

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

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

NOTICE IS HEREBY GIVEN that the Planning Commission of the Town of Clarkdale will hold a REGULAR Meeting Tuesday, March 19, 2013 at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, Arizona.

All members of the public are invited to attend.

The undersigned hereby certifies that a copy of this notice was duly posted on the Town Hall bulletin board, located at 890 Main Street, Clarkdale, Arizona on the 13th day of March 2013 at 1000 a.m.

Dated this 13th day of March 2013 by:

Vicki McReynolds

Vicki McReynolds
Administrative Assistant II

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

1. CALL TO ORDER:

2. ROLL CALL:

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

4. MINUTES: Consideration of the **Regular Meeting Minutes of February 19, 2013.**

5. REPORTS:

- a. Chairperson and Members Report
- b. Director's Report

6. OLD BUSINESS

- a. **DISCUSSION/POSSIBLE ACTION** regarding adoption of the Sustainability Values checklist.

- b. **PUBLIC HEARING:** An Ordinance to amend the Town of Clarkdale Zoning Code to revise Chapter Two – Definitions, to add new definitions relating to agricultural uses; Chapter 3- Zoning Districts, Sections 3-1, 3-2, 3-3, 3-4, 3-5, 3-6, 3-7, 3-8, 3-9 and 3-11 to add agricultural uses as permitted uses with restrictions; Chapter 5 – Conditional Use Permit, adding Section 5-6-14 to require a Conditional Use Permit for agricultural uses; Chapter 11, Section 11-9, to require site plan review for agriculture related businesses.

7. NEW BUSINESS

- a. **WORKSESSION:** Discussion/possible action regarding proposed amendments to Chapter Eleven-Site Plan Review Requirements of the Town Zoning Code.

8. FUTURE AGENDA ITEMS:

9. 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 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.

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.

6. AGENDA ITEM: REPORTS:

Chairperson & Members Special Events Report:

The Commission discussed the draft Sustainability Checklist and agreed to incorporate Commissioner Puzas' comments, as well as adding a guideline for waste minimization. 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:

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.

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

**Town of Clarkdale
Community Development Department**

DEBIT CATEGORIES		POINT ALLOCATION
Reduce front yard setback from fifty feet¹		
	to 25 feet ¹	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 to 80 percent³		
	to 80 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

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.

