

PLANNING COMMISSION

January 17, 2012

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JANUARY 17, 2012, IN THE MEN'S LOUNGE OF THE CLARK MEMORIAL CLUBHOUSE, 19 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, January 17, 2011, at 6:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chairperson	Jack Van Wye	Present
Vice Chairperson	Vic Viarengo	Present
Commissioners	Jorge Olguin	Present
	Karen Daniels	Present
	Dave Puzas	Present

Community Development Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar
Special Projects Planner	Enalo Lockard

Others In Attendance: Robin Prud'homme-Bauer, Anita Simgen, Drake Meinke.

1. AGENDA ITEM: CALL TO ORDER: The Chairperson called the meeting to order at 6:00 p.m.

2. AGENDA ITEM: ROLL CALL: The Community Development Director called roll.

3. AGENDA ITEM: PUBLIC COMMENT: - The public is invited to provide comments at this time on items that are not on this agenda. Action taken as a result of public comment will be limited to directing staff to study the matter, or scheduling the matter for further consideration and decision on a later agenda, as required by the Arizona Open Meeting Law. Each speaker is asked to limit his or her comments to FIVE MINUTES.

Robin Prud'homme-Bauer asked the Commission to mark their calendar for the Centennial Fair planned at the Clarkdale-Jerome School on February 14 beginning at 1:30 p.m. At 2:14 p.m. there will be bell ringing for 100 seconds. Participants include local churches, Verde Valley Railroad, Salt River Pima Group and the Fire District.

4. AGENDA ITEM: MINUTES: Consideration of the Regular Meeting Minutes of December 20, 2011. The Chair entertained a motion to accept the minutes as amended. Commissioner Olguin motioned to approve the Regular Meeting Minutes of December 20, 2011. Commissioner Daniels seconded the motion. The motion passed unanimously.

5. AGENDA ITEM: REPORTS:

Chairperson & Members Special Events Report: None

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Director's Report:

The Community Development Director provided the following update to the Commissioners:

1. **Spirit of Joy Church Update.** Spirit of Joy Church received permission from Yavapai County to operate a vault and haul service for Wastewater management. In addition they are now connected to the Town's water supply via a temporary service line to Old Jerome Highway. This was the result of a solid team effort on the part of the Town, the Church and their various contractors. The Town staff is working with the Church on a temporary Certificate of Occupancy to be reviewed monthly until the PTM Wastewater project is accepted by the Town.
2. **Crossroads at Mingus Parks Update.** The Neighborhood meeting took place providing public input on the parks developing in the subdivision on Tracts F and K. Approximately 40 citizens, staff and development team members attended.

Those interested in providing public input to the park design process are welcome to participate in any one or all of the three upcoming opportunities to share thoughts and suggestions:

- The upcoming Parks & Recreation Commission meeting on January 18, 2012 at 5:30 p.m. in the Men's Lounge;
- The upcoming Town Council meeting on February 14, 2012 at 6 p.m. in the Men's Lounge; and/or
- A future Design Review Board meeting taking up the park site review topic – probably scheduled for April 2012 at the earliest.

Public input is a vital part of the process in making this park the best it can be in service to all the residents of Clarkdale.

3. **General Plan Update.** There will be three informational meetings on the 2012 General Plan Update on January 19, 2012 in the Men's Lounge at three different times: 8:00 – 9:30 a.m.; 11:30 a.m. – 1:00 p.m.; and 5:30 p.m. – 7:00 p.m. The public is invited to come learn about the intricacies of our Plan going before the voters for ratification in the March, 2012 election.
4. **Town Council Meeting Update.** At the Town Council meeting on January 10, 2012, the following items were considered:
 - Approval of a Request for Extension of the Financial Assurance Time Requirement for Wildhorse Acres Estates Minor Subdivision;
 - Work session on Development Impact Fees;
 - Work session on a possible Town Code update regarding adoption of an "Abatement of Rubbish and dilapidated Structures" Ordinance.
5. **Focused Future II Kickoff.** The Economic Development 201 class as the kickoff for the new economic development community-wide planning process will take place on February 22, 2012 from 11:00 a.m. until 1 p.m. This is the inaugural meeting for a year-long planning effort funded by APS to result in the adoption of a specific economic development plan by Town Council.

