

**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, May 21, 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 May 2013 at 10:00 a.m.

Dated this 13th day of May 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 April 16, 2013.**

5. REPORTS:

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

6. OLD BUSINESS

- a. **PUBLIC HEARING:** An Ordinance adding language to various sections of the Town of Clarkdale Zoning Code regarding the regulation of Wireless Communication Facilities.

- **Staff Report**
- **Open Public Hearing**
- **Invite Public to Speak**
 - (Public is asked to state their name). There is a time limit for comments.
- **Close Public Hearing**
- **Commission Discussion**
- **Commission Action**

7. NEW BUSINESS

- a. **WORKSESSION:** Discussion regarding the Arizona Smart Growth Scorecard and its application to the Town and specifically the 2012 General Plan Implementation Strategies

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, APRIL 16, 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, April 16, 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

Community Development Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: Lisa O’Neill, Jim Gemmill, Bill Snyder

- 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 March 19, 2013**. The Chair entertained a motion to accept the minutes. Commissioner deBlanc motioned to approve the Regular Meeting Minutes of March 19, 2013. Commissioner Viarengo seconded the motion. The motion passed unanimously.

5. AGENDA ITEM: REPORTS:

Chairperson & Members Report:

None

Director’s Report:

Community Development Director Filardo provided the following updates:

- 1. Water Resource Management Program:** Tuesday, April 30 from 5:30 – 7:30 p.m. is the first scheduled public meeting for this project: Introduction to the Science of Water. This meeting will provide background on the Sustainable Clarkdale Initiative and the goals of the Water Resource Management Program. The discussion will focus on where our water supply comes from and what tools we can use to better understand our water resources.

Director Filardo and Senior Planner Escobar attended the 2nd National Climate Assessment Town Hall at ASU on April 1. This conference focused on responses to the National Climate Assessment Report. Dr. Susanne Moser of Stanford University gave a very interesting presentation regarding best practices for communication the impacts of climate change to the public. The Director distributed a handout 'The National Climate Assessment: Information about the Draft Third National Climate Assessment Report' to the Commission.

The National Climate Assessment:
Information about the Draft Third National Climate Assessment Report

What is the National Climate Assessment (NCA)?

The NCA is an important resource for understanding and communicating climate change



science and impacts in the United States. It informs the nation about already observed changes, the current status of the climate, and anticipated trends for the future. The NCA report process integrates scientific information from multiple sources and sectors to highlight key findings and significant gaps in our knowledge. The NCA also establishes consistent methods for evaluating climate impacts in the U.S. in the context of broader global change. Finally, findings from the NCA provide input to federal science priorities and are used by U.S. citizens, communities, and businesses as they create more sustainable and environmentally sound plans for the nation's future.

What are the objectives of the NCA?

The NCA is envisioned as an inclusive, nationwide process with many key objectives, including:

- Evaluating, integrating, and assessing relevant climate science and information from multiple sources
- Summarizing and synthesizing the findings of the U.S. Global Change Research Program
- Increasing understanding of what is known and not known about climate change
- Informing climate science research priorities
- Building climate assessment capacity, including vulnerability assessment and documentation of impacts in regions and sectors
- Supporting climate-literacy and skilled use of NCA findings

What is new about the Third NCA?

The NCA process and third report set the stage for more comprehensive assessments in the future. It differs from previous U.S. climate assessments in a variety of ways:

- It is an ongoing process, rather than a periodic report-writing activity
- The NCA includes climate impacts and projections, but also assesses progress in response activities such as adaptation and mitigation
- Partnerships inside and outside of the government support this effort, including entities in both the public and the private sectors
- National indicators of change within regions and sectors are being developed, along with consistent and ongoing methods for evaluation
- This NCA report will be entirely web-based and the final report will be submitted as an e-book; this allows easier access to data for citizens and scientists and transparent "line of sight" between data and conclusions
- This NCA is designed to support decision making processes within and across regions and sectors of the U.S. while also considering the international context of U.S. activities and impacts

Who is responsible for the NCA?

The Global Change Research Act of 1990 requires an assessment report at least every four years. The federal government is responsible for producing these reports through the U.S. Global Change Research Program (USGCRP), a collaboration of 13 federal science agencies. A 60 member federal advisory committee, the National Climate Assessment Development Advisory Committee (NCADAC), has been charged with developing the NCA report and recommendations about the ongoing assessment process. The report is being written by 240 authors drawn from academia; local, state, and federal government; the private sector; and the non-profit sector.

How do I comment on the draft NCA report?

The NCADAC released their draft of the Third NCA Report for report review and public comment in early 2013 (review period: 1/24/13 – 4/22/13). The review period allows individuals and groups to examine the current version of the report and provide comments aimed at improving it. The report and online comment tool are available at <http://ncadac.usglobalchange.gov>

What topics are covered in the Third NCA Report?

The Third NCA Report documents how climate change impacts regions (depicted on the map below) and sectors across the United States and society's responses to climate change.

- Our Changing Climate
- Water Resources
- Energy Supply and Use
- Transportation
- Agriculture
- Forestry
- Ecosystems and Biodiversity
- Human Health
- Water, Energy, and Land Use
- Urban Systems, Infrastructure, and Vulnerability
- Tribal, Indigenous, and Native Lands and Resources
- Land Use and Land Cover Change
- Rural Communities
- Biogeochemical Cycles
- Oceans and Marine Resources
- Coastal Zone Development and Ecosystems
- Decision Support
- Mitigation
- Adaptation
- Research Agenda for Climate Change Science
- The NCA Long-Term Process

Next Steps

The NCADAC's draft report will be reviewed by scientists and experts from inside and outside the federal government, the National Academy of Sciences, and the public. The report will be revised in response to these comments. Sustained assessment process activities, such as developing a system of indicators, are already underway. The focus on a continual assessment process means regional and sectoral activities are expected to be ongoing, and reports will be produced on a more frequent basis.

Expected Outcomes and Benefits

The NCA will present a comprehensive picture of the changes in regions and sectors that occur in response to climate variability and change, including effects on public health and human well-being, the economy, infrastructure, and the environment. This information will help decision makers throughout the country design adaptation policies, help citizens prepare themselves for climate change impacts, and help everyone understand how their everyday decisions impact the climate and the environment.



How can I get involved in the NCA?

There are multiple ways to be involved, including joining NCANet, a network of organizations working with the NCA to engage producers and users of assessment information; providing review comments on NCA reports; or by directly engaging in data collection, regional or sectoral assessment activities, outreach efforts, or other components of the sustained assessment process. Visit the NCA website, <http://assessment.globalchange.gov>, for more information.

The National Climate Assessment is an activity of the United States Global Change Research Program, which is a national collaborative partnership funded by several agencies to address the challenges of climate and global change.

2. **Economic Development:** Staff has been informed Caduceus Cellars has signed their lease for the Clarkdale Investments building and will begin construction in May. Their tentative opening date is Labor Day weekend. The business will be called 4 to 8 Wine Works.
3. **Crossroads at Mingus:** Staff continues to work with this development on a draft 4th Amendment to the Development Agreement. We anticipate moving this forward to Council in May for initial discussions.

6. OLD BUSINESS

AGENDA ITEM:

- **PUBLIC HEARING:** An Ordinance amending the Town of Clarkdale Zoning Code to revise Chapter Eleven – Section 13: Approval Standards and Criteria for Site Plan Review; Section 2.a: Traffic Access and Parking, to clarify language regarding requirements for acquiring and improving street access for new development.
- Staff Report

The Planning Commission first reviewed this proposed change in a worksession at their March 19th meeting.

The new language clarifies the requirements for acquiring and improving access to any new non-residential development and establishes the same standards for street improvement as applies to new subdivisions.

The proposed changes were included in the Commissioner's packets:

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 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.

- Open Public Hearing: The Chairperson opened the Public Hearing.
- No Public Comment
- Close Public Hearing: The Chairperson closed the Public Hearing.

Commission Discussion: The Commission had no questions regarding the proposed changes.

Commission Action: Commissioner Olguin motioned to move the draft ordinance forward to Town Council for consideration. Commissioner de Blanc seconded the motion. The motion passed unanimously.

- **PUBLIC HEARING:** An Ordinance adding Section 3-17 Entertainment District to Article 3 of the Town of Clarkdale Zoning Code to adopt an overlay Entertainment District with specific zoning requirements in the central Clarkdale area.

Staff presented the following report:

As discussed in the March 19 worksession Entertainment Districts are overlay districts that can 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. With an Entertainment District Overlay the Council has the ability to approve an exemption from the distance restriction

per ARS 4-207. A town with a population under 200,000 may designate one Entertainment District.

The Entertainment District will also create a focal area for the downtown business district to support ongoing economic development. Staff will continue to work with the businesses and property owners in the area to create a vibrant and flourishing downtown Clarkdale.

Section 3-17-2 of the new proposed code adopts design guidelines for the Entertainment District. These guidelines are structured to drive new commercial development within the District boundary that reflects the existing character of the Central Business District.

At a March 26, 2013 meeting with Central Business District property owners, the proposed Entertainment District was enthusiastically supported.

Staff has provided copies of the information related to the proposed Entertainment District to both churches in the area and asked for feedback.

Per the direction of the Commission, the boundaries of the Entertainment District have been expanded to include the Verde Canyon Railroad. They are supportive of this inclusion, and looking forward to working with the Town on development of the District.

The Commission reviewed the proposed ordinance:

Section 3-17 Entertainment District

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Section 3-17-1 Purpose

The purpose of this overlay district is to three fold:

- To promote economic development in the Clarkdale.
- To preserve the historic look of the Central Business District.
- To allow for the approval of exemptions from the distance restrictions prescribed in Arizona Revised Statute (ARS) 4-207 regarding the location of establishments serving alcoholic beverages in relation to schools and churches.

Section 3-17-2 District Boundaries

The Clarkdale Historic District was listed on the National Register of Historic Places in 1998. The Central Business District, a zoning designation, lies within this historic designation. The Central

Business District originally provided a wide variety of services for residents of the original Clarkdale Town Site.

The Entertainment District is an overlay district encompassing all of the Central Business District and some adjacent property with commercial zoning or the potential to rezone property from a residential district to a commercial district.

Section 3-17-2 Design Guidelines

Per the 2012 Clarkdale General Plan:

“The context of a place considers its history as well as its future.”

Properties within the Central Clarkdale Heritage District should closely consider the surrounding context of the existing structures when designing new or remodeled buildings. Incorporation of the following features is recommended:

- Relationship to adjoining spaces
- Continuity of street scape along Main Street through inclusion of benches and appropriate landscaping
- Brick facades and/or partial brick inlays
- Clearstory windows
- Pedestrian connection
- Main entrance from a public sidewalk
- Rounded arches
- Varied roof lines

New development in the Entertainment District shall place public parking behind buildings or participate in the development of new central public parking areas.

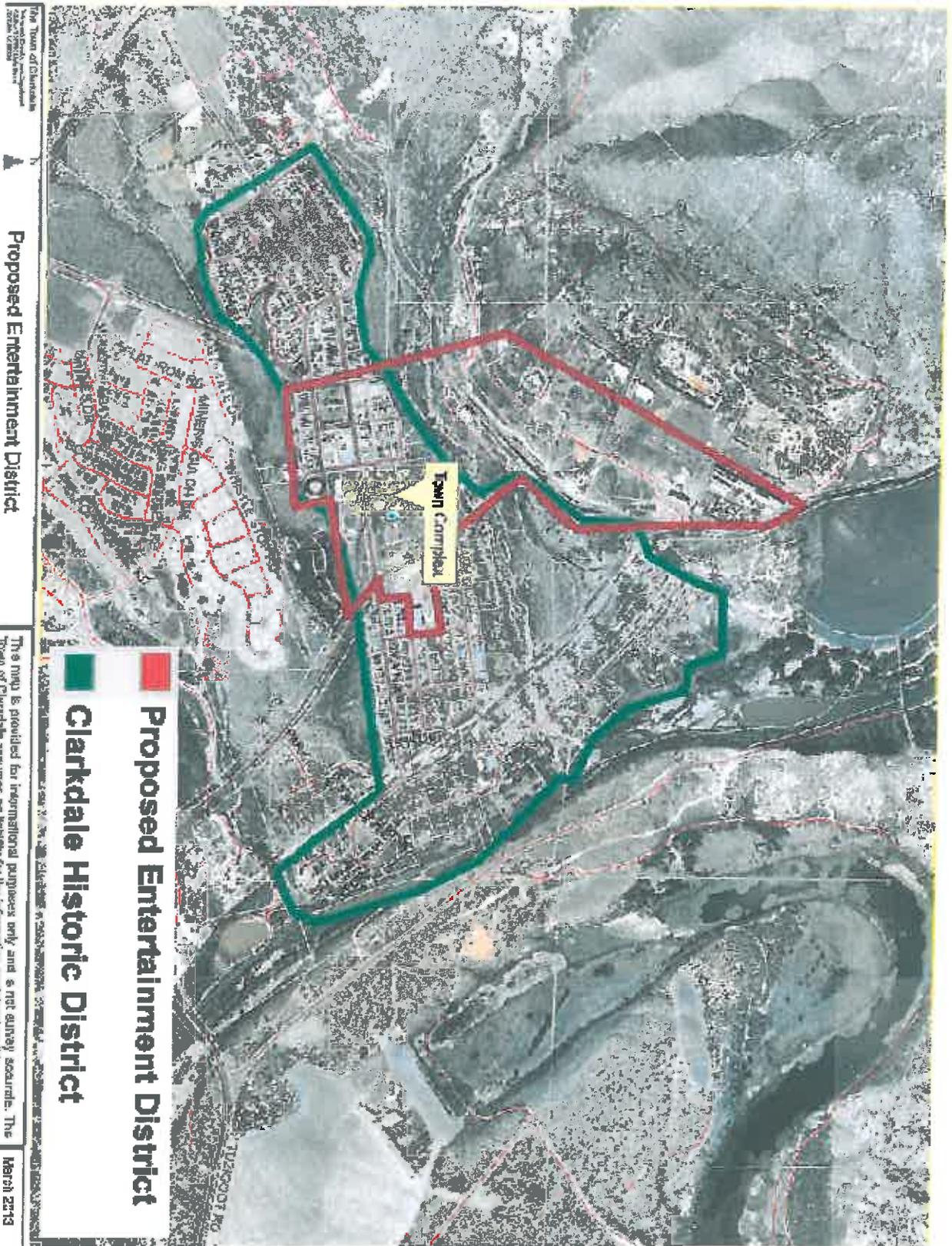
The front yard setback in the Entertainment District is reduced to zero if the main building abuts a public sidewalk.