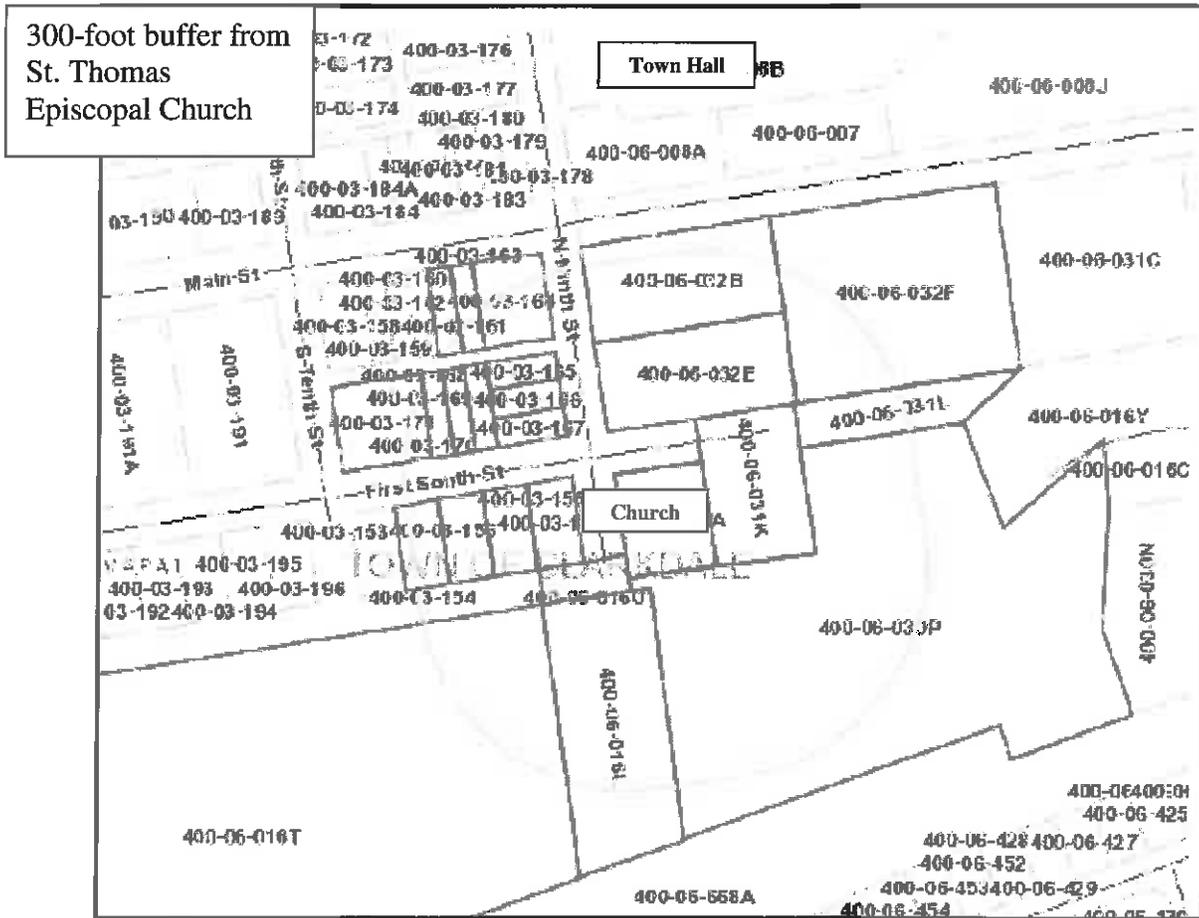
NEW BUSINESS

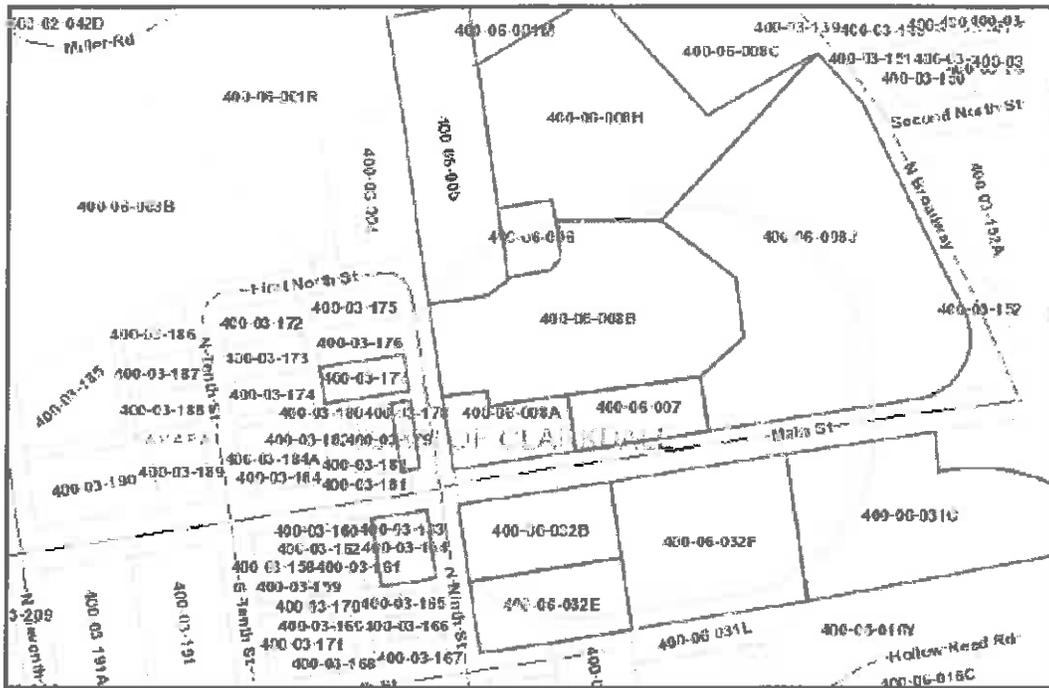
8. AGENDA ITEM: WORKSESSION: Discussion/possible action regarding a proposed Entertainment District.