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- 6. Political signs.** Procedures are under development in anticipation of the new ordinance related to a political sign-free zone in the municipal rights-of-way taking effect this January 19th. The new ordinance regulates the size of political signs posted in residentially-zoned locations to a maximum of 16 square feet and those located in other permitted location to a maximum of 32 square feet.

The Chair asked Director Filardo what the cost to the Town would be to enforcing this new ordinance. Director Filardo explained that costs have not been estimated, but the Town was obligated to respond to the new state statute regardless of cost.

NEW BUSINESS

- 6. AGENDA ITEM: PUBLIC HEARING:** An Ordinance Amending the Town of Clarkdale Zoning Code to Add General Provisions Section 4-16 to Define Sidewalk Cafés and to Establish Design Criteria regarding such things as size/area, type of furniture/improvements, hours of operation, additional signage and indemnity issues for same and to Amend Sections 3-9 thru 3-13 to Allow Sidewalk Cafes in Commercial Zoning Districts.

Staff Report: By Enalo L. Lockard, Special Projects Planner.

Project Description: Amend the Zoning Code to address use of public right-of-way for private business use - sidewalk dining or also known as sidewalk cafés.

Summary: This matter was instituted by a request from a business owner in the Town center area. It was brought to the Commission for a work session during their regular meeting of November 15, 2011. At that meeting the Commission reviewed various options in consideration of sidewalk cafés. After much deliberation, the Commission directed staff to come back with some suggestions that were less intense than the Sedona ordinance, but more enforceable than the City of Cottonwood's policy. In response to the Commissions' direction, staff prepared a draft code amendment. At their regular meeting of December 20, 2011 the Commission reviewed the draft and had only a few questions and expressed concerns regarding fees. Staff was given the go ahead to move forward with the item and bring back a response to the fee issue.

Finding of Fact: The use of Town property for private use must be addressed in such a manner that is beneficial to the Town and its' citizens while still addressing liability issues. Staff also has concerns with permanent barrier installations regarding their penetrations into the sidewalk that may cause premature failure of the walking surface. This code amendment has been advertised as required by State Statute with a 1/8th page display ad in a newspaper of general circulation a minimum of 15 days prior to this meeting.

Staff Analysis: In light of the foregoing direction given by the Commission, staff offers the following proposed draft Zoning Code additions/amendments for the Commission's consideration and recommendation. The proposals are open for discussion and additional direction from the Commission.

PROPOSED ADDITIONS AND AMENDMENTS

Section 4-16 Sidewalk Cafés Permit

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A. Purpose and intent: This section shall apply to the establishment, operation and maintenance of all sidewalk/outdoor café dining areas accessory and incidental to lawful restaurants/dining establishments within the Town's rights-of-way directly in front of and or adjacent to the specific business to which they pertain. The purpose of this section is to promote general economic development, protect the public health, safety and general welfare and the atmosphere of the Town for the benefit of all businesses and our citizens and visitors. No rights of individuals or individual businesses are created therein.

B. Definitions:

1. *Furniture* means tables, umbrellas, chairs, benches or other objects used for the purpose of seating or of supporting the dining business.
2. *Sidewalk café* means a dining experience created within a portion of the public right-of-way kept, used, maintained and held out to the public as a place for sidewalk dining, where food, beverages or other refreshments are served for consumption on the premises adjacent to a business licensed to operate as an eating and/or refreshment establishment.
3. *Removable barrier* or *barrier* means a physical separator that can easily be lifted and moved immediately without the assistance of tools.
4. *Sidewalk* means that area of public right-of-way between the curb lines or the lateral lines of a roadway and the adjacent property lines reserved for pedestrian traffic, not including street crossings.
5. *Operator* means the persons or businesses permitted to operate a specific sidewalk café.
6. *Applicant* means persons or businesses applying for a permit to operate a specific sidewalk café.

