

**PLANNING
COMMISSION
FEBRUARY 19, 2013**

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, FEBRUARY 19, 2013, 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, February 19, 2013, at 4:00 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
	Ida-Meri deBlanc	Present
	Dave Puzas	Absent

Community Development Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: Dan Campbell, Director at Large for the Central Arizona Land Trust and Matt Turner, CALT.

1. **AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 4:00 p.m.
2. **AGENDA ITEM: ROLL CALL:** The 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**.

There was no public comment.

4. **AGENDA ITEM: MINUTES:** Consideration of the **Regular Meeting Minutes of November 20, 2012**. The Chair entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of November 20, 2012. Commissioner Viarengo seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: PRESENTATION:** Presentation by Matt Turner and Dan Campbell, Central Arizona Land Trust (CALT) regarding Land Protection Tools and Open Space in Yavapai County.

The mission of the Central Arizona Land Trust is to preserve and protect open space, wildlife habitat, working agricultural lands and the scenic and cultural values of Central and Northern Arizona for future generations.

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CALT is located in Prescott with a geographic focus in north-central Arizona. The presentation included information regarding various approaches to land protection such as conservation easements, bargain sales, donations and deed restrictions. CALT is the only qualified land trust in the region and they are sanctioned by the IRS to hold conservation easements as a non-profit 501-(c)3 company.

6. AGENDA ITEM: REPORTS:

Chairperson & Members Special Events Report:

The Commission discussed the draft Sustainability Checklist and agreed to incorporate Commissioner Puzas' comments. Chair Van Wye requested that a guideline for waste minimization be included in the checklist. The draft will then be finalized and reviewed by the working team prior to being adopted by the Commission in a public meeting.

Director's Report:

Community Development Director Filardo provided the following updates:

Climate Adaption Project: Clarkdale has received a technical support award from CLIMAS, based out of the University of Arizona. This will be used in coordination with the Water Resource Management Program.

Economic Development: The Clarkdale Sustainable Community and Economic Development Plan is in the editing phase. The final draft is anticipated to be presented to the Focus Future II Action Team in mid-March.

Wireless Communication: The City of Cottonwood Board of Adjustment is reviewing two variance requests for height restrictions related to cell towers at their February 20, 2013 meeting.

Sign Code: The Clarkdale Town Council adopted the revised Sign Code on February 12, 2013. It becomes effective March 14, 2013.

Mountain Gate: The Second Amendment to the Development Agreement is being reviewed by attorneys.

Water Resource Management Project: The 1st and 2nd planning meetings have been completed. A public meeting is scheduled for April 25, 2013.

VR@C: The final review of the public access lease at the TAPCO site is being conducted. Members of Altria, a volunteer group, will be in town in July to help build amenities for the site.

OLD BUSINESS

7. AGENDA ITEM: WORKSESSION: Discussion/possible action regarding proposed changes to the 89A Overlay District.

Background:

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At the December 11, 2012 meeting, Town Council reviewed the 89A Corridor Commercial Overlay District and the issues discussed by the Planning Commission in September regarding some of the requirements of this District.

The Council echoed the concerns expressed by the Planning Commission regarding the practical application of some of the requirements in the Overlay District and directed staff to develop an alternate code. The Council specifically stated the current 89A Overlay District will not drive the pedestrian-oriented, clustered commercial development desirable for this corridor.

The theory behind the alternate code is to provide developers the opportunity to modify some of the requirements of the Overlay District, such as the required 50-foot front setback or maximum 50 percent lot coverage, by incorporating sustainable building components into the project.

Staff has composed a list of six categories where points could be accumulated and identified four sections of the requirements of the Overlay District where the accumulated points could be applied.

The Credit Categories are focused on sustainable building practices and are similar to those in the National Green Building Standard. These categories are also reflected in the Core Values Checklist the Commission is developing. Staff has included items which are not currently part of our Town or Zoning Code. For example, use of drought tolerant plants is a requirement of Chapter 9 of the Zoning Code, so this is not included as a credit category. Section 604 of the 2006 International Plumbing Code, part of the Building Code adopted by the Town of Clarkdale, requires low flow plumbing fixtures, so this has not been included as a possible credit.

The Debit Categories are broken into four major areas where existing requirements could be modified. For example, a developer might wish to increase the lot coverage maximum from 50 percent to 60 percent. The developer would need to accumulate 10 points. This could be accomplished through a variety of combinations from the Credit Category. The project could install a rainwater collection system, (5 points) and install energy efficient windows (5 points).

The total amount of points available to be collected and used is 100. Staff designed this to be a simple exchange program so as not to complicate the review process and to be easy for potential developers to understand.