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.





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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http://gis.cityofclarkdale.com/print_image.aspx?imageID=77C34776182666c2542-4639-0405-6 2/1/2013

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:

SUBMITTED BY:

Jack Van Wye
Chairperson

Beth Escobar
Senior Planner



TOWN OF CLARKDALE SUSTAINABILITY VALUES

As stewards of our resources, we serve as role models for others and keepers of the land for future generations. The people of the Town of Clarkdale are committed to creating and maintaining a healthy, vibrant and sustainable community.

This document provides guiding principles for development in the Town. Great value is placed on creative and innovative methods for meeting the principles of these guidelines.

Siting – Take advantage of the natural resources and consider the impact of building placement.

1. Orientation – for example, in the Southwest, a north/south orientation & overhangs providing shade are desirable
2. Topography – keep ridgelines intact & minimize grading
3. Wildlife – encourage preservation of the natural habitat
4. Plant life – preserve/transplant native, non-invasive species & remove invasive species.
5. Open spaces – clustering development in order to preserve open space is a valued practice
6. View protection – expansive landscape views are a valued benefit in the community; therefore preservation & enhancement is encouraged

Water Management – Recognize that water is an extremely limited resource; efficient and effective management of that resource is critical.

1. Use catchment basins
2. Include a graywater system
3. Install a rainwater harvesting system
4. Storm water management – (see National Green Building Standard, page 16, 403.5)
5. Washes – while dry much of the year, the washes are the primary drainage for stormwater runoff and there may be rules and impacts to be considered before making any changes. Development must comply with state and federal requirements.
6. Swimming pools – Community use pools are preferred over individual private pools.

Infrastructure – Design project infrastructure to have minimal impact on the environment.

1. Connecting to existing Systems – trails, bikeways, sidewalks, consider wildlife paths & crossings
2. Utilities – we encourage connecting to the town municipal water & wastewater system, encourage installation of power lines underground
3. Parking – we encourage screened and covered parking
4. Road Connection – we value interconnectivity between subdivisions and multiple points of ingress and egress for neighborhoods



TOWN OF CLARKDALE
SUSTAINABILITY VALUES

5. Street Layout. (Design of street must comply with adopted standards.)

Green building – Incorporate current technologies to support sustainable design.

The design character of any area of The Town of Clarkdale should be enhanced and strengthened by new development. Building design should be consistent with the Town of Clarkdale’s vision of maintaining small town character as expressed in its architecture and overall community design. Building design should consider the history, the distinctive qualities of the surrounding context, and incorporate those qualities in its design. Building design should be sensitive to the evolving context of the area over time.

1. Energy
2. Alternative methods of transportation including foot traffic
3. Driveways & parking
4. Air quality
5. Innovative practices

Design Principles – Plan projects to fit into existing infrastructure and have minimal impact.

1. Ensure adequate traffic circulation through coordinated street systems with relation to major thoroughfares, adjoining subdivisions, and public facilities;
2. Promote development that incorporates multimodal transportation options;
3. Protect significant, as determined by the Town, natural areas and scenic assets;
4. Achieve individual property lots of reasonable utility and livability;
5. Secure adequate provisions for water supply, drainage, sanitary sewers, and other health/environmental requirements;
6. Encourage projects that incorporate efficient uses of renewable energy sources, including but not limited to, solar, geothermal and wind;
7. Ensure consideration for adequate sites for schools, recreation areas, and other public facilities;
8. Promote the conveyance of land by accurate legal description; and to provide the logical procedures for the achievement of this purpose;
9. Minimize detrimental impacts to the environment by encouraging site designs that protect and enhance the natural features and environmental quality of a site;
10. Encourage landscaping that limits water and energy use and preserves existing natural vegetation;
11. Encourage the preservation of existing wildlife habitat; and
12. Encourage the substitution of effluent for potable water when possible.



TOWN OF CLARKDALE
SUSTAINABILITY VALUES

Construction: Incorporate the following best practices

1. Energy efficiency
2. Indoor environmental quality
3. Resource efficiency – quality of construction materials
4. Waste minimization – focuses on preventing the creation of waste through source reduction, re-purposing, recycling and donation.
5. Vegetation removed during construction should be mulched and returned to the site.
6. Consider a passive solar energy design
7. Encourage the use of energy and water efficient appliances and kitchen/bathroom fixtures.