C. Permit required and fees: An annual permit issued by the Town to operate a sidewalk café is required and shall be issued only to a business that holds all current Federal, State and Local licenses required to operate said business wishing to establish a sidewalk café on the public or private property directly adjacent to the business to be used by the general public.

1. Permit application: The application shall contain the following information:
 - a. The name, home and business address, email address, and telephone number of the applicant/operator, and the name, email address, telephone number and address of the owner/operator of the business, if other than the applicant.
 - b. The name, home address, email address, and telephone number of a responsible person whom the Town may notify or contact at any time concerning the applicant's permit.
 - c. A copy of the current business license to operate a business establishment which is the subject of the application.

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- d. A statement of how the sidewalk dining area will be supervised and maintained.
 - e. Proof of current liability insurance, issued by an insurance company licensed to do business in the State of Arizona, protecting the licensee and the Town from all claims for damage to property and bodily injury, including death, which may arise from operation under or in connection with the sidewalk dining permit. Such insurance shall name the Town as an additional insured and shall provide that the policy shall not terminate or be canceled prior to the expiration date without 30 days' advanced written notice to the Town.
 - f. Two copies and an original sketch to scale of the proposed location showing the layout and dimensions of the proposed sidewalk café area.
 - g. Proof of any required permit from the Arizona Department of Liquor Licenses and Controls.
 - h. Photographs, drawings, or manufacturer's brochures fully describing the appearance of all proposed dining area furniture or other objects related to the operation of the sidewalk dining area by the applicant.
 - i. Non-refundable annual fee as shown in the Town of Clarkdale fee schedule. The applicant must pay necessary water and or sewer capacity fees for additional seats within the sidewalk dining area. In addition the applicant must pay monthly sewer fees as agreed in order for the permit to remain valid. Failure to pay sewer fees as agreed shall result in the immediate revocation of the permit.
2. Permit process. All sidewalk café applications shall be reviewed and approved by the Design Review Board (DRB) prior to commencement of operations of the sidewalk café. DRB application fees are one time unless the operator wishes to make significant changes i.e. to the approved layout such as increasing the number of tables or area of service or overall theme/design of the café. Appeals of the application decision by the Design Review Board may be made by the Applicant to the Town Council within 15 days of the meeting at which the decision is made.
- D. Furniture:** Use furniture and any other objects of such quality, design, materials, and workmanship that are approved or otherwise authorized by the Design Review Board, including but not limited to barriers, umbrellas, chairs, and tables made of fire retardant and/or pressure treated materials and that can be properly secured/weighted to withstand strong winds. Umbrellas, chairs or tables with advertising, signage or other writing on them are not allowed.
- E. Signage:** One temporary sign not exceeding six square feet in area, non-illuminated and displayed at a height not exceeding three feet, shall be permitted. The wording of such temporary sign shall be limited to the name of the business operating the sidewalk cafe and may state the items and prices of food offered for sale. The temporary sign shall not be placed

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on the adjacent building or on any structure and shall be displayed only while the sidewalk café is open and operating. The following types of signs and decorations are prohibited: Signs painted or lettered on banner-type material; moving, fluttering and flapping pennants, flags, balloons and similar decorations.