Landscaping must include shade trees along the front boundary. These trees shall be from the approved plant list in Chapter Nine of the Zoning Code.

All other development and performance standards are as found in the underlying zoning district.

Section 3-17-3 Exemptions

Pursuant to ARS 4-207-4, the Clarkdale Town Council may approve an exemption to the distance restrictions in this section of state statute for businesses within the Entertainment District. Requests for exemptions must be submitted in writing to the Town Council. Review of the exemption request will be scheduled on a Council agenda upon verification that the property owner is up to date on all utilities fees due to the Town, has a current business license and there are no current code enforcement issues regarding the subject property.



- Open Public Hearing: The Chairperson opened the Public Hearing.
- Public Comment:

Lisa O'Neill with the Verde Canyon Railroad expressed support of the proposed ordinance. Ms. O'Neill stated that she has seen this concept be successful in other communities and the Verde Canyon Railroad is supportive of this effort.

Jim Gemmill, representative of St. Thomas Episcopal Church, stated that the church board members have reviewed the proposal and have no issues.

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

Commission Discussion: Commission Olguin asked whether any feedback had been received from Immaculate Conception Church. Staff explained that an information packet had been given to the Church, but no comments had been submitted to staff.

Commission Action: Commissioner Olguin motioned to move the draft ordinance forward to Town Council for consideration. Commissioner Viarengo seconded the motion. The motion passed unanimously.

7. NEW BUSINESS

- a. **WORKSESSION:** Discussion regarding the status of the Mountain Gate Subdivision.

This item was moved to after item 7.b on the agenda.

Director Filardo provided the following update on this project:

- A worksession with Council was held on April 9, 2013.
- The Second Amendment to the Development Agreement and the Second Re-statement to the Subdivision Agreement will be on the April 23 Council agenda for consideration.
- The Town will receive several benefits as a result of the revised development agreement, including a stream of payments to complete the cost sharing obligation for the new wastewater treatment plant, \$300,000 towards the acquisition of private property necessary to complete the Centerville Road Extension, the developer will reimburse the Town \$285,000 for the Arsenic Treatment Plant and will complete the trail system including five pocket parks.

Commission Discussion: Commissioner de Blanc asked whether the trails and parks would be open to the public. Director Filardo explained that the trail and pocket park system will be dedicated to the Town. The Developer, BC Land Group, has agreed to maintain the trail system for 3 years after completion and dedication. The proposed recreation facilities for the subdivision will remain private.

There was no action taken on this item.

- b. **WORKSESSION:** Discussion/possible action regarding a proposed new Wireless Communication Facilities Ordinance.

This item was moved before item 7.a on this agenda.

Staff presented the following report:

Staff has received inquiries from two separate wireless communication providers regarding the potential for placing a tower within the Town boundaries. For both AT & T and Verizon, a tower in Clarkdale would be one component of their plan for the Verde Valley.

Federal Regulations:

Wireless communications are regulated by the Federal Communications Commission (FCC). The Telecommunications Act of 1996 provides the framework for local government oversight of siting of personal wireless service facilities. Section 704 of the Act preserves the zoning authority of the Town allowing the Town, through its Zoning Ordinance, to adopt requirements for the siting of a wireless communication facility. The regulations require that the Town have at least one zoning district permitting placement of a wireless communication facility. The FCC regulations prohibit discrimination regarding service providers.

The Telecommunications Act also prohibits the regulation of the ‘placement, construction and modification of personal wireless service facilities on the basis of the environmental effects of radio frequency emissions to the extent that such facilities comply with the Commission’s regulations concerning such emissions.’ In other words, the FCC is the only government body that has the authority to assign a health risk to a wireless facility.

Finally, the Act requires the Town to be timely in its response to applications.

Existing Code:

In our current Zoning Code, wireless communications facilities are not listed in any zoning district as a permitted use. This is a violation of FCC requirements to allow facilities within our boundaries.

Long Term Plan

Director Filardo has secured a grant from the Digital Arizona Council to work on development of a regional wireless communication facility plan. This would involve working with Yavapai County and the municipalities in the Verde Valley to create a plan for the best placement of facilities throughout the area, as well as adopting consistent procedures for processing applications.

Staff anticipates it will take six months or more to develop this regional plan.

Proposed Ordinance

As an immediate strategy in order to bring the Zoning Code into compliance with FCC regulations, staff is recommending the Town adopt a Wireless Facility Ordinance that includes the following components:

- Allows wireless communication facilities in the Commercial and Industrial Zoning District with a Conditional Use Permit.

- Allows a tower of greater height in the Industrial Zoning District. The existing maximum building height is 50 feet. Staff is proposing the Industrial Zoning District be split into two areas or zones. The first would include the industrial zoned property along Broadway, in Lower Clarkdale, and south of Miller Road. The maximum allowable height for a cell tower in this area would be 60 feet. For the remainder of the industrial zoned area, basically all of the property north of Miller Road, staff is proposing a maximum height of 200 feet.
- In addition, placement of wireless facilities along the SR 89A corridor could be prohibited due to the view impact of the towers. Section 3-14 of the Zoning Ordinance, the 89A Corridor Commercial Overlay District identifies this corridor as an important viewshed.
- Staff is recommending wireless communication facilities be exempt from site plan review and design review. Typically, towers are accompanied by a small equipment building. The aesthetics of the tower and accessory structures could be discussed during the Conditional Use Permit review process.
- Lighting would have to conform to the Zoning Code, unless overridden by FCC requirements. For example, towers are required to have an unshielded red light on top of the tower to warn airplanes. (*Staff Note: Some communities charge penalty fees if the red light doesn't function. Staff would like to discuss this possibility with the Commission.*)

Adopting these general guidelines into our zoning code meets federal regulations and provides a base for discussions regarding a future regional wireless facility plan.

The Commission reviewed the draft ordinance:

Section 2-1 Definitions:

Add the following language:

Wireless Communication Facilities: Structures, including towers and accessory buildings, which support through-the-air transmission of information.

Section 3 Zoning Districts

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

C. Conditional Uses Permitted:

Move the current language in #6: '*Any such other use determined by the Community Development Director ...*' to #8 and add the following new language:

6. Wireless Communication Facilities that meet or exceed FCC standards.

7. Accessory structures used in direct support of a Wireless Communication Facility.

Section 3-15 Industrial District (I)

C. Conditional Uses Permitted: *strike the existing language* (Not requiring a permit) *and replace with* (Use permit required)

Move the current language in #5: '*Any such other use determined by the Community Development Director ...*' to #7 and add the following new language:

5. Wireless Communication Facilities that meet or exceed FCC standards.

a. In zone A, to a maximum height of 60 feet

b. In zone B, to a maximum height of 200 feet

6. Accessory structures used in direct support of a Wireless Communication Facility.

Section 4 General Provisions

Section 4-18 Standards for Wireless Communication Facilities

Purpose: Minimize the impacts of wireless communications facilities on surrounding areas by establishing standards for location, structural integrity and compatibility while encouraging the availability of broadband wireless connectivity for residents and visitors.

Permitted zones:

Wireless communication facilities are permitted in the Commercial and Industrial Zoning Districts with a Conditional Use Permit except for properties located within the 89A Overlay District protected viewshed.

Co-location of providers is encouraged.

Towers and accessory structures shall, as much as feasible, be visually unobtrusive. Landscaping from the Town's approved plant list shall be used to screen all structures. Stealth towers may be approved through the Conditional Use Permit process.

Outdoor storage of equipment shall not be permitted at the site.

Lighting shall be fully shielded and used for security reasons only unless otherwise regulated by the Federal Communication Commission.

This section does not apply to non-commercial amateur radio antennas.

Amend Section 5-6 Conditional Use Permit

Add the following language:

14. A conditional use permit for Wireless Communication Facilities shall include:

- An accurate site plan showing the exact location of the tower and supporting facilities with dimensions for each structure and setbacks from property boundaries.
- A map of all locations owned, leased or operated by the applicant and their coverage located within 10 miles of the proposed site.
- A scaled drawing of the exterior of the proposed facility including a cross-section detail of the tower, including height from grade, number of poles and number of arms.
- An environmental assessment of the site.
- Exterior paint or finish samples.
- Letter of authorization from the property owner.
- A signed statement stating the radio frequency emissions comply with FCC standards.
- Proof of an FCC license to transmit/receive radio signals.
- A summary of any planned community outreach regarding the application.

Section 11-9 Purpose and Applicability for Site Plan Review

Amend the language in A.4 to read:

The site plan review requirement is waived for Wireless Communication facilities.

Commission Discussion:

Commissioner Olguin asked staff whether we could require co-location on towers. Director Filardo explained that she did not think so but staff would check with our attorney. Director Filardo explained that the desire to co-locate is usually driven by the cost savings of sharing the development costs for a facility.

Chair Van Wye commented that the central tower at the Phoenix Cement Plant is over 400 feet, to provide a perspective on what 200 feet would look like.

Chair Van Wye asked whether the fact that only the FCC could determine health and safety issues exempted the Town from any liability. Director Filardo replied that staff would research the answer to this question.

The Chair invited the public to provide comments on the proposed ordinance. Mr. Reg Destree, a representative of Verizon Wireless, addressed the Commission and explained that existing topography at the facility site determined the tower height and that towers placed in the industrial zoning District would need to be higher to make up for the fact the terrain is at a lower elevation. Also, new towers must be able to communicate with existing towers in order to avoid signals timing out.

Mr. Destree also explained that towers below 199 feet to not need to be lighted unless near and Airport or existing flight paths.

Commission Action:

The Commission directed staff to make modifications as discussed and schedule the proposed draft ordinance for review in public hearing.

8. AGENDA ITEM: FUTURE AGENDA ITEMS:

- The Commission agreed to begin working on the Arizona Smart Growth Scorecard in May.
- Staff will schedule the Wireless Facilities Ordinance as a Public Hearing on the May agenda.
- A new Commissioner should be appointed by May.
- The Chair informed the Commission that he will be out of the area in June and July.

9. 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 5:00 p.m.

APPROVED BY:

Jack Van Wye
Chairperson

SUBMITTED BY:

Beth Escobar
Senior Planner



Director's Report

Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: May 21, 2013

1. **Mountain Gate Subdivision:** On April 23 the Town Council approved the Second Amendment to the Development Agreement. This agreement was recorded on May 2, 2013. As a part of this agreement BC Land Group has submitted a check for \$285,658 for reimbursement of the arsenic treatment plant construction the Town completed after the previous developer went bankrupt. They have also submitted their first wastewater treatment plant upgrade cost sharing payment of \$80,744.84. Both of these checks will be deposited into utility fund accounts. With these, and other non-financial, obligations being met, staff anticipates BC Land Group will be submitting building permits within the next few months.
2. **Crossroads at Mingus:** The first Council review of the restatement of the Development Agreement is tentatively scheduled for June 11. Yavapai County has finally accepted the re-plat of this project after the developer, PTM Enterprises, obtained ratification signatures from the 49 lot owners who had purchased their property prior to the replat. Staff continues to work on securing the easement from Selna/Mongini for the extension of Mescal Spur and the lift station.
3. **Economic Development:** Four-Eight Wineworks, the new tasting room in the Clarkdale Investment Building, has begun construction on the interior space. They plan to open in September.

