slopes
Wait-a-minute Bush	<i>Mimosa biuncifera</i>	4-6'	very low	(catclaw mimosa)
Winter Fat	<i>Eurotia lanata</i>	2-3'	very low	(white sage) open rangeland

#### NATIVE CACTI AND SUCCULENTS FOR THE CLARKDALE AREA

Common Name	Botanical Name	Size	Water	Notes
Century Plant	<i>Agave americana (parryi)</i>	4-6'	very low	tall flower stalk
Plateau Cholla	<i>Opuntia whipplei</i>	2-4'	very low	long branching sections
Claret Cup Hedgehog	<i>Echinocereus triglochidiatus</i>	1-2'	very low	dense mounds of stems
Fendler Hedgehog	<i>Echinocereus fendleri</i>	6"-1'	very low	small clumps, rocky slopes
Desert Prickly Pear	<i>Optuntia phaeacantha</i>	2-5'	very low	dry hillsides
Banana Yucca	<i>Yucca baccata</i>	2-3'	very low	dense flower clusters
Soaptree Yucca	<i>Yucca elata</i>	2-15'	very low	tall single trunk, flowering spike

#### ADAPTIVE SHRUBS AND BUSHES FOR THE CLARKDALE AREA

Common Name	Botanical Name	Size	Water	Notes
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Angel's Hair	<i>Artemisia schmidtiana</i>	2'	very low	fine silver leaves
Bird-of-Paradise Bush	<i>Caesalpinia gilliesii</i>	4-6'	moderate	tree var. 12'
Butterfly Bush, Fountain	<i>Buddleia alternifolia</i>	8-12'	low	long flower clusters
Cotoneaster, Spreading	<i>Cotoneaster divaricata</i>	5-6'	low	hardy deciduous
Dusty Miller	<i>Artemisia stelleriana</i>	2-3'	low	hardy in cold areas
Elaeagnus	<i>Elaeagnus ebbinger</i>	10-12'	low	evergreen shrub
Heavenly Bamboo	<i>Nandina domestica</i>	6-8'	low	some water, shade
Juniper	<i>Juniperus chinensis</i>	2-15'	very low	evergreen
Juniper	<i>Juniperus sabina</i>	2-4'	very low	evergreen
Pittosporum (Tobira)	<i>Pittosporum tobira</i>	6-15'	low	best some water
Photinia, Chinese	<i>Photinia serrulata</i>	6-12'	low	water to establish
Pyracantha (Firethorn)	<i>Pyracantha coccinea graberi</i>	6-12'	low	trains to fence
Rosemary	<i>Rosmarinus officinalis</i>	2-6'	very low	needs drainage
Santolina, Gray	<i>Santolina chamaecyparissus</i>	1-2'	low	evergreen
Santolina, Green	<i>Santolina virens</i>	1-2'	low	good ground cover
Tower-of-Jewels	<i>Echium wildpretii</i>	4-10'	low	tall flower clusters
Toyon (California Holly)	<i>Heteromeles arbutifolia</i>	6-10'	low	coastal native
Viburnum, various	<i>Viburnum</i>	4-12'	low to mod	partial sun
Xylosma	<i>Xylosma congestum</i>	8-10'	low	heat tolerant

#### ADAPTIVE TREES FOR THE CLARKDALE AREA

Common Name	Botanical Name	Size	Water	Notes
Cedar, Deodar	<i>Cedrus deodara</i>	60-80'	very low	evergreen, check varieties
Cherry, Carolina Laurel	<i>Prunus carolinianna</i>	15-20'	low	drops fruit & litter
Chinaberry	<i>Melia azedarach</i>	30-50'	low	grows in poor soil
Crabapple, Flowering	<i>Malus, varieties</i>	6-30'	low-mod.	check avail. local varieties
Elm, Siberian	<i>Ulmus pumila</i>	20-40'	moderate	hardy growth, brittle wood
Gum, Sweet	<i>Liquidambar styraciflua</i>	40-60'	low	good street trees
Honeylocust, Thornless	<i>Gleditsia triacanthos</i>	35-70'	low	check avail. local varieties
Locust, Idaho	<i>Robinia idahoensis</i>	30-40'	very low	aggressive roots
Mulberry, White	<i>Morus alba</i>	25-35'	low	from China (silkworms)
Olive, Russian	<i>Elaeagnus angustifolium</i>	15-20'	mod.	invasive, riparian, dry areas
Pine, Aleppo	<i>Pinus halepensis</i>	30-60'	low	hardy to heat, aridity, wind
Pine, Pinon Nut	<i>Pinus edulis</i>	10-35'	very low	hardy in desert mountains
Pine, Singleleaf Pinon	<i>Pinus monophylla</i>	10-25'	very low	hardy in desert mountains

Pine, Calabrian	Pinusbrutia	30-80'	very low	hardy, does not tolerate cold
Plum, Flowering	Prunus, varieties	20-30'	low	requires maintenance
Redbud, Western	Cercis occidentalis	10-20'	low	below 4,000'

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4.h

**OPEN SPACE GOALS, OBJECTIVES AND POLICIES.**

The following goals, objectives and policies provide direction and guidance for open space and recreation in Clarkdale:

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**GOAL 4-A    PROVIDE AN INTEGRATED SYSTEM OF OPEN SPACE AND NATURAL RESOURCE AREAS TO SERVE THE RESIDENTS OF CLARKDALE.**

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**Objective    4-A. a.**

**Encourage policies to identify and protect open space resources within existing and proposed developed areas by ensuring appropriate standards for compatible development.**

**Policy            Encourage the use of development incentives to promote integrated open space networks within planned developments.**

Policy Pursue opportunities to identify and protect natural areas in proximity to existing neighborhoods.