- F. Hours:** Sidewalk cafés may operate during the regular business hours of the restaurant operating the sidewalk café, but no later than 11:00 p.m. No orders for food and/or beverages shall be taken after 10:00 p.m. for service at the sidewalk café.
- G. Lighting:** Lighting shall be that from the existing business or street lamps. For safety reasons, no extension cords or free standing temporary lighting will be permitted. Battery operated lights attached to the umbrella poles so as to minimize impact on dark skies and adjacent properties will be permitted.
- H. Other restrictions:**
1. No outdoor cooking of any type is permitted within the sidewalk café area.
 2. No amplified music is permitted within the sidewalk café area. Single acoustic instruments such as a guitar will be allowed so long as musicians have applicable Town licenses.
 3. Liquor Service. Each sidewalk café serving alcoholic beverages shall provide all services in compliance with relevant local, state, and federal laws, including but not limited to the compliance with State Liquor License requirements and the verification of the legal drinking age of all patrons. No alcoholic beverages shall be removed from the sidewalk café in which they were served. Food service shall be available at all times commensurate with alcohol service. The operator of the sidewalk café shall comply with all barriers as may be required with an extension of premises of the relevant liquor license.
 4. Health Codes Compliance. Each sidewalk café shall ensure compliance with all applicable County Health Codes and obtain any necessary extension/expansion permits required by the County.
 5. Trash removal. The operator of the sidewalk café shall ensure all trash is removed from the sidewalk café area at the close of operating hours daily.
 6. Sidewalk Café Location Restrictions. The café shall not block or restrict the sidewalk to less than applicable Americans with Disabilities Act (ADA) requirements or block the ingress/egress to any building. Also, no items shall be placed so as to block any doorway, driveway, crosswalk, or counter service window. Clearances should take into consideration nearest immovable object on the sidewalk.
 7. Smoking. The availability of smoking areas shall be in compliance with applicable Federal, State and Local laws.
 8. Any outdoor heating devices need Fire District and Building Official review and approval.

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I. Indemnity & Liability: As part of the permitting process set forth herein, any person or entity receiving a permit set forth herein shall execute an indemnity agreement indemnifying and releasing the Town of Clarkdale, its agents, employees and elected officials from any and all liability against any and all claims, actions and suits of any type whatsoever. The Town shall not be liable to any permittee or any license holder for any damage, loss, inconvenience, business interruption, demolition, loss of business, loss of property or any other loss as a result of the town conducting regular maintenance of the right-of-way (and or utilities there under) and or public safety emergency vehicles responding to an emergency call that must encroach upon the public right-of-way of the Town of Clarkdale.

Other Sections of the Ordinance that will need to be amended to include the proposed Sidewalk Café amendment: Additions are shown in bold italics and items to be eliminated are shown with a strikeout.

Section 3-9 Central Business District (CB)

A. Principal Uses Permitted: (Not requiring a use permit)

5. Restaurants, taverns ~~and~~ bars **and sidewalk cafés in conformance with Section 4-16**

Section 3-10 Town Center Commercial (TCC)

A. Principal Uses Permitted

10. Restaurants ~~and~~ cafés **and sidewalk cafés in conformance with Section 4-16** which do not serve alcoholic beverages such as liquor, spirits, wine, or beer, which beverage contains greater than one-half of one (0.5%) percent of alcohol by volume.

Section 3-11 Commercial (C)

A. Principal Uses permitted: (Not requiring a use permit).

5. Restaurants, taverns ~~or~~ bars **and sidewalk cafés in conformance with Section 4-16**

Section 3-12 Neighborhood Commercial District (NC)

A. Principal Permitted Uses

9. Restaurants **and sidewalk cafés in conformance with Section 4-16** without bars

Section 3-13 Highway Commercial District (HC)

B. Principal Permitted Uses

13. Restaurants ~~and~~ cafés **and sidewalk cafés in conformance with Section 4-16** which do not serve alcoholic beverages such as liquor, spirits, wine, or beer, which beverage contains greater than one-half of one (0.5%) percent of alcohol by volume

Information from other Agencies: During the November 15th work session, staff provided the Commission with examples of sidewalk café ordinances and policies from the Cities of Sedona and Cottonwood. Preparing this report staff also went on the internet to generalcode.com which had some examples of sidewalk dining ordinances in Connecticut, New Jersey and New York. Some minor items were gleaned from these internet examples such as no cooking outside, some signage issues and

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addressing outside music & additional lights. Staff has also received verbal confirmation from the County Health Department that they do not do anything additional for sidewalk cafés other than their standard review of food preparation/handling as the use is deemed temporary and not seen as a permanent expansion of the business. If it were permanent, they would recalculate their requirements based on the number of seats etc.