Maintenance & Restoration – Minimize environmental impact

1. Design & construction practices are implemented that enhance the durability of materials and reduce in-service maintenance.
2. Upgrade all systems when possible to meet the highest possible energy efficient standards.

Landscape Standards – Develop a landscape plan that conserves resources by incorporating the following:

1. Use of site design that retains and directs rainwater to landscape areas.
2. Retention, to the greatest extent practical, of existing natural trees and shrubs on the site.
3. Transplanting of existing native vegetation that cannot be retained into new landscape area.
4. Use of an effective irrigation system that senses soil moisture.
5. Design of irrigation system that avoids overspray and overflow.
6. Include a target shut-off date for the irrigation system.



Staff Report

Agenda Item: PUBLIC HEARING: AN ORDINANCE AMENDING THE TOWN OF CLARKDALE ZONING CODE TO REVISE CHAPTER TWO – DEFINITIONS TO ADD NEW DEFINITIONS RELATING TO AGRICULTURAL USES; CHAPTER 3 – ZONING DISTRICTS, SECTIONS 3-1, 3-2, 3-3, 3-4, 3-5, 3-6, 3-7, 3-8, 3-9 AND 3-11 TO ADD AGRICULTURAL USES AS PERMITTED USES WITH RESTRICTIONS; CHAPTER 5 – CONDITIONAL USE PERMIT ADDING SECTION 5-6-14 TO REQUIRE A CONDITIONAL USE PERMIT FOR AGRICULTURAL USES; CHAPTER 11, SECTION 11-9, TO REQUIRE SITE PLAN REVIEW FOR AGRICULTURE RELATED BUSINESSES.

Staff Contact: Beth Escobar

Meeting Date: March 19, 2013

Presented to: Planning Commission

Background:

The Commission and staff began discussing the possibility of allowing commercial agriculture uses in residential zones in June 2012. Currently, agriculture uses with a commercial component, such as sale of a product, or refining a product for future sale is not a permitted use in residential zoning districts, with the exception of RS-3, the National Forest property south of Clarkdale. Non-commercial agricultural uses, such as a backyard garden or fruit trees, are considered ancillary to residential uses.

The goals of the proposed ordinance are three fold:

- promote local food production and use
- promote sustainable agriculture
- reinforce the Town's commitment to water conservation

The challenge with the proposed ordinance is to allow commercial agriculture uses in residential zoning districts while minimizing the impact on surrounding residential areas.

Subsequent to the September 18, 2012 worksession with the Planning Commission, the following changes have been made to the draft ordinance:

- Definitions for Commercial agriculture and Community Supported Agriculture (CSA) have been added.



Staff Report

- On-site sale of produce is listed as not permitted in residential zones; however, language was added to allow for sale of excess produce off-site at a farmers market.
- A requirement has been added that a residential use must be established before any agricultural use is begun in a residential zoning district. In staff's opinion, this is consistent with the intent of the underlying residential zoning and prevents conversion of the property to a purely commercial use.
- CSA locations have been added to the list of activities requiring a Conditional Use Permit in residential zoning districts.
- Language regarding connection to the Town's water system has been amended to provide flexibility when reviewing properties that do not have the ability to connect to the water system.
- Language regarding sustainable use of fertilizer and soil supplements has been added.

At the September 18, 2012 meeting, the Commission directed staff to include two items in the draft ordinance: a maintenance clause regarding property used for agribusiness purposes and a requirement that property be returned to a natural state if the agricultural use is abandoned. Since commercial agricultural uses will require a Conditional Use Permit, staff suggests these be stipulations for approval and not be included in the ordinance language.

The draft ordinance has been distributed to the Verde Valley Agricultural Coalition and the Verde Food Council as well as various other community members for review and comments.

Recommendation:

Staff is requesting the Commission provide feedback regarding the draft ordinance.