By providing an alternative to the SR 89A Overlay District, staff hopes to allow for more creative development in the corridor, as opposed to a linear, 'strip mall' type of development, while encouraging sustainable development.

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**Town of Clarkdale
Community Development Department**

Alternate Code

CREDIT CATEGORIES	POINT ALLOCATION
Sustainable Site Design and Development	10
Buildings are oriented to take advantage of passive heating and cooling	2
Slope disturbance is minimized	2
Site design supports wildlife habitat such as preserving open space as a corridor	2
Vegetation removed from the site is used as mulching during construction to prevent runoff and not burned	2
Site design encourages multi-modal access	2
Storm water management	10
Natural water and drainage features are preserved and used	5
Permeable materials are selected/specified for roads, driveways, parking areas, walkways and patios	5
Landscape Plan	20
Existing native trees and vegetation are preserved	5
Integrated pest and weed control management plan is developed	5
Hardscaping, if used, shall be light colored to minimize heat island effect	5
No chemical pesticide or herbicides are used on the site	5
Waste Minimization	20
Reused or salvage materials are used on the project	4
Waste is minimized through recycling, re-purposing or donation of materials	4
Building materials derived from renewable resources are used	4
Materials are sourced locally	4
Local (within 25 driving miles) contractors and sub-contractors are used	4
Energy Efficiency	20
Use of solar and/or geothermal system	15
Energy efficient windows and skylights are used throughout the building	5
Indoor and Outdoor Water Use	20
Gray water is separated and used per local building code	5
Irrigation system is zoned separately for plants with similar water requirements	5
Irrigation system includes automatic shut off for rainy periods and soil moisture sensors	5
Rainwater collection and distribution are used	5

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DEBIT CATEGORIES	POINT ALLOCATION
Reduce front yard setback from fifty feet¹	
to 25 feet	5
to 20 feet	10
to 15 feet	15
Reduce rear yard setback from fifty feet²	
to 25 feet	5
to 20 feet	10
to 15 feet	15
Reduce lot coverage from 100 percent³	
to 60 percent	10
to 75 percent	20
Increase sign height maximum from 8 feet⁴	
to 10 feet	10
TOTAL	100

¹ Front yard setback in Commercial Zone is 30 feet

² Rear yard setback in Commercial Zone is 20 feet

³ Lot coverage maximum in Commercial Zone is 100 percent

⁴ Maximum sign height in Commercial Zone is 10 feet

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Recommendation:

Staff is requesting the Commission provide feedback regarding the proposed Alternate Code.

Commission Discussion: The Commission supported the Alternate Code as presented with some minor changes.