The Round-about Restaurant near the Lisa/Lincoln round-about closed in mid-April; reasons unknown.

4. **Sustainable Clarkdale:** Two components of the Verde River @ Clarkdale Master Plan have made significant progress. Members of the Vetraplex, a program that provides temporary employment for local veterans, have cleared trails and open areas around the Wastewater Treatment Plant. The plan is to connect this new trail system to the Benatz Trail to the north and TUZI RAP to the south.

At their May 14 meeting, Town Council approved a lease agreement for property for the TAPCO River Access Point. The lease is with the property owner, Freeport McMoRan, and allows the town to develop a recreation site at this upriver location.



Director's Report

The site is four miles north of Tuzigoot Road and outside the Town boundary and is approximately 90 acres in size.

- 5. Planning Commission Vacancy:** Staff interviewed two excellent candidates for the one open position and will be recommending to Council they appoint John Erickson to the Commission. This is scheduled for the June 11, 2013 Council meeting. John has a background in school planning and is an active volunteer for the Town.

The other candidate, Elaine Sakelarios, who served on the General Plan Update Committee, would also be excellent for the Planning Commission. However, staff hopes to use Elaine's extensive experience in retail sales to assist with some of the upcoming Economic Development projects. Elaine is enthusiastic about this concept.



Staff Report

Agenda Item: PUBLIC HEARING: An Ordinance adding language to various sections of the Town of Clarkdale Zoning Code regarding the regulation of Wireless Communication Facilities.

Staff Contact: Beth Escobar

Meeting Date: May 21, 2013

Presented to: Planning Commission

Background:

The Planning Commission first reviewed this proposed amendment on April 16, 2013 and provided feedback to staff.

The proposed ordinance brings the Town into compliance with the Federal Communication Commission requirement of having at least one zoning district that permits wireless communication facilities. It includes the following:

- Allows wireless facilities in commercial and industrial zoning districts with a Conditional Use Permit.
- Prohibits wireless facilities in the SR 89A Overlay District due to impacts on this identified important viewshed.
- Establishes 'Zone A' within the Industrial Zoning District. Within this area, which includes property north of Miller Road, the maximum allowable height of a cell tower would be 200 feet. This area of Town already has existing industrial uses, and any further industrial development in this area would have minimal impact to residential properties. The existing height maximum for the Commercial and Industrial District is 50 feet, and this would remain in force for all properties outside of this designated Industrial 'Zone A'.
- Exempts wireless facilities from site plan review and design review approval.
- Lighting of towers would need to conform to Chapter 8 of the Zoning Code, unless required by FCC rules.
- Language has been added requiring removal of any wireless facility not in use.
- Language has been added prohibiting signage other than any required by the FCC.

The question whether the Town had any liability regarding any health and safety issues related to cell towers has been referred to the Town attorney. A determination has not been received at the time of this report.



Staff Report

Recommendation:

Staff is requesting the Commission move this proposed Ordinance Amendment forward to Town Council for consideration.

Attachment:

1. Draft Ordinance
2. Map showing Cell Tower Zones

Draft Changes to the Town of Clarkdale Zoning Code regarding Wireless Communication Facilities

Section 2-1 Definitions:

Add the following language:

Wireless Communication Facilities: Structures, including towers and accessory buildings, which support through-the-air transmission of information.

Section 3 Zoning Districts

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

C. Conditional Uses Permitted:

Move the current language in #6: '*Any such other use determined by the Community Development Director ...*' to #8 and add the following new language:

6. Wireless Communication Facilities, **not to exceed 50 (fifty) feet in height**, that meet or exceed FCC standards.

7. Accessory structures used in direct support of a Wireless Communication Facility.

Section 3-15 Industrial District (I)

C. Conditional Uses Permitted: *strike the existing language (Not requiring a permit) and replace with (Use permit required)*

Move the current language in #5: '*Any such other use determined by the Community Development Director ...*' to #7 and add the following new language:

5. Wireless Communication Facilities that meet or exceed FCC standards.

a. Facilities within Zone A as indicated on the following map shall not exceed 200 (two hundred) feet.

b. Facilities in all other areas of the Industrial Zoning District shall not exceed 50 (fifty) feet.

6. Accessory structures used in direct support of a Wireless Communication Facility.

Section 4 General Provisions

Section 4-18 Standards for Wireless Communication Facilities

Purpose: Minimize the impacts of wireless communications facilities on surrounding areas by establishing standards for location, structural integrity and compatibility while encouraging the availability of broadband wireless connectivity for residents and visitors.

Permitted zones:

Draft Changes to the Town of Clarkdale Zoning Code regarding Wireless Communication Facilities

Wireless communication facilities are permitted in the Commercial and Industrial Zoning Districts with a Conditional Use Permit except for properties located within the 89A Overlay District protected viewshed.

Co-location of providers is encouraged.

Towers and accessory structures shall, as much as feasible, be visually unobtrusive. Landscaping from the Town's approved plant list shall be used to screen all structures. Stealth towers may be approved through the Conditional Use Permit process.

Outdoor storage of equipment shall not be permitted at the site.

Lighting shall be fully shielded and used for security reasons only unless otherwise regulated by the Federal Communication Commission.

All components of a Wireless Communication Facility, including towers and antennae, shall be removed, at the owner's expense, if not used for 180 consecutive days. If the facility is not removed, the Town shall remove at the cost of the owner after 30 days written notice.

Only FCC required signage is permitted.

This section does not apply to non-commercial amateur radio antennas.

Amend Section 5-6 Conditional Use Permit

Add the following language:

14. A conditional use permit for Wireless Communication Facilities shall include:

- An accurate site plan showing the exact location of the tower and supporting facilities with dimensions for each structure and setbacks from property boundaries.
- A map of all locations owned, leased or operated by the applicant and their coverage located within 10 miles of the proposed site.
- A scaled drawing of the exterior of the proposed facility including a cross-section detail of the tower, including height from grade, number of poles and number of arms.
- An environmental assessment of the site.
- Exterior paint or finish samples.
- Letter of authorization from the property owner.
- A signed statement stating the radio frequency emissions comply with FCC standards.
- Proof of an FCC license to transmit/receive radio signals.
- A summary of any planned community outreach regarding the application.

**Draft Changes to the Town of Clarkdale Zoning Code regarding Wireless
Communication Facilities**

Section 11-9 Purpose and Applicability for Site Plan Review

Amend the language in A.4 to read:

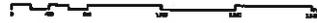
The site plan review requirement is waived for Wireless Communication facilities.



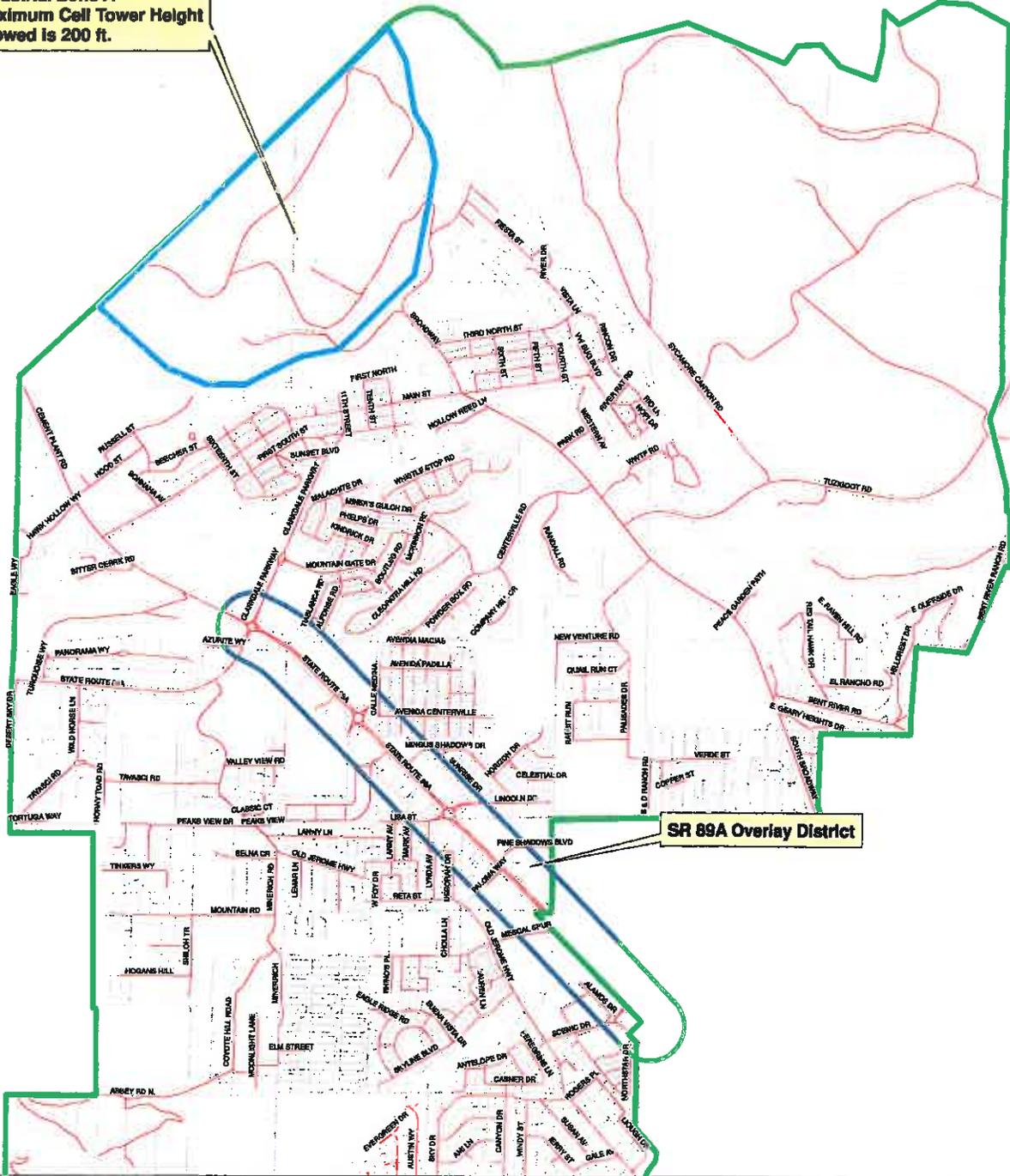
The Town of Clardale
Planning Department
PO Box 900 • Hermosillo, AZ 86301
Tel: 520-858-2222

Wireless Cell Tower Zones

May 2013



Industrial Zone A
Maximum Cell Tower Height
allowed is 200 ft.