Attachment:

1. Draft Ordinance
2. Email comments from member of the public

Draft Changes to the Town of Clarkdale Zoning Code to permit Agricultural Uses

Policy Statement: The Town of Clarkdale supports sustainable local agriculture in order to help promote food production and maintain food security for the region. Agricultural uses shall incorporate water conservation and sustainable farming practices.

Section 2-1 Definitions:

Agribusiness: An enterprise deriving a significant portion of its revenues from sales of agricultural products or sales to agricultural producers.

Agriculture: the growing, refining and distribution of flowers, fruits, and vegetables.

Commercial agriculture: The use of property for production of crops intended for distribution and sale.

Community Garden: A single piece of property gardened by a group of people to produce flowers, fruits, orchards and/or vegetables for personal use.

Community Supported Agriculture (CSA): A network of food distribution consisting of growers and shareholders.

Farmers Market: An outdoor, periodic event, where vendors gather to sell agricultural products.

Section 3 Zoning Districts

Section 3-1 Single Family Residential (R1); Section 3-2 Single Family Residential (R1A); Section 3-3, Single Family Residential Limited (R1L), Section 3-4 Single Family and Limited Multiple Family Residential (R2); Section 3-5 Multiple Family Residential (R3); Section 3-6 Manufactured Home Residential (R4); Section 3-7 Manufactured Home Residential Alternate (R4A) and Section 3-8 Suburban Residential (RS3) add the following language:

A. Principal Use Permitted

Non-commercial agricultural uses on not more than ½ acre, including cultivation of grapes and distilling of wine for personal use. On-site sale of produce is not permitted. Excess produce may be sold off-site at local farmers markets. A residential use must be established prior to any non-commercial agricultural use.

C. Conditional Uses Permitted: (Requires a use permit).

Agribusiness on property of ½ acre or larger, including the refining and distribution on site of product. Refining and sales area must be in a permanent structure.

Agriculture/farming connected with a Bed and Breakfast establishment.

Agriculture/farming connected with a residential subdivision.

Community Gardens

Community Supported Agriculture disbursement location

Farmers Markets

A residential use must be established prior to any non-commercial agricultural use.

Section 3-9 Central Business District (CB) add the following language:

A. Principal Uses Permitted

17. Indoor retail sale of bulk agricultural products

C. Conditional Uses Permitted:

5. Community Gardens

6. Farmers Markets

Section 3-11 Commercial (C) add the following language:

A. Principal Uses permitted:

20. Indoor retail sale of bulk agricultural products

C. Conditional Uses Permit:

7. Farmers Markets

8. Community Gardens

9. Agribusiness, including the refining and distribution on site of agricultural products.

Refining and sales are must be in a permanent structure.

Amend Section 5-6 Conditional Use Permit

Add the following language

14. A conditional use permit for agricultural uses as defined in C shall include:

a) A dust control plan

b) Connection to Town of Clarkdale water system where connection is available within a reasonable distance determined by the Town Manager. If connection to the Town's

water system is not available, approval of agricultural uses irrigating with well water will be considered on a case by case basis.

- c) Use of reclaimed or raw water where available.
- d) A rainwater harvesting system component.
- e) All agricultural products must be setback 25 feet from adjoining property lines when abutting residentially zoned property
- f) Use of pesticides and herbicides must follow EPA standards and include an integrated pest management (IPM) component or Use of pesticides and herbicides are not permitted
- g) Irrigation and drainage on site must follow EPA Best Management Practices. Spray irrigation is not permitted.
- h) If fertilizer and soil amendments are proposed, a plan outlining sustainable use must be included.
- i) Runoff of irrigation must be retained on site.
In Section RS3, delete 'Agriculture' from permitted uses.

Section 11-9 Purpose and Applicability for Site Plan Review

Amend the language in A.4 to read:

The establishment of a new commercial or industrial use even if no buildings or structures are proposed, including uses such as *agribusinesses, farmers markets, community gardens*.

Beth Escobar

From: [REDACTED]
Sent: Tuesday, September 25, 2012 3:38 PM
To: Beth Escobar
Subject: RE: Ag Uses

Beth,

Thanks for forwarding me the ordinance and staff report. Although my input will most likely not be considered important, I thought I would share with you anyway. My comments are in no way meant to discount the work you have put into this.