Enforcement issues: Staff believes that the proposed ordinance should address most liability issues with the use of public right-of-way for private uses. Further, permits from the County Health Department and licenses from the State Liquor License Board should address accountability as to food handling and monitoring liquor dispensing. Based on conversations with the Public Safety Director, a barrier would be good (swing away or other to keep general public from walking through/between café's tables) for the Police Department to enforce liquor dispensing laws. The Director also noted that their enforcement would be on a complaint basis with emphasis on citations for alcoholic beverage infractions and warnings for smoking infractions. It was also noted that for the business to more easily stay in compliance with their liquor license, the operator (bartender) should have clear visibility of the café area, even though they may be within the business structure.

Fee issues: Staff has also included examples of fees from other jurisdictions in an attached addendum to this report based on questions from the Commission during their last meeting on this matter. Should this amendment be adopted, fees will be considered under a separate amendment to the Town's fee schedule. During the interim between adoption of this code amendment and the adoption of the new fee schedule, no fees will be assessed to any applicant wishing to establish a sidewalk café. They will however be assessed appropriate fees at time of renewal of their sidewalk café permit. This could be seen as an incentive to business owners to file for a permit now. It should be noted that the intent of the sidewalk café permit fees is to be assessed on a prorated annual calendar basis, the same as business licenses.

Staff Recommendation:

Staff is recommending that the Commission take any public comment, make any modifications they deem appropriate and then make a recommendation to the Town Council for final action.

Suggested motion for approval,

Recommend approval to the Town Council an Ordinance Amending the Town of Clarkdale Zoning Code to Add General Provisions Section 4-16 to Define Sidewalk Cafés and to Establish Design Criteria and to Amend Sections 3-9 thru 3-13 to Allow Sidewalk Cafés in Commercial Zoning Districts as presented by staff (or with any modifications to be noted).

Addendum to Staff Report to the Planning Commission regarding Sidewalk Café Fees Jan. 2012

For the Commissions' consideration, staff offers the following findings regarding fees associated with Sidewalk Cafés from other various jurisdictions and a scenario in creating a fee for the Town of Clarkdale.

Sidewalk Café fees in other jurisdictions

❖ New York, New York

The fee was based on location in the city and the number of seats utilized. Fees ranged from \$1,440.00 to \$3,052.00 annually

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- ❖ Roanoke Rapids, North Carolina
\$100.00 a one-time of fee
- ❖ Myrtle Beach, South Carolina
\$500.00 annual fee Myrtle Beach also looking at business license fees based on revenue & eliminate café fees.
- ❖ Seattle, WA
One time initial fee of \$516.00
Annual fee \$149.00 plus \$1.56 per square feet of sidewalk used
- ❖ San Francisco, CA
New 112.47 plus \$6.14 /sq. ft.
Renewal 56.24 plus \$5.19/sq. ft.
- ❖ Sedona, AZ.
Annual right-of-way fee of \$100.00
- ❖ Cottonwood, AZ
One-time fee for fence permit of \$37.50

Sidewalk Café Fee Scenario

Initial Permit fee to establish Sidewalk Café	\$500.00
Annual Renewal Permit	\$150.00 plus \$1.50 per square feet

Example - proposed 30' by 8' (240 sq. ft.) café area

Fee's Initial \$500.00 plus annual fee of (\$150 plus \$1.50 X 240) \$510.00 total start up \$1,010.00

So in the first year, this would be a monthly cost of \$84.16, with subsequent years being \$42.50. To build a new restaurant and or bar, current building costs are roughly \$109 per sq. ft. plus permit fees and overhead/maintenance etc. So for the noted proposal, a new structure could cost the operator \$27,000.00. With a 30 year mortgage at 5% that could be a \$457 a month payment or on a 15 year mortgage a \$526.00 a month payment.