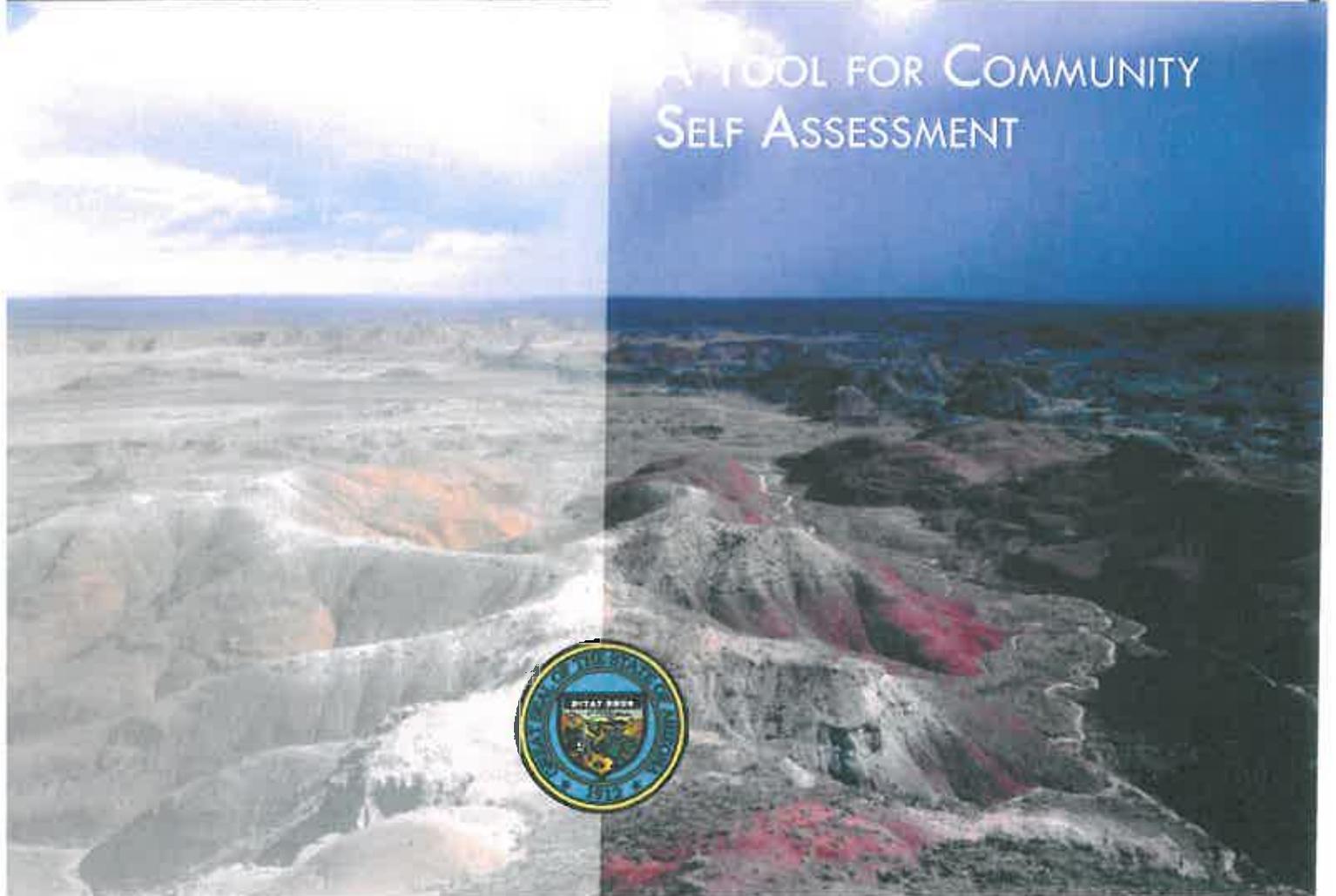
SR 89A Overlay District

ARIZONA
GROWTH

SMART
SCORECARD



A TOOL FOR COMMUNITY
SELF ASSESSMENT



ARIZONA SMART GROWTH SCORECARD



The *Arizona Smart Growth Scorecard* is a valuable tool for community self-assessment developed by a working group of the Growth Cabinet with input from public and private stakeholders. It is designed to strengthen the ability of local officials to plan for future growth and development and to adopt comprehensive strategies that address growth related pressures. As Arizona continues to attract unprecedented population growth, all levels of government must play a role in wisely planning and managing both the challenges and opportunities that new growth and development present.

WHAT IS SMART GROWTH?

Growth itself is neither positive nor negative, but the cumulative effects of population growth, its patterns and form have long-term social, environmental, and economic consequences. Smart growth is guiding growth in ways that result in vibrant communities, strong economies, and a healthy environment. Smart growth means adding new homes, schools, businesses, jobs and infrastructure to Arizona in a way that makes sense and promotes balance. Smart growth enhances the communities where we live, but does not over-burden our transportation and infrastructure systems, pollute our air and waters, or deplete our open spaces and magnificent natural landscapes. Smart growth embodies qualities that make communities great places to live and gives them a sense of place – recreational amenities, historic spaces, vibrant downtowns, choices in transportation and housing, prudent investments in capital facilities and infrastructure, and opportunities for diversity and citizen involvement.

CHARACTERISTICS OF SMART GROWTH

The Smart Growth Network states that *"the features that distinguish smart growth in a community vary from place to place. In general, smart growth invests time, attention, and resources in restoring community vitality to center cities and older suburbs. New smart growth is more town-centered, is transit and pedestrian oriented, and has a greater mix of housing, commercial and retail uses. It also preserves open space and many other environmental amenities."*

The American Planning Association (APA) defines smart growth as *using comprehensive planning to guide, design, develop, revitalize and build communities for all that:*

- have a unique sense of community and place;
- preserve and enhance valuable natural and cultural resources;
- equitably distribute the costs and benefits of development;
- expand the range of transportation, employment and housing choices in a fiscally responsible manner;
- value long-range, regional considerations of sustainability over short-term incremental, geographically isolated actions, and
- promote public health and healthy communities.

The Urban Land Institute characterizes smart growth as *development that is environmentally sensitive, economically viable, community-oriented, and sustainable.*

The National Homebuilders Association is in agreement, stating that *smart growth will help meet the demands of the ever increasing population and a prosperous economy while also building a political consensus (a) to support comprehensive local plans employing market sensitive and innovative land-use planning concepts to achieve a wide range of housing choices for all Americans, (b) to fairly and fully finance infrastructure to support necessary new residential, commercial, and industrial growth, and (c) to preserve meaningful open space and protect the environment.*

WHY A SCORECARD?

Recognizing that communities measure and track how well they are implementing smart growth and look for areas of improvement, the Growth Cabinet prepared this Scorecard to help communities assess whether they have the right tools in place to promote smart growth. Executive Order 2007-05, directed state agencies to identify how state discretionary funds might provide incentives to communities for growing smarter and technical assistance for those needing support. The intent is to provide communities, counties, and Tribal governments - small or large, rural or urban - with a simple, clear, usable means of evaluating how well prepared they are for the pressures of growth. In addition, the Scorecard can help spur action on local and regional approaches to address growth issues and provide incentives and assistance to communities wanting to effectively and efficiently manage development.

Cities, towns, counties, and Tribal governments will be evaluated by the set of smart growth criteria and indicators contained within the Scorecard.

WHAT FRAMEWORK WAS USED TO DEVELOP THE SCORECARD?

The Growing Smarter Guiding Principles, Arizona's planning statutes, and the implementation of smart growth techniques and tools (such as mixed use zoning, pedestrian oriented design, focusing growth in areas around transportation, and regional planning) provide the foundation for Arizona's Smart Growth Scorecard.

Arizona's Growing Smarter Guiding Principles were developed by the Growing Smarter Oversight Council through an extensive statewide process and provide a vision for managing Arizona's rapid growth and long term planning for the next 100 years. The Guiding Principles are organized into six major categories which provide the basis for the Scorecard:

- Responsibility and Accountability
- Preservation of Community Character
- Stewardship of Natural Resources
- Opportunity for Broad Choices
- Essential Service Infrastructure
- Economic Development

The Growing Smarter planning statutes provide cities, towns, and counties with a number of planning and zoning guidelines, and require the consideration of a variety of planning elements in the general plans of municipalities and comprehensive plans of counties. The Scorecard builds on this existing framework of smart growth planning for small, medium and large communities and counties by evaluating whether or not local planning goals are being accomplished in connection with effective implementation strategies and solid results.

HOW DOES THE SCORECARD WORK?

The Scorecard is an incentive-based tool to help cities, towns and counties evaluate their growth planning efforts. All entities applying for grants and loans from state discretionary funding must reference a Scorecard. This approach encourages citizens, non-profit organizations, and other entities to talk with their community leaders, make sure a Scorecard is filled out, and ultimately encourage them to implement smart growth practices.

Existing agency grant program guidelines and standards remain the same; however, the score determines whether financial incentives or technical assistance will be provided by the granting program. The Scorecard is designed to provide incentive-based advantages to communities engaged in smart growth planning and implementation and help build the capacity of those communities that need assistance.

Communities - cities, towns, and counties

A completed Scorecard is a requirement for communities that apply for grants and loans from state discretionary funding.

Citizens, non-profit organizations, special districts, and other community groups

When citizens, non-profit organizations, special districts, and other community groups apply for state discretionary loans or grants, they will reference the Smart Growth Scorecard of the community closest to their proposed project. If a project spans more than one jurisdiction, the applicant can choose the best score for their application. Incentives will apply depending on the community's score. The granting agency will provide direction within their application information on how this will work.

Tribal governments and Tribal political subdivisions
Tribes and Tribal subdivisions must complete and submit their own Scorecard, use a scorecard of the county they are located within, or use a nearby community's scorecard.

Financial Incentives

For smart growth communities (i.e. a community that has a high score - see Tallying the Results below), a variety of incentives will be available depending on the individual funding agency and program. Some examples include additional funding, basis points off loans and lower interest rates.

Technical and Financial Assistance

For communities that are transitioning toward smarter growth and development (i.e. a community that has a score that could use improvement), the agency will offer technical and/or financial assistance.

Note that a low score may also give an entity priority for certain grants, such as technical assistance grants.

HOW SHOULD THE SCORECARD BE COMPLETED?

With assistance from staff, community stakeholders, and other individuals or groups as necessary, the Growth Cabinet recommends that the chief executive officer of the municipality, county, or Tribal Government (including Tribal political subdivision) (e.g. City Manager, County Administrator, or Tribal Leader), or his/her designee, answer the Scorecard questions. A narrative response to each question describing or citing the specific policies, regulations, or activities that support the given answer should be included in the comments field after each question. Supplemental materials may be submitted at a jurisdiction's discretion.

An online, interactive Scorecard has been created, so all questions and supporting documentation can be submitted electronically. It is preferable that the Scorecard be submitted online, however, it may also be printed and submitted via fax or regular mail to the Office of Smart Growth. For those communities seeking assistance in completing the Scorecard, the Arizona Department of Commerce Office of Smart Growth will provide assistance in the form of materials and workshops. The results will be posted online and used by agencies in all programs, where applicable, to make decisions on grants or loans using agency funds.

HOW ARE THE SCORES DETERMINED?

The Scorecard is comprised of the six Growing Smarter Guiding Principles criteria along with a list of associated smart growth and planning indicators. The overall calculation of these criteria and indicators is used to obtain a "score" for your community or jurisdiction.

Smart growth criteria and indicators are applied differently to each of the three size categories of community and county populations as devised in the Growing Smarter statutes (A.R.S. §9-461.05 and §11-821). The larger the jurisdiction, the more criteria will apply. This separate application of criteria acknowledges that planning techniques and funding to support smart growth may differ by the growth pressures facing your community and that the level of technical and financial resources available to small, mid-size or large towns, cities, counties, and Tribal governments may be significantly different in a state as diverse as Arizona. The Scorecard will indicate where each criterion applies to different sized communities.

The separate criteria and indicators have been developed for different sized communities and counties within the population thresholds of the Growing Smarter statutes using current state population estimates (see Arizona Department of Commerce, Population Statistics Unit for *estimates*) to reflect current growth trends. The state population estimates for the last five years determine rates of growth. Please see the Arizona Department of Commerce website for assistance delineating which size category – small, medium, or large – each community and county falls within. Tribal governments (and Tribal political subdivisions) fit within the small category. The online version of the Scorecard will also automatically determine the size when triggered by a community's name.

Small and medium communities are **encouraged but not required** to complete the entire Scorecard to assess their strengths and challenges for managing future growth. State discretionary loan and grant process will only consider scores appropriate to community size in determining incentives and assistance.

INTRODUCTION

TALLYING THE RESULTS

1. Total each individual section (section subtotals)
2. Add up the subtotals for the overall score
3. Compare the total overall score to the three scoring categories shown below.

The online Scorecard submittal process will calculate scores automatically.

Small Communities: 24 questions

58 – 72 pts (80% - 100%) = smart growth

43 – 57 pts (60% - 79%) = in transition

42 pts and below (0% - 59%) = needs attention

Medium Communities: 42 questions

100 – 126 pts (80% - 100%) = smart growth

76 – 100 pts (60% - 79%) = in transition

75 pts and below (0% - 59%) = needs attention

Large Communities: 50 questions

120 – 150 pts (80% - 100%) = smart growth

90 – 119 pts (60% - 79%) = in transition

89 pts and below (0% - 59%) = needs attention

WHAT YOUR SCORES CAN TELL YOU

In assessing your overall scores, we suggest you consider these basic messages:

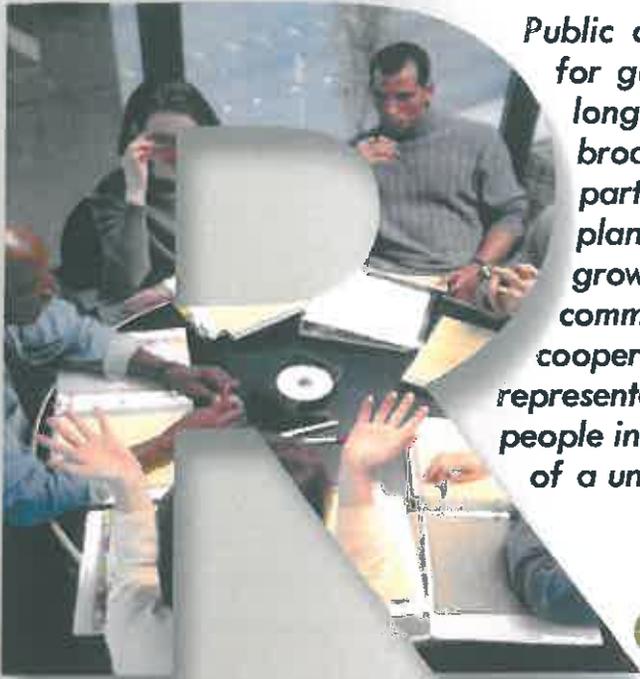
Smart Growth: Scores in this category indicate that a community has taken initiative to implement smart growth policies in a positive direction.