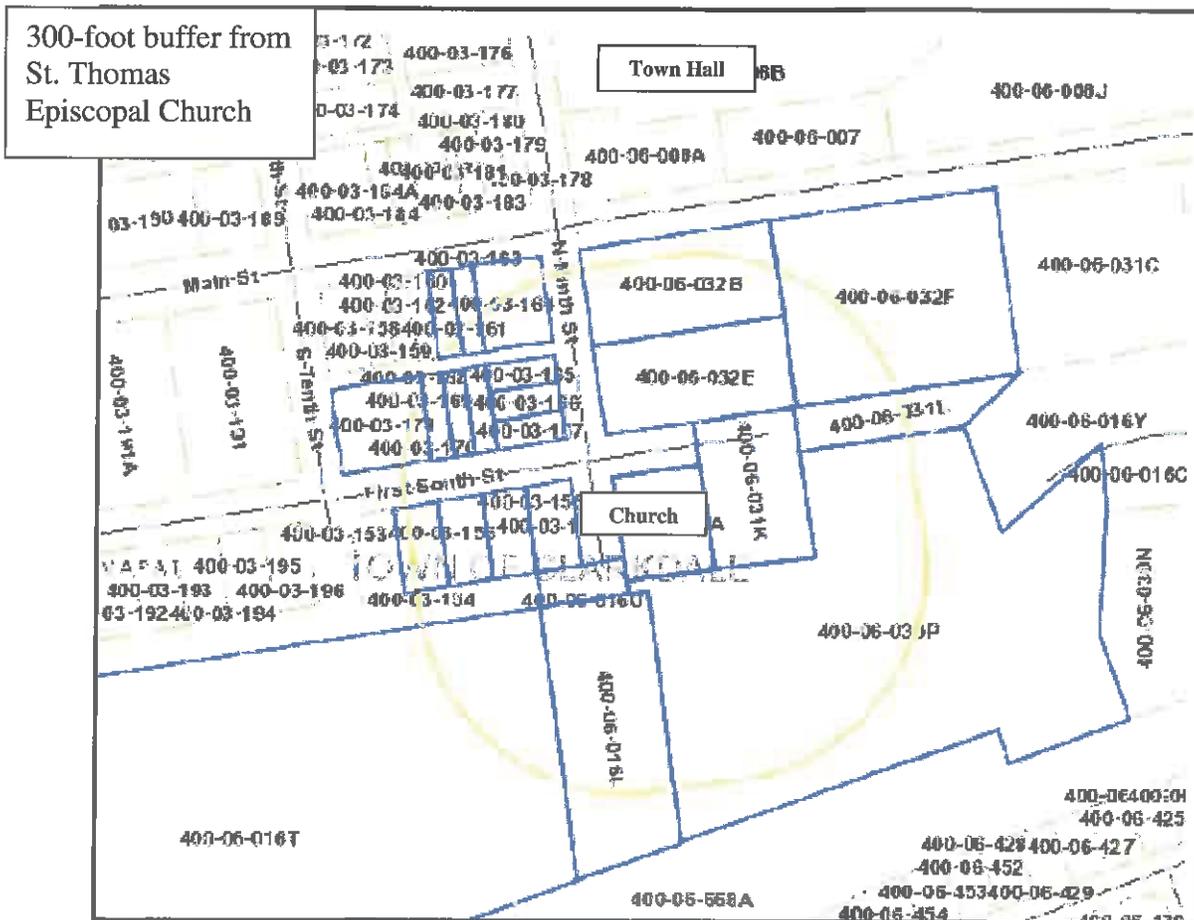
NEW BUSINESS

8. AGENDA ITEM: WORKSESSION: Discussion/possible action regarding a proposed Entertainment District.

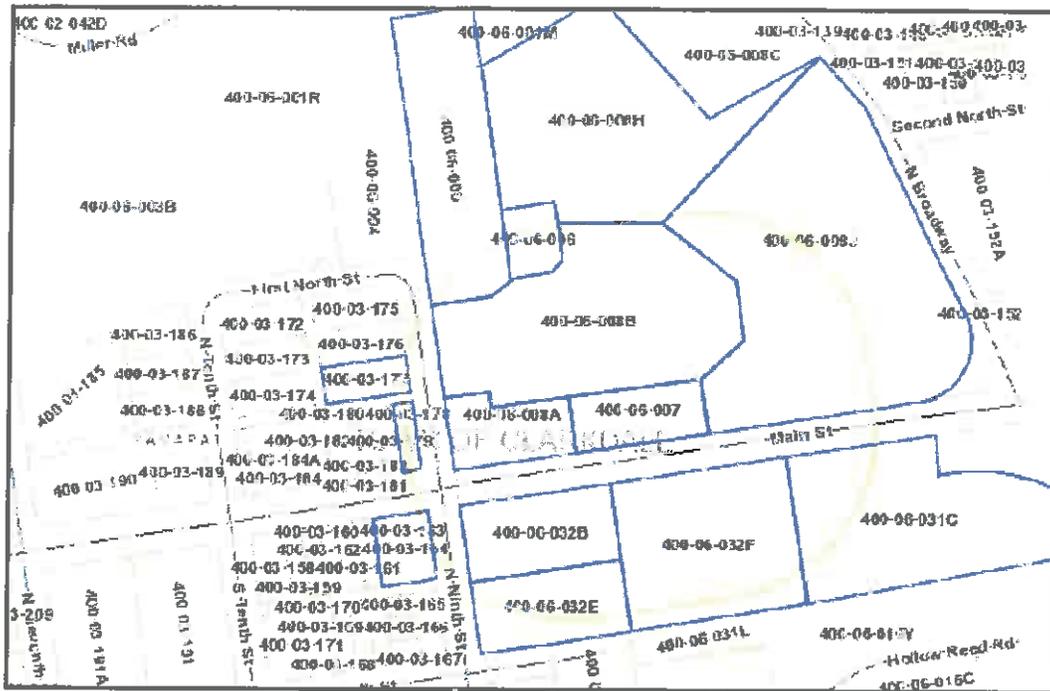
Background:

Entertainment Districts are an overlay district that can serve several purposes. The primary reason for adopting an Entertainment District is to provide a mechanism to permit businesses serving alcohol to locate within 300 feet from schools and churches. Per Arizona Revised Statute (ARS) 4-207, the state shall not issue a liquor license for any establishment within 300 horizontal feet of a school or church.

There are two churches in the Clarkdale Central Business area. The location of these churches would preclude new businesses serving alcoholic beverages from opening within 300 linear feet.



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Not having an Entertainment District would prevent the following properties from having a restaurant/bar:

- 901 Main Street (Maury Herman Building)
- Caboose
- Copper Art Museum
- Larry Green property east of the Museum
- Residence at 18 N Ninth Street
- Post office property
- Residences along First South Street
- 910 First South Street (former Alcora Marble Building)
- Laundromat and Storage Facilities along Ninth Street

Adopting an Entertainment District Overlay in the Central Business District would provide the Council the ability to approve an exemption from the distance restriction per ARS 4-207. Per this statute, a town with a population under 200,000 may designate one Entertainment District.