Policy Adopt standards to encourage preservation of native landscaping in new developments, including native plant lists, plant survey methods and related procedures.

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**Objective 4-A. b.**

**Protect significant natural areas within the Town, including floodplains, the Verde River corridor, steep slopes and scenic view area.**

Policy Provide adequate land development standards in the Town Zoning Code to address protection of sensitive natural resource areas.

Policy Provide public access opportunities to open space and river areas.

Policy Encourage development policies for floodplains and major drainage courses that allow such areas to be preserved in their natural condition to the greatest extent possible while meeting flood control objectives.

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**Objective 4-A. c.**

**Encourage policies to identify and preserve regional open space resources.**

Policy Where applicable, provide linkage to and integration with other local and regional open space systems.

Policy Support regional planning efforts with local, county, state and federal governmental entities to create and maintain coordinated regional open space programs.

Policy Encourage development to be compatible with protection of Verde River riparian resources and major drainage washes through the town.

Policy Support the Verde River Greenway Program.

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**Objective 4-A. d.**

**Encourage citizen and agency participation in planning efforts to identify, implement and maintain open space and recreation resources for Clarkdale residents.**

Policy Encourage neighborhood representatives, sports groups, schools, business

representatives and others to participate in open space and recreation planning efforts.

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**GOAL 4-B PROVIDE A SYSTEM OF PARK AND RECREATIONAL FACILITIES TO MEET THE NEEDS OF CLARKDALE RESIDENTS.**

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**Objective 4-B. a.**

**Increase the supply of park land in Clarkdale.**

Policy Develop a Parks and Recreation Master plan for the coordination of short and long range objectives, that includes various levels of park development, funding mechanisms and implementation strategies.

Policy Evaluate and pursue various funding mechanisms to improve the parks and recreation program.

Policy Support efforts to develop neighborhood park and recreation facilities in all areas of Clarkdale, including existing neighborhoods and new developments.

Policy Support efforts to locate, design, fund, implement and manage a community park and recreation facility to address long-range, town-wide needs.

Policy Participate in regional efforts to ensure the development of adequate parks and recreation facilities for use by Clarkdale residents.

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**4.i OPEN SPACE IMPLEMENTATION STRATEGIES**

Implementation measures for the Open Space Element are presented in response to the proposed Goals, Objectives and Policies. The suggested implementation measures are meant to provide general guidelines as examples to assist with understanding the scope of possible action and are not meant to be considered as a specific operations plan. The Implementation Strategies are organized with the following information:

**Description of Implementation Measure**

1. Revise development standards to include incentives for open space preservation.

Planning Division

Parks and Recreation Commission

0-2 Years      General Fund

2. Revise development standards to include native plant landscaping procedures and policies.

Planning Division

0-2 Years      General Fund

3. Develop a Parks and Recreation Master Plan.

Planning Division

Parks and Recreation Commission

1-3 Years      General Fund

Heritage Fund Grant

4. Identify opportunities for neighborhood park development in existing areas.

Parks and Recreation

Planning Division

Ongoing      General Fund

5. Identify and pursue development of improved public access opportunities at the Verde River and other open space areas.

Planning Division

Town Council

Ongoing      General Fund

6. Develop standards to encourage preservation of floodplains and major drainage courses in their natural condition to the greatest extent possible without compromising flood control and public safety objectives.

Planning Division

Public Works

0-2 Years      General Fund

### Open Space Implementation Strategies

Implementation Measure	Department or Program	Time Frame (Years)	Possible Funding Source
1. Revise development standards to include incentives for open space preservation.	Planning Department Parks & Recreation Commission	0-2 Years	General Fund
2. Revise development standards to include native plant landscaping procedures and policies	Planning Department	0-2 Years	General Fund
3. Develop a Parks and Recreation Master Plan.	Planning Department Parks & Recreation Commission	1-3 Years	General Fund Heritage Fund Grant
4. Identify opportunities for neighborhood park development in	Parks and	Ongoing	General Fund

existing areas.	Recreation Planning Department		
5. Identify and pursue development of improved public access opportunities at the Verde River and other open space areas.	Planning Department Town Council	Ongoing	General Fund
6. Develop standards to encourage preservation of floodplains and major drainage courses in their natural condition to the greatest extent possible without compromising flood control and public safety objectives.	Planning Department Public Works	0-2 Years	General Fund