So to allow an operator the opportunity to expand their business with comparative little overhead and little upfront investment, the noted fee arrangement appears as a potentially appropriate course to consider a balance of the benefit to the operator as well as reimburse the Town for usage of municipal facilities.

At this time, should the Commission recommend approval and the Council adopts the proposed code changes, there will be no fee associated with a sidewalk café permit until the Town fee schedule is amended. Any submittals made prior to the adoption of the fee schedule amendment will be required to pay appropriate fees at time of renewal of their sidewalk café permit.

-Open Public Hearing: The Chairperson opened the public hearing.

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-Invite Public to Speak:

Anita Simgen, Clarkdale

Ms. Simgen informed the Commission that she is running for Town Council. She is in support of this ordinance to change Clarkdale from a 'drive-through' town. This will be beneficial to the business owners and should bring more business to the Town. She encouraged the Commission to approve this ordinance since it would bring more business to the Town and more taxes will be paid.

Drake Meinke, Clarkdale

Mr. Meinke stated he was also in favor of this ordinance. He believes it will create a nice ambience in the downtown area and encourage people driving through town to stop and visit. Mr. Meinke had a concern about hours of operation since the residences that are close to the area will be impacted. Special Project Planner Lockard explained that the ordinance required the outdoor area to be closed by 11:00 p.m. and service to this area be stopped by 10:00 p.m.

Mr. Meinke also expressed concern about the look and maintenance of the outdoor café areas. Mr. Meinke noted that this seemed to be a problem in Cottonwood with the outdoor cafés on Main Street. Special Project Planner Lockard explained that the sidewalk café would need to receive approval from the Design Review Board and that the area would need to be constantly maintained. Chair Van Wye explained that the City of Cottonwood only has a policy regarding sidewalk cafés, where the Town's ordinance should be easier to enforce.

Robin Prud'homme-Bauer stated that she supports this ordinance and pointed out that it is the culmination of many years, 14-15 years, of work. That is why the sidewalks are wide, to encourage this type of activity and bring people downtown. She stated she had a question about the requirement for outdoor musicians to have a Town of Clarkdale business license. She said we don't require this for musicians who perform indoors. Director Filardo explained that Town Code required that any person conducting business in the Town have a license. Ms. Prud'homme-Bauer asked about the requirements when the Chamber of Commerce has an event that occurs on the sidewalk area. Director Filardo pointed out that the sidewalk café ordinance only addressed the extension of food and beverage service into the sidewalk area. Other events of a more temporary nature would be handled as a special events permit.

-Close Public Hearing: The Chairperson closed the public hearing.

7. AGENDA ITEM: DISCUSSION & POSSIBLE ACTION: An Ordinance Amending the Town of Clarkdale Zoning Code to Add General Provisions Section 4-16 to Define Sidewalk Cafés and to Establish Design Criteria regarding such things as size/area, type of furniture/improvements, hours of operation, additional signage and indemnity issues for same and to Amend Sections 3-9 thru 3-13 to Allow Sidewalk Cafés in Commercial Zoning Districts.

-Discussion:

Commissioner Daniels suggested treating a musician as an employee of the establishment and not requiring them having a separate business license.

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Special Project Planner Lockard suggested amending Section H.2 of the proposed ordinance to state:

'... so long as musicians have a contractual arrangement with the property owner.'

The Commission agreed to this amendment.

Commissioner Olguin asked for clarification regarding smoking violations within 20 feet of the entrance to a business. Director Filardo explained that due to the proximity of business entrances along the Main Street corridor, the 20-foot prohibition would overlap between businesses. Special Project Planner Lockard explained that the Town of Clarkdale Police Department would enforce the no smoking rules and that they would probably issue warnings initially.

The Commission asked whether a permit could be revoked. Director Filardo explained that staff will refer to the Town Code for any issues regarding revocation.