In Transition: To move in the smart growth direction, look at your weaker section scores. Study individual results and identify steps that can lead you to achieve a higher score.

Needs Attention: It is important to analyze the results carefully to evaluate specific challenges and areas for improvement. Identify steps that will get you on the path for wiser planning and development. The state offers opportunities that can help increase your planning capacity. Contact state planning assistance programs like the Arizona Department of Commerce Office of Smart Growth or the Center for Housing Affordability and Livable Communities (CHALC) at the Arizona Department of Housing for assistance.

For additional information and questions, please contact:

Office of Smart Growth
Arizona Department of Commerce
1700 West Washington, Suite 420
Phoenix, AZ 85007
phone (602) 771-1191
fax (602) 771-1210
www.azcommerce.com

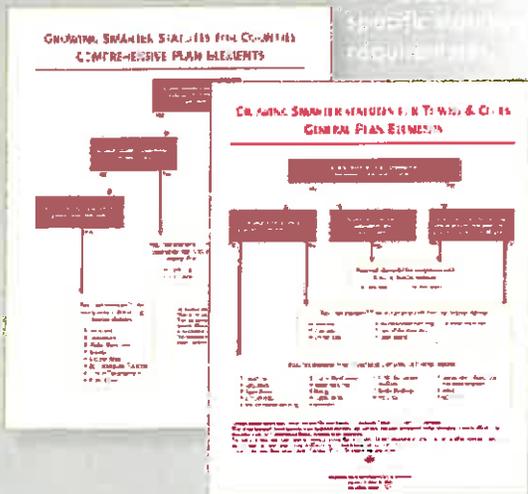


Public officials should embrace the responsibility for guiding local communities toward beneficial long-term growth and development while seeking broad community benefit, engaging regional partnerships and facilitating compliance with planning and land use regulations. Because many growth issues transcend political boundaries, communities should actively engage in regional cooperation with local, state, federal and Tribal representatives. Planning processes should engage people in issues while facilitating the implementation of a unified community vision.

responsibility and Accountability

“Without a sense of caring, there can be no sense of community.”
—Anthony J. D’Angelo

These flow charts, available on the Arizona Department of Commerce website (www.azcommerce.com), indicate the general and comprehensive plan elements required by the Growing Smarter statutes. Refer A.R.S. (9-461) and 511-021 for specific statutory requirements.



All Communities (small, medium and large)

1. Is your general/comprehensive plan current and inclusive of all Growing Smarter elements as required by state statute?
 - Our plan is current with all required elements and has one or more additional elements not required by statute; it is reviewed annually by staff and amended as necessary. _ 3 points
 - Our plan is current with all required elements and is reviewed annually by staff. _ 2 points
 - We are currently preparing a general/comprehensive plan in conformance with the requirements established by the Growing Smarter statutes. _ 1 point

Comments:

SECTION I: RESPONSIBILITY AND ACCOUNTABILITY

Growing Smarter/Plus Legislation promotes greater citizen and regional participation

Adopt written procedures to promote orderly and consistent public participation from all geographic, ethnic and racialized areas... including broad dissemination of proposals and alternatives; opportunities for written comments; public hearings of effective notice;...consideration of public comments... A.R.S. §§-461.06 and 511-106

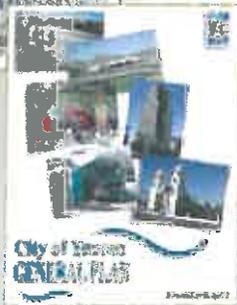


Courtesy of the Arizona Department of Commerce

A regional visioning exercise, Reality Check, was held in Phoenix in May 2008. This exercise brought together leaders and stakeholders to identify core values, build a consensus for a set of guiding principles, build consensus for a common vision and develop goals and implementation strategies for the future. Additional exercises are being planned in northern and southern Arizona. To learn more about Arizona's Reality Check, visit www.movingazone.com.



Excerpt from the Growing Smarter/Plus Act: The purpose of this act is to more effectively manage the impacts of population growth by providing a meaningful and predictable land planning process to increase citizen involvement in the land planning process, to directly acquire and preserve additional open space areas within this state through necessary referrals to the master planning and open space conservation programs of the state land department, and to establish a growth planning analysis process to consider and address various statewide growth management issues so that the future development of land in this state will occur in a more rational, efficient and environmentally sensitive manner that furthers the best interests of the state's citizens and the protection of its natural heritage without burdening its competitive economy.



- How do you engage the local community in planning activities?
 - We have an adopted public participation and neighborhood involvement plan that explicitly outlines methods to involve a broad representation of the community, including non-traditional partners (such as non-profit and faith-based organizations, school districts, etc.) using innovative public involvement techniques that go beyond conventional public hearings (design charettes, town halls, workshops, focus groups, youth programs, electronic communication, surveys, etc). _ 3 points
 - We have an adopted public participation plan for amendments to our general /comprehensive plan; and we have a neighborhood participation plan for rezonings. _ 2 points
 - Citizens are encouraged to take part in our public meetings which are held on a regular basis. _ 1 point

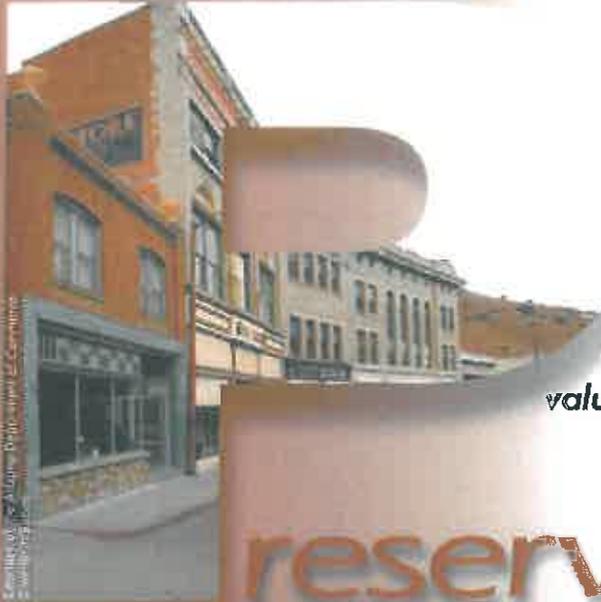
Comments:

- Are you using your general/comprehensive plan to determine your funding and planning priorities?
 - We conduct a periodic review of the general/comprehensive plan that includes scheduling program priorities according to our capital improvement plan (CIP) and other plans, codes, and regulations (e.g. zoning, construction, design review, water management, open space, etc.). _ 3 points
 - The general/comprehensive plan identifies implementation actions for adopting regulations or funding of public improvements. _ 2 points
 - We have a general/comprehensive plan, zoning ordinance and capital improvement plan (CIP) but they are not linked. _ 1 point

Comments:

- Does your community participate in regional planning by coordinating with Tribal governments and State and Federal land managers, and utilize regional plans and policies to guide local decisions and implementation?
 - We meet regularly with regional entities that are involved in land use decisions and we utilize cooperative mechanisms, such as sharing land use data, joint planning meetings, revenue sharing and intergovernmental agreements, to address regional issues and adjacent land use impacts. _ 3 points
 - We participate in some committees (e.g. Council of Governments, etc.) on regional issues, such as water and transportation. _ 2 points
 - We communicate with other jurisdictions on some regional issues. _ 1 point

Comments:



Plans and investments should preserve each community's sense of place by promoting its distinct identity, culture and history through a local vision created by its citizens. Careful evaluation of planning and zoning decisions should promote local character through the protection of historic and cultural resources, the promotion of art and cultural programs and the protection of recreation and natural areas of value to the community.

reservation of Community Character

*"Progress lies not in enhancing what is, but in advancing toward what will be."
— Kahlil Gibran*



Scottsdale Canal Project
Courtesy of the Arizona Department of Environmental Quality

Sense of Place: the characteristics of a location that make it readily recognizable as being unique and different from its surroundings and that provides a feeling of belonging to or being identified with that particular place.

• Definition from City of Scottsdale AZ General Plan

All Communities (small, medium and large)

5. Has your community developed a vision statement with public participation that is reflected in the general/comprehensive plan?
- We have a vision statement crafted with public participation that guides our general/comprehensive plan and planning decisions. — 3 points
 - We have a vision statement but it is not incorporated into our general/comprehensive plan. — 2 points
 - We are developing a vision statement. — 1 point

Comments:

Medium and Large Communities

6. Does your community have design mechanisms, such as design guidelines, form-based codes, special districts, area plans, or overlay zones so that streets, buildings, and public spaces work together to create a sense of place and promote local character?
- We have more than one of these or similar mechanisms in place overseen by a design review process. — 3 points
 - We have one of these or similar mechanisms but do not have a design review process in place. — 2 points
 - We are in the process of developing design mechanisms. Design standards are encouraged, but not required. — 1 point

Comments:

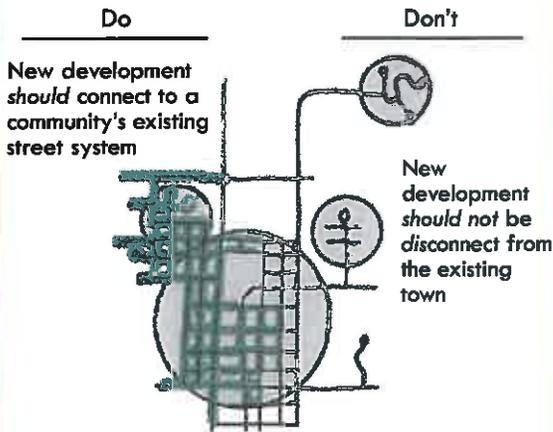
SECTION II: PRESERVATION OF COMMUNITY CHARACTER



From top, right to left, historic building in Phoenix, Arizona; historic building in Scottsdale, Arizona; historic building in Phoenix, Arizona; historic building in Phoenix, Arizona. Courtesy of the Arizona Department of Commerce.

Local governments can strengthen historic preservation efforts by earning Certified Local Government (CLG) status from the National Park Service. The CLG Program is a partnership between local, state and national governments focused on promoting historic preservation at the grass roots level. Technical assistance from both the State Historic Preservation Office (SHPO) and small grants are available from the National Park Service. Visit azisap.gov or the Arizona State Parks Department at www.azstateparks.com for additional information.

Connecting New Development



COURTESY OF THE CENTER FOR SUSTAINABLE COMMUNITIES, UNIVERSITY OF ARIZONA

Protecting historic and cultural resources is important not only for preserving a community's heritage, but also for reducing the need for new construction materials and infrastructure, in turn reducing costs to developers and the community.



COURTESY OF THE ARIZONA DEPARTMENT OF COMMERCE

7. How does your community protect historic and cultural resources?
- a) Our city/town has policies in the general plan to inventory and protect historic and cultural resources; an active historic preservation commission and is a Certified Local Government (as defined by the State Historic Preservation Office); or _ 3 points
 - b) Our county has a comprehensive plan with policies to inventory and protect historic and cultural resources and communicates regularly with unincorporated communities to implement these policies. _ 2 points
 - My city/town or county has policies in the general/comprehensive plan to inventory and protect historic and cultural resources. _ 1 point
 - My city/town or county supports the preservation of historic structures and cultural resources but does not have procedures or specific policies in place to protect them. _ 1 point

Comments:

8. Where does new development connect to your community?
- New development is encouraged to locate within designated Growth Areas and corridors, infill and redevelopment areas with planned or existing infrastructure; and includes a variety of uses and community services, such as employment, shopping, housing, public spaces, and multimodal opportunities. _ 3 points
 - Growth Areas/corridors, infill and redevelopment areas have been identified. _ 2 points
 - Development generally occurs in a linear pattern along existing or planned roads. _ 1 point

Comments:

9. Does your community promote art, cultural, and community events for its citizens (such as festivals, farmer's markets, youth events, regional fairs, and rodeos)?
- We encourage community events through expedited permitting and/or a dedicated revenue stream; and financial or in-kind support for local and regional organizations that coordinate such events (such as convention and visitor bureaus, local visitor information centers, tourism councils, regional entities, chambers of commerce, and neighborhood groups). _ 3 points
 - We encourage community events by partnering with local and regional organizations. _ 2 points
 - We have adopted policies to encourage special events. _ 1 point

Comments:

SECTION II: PRESERVATION OF COMMUNITY CHARACTER

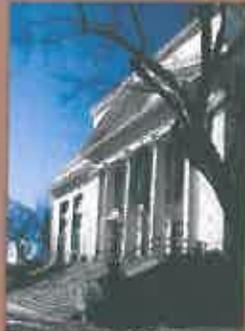
There is a progression of change associated with the lifecycle of buildings: new construction, renovation, rehabilitation, preservation, adaptive reuse, redevelopment and demolition.