I was very excited when I heard that the Town was considering an ordinance regarding agriculture in residential areas. After reading the proposal, I am disappointed. I was only interested in the ordinance for personal use, and what I get out of it is that I can have a garden. I could already have a garden (although, I don't understand the wording that agricultural uses are only permitted by right on residential properties that are less than 1/2 acre. So what happens if you have a 3/4 acre?).

Agriculture is the science of cultivating land, producing crops and raising livestock. I was really anticipating the Town expanding and incorporating the animal uses already allowed by the Town Code into the ordinance. Understandably, much consideration must be given to uses that are compatible in residential neighborhoods, and full-fledged herds of livestock would be very inappropriate on small lots. However, raising animals and growing crops go hand in hand. For instance, I currently have chickens. My garden grows produce, we eat the produce and feed the roots, stems, leaves to the chickens. The waste from the chickens fertilizes the garden. The chickens also eat bugs in the garden. This, to me, is sustainable agriculture. I guess what I was hoping for was the ability to have other animals on my property. Currently, the town allows as many dogs and cats as a person wants. Chickens and other birds are okay, as well as pet pigs, and if the property is big enough, hooped animals are fine. I was thinking it would be nice if one or 2 miniature/pigmy goats would be allowed on a smaller lot. They can't be a bigger impact than a German shepherd. Perhaps there would be some other acceptable animals.

Just for clarification, under the proposed ordinance, if I want to take any of the produce I grow to a farmers market (which I am not interested in doing), I must have grown it on property larger than 1/2 acre, connect to the town water system, have a rainwater harvesting system, have a dust control plan, move my garden 25 feet from my property line and demonstrate that any runoff is contained on my property? Don't you think that a minimum amount of produce should be able to be sold before people should have to go to these lengths?

Joyce

From: Beth Escobar [<mailto:Beth.Escobar@clarkdale.az.gov>]
Sent: Tuesday, September 25, 2012 12:06 PM



Staff Report

Agenda Item: **WORKSESSION:** Discussion regarding a proposed amendment to Section 11-13-2: Approval Standards and Criteria for Site Plan Review – Traffic Access and Parking

Staff Contact: Beth Escobar

Meeting Date: March 19, 2013

Presented to: Planning Commission

Background:

Staff is proposing to clarify the language regarding site plan approval criteria specific to street development in Chapter Eleven of the Zoning Code. Section 11-13-2 of the Zoning Code contains language regarding 'Adequacy of Roadway System.' Staff is proposing to add the language contained in the draft ordinance to make it clear developers are responsible for acquiring and improving access to any new development and this access shall be improved to the same standards as applied to new subdivisions.

Recommendation:

Staff is requesting the Commission provide feedback regarding the proposed changes to this ordinance.

Attachment:

1. Current ordinance
2. Draft Ordinance

the new building or structure so that it is compatible with its neighbors. This may include making the building look small, using traditional materials, styles and/or proportions.

- g. **View Protection:** When a proposed development is located within the view shed of an identified view from a public street or facility, the development must be designated to minimize the encroachment of all buildings, structures, landscaping, and other site features on the identified view.
- h. **Ridgeline Protection:** When a proposed development is located on a hillside that is visible from a public street, road, water body, or facility, the development must be designed so that buildings, structures, and other improvements do not extend above the existing ridgeline or alter the ridge profile significantly when viewed from the public streets, roads, water bodies, or facilities. This provision may be waived for communication towers, spotting towers, and similar facilities that must be located above the ridgeline for operational reasons.
- i. **Hillside Development:** When proposed development is located on a hillside that is visible from a public street, water body, or facility, the development must be designated so that it fits harmoniously into the visual environment when viewed by the public from public areas.
- j. In predominantly natural environments, site clearing must be minimized and vegetation must be retained or provided to minimize the visual intrusion of the development. In developed environments, the appearances of the new development, when viewed by the public from public areas, must be compatible with the existing visual character in terms of scale, massing, and height to the maximum extent reasonable.