Chair Van Wye asked whether a business which receives a sidewalk café permit the first year, when fees are waived, will be exempt from paying fees the entire first year. Special Project Planner Lockard said yes.

-Action: Commissioner Puzas motioned to recommend approval, as amended, to the Town Council, an Ordinance Amending the Town of Clarkdale Zoning Code to add General Provisions Section 4-16 to Define Sidewalk Cafés and to Establish Design Criteria and to Amend Sections 3-9 thru 3-13 to Allow Sidewalk Cafes in Commercial Zoning Districts as presented by staff. Vice Chairperson Viarengo seconded the motion. The motion passed unanimously.

8. AGENDA ITEM: WORKSESSION: Planning Commission Work Plan – 2011 - 2012.

-Staff Report: By Beth Escobar, Senior Planner.

Summary: At the December 20, 2011 Planning Commission meeting the Commission requested the 2011/2012 Work Plan be placed on a future agenda item.

Attached is the Commission's 2011/2012 Work Plan. Staff recommends the Commission review each item and determine the project status.

Also attached for the Commission's review is a spreadsheet staff has developed for proposed changes to the Zoning and Town Code. Staff is requesting that the Commission add these items to the Work Plan for this year.

Proposed ordinance changes for consideration include:

- Changes in floor area ratio and lot coverage requirements
- Revisions to the Sign Code
- Adding agricultural uses to residentially zoned districts
- Creation of an overlay district chapter and adoption of additional overlay districts
- Amendments to the Subdivision Regulations which are part of the Town Code

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- Adoption of a Tenant Occupancy Permit requirement for new commercial businesses. This is also an amendment to the Town Code.

Staff Recommendation: Staff would advise the Commission to discuss the various challenges to be addressed in 2012 and prioritize the projects on which the Commission would like to focus.

Attachments:

1. 2011/2012 Commission Work Plan
2. Proposed Changes to the Zoning Code and Town Code

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I. Sustainability –What it Means for Clarkdale

- a. Working definition
- b. How do we implement
- c. How do we engage the public in the discussion

II. Sustainable Clarkdale

- a. Planning Commission needs to look at Sustainability from a Community concern and application
 - i. How to take what we learn at the CSP and apply it to the community as a whole
 - ii. What are they willing to support
- b. How to engage the public in this discussion
 - i. What does the public want
 - ii. What are they willing to support

III. Complete the General Plan Update Process [September Public Hearing]

IV. Review of the Smart Growth Scorecard – Town assessment [September review]

V. Cell tower/WiFi Ordinance [In progress]

VI. Form Based Codes/Zoning Code Update

VII. Central Business District Redevelopment

VIII. Patio Park Opportunities

- a. River Access
- b. Residential redevelopment

-Discussion:

The Commission discussed the importance of measuring progress towards Smart Growth and achieving the goals of the General Plan. The Commission directed staff to come back to the Commission with an integrated timetable for working through the implementation plans of the General Plan.

This being a worksession only, there were no actions taken.

9. AGENDA ITEM: FUTURE AGENDA ITEMS:

There were no future agenda items discussed.

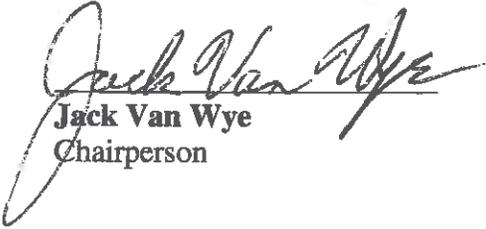
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10. AGENDA ITEM: ADJOURNMENT: If there is no further business for the good of the order, the Chair will entertain a motion for adjournment.

Commissioner Puzas motioned to adjourn the meeting. Commissioner Daniels seconded the motion. The motion passed unanimously. The meeting adjourned at 7:45 p.m.

APPROVED BY:


Jack Van Wye
Chairperson

SUBMITTED BY:


Beth Escobar
Senior Planner