New construction occurs on vacant land or on land available following demolition.



Courtesy of Utah Architectural Program, Department of Business and Economic Development

Renovation occurs in the interior or exterior of a structure as the owner updates its use.



Rehabilitation takes place when a structure must have more significant updates (such as modernizing the wiring and plumbing).

Historic preservation may be required to protect structures over 50 years of age that contribute to an area's cultural heritage or sense of place.

Proctor Courthouse Square, Courtesy of the Arizona Department of Commerce

Adaptive reuse is the conversion of older buildings to new activities that may be different from the original use. This type of reuse often focuses on utilizing an older building for a purpose similar to the original use to minimize the cost of renovation, such as the warehouses converted to lofts or former railroad stations, such as Tucson's historic railroad depot, transformed into retail centers.



The Historic Depot in Tucson. Courtesy of Exhibit Food Associates

Redevelopment may occur to address seriously deteriorated or dilapidated buildings within an area. Local governments and/or private owners adopt older buildings to new uses (adaptive reuse) or construct new buildings within a given area (redevelopment). Redevelopment that occurs with the assistance of a local government is typically accompanied by relocation plans to assist and compensate current tenants and property owners.



Courtesy of the City of Tucson, Arizona

Large Communities

10. Does your community have flexible parking regulations to improve circulation and promote community character?

- Our development regulations prescribe maximum parking provisions; allow parking reductions for mixed use projects, development near transit facilities, or off-site parking provisions (e.g. on-street parking); allow for shared parking; and/or offer credit for parking provided off-site. _ 3 points
- Our development regulations are flexible and allow for some parking requirements. _ 2 points
- We are developing flexible parking regulations. _ 1 point

Comments:

11. Does your community have a sign ordinance that is protective of the community's architectural and historic character?

- We have a sign ordinance with design review requirements that promotes community character through context sensitive design; parameters for size, color, lighting, and digital capabilities; or similar mechanisms. _ 3 points
- We have a sign ordinance but actions are not subject to design review. _ 2 points
- We intend to establish a sign ordinance in the near future. _ 1 point

Comments:

12. Does your community have requirements and incentives such as a streamlined permitting process, fee waivers, density bonuses and/or other incentives to encourage redevelopment, infill, and adaptive reuse of underutilized and vacant sites and buildings?

- We offer a number of incentives to encourage redevelopment of underutilized or vacant sites and buildings and infill development; and we have reclamation requirements for big box development. _ 3 points
- We have a couple of these or similar incentives. _ 2 points
- We are developing a process to incentivize development of underutilized and vacant sites. _ 1 point

Comments:



Clean water, clean air and natural open land are essential elements of public health and quality of life for Arizona residents, visitors and future generations. Restoring and protecting natural assets and open space and promoting energy efficiency and green building should be incorporated into all land use and infrastructure planning decisions.

Stewardship of Natural Resources

All Communities (small, medium and large)

13. Has your community identified its natural assets (rivers, mountains, mesas, open space, wildlife corridors, viewsheds) and taken steps to restore or protect them?
- We identify our natural assets in our general/comprehensive plan and have taken steps to protect/restore them through water, wastewater and conservation easement programs; wildlife corridor planning; incorporating recommendations from Arizona Game and Fish Department's Wildlife Friendly Guidelines; etc. _ 3 points
 - We have identified our natural assets in our general/comprehensive plan and are developing policies and/or programs to begin the process of protecting them. _ 2 points
 - We have identified natural assets. _ 1 point

Comments:

14. Does your community have programs to acquire and maintain open space?
- We have regulatory mechanisms and resources to acquire and maintain open space. _ 3 points
 - We have policies that address acquiring and maintaining open space. _ 2 points
 - We are developing programs and policies for the acquisition and maintenance of open space. _ 1 point

Comments:

"One generation plants the trees; another gets the shade"
 – Chinese proverb



Look! Pinalon in Pinalon, Pinalon Valley, County of the Arizona Department of Commerce

Steps and resources to conserve critical habitat:

- protection of areas with a high ratio of contiguous crucial habitat relative to developed areas
- wildlife corridor planning
- open space and recreation programs
- conservation land system programs
- conservation easement programs
- transportation/wildlife passage planning
- site design and zoning
- Arizona Game and Fish Department's Wildlife Friendly Guidelines

SECTION III: STEWARDSHIP OF NATURAL RESOURCES

In the last decade, Arizona has experienced catastrophic wildfires in our forests, grasslands, and river areas. It is important for every community to have a mitigation plan in place to minimize susceptibility to wildfires.

Resources for creating wildfire or urban fire mitigation plans:



Consider becoming a certified *Firewise Community*. The program includes:

- Wildland fire staff from federal, state and local agencies provide a continuity with information about coexisting with wildfire along with mitigation information tailored to that specific area.
- The community assesses its risk and creates its own network of cooperating homeowners, agencies and organizations.
- The community identifies and implements local solutions.

Following the Healthy Forests Restoration Act (HFRA) in 2003, additional guidance is available in preparing a *Community Wildfire Protection Plan*. HFRA created the first statutory incentives for the US Forest Service and Bureau of Land Management to give consideration to the priorities of local communities as they develop and implement forest management and hazardous fuel reduction projects. There is considerable flexibility for communities to determine the substance and detail of their plans.



Additional information on water resource management plans is available from the Arizona Department of Water Resources (ADWR) at www.azwater.gov



Overalls Photo near Gandy, 3rd priority WCA in Phoenix. Courtesy of the Arizona Department of Water Resources.

15. How does your community plan to minimize its susceptibility to wildfires? _ 3 points
- We have a plan and/or ordinance that identifies defensible space / buffer zones that includes a process for reduction of hazardous fuels. _ 3 points
 - We are developing a wildfire defense plan and have already established a process for reduction of hazardous fuels. _ 2 points
 - We are considering the possible adoption of a wildfire defense plan and/or process for reduction of hazardous fuels. _ 1 point

Comments:

16. Do local regulations require open space within new development? _ 3 points
- New developments must contribute additional open space and should provide connections to adjacent open spaces (either existing or planned, such as a planned park or recreation trail). _ 3 points
 - New developments are encouraged to provide open spaces with access to them, but our regulations do not provide guidelines for the type and location. _ 2 points
 - We are developing requirements for open space within new developments. _ 1 point

Comments:

17. Do you have a comprehensive water resource management plan(s) in place? _ 3 points
- Our community has a comprehensive water resource management plan, and a drought and conservation plan that is enforceable by ordinance; and we have an adequate and assured water supply for 100 years or more. _ 3 points
 - We have a water resource management plan in place; and have an adequate and assured water supply for 100 years or more. _ 2 points
 - We are developing a plan for future water needs. _ 1 point

Comments:



The Arizona Game and Fish Department's (AGFD) Wildlife Friendly Guidelines are a general reference for wildlife planning information that incorporates AGFD recommendations, AGFD's vision of responsible

development includes interconnected networks of large habitat blocks supporting viable populations of native species while providing



Quality of Design Awards
From Department of Game and Fish

opportunity for people to enjoy and benefit from the presence of wildlife. Find more information about this and other AGFD programs at www.azgfd.gov

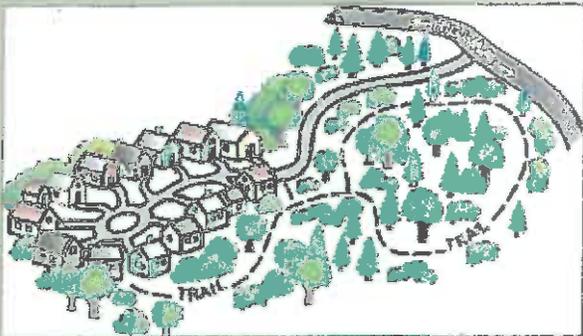


Photo by: The City of Phoenix, Department of Planning and Development

Cluster Development is a design technique that concentrates buildings on a portion of the site to allow the remaining land to be used for recreation, open space, or preservation of sensitive land areas. Definition from the Town of Clarkdale, AZ Zoning Code



Source: The Casella Group

Transfer of Development Rights (TDR) is an ordinance that authorizes local governments to purchase and resell development rights. Arizona's Growing Smarter Plus Legislation (ARS 89-462.01 and § 1-821.03) includes a provision for TDRs.

Medium and Large Communities

18. Does your community's general/comprehensive plan have a natural open space element that strives for a regional integrated system that includes protected land critical for preserving wildlife habitat connectivity? _ 3 points
- We emphasize conservation of wildlife habitat and corridors in our general/comprehensive plan; strive for a regionally integrated system of open space that includes habitat that we are taking steps to conserve. _ 3 points
 - We emphasize the importance of our wildlife habitat and corridors in our general/comprehensive plan but we have not taken any steps to restore or protect them. _ 2 points
 - We are considering how to incorporate the importance of wildlife habitat and corridors into our planning process. _ 1 point

Comments:

19. How does your community encourage actions that mitigate negative impacts to wildlife habitat from development? _ 3 points
- We have an environmental planning element in our general / comprehensive plan that contains policies to mitigate quantifiable habitat loss for new development and redevelopment; development guidelines that require mitigation; and we encourage developers to use techniques, such as mitigation banking. _ 3 points
 - Our development guidelines require mitigation for crucial habitats. _ 2 points
 - We are developing policies and guidelines to mitigate negative impacts to wildlife habitat. _ 1 point

Comments:

Large Communities

20. Does your community protect open space, manage growth and infrastructure and encourage economic development through programs like cluster development, transfer of development rights (TDR), conservation easements, and partnering with land trusts? _ 3 points
- We utilize more than one of these or similar programs. _ 3 points
 - We utilize one of these or similar programs. _ 2 points
 - We are in the process of developing programs to protect open space and focus growth. _ 1 point

Comments:

SECTION III STEWARDSHIP OF NATURAL RESOURCES

Actions to Improve Air Quality

- Ban new incandescent bulbs.
- Change purchasing practices to have a more efficient vehicle fleet; heating/cooling; and light bulbs.
- Provide optional employee compressed work schedules or telecommute options.
- Provide employee transportation benefits.
- Offer incentives for new developments to reduce related vehicle traffic (i.e., transit station).
- Include paving roads and shoulders to capital improvement plans and funding.



Source: U.S. Environmental Protection Agency

General plans are now required to have an energy element (A.R.S. §2-161.05). The energy element must include a component that identifies policies that



encourage and provide incentives for efficient use of energy and an assessment that identifies policies and practices that provide for greater use of renewable energy sources.



Comprehensive plans must also address energy (A.R.S. §11-821) by encouraging and providing incentives for efficient use of energy while also identifying policies and practices for greater use of renewable energy.

Source: U.S. Environmental Protection Agency. Photo of Energy Building, University of Phoenix. Courtesy of APAs and the Arizona Department of Commerce.

LEED Certified Buildings



Davidson Elementary School in the Tucson Unified School District is LEED certified.

The Arizona Department of Environmental Quality's building is LEED Silver certified.



Northern Arizona University's College of Business building is LEED Silver certified.

The U.S. Green Building Council Leadership in Environmental Design (LEED) Rating System is a third-party certification program and one of the nationally accepted benchmarks for the design, construction and operation of high performance green buildings. To learn more about LEED see www.usgbc.org/leed.

21. Does your general/comprehensive plan include provisions to reduce adverse air quality impacts? _ 3 points
- Our plan addresses air quality and proposes ways to reduce adverse air quality conditions. We have (or collaborate with the responsible party) policies, regulations and funding to implement these proposals. _ 3 points
 - Our plan has air quality policies but we do not have regulations or funding to implement air quality improvements. _ 2 points
 - We are (or collaborating with the responsible party) developing policies, regulations and funding to promote air quality. _ 1 point

Comments:

22. Does your community have an energy efficiency plan? _ 3 points

- We have an adopted community-wide energy efficiency plan that identifies policies and incentives to promote greater use of renewable energy such as geothermal, solar, wind and biomass. _ 3 points
- Alternative energy sources are addressed in the energy element of our general/comprehensive plan. _ 2 points
- We are considering the adoption of an energy efficiency plan and/or energy element to our general / comprehensive plan that includes alternative sources of energy. _ 1 point

Comments:

23. Does your community require and/or provide incentives for green building? _ 3 points

- We have incentives for new commercial and residential development, including multifamily, and require new public facilities to build to Leadership in Energy and Environmental Design (LEED) standards, Energy Star standards, 2006 International Energy Conservation Code standards plus 15% more energy efficient, or another equivalent industry recognized green building standard or our own if it is equivalent to or surpasses industry recognized standards. _ 3 points
- We offer incentives to new commercial and residential development, including multifamily, and public facilities to build to our community's green building or industry recognized standards. _ 2 points
- We are considering offering incentives for new green building. _ 1 point

Comments:



Future planning and development should assure the availability of a range of choices in housing and affordability, employment, education, transportation and other essential services to encourage a jobs/housing balance and vibrant community-based workforce.