Other advantages to an Entertainment District would be to create a focal area for the downtown business district and to encourage economic development in this area.

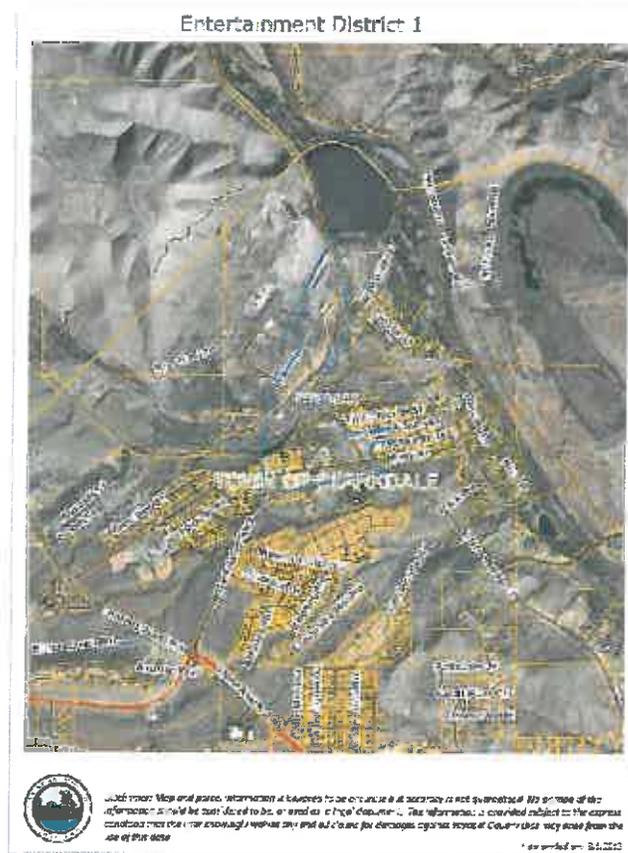
The Central Business District is a Planning Sub-Area per the 2012 Clarkdale General Plan. It is an area rich in history, with specific design themes. The Central Business District is approximately 29 acres and lies within the Clarkdale Historic District. The new overlay district can be crafted to guide new development in this area to honor the existing context of the original buildings. Staff has included Design Guidelines in the draft ordinance.

Staff is proposing that the new Entertainment District follow the zoning district boundary lines of the Central Business District with the addition of including private residences along North Tenth Street and First South Street, in anticipation of the possibility these residences might convert, through a zone change, to a commercial use in the future due to their proximity to the Central Business District. In addition, staff is suggesting inclusion of the Zunick Garage along Broadway, Mongini Park (privately owned), Selna-Mongini Ball Park (owned by the Town), the Yellow School House and, extending north along Broadway, the Miller Building. These properties have the potential to develop into key components of a vibrant Entertainment District. The Mongini Park, Ball Park and Yellow School House would need to receive zone change approval prior to converting to a commercial use.

An Entertainment District is consistent with the redevelopment program designed for the Central Business District in the Tejido Study completed in the 1990's.

Although the population size of Clarkdale dictates only one Entertainment District, per state statute, there is no restriction from future adjustment to the boundaries of the District.

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Recommendation:

Staff is requesting the Commission provide feedback regarding the proposed Entertainment District.

Commission Discussion:

The Commission requested that the Verde Canyon Railroad property be included in the Entertainment District. They also directed staff to contact both of the churches within the proposed Entertainment District for feedback and discussion and to solicit input from the surrounding residences.

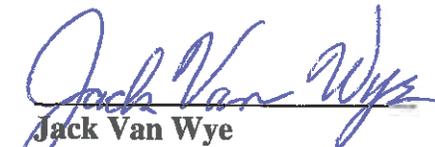
9. AGENDA ITEM: FUTURE AGENDA ITEMS:

The Zone Change Request for an eleven acre portion of the Verde Valley Ranch project may be scheduled for Public Hearing before the Commission in March.

Review of the proposed Agricultural Uses Ordinance in Public Hearing is tentatively scheduled for the regular April meeting.

- 10. AGENDA ITEM: ADJOURNMENT:** The Chair entertained a motion for adjournment. Commissioner Olguin motioned to adjourn the meeting. Commissioner de Blanc seconded the motion. The motion passed unanimously. The meeting adjourned at 5:50 p.m.

APPROVED BY:



Jack Van Wye
Chairperson

SUBMITTED BY:



Beth Escobar
Senior Planner