2. TRAFFIC ACCESS AND PARKING

- a. **Adequacy of Roadway System:** Vehicular access to the site must be on roads that have adequate capacity to accommodate the additional traffic generated by the development. **Insert new language here.**

For developments which generate one hundred (100) or more peak hour trips based on the latest edition of the Trip Generation Manual of the Institute of Traffic Engineers, intersections on major access routes to the site within one (1) mile of any entrance road which are functioning at a Level of Service of C or better prior to the development must function at a minimum Level of Service D after development.

2. TRAFFIC ACCESS AND PARKING

- a. **Adequacy of Roadway System:** Vehicular access to the site must be on roads that have adequate capacity to accommodate the additional traffic generated by the development. The Developer shall be responsible for the acquisition of any private easement necessary to provide adequate access to the proposed development. Each commercial/multi-family development shall provide for adequate traffic circulation based on Average Daily Traffic (ADT) and the classification system below:

STREET CLASSIFICATION AND MINIMUM DESIGN STANDARDS

Street Class	Street Category	Travel Lane Width	Parking Lane Width	Total Improved Width	Curb or Shoulder	Graded Areas or Sidewalk	Surface	ROW/ Easement Width	Maximum Avg. Daily Traffic (ADT)	Design Speed MPH
I	Arterial	12'	None	60'	Vertical	Sidewalk		76'	3,000+	55
II	Industrial	12'	12'	48'	Rolled	Graded		64'	3,000	40
III	Commercial	12'	8'	40'	Vertical	Sidewalk		60'	3,000	40
IV	Residential Collector	16'	None	28'	Vertical	Sidewalk	2" w/6" base or 3" w/4" base	40'	3,000	40

Any streets determined to be necessary to support the new development shall be constructed, by the developer, to the Street Classification and Minimum Design Standards set above herein and adopted by the Town or any other standards adopted by the Town. Upon completion of any access roads to these standards, the roadway, upon acceptance by the Public Works Director, shall be dedicated to the Town as public right-of-way.



Director's Report

Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: March 19, 2013

- 1. Mountain Gate Subdivision:** The final draft of the Second Amendment to the Development Agreement will be reviewed by Town Council in worksession on March 26, 2013. Upon approval by Town Council of the agreement projected for the April 9th Council meeting, BC Land Group, the new owners of Mountain Gate, will be obligated to make several delinquent payments to the Town and address a number of construction 'punch list' items. After these steps are completed, BC Land Group may begin pulling building permits.
- 2. Crossroads at Mingus:** Staff continues to work on securing the correct easements and dedications for the Mescal Spur Road extension and lift station. The developer's attorney has drafted a 4th amendment to the Development Agreement that delineates all outstanding issues and the expectations of the developer and the Town. There is still one outstanding signature needed to ratify the plat before the project moves forward. Approval and acceptance of the water and wastewater systems for the subdivision is ongoing.
- 3. Tuzigoot River Access Point project:** Volunteers from Altria, a foundation funding eco-tourism projects, will be in Clarkdale in mid-July working on improvements to this site. The volunteers will also be working on projects at the upriver Tapco site. A lease for this approximately 80-acre site is being negotiated with the owners, Freeport McMoRan, for development of Town recreational facilities, including trails, a boat launch, and overnight camp hosting facilities.
- 4. Economic Development:** Staff will be meeting with property owners in the Central Business District on March 26 to discuss the proposed Entertainment District ordinance and the upcoming openings of the Copper Art Museum and the Caduceus Cellars tasting room.
- 5. Wireless Communications:** Following direction from the Town attorney, staff will be working on a Wireless Communication Tower Ordinance. While there are no current applications to the Town for wireless facilities; staff anticipates a couple applications will be forthcoming as AT&T and Verizon move forward with their development plans for the Verde Valley.



Director's Report

6. **Sienna Canyon:** Director Filardo and Senior Planner Escobar meet with Mark Belsanti, the owner of Sienna Canyon, a 45-lot subdivision located around Tavasci Road. This subdivision received final plat approval in April 2007, however, assurances have never been posted and the final plat has not yet been recorded. Mr. Belsanti is considering revising this project sometime within the next 2-3 years. He is also considering changing the plat to reflect building envelopes and large open space tracts that could be used for a community garden and vineyard. Mr. Belsanti is currently seeking funding for development of this project and will meet again with staff when he has a clearer idea of how and when he wishes to proceed.