Opportunity for Broad Choices

*“Prepare today
for the needs of
tomorrow.”
—Aesop*



Stonely Avenue, Covington, Louisiana. Photo by Susan Clumbe/W. News, Text, Photos

Municipalities with a population greater than 50,000 must have a housing element in their general plan (A.R.S. §9-461.05) that includes:

- standards and programs to eliminate substandard dwelling conditions
- improved housing quality
- variety and affordability
- identification and analysis of existing and forecasted housing needs

This element must make equal provision for the housing needs of all segments of the community, regardless of race, color, creed or economic level.

All Communities (small, medium and large)

24. Does your general/comprehensive plan address the following housing issues: elimination of substandard dwelling conditions, the improvement of housing quality, variety and affordability, provision of adequate sites for housing and identification and analysis of existing and forecasted housing needs?

- Our general/comprehensive plan has a housing element and/or we have a specific housing plan that addresses all of the housing issues listed above. _ 3 points
- Our general/comprehensive plan includes policies that address more than one of the housing issues listed above. _ 2 points
- Our general/comprehensive plan addresses one of the listed housing issues. _ 1 point

Comments:

SECTION IV: OPPORTUNITY FOR BROAD CHOICES

Techniques that directly and indirectly support jobs/housing balance:

- Provide for mixed land uses
- Revise the zoning map to bring jobs closer to neighborhoods (reduce the separation of jobs/housing)
- Require or encourage planned unit developments (PUD) to provide a mix of residences and employment
- Develop home occupation regulations
- Permit accessory units (garage apartments) and live/work units
- Offer incentives such as density bonuses, reduced fees, streamline permit process and impact fee waivers.

Arizona Planning Association 743 Phoenix Blvd



Mid-Rise Multifamily Housing, Courtesy of the Arizona Department of Commerce



A Home in Tempe's Historic Neighborhood, Courtesy of the Arizona Department of Commerce



Mid-Rise Multifamily Housing, Courtesy of the Arizona Department of Commerce

Mix and affordability of housing includes the availability of:

- **Homeownership Opportunities**
market rate; 120% area median income (AMI) or more; and entry level homeownership: 50-80% AMI and 80-120% AMI
- **Rental Opportunities**
market rate; subsidized; special needs including supportive housing for people with disabilities and chronic health problems or senior housing
- **Other**
subsidized housing projects; Section 8/Choice Voucher; supportive housing; senior; public housing



Home in Tempe, Courtesy of the Arizona Department of Commerce



Mid-Rise Multifamily Housing, Courtesy of the Arizona Department of Commerce

25. Does your community track the balance of jobs, wages and housing to inform land use decisions?
- We regularly analyze the interrelatedness and balance of jobs, wages and housing; and have policies and regulations in place to encourage balance. **3 points**
 - We link housing and economic development efforts, but have not specifically developed policies, regulations or procedures to encourage or track the jobs/housing balance. **2 points**
 - We are studying how to link housing, economic development and employment information. **1 point**

Comments:

26. Which option best describes the mix of housing types approved in your community?
- We approve a wide mix of housing types including single-family homes, multi-family housing, and senior housing that reflects the composition of our community and addresses a broad spectrum of needs. **3 points**
 - We approve a limited mix, including some affordable housing. **2 points**
 - We have plans to increase diversity in housing and affordable housing. **1 point**

Comments:

27. Does your community include in its planning process the reservation of school sites in locations that foster safe learning environments for students, such as within walking distance from home and safely away from major transportation corridors?
- We require that future school sites be located within neighborhoods, whenever feasible, and ensure safe and direct routes for students to walk or bike to school from their homes. **3 points**
 - We coordinate with the local school board about the feasibility of requiring school sites to be located within direct walking distances from the neighborhoods they serve, preferably away from (or buffered from) major transportation corridors. **2 points**
 - Our school siting criteria deal only with proximities to certain business types (e.g. bars, etc.). **1 point**

Comments:

SECTION FIVE OPPORTUNITY FOR BROAD CHOICES

One example of an integrated walking and bicycling system is Flagstaff's Urban Trails (PUTS) that links Fort Tumbull to Flagstaff through several shopping areas and NAD. Portions of the plan are shown in the map below.



Copyright © 2004 City of Flagstaff



Copyright © 2004 Federal Department of Commerce

The U.S. Department of Housing and Urban Development (HUD) definition of "affordable" is the generally accepted definition: *housing that costs no more than 30% of a household's gross income, including rent/mortgage and other expenses, such as utilities.*

Incentives to support affordable housing include:

- density bonuses, fee waivers and fast track permitting
- higher density zones or zones that allow a mix of housing options
- apartments and accessory units with single family homes
- affordable homes alongside market-rate housing
- flexible housing sizes (for example, allowing for smaller units versus establishing large minimum floor areas for all housing units)
- manufactured housing allowed by-right
- low minimum lot sizes
- policies/initiatives that encourage supportive housing for people with disabilities.

28. Does your community have pedestrian mobility options that include an integrated system for bicycling and walking linking residential, commercial, and recreation areas?
- We have bike lanes, trails and pedestrian areas that are interconnected with design features, such as landscaping, sidewalks, trees, shade, lighting, and benches. 3 points
 - We have trails and bike lanes but not a connected system. 2 points
 - We are in the process of creating pedestrian and bicycle connections. 1 point

Comments:

Medium and Large Communities

29. Can community residents meet most daily shopping needs – food, hardware, banking and clothing – locally?
- Everyday needs can be met through a diversity of local businesses. 3 points
 - Most everyday needs can be met locally but occasionally residents travel outside the area for their needs. 2 points
 - Residents have to travel outside the area for most everyday needs, but some staples can be found locally. 1 point

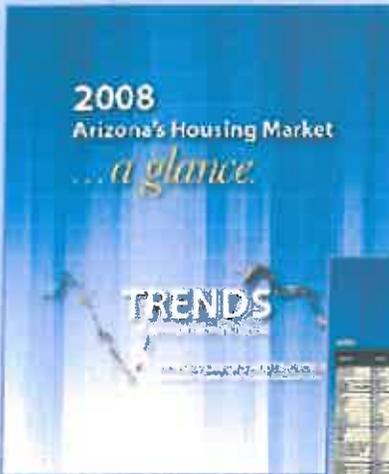
Comments:

30. Does your community provide incentives to support affordable housing?
- We promote a wide range of incentives for more affordable housing production. 3 points
 - We offer some incentives but they are not often utilized. 2 points
 - We are developing affordable housing incentives. 1 point

Comments:

SECTION IV: OPPORTUNITY FOR BROAD CHOICES

The Arizona Department of Housing issues an annual report, *Arizona's Housing Market ... a Glance* that provides information on housing and affordability. The "stop-light chart" on



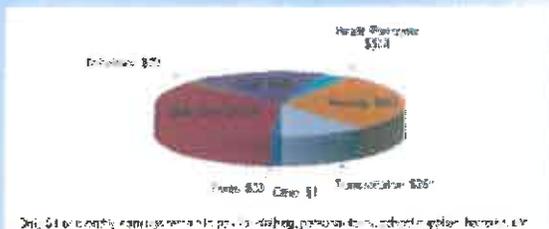
opportunity for affordable housing. The report provides information on housing and affordability in different communities throughout the state.



To gain a national perspective of housing affordability, the National Low Income Housing Coalition compiles *Out of Reach*, a report that offers a side-by-side comparison of wages and rents in every county, metropolitan statistical area, combined nonmetropolitan area, and state.

Working Families Struggle to Afford Basics

This graph represents monthly expenses for a married couple with two children - a 3 yr-old and a 7-year old. Each parent works full-time working \$8.66 an hour with an annual household income of approximately \$36,000



Many families face difficult financial decisions to make ends meet. In Maricopa County, 38% of families live on an annual income of \$35,000 or less. Above is a graph representing how these working families typically spread their incomes to cover monthly household expenses.

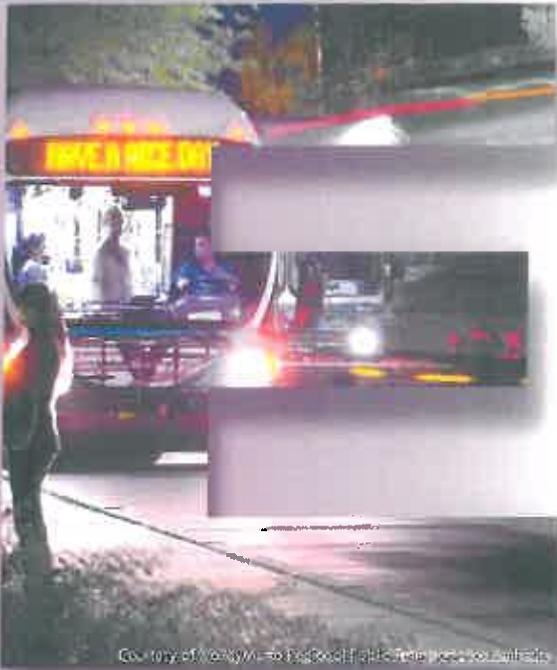
31. Does your community plan for and track the mix and affordability of housing at the local or regional level?
- We conduct (or collaborate at a regional level) housing studies every few years to assess affordable housing in our area, inventory the mix of our housing and consider this data in our plan updates. _ 3 points
 - We track housing data (or collaborate at a regional level). _ 2 points
 - We have information from previous studies, but limited information on our current housing market. _ 1 point

Comments:

32. Does your zoning allow for mixed uses, especially in designated growth areas or corridors?

- Our zoning ordinance allows mixed land uses in a number of locations throughout the community and in designated growth areas. _ 3 points
- Mixed land uses are allowed, but in limited zones. _ 2 points
- We are developing provisions in our zoning code that allow mixed uses. _ 1 point

Comments:



Meeting each community's long-range needs for public utility, health, communications and transportation infrastructure in a timely and fiscally responsible manner should be an essential objective of local and regional plans and implementation efforts. Communities should strive to offer a wider range of transportation options – from walking and biking to transit and automobiles – to increase people's access to jobs, goods, services and recreation. Communities should also plan for development of its public health, social service, and natural infrastructure including hospitals, emergency facilities, and wildlife corridors.

Essential

Service Infrastructure

"The problems that exist in the world today cannot be solved by the level of thinking that created them."

— Albert Einstein

All Communities (small, medium and large)

33. Does your community encourage new development to locate where infrastructure and services already exist?

- We have adopted a Capital Improvement Program (CIP) that is linked to our general/comprehensive plan, and have an agreement or master plan with nearby jurisdictions linking existing and future infrastructure. We also require that each new development be responsible for its proportional cost of the impact it has on specific facilities affected by the new development. = 3 points
- We have a CIP linked to our general/comprehensive plan and are discussing adopting agreements with nearby jurisdictions to have a long-term plan for coordinated infrastructure. = 2 points
- We have an adopted Capital Improvement Program (CIP) that is linked to our general/comprehensive plan. = 1 point

Comments:

SECTION V: ESSENTIAL SERVICE INFRASTRUCTURE



Courtesy of the Arizona Department of Economic Security

Quality of Life Infrastructure

Communities have essential services and support that all need to be linked by transportation and other infrastructure for access by all residents. For a community to be livable and sustainable, it must have access to infrastructure beyond water, roads and other traditional types of infrastructure.

The Treasure of the Superstitions: Scenarios for the Future of Superstition Vistas

Superstition Vistas, a vast 275-square mile piece of state trust land is the subject of a 2006 report by Arizona State University's Morrison Institute for Public Policy. The report considers the future of this area by applying three different growth scenarios, one of which focuses on planning major infrastructure in advance of development. The goal of this scenario, *From Infrastructure to Livability*, is to delineate the major corridors for all major infrastructure and groundwater recharge sites. These proposed corridors, some more than half a mile wide, were the designated routes for major regional transportation, utilities and recreational amenities. Planning major infrastructure and dedicating land for this purpose would eliminate the current system of auctioning off land to the highest bidder without land dedications. This and other reports can be found on the ASU Morrison Institute website at www.asu.edu/cog



Courtesy of Morrison Institute



Courtesy of Superstition Regional Public Transit Station Authority



Courtesy of Department of Transportation

34. How does your community plan for its future social infrastructure and service needs, such as child and dependant care, senior services, disability services, food assistance, shelters, etc.?
- Our general/comprehensive plan and zoning ordinance address these needs to accommodate future service infrastructure. _ 3 points
 - We have some policies in our general/comprehensive plan regarding our social infrastructure and service needs. _ 2 points
 - Our community has engaged government and nonprofit social service providers, community organizations and faith-based groups in community planning issues. _ 1 point

Comments:

35. How does your community plan and coordinate the development of public utilities, including power, water, and sewer?

- We plan and coordinate with local utilities and the Arizona Corporation Commission (ACC), when possible. _ 3 points
- We plan for public utilities but lack coordination. _ 2 points
- We are developing a process to coordinate and effectively address public utilities. _ 1 point

Comments:

Medium and Large Communities

36. Does your community track (or collaborate at the regional level) travel patterns to better understand how and why people travel in your area?

- We conduct (or collaborate at a regional level) traffic pattern studies every few years and review the need and efficiency of programs that are impacted by the study (such as ride-share, HOV lanes and regularly scheduled public transit). _ 3 points
- We conduct (or collaborate at a regional and/or state level) traffic pattern studies but don't link them to multi-modal transportation programs. _ 2 points
- We are developing plans to track travel patterns. _ 1 point

Comments:

SECTION V: ESSENTIAL SERVICE INFRASTRUCTURE

Airports are an important part of a region's economic base. Yet those who live near them must deal with the noise generated by airport operations.

It is important to encourage regional land-use compatibility, also utilizing the federal guidelines for airport noise overlay zones and airport-related noise problems, including zoning ordinances and subdivision guidelines. One resource to learn about airport planning is the American Planning Association's Planning Advisory Service report (PAS) 437 *Airport Noise Regulations*.



Courtesy of Arizona Department of Transportation



Courtesy of the Arizona Department of Corrections



There are more than one million vehicle-wildlife collisions annually; that number has increased by 50% in the last 15 years with an estimated annual cost of \$8.8 billion. Road mortality is also cited as a major threat to 21 federally listed threatened and endangered animal species.



Courtesy of the Arizona Department of Transportation

Transportation infrastructure is not only a public safety concern, but is also a major concern for



Courtesy of the Arizona Department of Transportation

the long-term sustainability of fish and wildlife populations due to the fragmentation and isolation of their habitats. Through early planning of transportation infrastructure, communities can

better address the needs of both people and wildlife populations by incorporating measures that create safer highways that allow wildlife permeability.

37. How does your community or region address airport planning? _ 3 points
- Airport planning is part of our regional land use and transportation planning process that includes access, land use compatibility, and noise mitigation. _ 2 points
 - The airport authority has responsibility for airport planning and we closely coordinate with them. _ 1 point
 - We are developing a process to incorporate airport planning with regional land use decisions. _ 1 point

Comments:

38. Does your community's general/comprehensive plan address access to or construction of hospitals, healthcare clinics, pharmacies, and location of emergency and social service facilities? _ 3 points
- Our general/comprehensive plan addresses access and siting of hospitals, healthcare and emergency and social service facilities, such as police and fire, and considers mobility options for residents. _ 2 points
 - We consider access and location when planning for future hospitals, healthcare, pharmacies and emergency and social service facilities. _ 1 point
 - We are developing a process to better plan for hospitals, healthcare clinics, pharmacies and emergency and social service facilities. _ 1 point

Comments:

39. How does your community integrate wildlife movement corridors (connecting larger blocks of wildlife habitat) to ensure motorist safety and provide safe wildlife passage? _ 3 points
- We identify important wildlife crossing sites in our environmental planning, open space, and/or transportation elements of our general/comprehensive plan and we incorporate open space and wildlife passage structures along existing and future roadways and infrastructure, when possible. _ 2 points
 - We have identified important wildlife crossing sites but lack specific general/comprehensive plan policies. _ 1 point
 - We are considering ways to reduce vehicular collisions with wildlife. _ 1 point

Comments:

SECTION V: ESSENTIAL SERVICE INFRASTRUCTURE



Courtesy of Santa Monica County Public Transportation Authority



Courtesy of Philip Anderson, Arizona Department of Transportation

Transit-Oriented Development (TOD) is a growing trend in urban planning that focuses on the creation of compact, walkable communities centered around high quality transit systems with the following goals:

- Connect major activity centers
- Create economic development
- Support population and employment growth
- Improve transit service
- Mitigate parking constraints

-Tucson Department of Transportation

40. Does your community have a transit program? 3 points
- Our transit program includes ride-share, HOV lanes and regularly scheduled public transit, such as bus and trolley, or similar programs. 2 points
 - Our transit program has regularly scheduled public transit. 1 point
 - We are developing a transit program. 1 point

Comments:

Large Communities

41. Does your community have incentives and flexible regulations to promote Transit Oriented Development (TOD)? 3 points
- Regulations for development near transit facilities allow a wide range of options, including increased density, a mix of land uses, flexible parking requirements, connections to multi-modal transportation; and offer incentives for affordable housing near transit facilities. 2 points
 - Our regulations have some variation and flexibility to promote TOD. 1 point
 - We are developing incentives to promote TOD. 1 point

Comments:



A broad spectrum of business and resources that support existing businesses as well as attracting new ones should be promoted to strengthen diverse economic development. Future planning should balance the availability of national retailers, businesses and employers while encouraging entrepreneurship and locally owned businesses. Communities should consider tools, both financial and regulatory, that are needed to facilitate reserving land designated for future employment sites and corridors.

Economic Development

*“The mind, once expanded to the dimensions of larger ideas, never returns to its original size”
— Oliver Wendell Holmes, Sr.*

By including an economic development element in a general or comprehensive plan, a community is creating the foundation to ensure that land use, infrastructure, and economic development goals are mutually supportive. Arizona statutes do not require economic development elements; however, they provide an important framework for a community to determine its economic development goals and establish policies for economic diversity and sustainability, available land for development and job centers, zoning for industrial or commercial uses, the provision of infrastructure, broadband and communication connectivity, workforce development, the protection of agriculture and farmland, small business development, and much more.

All Communities (small, medium and large)

42. Does your community have an economic development element in your general / comprehensive plan or a specific plan to address economic development?
- We have an economic development element or plan that addresses current and projected conditions. — 3 points
 - We have economic development policies in our general / comprehensive plan. — 2 points
 - We are developing goals for our economic development. — 1 point

Comments:

43. Does your community designate areas with employment centers and corridors?
- We have specific general/comprehensive plan policies and zoning ordinance requirements to designate employment centers and corridor development in conjunction with future housing needs. — 3 points
 - Future housing and employment centers and corridors have been identified. — 2 points
 - We are in the process of identifying future housing and employment centers or corridors. — 1 point

Comments:

SECTION VI: ECONOMIC DEVELOPMENT

One feature of the Workforce Investment Act (WIA) was the creation of one-stop centers that offer a broad range of employment-related and training services through one comprehensive system. One-Stop career centers are located throughout the state.

One-Stop centers offer a broad range of employment-related and training services at a single point-of-entry, such as training, referrals, career counseling and job listings. Some services are also available online. The programs below are some of the services offered by one-stop centers:

- Job Corps
- Native American programs
- Unemployment Insurance
- Trade Adjustment Assistance
- NAFTA Transitional Adjustment Assistance
- Welfare-to-Work
- Senior Community Service Employment
- Veterans Employment & Training
- Vocational Rehabilitation
- Adult Education
- Postsecondary Vocational Education
- Community Services Block Grant
- Employment & Training activities



Coconino YouthBuild provides job training and educational opportunities for disadvantaged youth. Over a two year period, students ages 17-24 will receive education and job training while constructing or repairing housing



Arizona Energy Services Association of Phoenix and Coconino County, Tucson, AZ

for low income families in their own neighborhoods. Participants will split their time between the construction site and the classroom, where they will earn their GED or high school diploma or an Alternative Energy Technical Certificate from the Community College.

44. Has your community created specific training and workforce development programs to meet the needs of current and emerging industries? _ 3 points
- Our community works closely with our one-stop career center(s) and/or education providers to create industry tailored training programs that meet the needs of our community and local industries. _ 2 points
 - We work with our one-stop career center(s) and/or education providers but have not created any industry specific training. _ 1 point
 - We are developing plans to work with the one-stop center(s) and/or education providers.

Comments:

45. Does your community support entrepreneurs and start-up businesses? _ 3 points
- We have information to direct people to educational organizations which provide one-on-one assistance and workshops on how to start and operate a business. _ 2 points
 - We collaborate with nearby communities where small business services are located to provide information to our community residents. _ 1 point
 - We assist start-up businesses when contacted.

Comments:

46. How does your community support existing businesses? _ 3 points
- We have an active business retention and expansion program that includes an action plan to meet with targeted business owners and conduct annual surveys. _ 2 points
 - We have a business retention and expansion program that identifies and assists high risk businesses. _ 1 point
 - We assist existing business owners when contacted.

Comments:

SECTION VI: ECONOMIC DEVELOPMENT

To attract businesses, a community must establish itself as a desirable place to relocate. A community can develop the following:

- an attraction campaign promoting their area as an environment where business thrives
- stressing a positive and business friendly image
- quality of life
- skilled workforce
- financial competitiveness
- labor availability
- skill levels
- site and land availability
- transportation access
- sound infrastructure.

National Council for Urban Economic Development



University of the Phoenix
Department of Computers



Wages and Affordability

Planning discussions must include strategies to increase economic mobility opportunities. Many communities are not truly "affordable" for current and future residents. Workers should be able to afford to live near their workplace.

Economic development strategies should focus on employment opportunities for the low and middle-skilled workforce, as well as focusing on economic development efforts that attract higher end jobs and workers with opportunities for skill development and career advancement (including workforce supports such as access to affordable child care and quality benefits packages).

47. Do you have an active business attraction program? _ 3 points
- We have developed a marketing plan with goals and objectives to identify potential businesses that fit the strengths of the community and region; have performed effective targeted marketing strategies to those businesses (such as industry newsletters and fairs, magazines, direct mailings and email); ensure the community website provides information crucial to site selectors; and we have an established process to meet and greet site selectors. _ 2 points
 - We have a website with information to attract new businesses and an established process to meet and greet site selectors. _ 1 point
 - We assist relocating businesses when contacted. _ 1 point

Comments:

Medium and Large Communities

48. How does your community attract higher wage jobs while also addressing low and middle-skilled worker advancement? _ 3 points
- Our business attraction and expansion efforts recruit jobs that offer employment opportunities for all skill levels, pay wages above the average median income in Arizona and provide employee benefits, including skill development and advancement. _ 2 points
 - We recruit businesses and industries for multiple skill levels that pay wages above the average median income in Arizona. _ 1 point
 - We are working to attract jobs that provide opportunities for multiple skill levels. _ 1 point

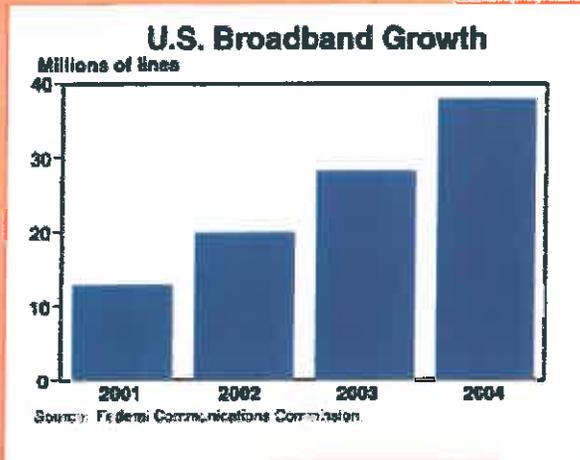
Comments:

49. Does your community regularly track (or work with an entity that tracks) local and regional economic information and trends? _ 3 points
- We have regular reports on local and regional economic information that includes data on sources of income, job creation, wages and housing affordability. _ 2 points
 - We have regular reports on local and regional economic information, but the information is limited. _ 1 point
 - We have a profile of our community but do not regularly track local and regional economic information and trends. _ 1 point

Comments:

SECTION VI: ECONOMIC DEVELOPMENT

There has been enormous growth in advanced communications technologies in recent years. According to the Federal Communications Commission (FCC), the number of total broadband subscribers reached approximately 38 million at the end of 2004, representing a 34% increase from 2003, and a 440% increase from 2000.



With private partners, the Arizona Government Information Technology Agency (GITA) is conducting a *Broadband Assessment Study* to determine the feasibility, necessary resources, expected outcomes and implementation recommendations for the development of a *Broadband Assessment Project*. The Study also identifies the methods to estimate the location and current supply and demand for broadband service throughout the state. The goal of this study is to identify broadband deficits in rural Arizona.

The FCC can provide additional information on broadband and its role in driving economic growth. Smaller rural communities can also gain assistance from USDA Rural Development.

50. Does your community have communication/broadband services or plans to acquire them?

- We have broad band or a plan in place for how to acquire it that includes diverse community involvement (i.e. local businesses, emergency responders, community colleges, school districts, libraries, etc). _ 3 points
- We are developing broad band access or have identified steps to provide these services. _ 2 points
- We are thinking about developing a plan for broad band access and have discussed it with our elected officials. _ 1 point

Comments: