

**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, December 17, 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 9th day of December 2013 at 9:00 a.m.

Dated this 9th day of December 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. AGENDA ITEM: ELECTIONS: Chairperson and Vice Chairperson.

5. MINUTES: Consideration of the **Regular Meeting Minutes of September 17, 2013.**

6. REPORTS:

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

7. OLD BUSINESS:

- a. **PUBLIC HEARING:** An Ordinance adding language to Chapter 2: Definitions and Chapter 3: Zoning Districts, Sections 3-9.A.17 (CENTRAL BUSINESS DISTRICT) and Section 3-11.A.20 (COMMERCIAL DISTRICT) allowing the manufacturing, production, assembly and distillation of consumable products as permitted uses.

8. NEW BUSINESS:

- a. **PUBLIC HEARING:** A major amendment and zoning reversion for the Verde Valley Ranch Planned Area Development, Assessor's Parcel Numbers 400-07-001B, 400-01-043, 400-01-006A, 400-02-003F, 400-02-007 and 400-06-011. The Major Amendment will reflect prior land divisions through the adoption of a new land use map and revert the commercial zoning of a portion of Assessor's Parcel Number 400-07-011B, that property formerly known as the Clark Mansion, whose zoning was changed by Resolution #1330 of the Town of Clarkdale on April 13, 2010. The Major Amendment will revert the zoning of this portion to Planned Area Development (PAD). The subject properties are located northeast of the intersection of Sycamore Canyon Road and Tuzigoot Road.
- b. **WORKSESSION:** Discussion regarding public meeting rules, posting of quorums, and discussion of items outside of Commission meetings.

9. FUTURE AGENDA ITEMS:

10. 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, SEPTEMBER 17, 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 September 17, 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	Excused
	Ida-Meri deBlanc	Present
	John Erickson	Present

Staff:

Senior Planner	Beth Escobar
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Others in Attendance:

1. **AGENDA ITEM: CALL TO ORDER:** Chair Van Wye called the meeting to order at 4:00 p.m.
2. **AGENDA ITEM: ROLL CALL:** Senior Planner Escobar 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 August 20, 2013. The Chair entertained a motion to accept the minutes. Commissioner Viarengo motioned to approve the Regular Meeting Minutes of August 20, 2013. Commissioner de Blanc seconded the motion. The motion passed unanimously.
5. **AGENDA ITEM: REPORTS:**
 - a. Chairperson & Members Report: None
 - b. Director's Report: Director Filardo provided the following updates in the Planning Commission packet:

1. **Mountain Gate Subdivision:** The road work on Tract T is now substantially complete and is open to through traffic. The final step in the completion will be the application of a sealing layer of slurry known as a fog coat. This application will be applied as determined by the weather and crew availability. This surface will prolong the life of the road improvement.
2. **Crossroads at Mingus:** Good progress has been made with this subdivision. Not only are negotiations just about wrapped up on the infrastructure improvements required in order to take forward the Internal Streets, the Wastewater and Water Systems, and the Grading and Drainage infrastructure, but also an initial compromise on the Mescal Spur Street Extension and SR 89A Intersection is underway. The a draft of the document outlining this compromise plus additional topics such as the management of wastewater and water infrastructure fee credits, the resolution of capacity fee obligations for the owners of the previously-sold 49 lots, the approach to the retrofitting of water meter connections and the delineation of park phasing obligations is now with the developer for review. A work session on this topic is scheduled with Town Council for September 24th.
3. **Wireless Facilities:** Drawings for a proposed cell tower to be located on the storage unit property at the end of Ninth Street were received for initial feedback on September 6th. Staff departments and the Clarkdale Fire District have been asked to review and comment on the proposal.
4. **Economic Development:** The Arts & Entertainment District is scheduled to go to Council in a Public Hearing on September 24th due to the receipt of public comments received against the District.
5. **Sustainable Clarkdale:** The approach underway relating to planning of each of the river access points was modified slightly this week based on feedback received from Arizona State Parks about the process they would prefer to follow, input from the Walton Family Foundation and the funding they provide for this project and on staff input. Rather than treating TuziRAP and TAPCO RAP in the same manner, we will undertake a broader stakeholder approach to TuziRAP targeting three specific groups: recreational users and the general public; education-based users; and agencies. We are in the process of updating our request for proposal approach accordingly.
6. **Freeport McMoRan Zone Change Request:** The continuation of the discussion regarding the zone change request is going to Council on September 24th. There will be a presentation of possible zone district limitations to restrict the use on the proposed property. The staff has notice from each of the parties involved agreeing to the elimination of permitted use #11: Automobile, trailer, boat, or farm implement display, sales or rentals.

Senior Planner Escobar advised the Commission there will be a public meeting at the regular Council meeting on Tuesday, October 8, 2013 at 6:00 pm regarding utility smart meters. There will be a presentation and discussion regarding this item. Staff will post a notice of possible quorum for the Planning Commission for this date in case any of the Commissioners choose to attend.

6. OLD BUSINESS

- a. **AGENDA ITEM: CONSIDERATION AND POSSIBLE ACTION:** An Ordinance adding Section 3-17: Arts & Entertainment District to Article 3 of the Town of Clarkdale Zoning Code to adopt an overlay district with specific zoning requirements in the Central Clarkdale area – Ratification of Planning Commission vote made August 20, 2013.

Staff Report:

At the August 20, 2013 Planning Commission meeting, the Commission recommended the proposed Arts & Entertainment District Ordinance, Boundary Option #2, be moved forward to Town Council for review and approval by taking the following action:

Commissioner Olguin motioned to recommend approval of the proposed Arts & Entertainment District Overlay District with the suggested changes to Section 3-17 of the Zoning Code and Option 2 of the proposed boundary map. Commissioner de Blanc seconded the motion. The motion passed unanimously.

It has been brought to staff's attention this item was not correctly agendized. Per the Town Clerk, all Commission action items should be listed as a separate item on the agenda so the public has a clear understanding of what is to take place at the meeting.

ACTION: Commission Erickson motioned to recommend approval of the proposed Arts & Entertainment District Overlay District with the suggested changes to Section 3-17 of the Zoning Code and Option 2 of the proposed boundary map. Commissioner de Blanc seconded the motion. The motion passed unanimously.

- b. **AGENDA ITEM: WORKSESSION:** Discussion regarding the Arizona Smart Growth Scorecard and its application to the Town, specifically in relationship to the 2006 Verde Valley Regional Land Use Plan.

Staff proposed to include references to both the Smart Growth Scorecard and the Verde Valley Regional Land Use Plan during review of actual applications rather than trying to use these tools in the abstract. The Commission agreed with this approach.

7. NEW BUSINESS

- a. **AGENDA ITEM: WORKSESSION:** Discussion regarding adding manufacturing, production, assembly and distillation of consumable products to Section 3-9 Central Business District (CB) and Section 3-11 Commercial (C) of the Zoning Code.

Staff has received some inquiries regarding possible uses of empty buildings along Main Street related to the production of consumable products, such as beer, wine and coffee.

Currently, the permitted uses in the Central Business District and Commercial Districts do not include the manufacture or production of any perishable products for consumption.

Manufacturing first appears as a permitted use in the Industrial District, although there is no specific reference to consumable products other than food.

In staff's opinion, these uses are appropriate for the Central Business District and Commercial District, within certain parameters. In addition to the production of wine, beer and coffee, production of other items, such as honey, compound pharmaceuticals, soaps, lotions and essential oils, and pet food products such as dog biscuits, would also seem appropriate in these two zoning districts.

Regulations in other communities:

Yavapai County:

Wineries are allowed within the RCU-2 District (Rural, single-family, 2-acre minimum) with a Conditional Use Permit. Similar uses would be considered through a CUP application.

City of Cottonwood:

Light manufacturing is allowed in their Light Commercial Zoning District. Manufactured products must be incidental to permitted use, must be conducted within an enclosed building, and shall not use more than 50 percent of the ground floor area of the building.

City of Sedona:

Allows light manufacturing in the C-3 (Heavy Commercial/Light Manufacturing) zone.

Town of Camp Verde:

Microbreweries and wineries are permitted in commercial zones. All activity must be within an enclosed building. Production quantities are restricted based on the commercial zone.

Staff note:

For wineries and micro-breweries, production quantities are also restricted by the State Liquor License. For a Series 13 liquor license, for a Domestic Farm Winery, a minimum of 200 gallons must be produced, and the business may produce up to a maximum of 40,000 gallons. A microbrewery, Series 3 Liquor License, requires a 5,000 gallon minimum production and a 1,240,000 gallon maximum production.

Staff could find no reference to the production of other consumable products, such as coffee or honey, in the zoning ordinances of other communities.

In general, products for human consumption are subject to regulations from the state or county addressing health and safety issues.

Points to consider:

1. Do we want to add production and manufacturing of consumable products to the list of permitted uses for the Central Business and Commercial Districts?

With the explosion of wine related commercial activities in the Verde Valley, a zone change adding this permitted use might allow Clarkdale to attract this type of business to the

downtown area. There have been two specific incidents where potential businesses, one a micro-brewery and one a coffee producer, investigated moving into a building in the area. Since these uses are not permitted, the businesses went to a different location.

So called 'cottage industries' like the production of soaps and lotions, honey, and cheese, would also seem to be appropriate uses for the downtown and commercial areas of town.

Increasing the variety of uses permitted in these two zoning districts could promote more commercial activity within the Town.

2. Do we want to limit floor area of production use?

In staff's opinion, these parameters would be limited by the square footage of the building. Typically, this restriction is designed to reduce impacts of a manufacturing facility, specifically traffic and noise generated by pick-up and delivery of product. With the existing building in the Central Business district, pick-up and delivery could be limited to alley access. With new development, these issues could be addressed during the site plan review process.

3. Do we want to restrict amount of production?

Staff is comfortable with these restrictions being covered by liquor license requirements.

4. Do we want to restrict all storage to inside the building?

Currently, the Performance Standards for the Central Business District and Commercial District allow for outdoor storage in rear or side yards. All storage areas must be fully enclosed by a masonry wall or solid fence. Staff sees no issues with this being allowed for the manufacturing uses being addressed.

Recommendation:

Staff is requesting feedback from the Planning Commission regarding the proposed code changes.

Commission Discussion:

Chair Van Wye had a question about outdoor storage. Senior Planner Escobar explained any outdoor storage must be fully screened by a solid masonry wall or fence. Items must not be visible from adjacent properties.

Commission Erickson asked about interior storage. Senior Planner Escobar explained indoor storage was managed through building permit review and input from the Fire District.

Commissioner Viarengo expressed concern regarding an overabundance of businesses serving alcohol being located in the Central Business District. With the limited available floor space, we need to encourage a variety of services to serve all residents.

Commissioner de Blanc stated whatever business moves into the downtown area and becomes successful will decide the future of the area. The Copper Art Museum will be a draw when it

opens. Other businesses will look at what the museum attendees want as far as complementary services.

Chair Van Wye agreed the Central Business area is a finite strip of commercial property and we eliminate any options.

Commission Erickson reminded the commission that wine production and sales is now a major industry in the Verde Valley area. We should look at promoting the supporting industries.

Commissioner Viarengo agreed the wine industry supply chain businesses, like bottling and label making, would be appropriate for Clarkdale, but maybe these should be located in the industrial area.

Commissioner de Blanc stated we should look at adopting guidelines to encourage certain types of businesses.

Senior Planner Escobar reminded the Commission their focus needed to be on land use issues.

Chair Van Wye thanked the Commission for the discussion and great ideas. Staff was directed to proceed with development of a draft ordinance.

8. AGENDA ITEM: FUTURE AGENDA ITEMS:

- a. Staff presentation regarding the Locally Clarkdale project.
- b. Worksession on draft ordinance adding manufacturing and production uses to the Central Business District and Commercial District.
- c. Possible wireless communication facilities application.

Chair Van Wye noted he will be out of town for the October 15 scheduled meeting. Staff has already been notified by Commission Olguin that he will also be out of town for this date.

- 9. AGENDA ITEM: ADJOURNMENT:** The Chair entertained a motion for adjournment. Commissioner de Blanc motioned to adjourn the meeting. Commissioner Viarengo seconded the motion. The motion passed unanimously. The meeting adjourned at 4:50 p.m.

APPROVED BY:

SUBMITTED BY:

Jack Van Wye
Chairperson

Beth Escobar
Senior Planner



Director's Report

Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: December 17, 2013

1. **Mountain Gate Subdivision:** New elevations for the Cottage and Manor models were presented to Town Council on December 10. The biggest change was the elimination of the tandem garages. All models will now have side by side garages. Other changes include more detailed window treatments, addition of front courtyards, and architectural details such as eyebrow features on windows and doors and chimney capstones. BC Land Group has informed staff they hope to begin building early next year.
2. **Crossroads at Mingus:** At their November 12 meeting, Town Council accepted the entire infrastructure for this subdivision and approved the Restatement of the Development Agreement. The project is now ready to proceed with build out. With the infrastructure being accepted into the Town's systems the Spirit of Joy Church was able to convert from its vault-and-haul system and connect into the Town's wastewater system. Also, the three model homes previously purchased by private owners can now proceed with obtaining their Certificates of Occupancy. One has already been issued; the other two homes are still under construction.
3. **Economic Development:** Director Filardo and GIS/Planner II Guss Espolt attended the AAA Travel Show in Tempe in November. Approximately 800 people attended this trade show.

The Arts & Entertainment District was approved by Council and became effective on October 24, 2013. A kick-off event is planned for December 14th to take advantage of people in the area for the Historic Home Tour.

4. **Yavapai Ranch:** Chair Van Wye had asked for an update on this project. This is a proposed 12,500 home subdivision located on 51,000 acres northwest of Chino Valley. It received approval from the Yavapai County Board of Supervisors on November 5, 2012. There is no current activity on this site. Some additional information is attached with this report.
5. **Sustainable Clarkdale:** The Request for Proposal for the Verde River @ Clarkdale was published on October 30, 2013. Proposals are due by December 16, 2013.

Verde Independent

Thursday, September 06, 2012

Death of a land trade ... what's next? An interview with Fred Ruskin

Steve Ayers
Staff Reporter

Thursday, September 06, 2012

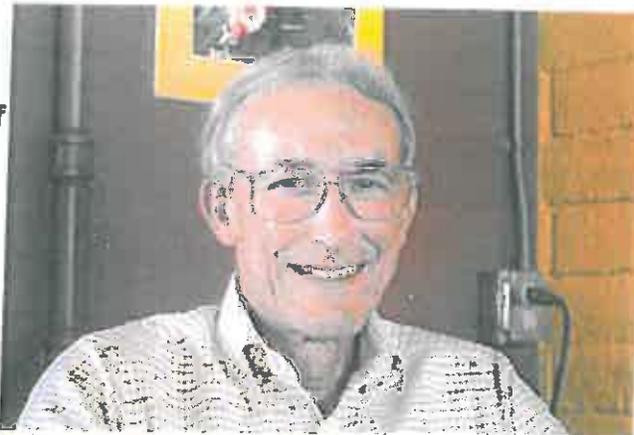
CAMP VERDE - The notion of a trade that would turn nearly 160 square miles of land in the upper Big Chino into separate but contiguous tracts of Forest Service and private land was discussed long before Fred Ruskin was born.

Divided up into a vast checkerboard, built of 1-square-mile sections, the property known as the Yavapai Ranch, 30 miles north of Prescott, is the last Arizona remnant of a federal policy from the 1800s that gave railroads alternating sections of land as part of a lucrative development agreement.

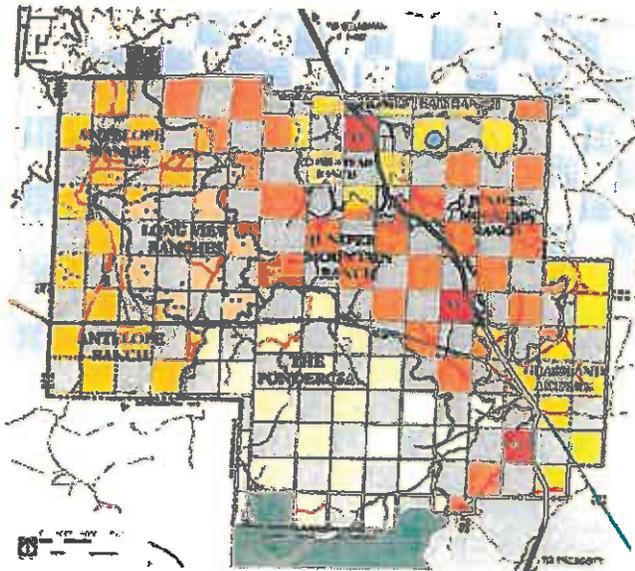
By the 1950s most of Northern Arizona's checkerboard had been made contiguous in a huge trade between what was then Southwest Forest Industries and the Forest Service.

A few years prior to the trade Ruskin's family combined five checkerboarded ranches north of Prescott to make the Yavapai Ranch. Discussions began during the time of the SFI trade over trading off its disjointed parcels and combining them to everyone's advantage.

It wasn't until Congress intervened and passed the Northern Arizona Land Exchange and [Verde River Basin Partnership Act of 2005](#) that a path was opened.



Prescott-area rancher Fred Ruskin is out of the land trade business and looking for alternative ways to develop his 51,000-acre checkerboarded ranch, 30 miles north of Prescott. Depending on several factors it could be a wind farm, a 6,500 home residential development or some mix of both.
VVN/Steve Ayers



The planned area development proposed for Yavapai Ranch would call for 6,500 home sites on parcels between 2 acres

Among the properties contemplated in the trade were a parcel in Clarkdale, which was subsequently withdrawn, and several hundred acres in Camp Verde.

But from the beginning, Ruskin insisted the Forest Service was not going to pick the appraiser from among the pool of appraisers it repeatedly uses, believing those appraisers were unduly beholden to the Forest Service and would not give him a fair shake.

It is an issue that has never been resolved.

A year ago, Ruskin proposed building a wind power generation farm, scattering 80-some wind turbines across nearly 40 percent of the Yavapai Ranch's checkerboarded sections.

But the Forest Service objected, stating that as long as the trade remained viable they would not allow road and infrastructure easement across public land.

The objections brought the question of the land trade to a head.

It was then that Ruskin asked, once again, for congressional intervention, this time getting Congressman Paul Gosar's staff to mediate a meeting between him and Forest Service officials.

In an interview last week, Ruskin said it was at that meeting that he told the Forest Service he didn't think the trade was viable.

"We told them we were done with the exchange. They had wasted too much time refusing to negotiate on the appraiser. We told them the original deal would be impossible to do at this time," Ruskin said.

"Many of the communities that were involved have either done something different or they are broke. What

and one square mile in six. It also calls for shared wells where practical, though most of the wells will be placed into the Big Chino watershed.

Yavapai Ranch first big development in Big Chino

By Steve Ayers

Staff Reporter

UPPER BIG CHINO - Two years ago the Yavapai County Board of Supervisors adopted two new sections to its planning and zoning ordinance in an effort to limit the growing problem of lot splits.

Sections 441, titled the "Open Space and Sustainable Development Option," and 442, entitled "Cluster and Open Space Option," provide a voluntary method of land division that encourages preservation of open space through flexible lot sizes and locations.

To date, no developer has taken advantage of the new code.

That is until last month when Fred Ruskin, trustee for his family's 51,000-acre Yavapai Ranch north of Prescott, submitted a proposal to turn all or part of his property into a planned area development.

The proposal calls for building 6,500 homes around village centers and leaving much of the ranch as open space. Lots and village centers would be anchored around existing roads and infrastructure.

As proposed it would offer lots two to 640 acres in size.

The Ranch has already created a water improvement district in anticipation of creating shared wells.

Family trustee Fred Ruskin says the development is intended to preserve much of the ranch's open space, wildlife corridors and grasslands on the western side that support a thriving population of antelope.

In his proposal he notes, "Residential areas will be arranged in such a way as to encourage clustering, minimize road construction, maximize open space, provide easements for trails and protect sensitive features of the ranch."

The development has already drawn criticism from residents in the Williamson Valley area.

Other interested parties in the [Verde River](#) watershed will likely scrutinize it since most of the home sites and

may have been a good idea eight years ago did not make sense today."

An exchange of letters following the meeting officially killed the land trade and Ruskin has been told by the Forest Service that he is free to apply for road and infrastructure access for the wind farm.

"I wrote them a letter saying it was simply not doable at this time and I was not going to pursue it any more. They wrote me a letter saying they are withdrawing from any elements in the exchange. They actually dropped it. They took the step," Ruskin said.

In the meantime, Ruskin said the wind farm is still in play, but so much time has elapsed that the federal tax credits making the project financially viable will expire by the end of the year.

"We are waiting to see what Congress does this fall. The project could even come without it, but it certainly would be furthered or made easier if the tax credits came back," Ruskin said.

Ruskin said his family must push forward with opportunities that would allow development of the ranch but still keep most of it open. 0

"It has been our goal all along to retain public access," he said. "The wind and solar project remains a priority if it is economically feasible. It is still my preference. It is still considered one of the best wind sites in Arizona. But if it doesn't happen, we need to be looking at alternatives."

Last month Ruskin sent a proposal to Yavapai County, outlining a 6,500-home planned area development on the ranch (see related story) that will take advantage of new county codes designed to eliminate lot splits and create more open space, by allowing developers to cluster home sites.

"For now we are working on a land use plan. I don't think the market is ready for the land to be developed. Whatever we do we are looking to do it right way. And we think this plan has advantages on almost every level."

Related Stories:

- [Editorial: Unexpected benefits came from failed land exchange](#)

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proposed wells would be in the Big Chino.

Under current states law the ranch can be carved up into 40-acre parcels without the county having any real input. The 40-acre parcels can be subsequently divided into smaller parcels, a problem called "lot splitting" that has plagued much of the county

Because the ranch is composed of checkerboarded 1-square-mile sections, the development would require Forest Service approval for road and infrastructure access.

The plan is scheduled to go before the Yavapai County Planning and Zoning Commission on Oct. 3 and before the board of Supervisors on Nov. 5.

The Daily Courier

Monday, October 08, 2012

Yavapai Ranch plan ignores wildlife agencies' concerns

Joanna Dodder Nellans
The Daily Courier

Monday, October 08, 2012

PRESCOTT - Requests from the [Prescott National Forest](#) and Arizona Game and Fish Department didn't make it into a plan last week for the development of the huge Yavapai Ranch.

The agencies expressed strong concerns about future public access to the forest as well as negative impacts of the development on an important pronghorn antelope herd.

The Yavapai County Planning and Zoning Commission on Oct. 3 recommended approval by a 5-4 vote on a proposal for 12,500 homes and 95 acres of commercial development on the remote 51,000-acre Yavapai Ranch about 35 miles north of Prescott.

The commission's recommendation goes to the Board of Supervisors for a final vote on Nov. 5.

The commission went along with all the staff recommendations on planned area development (PAD) stipulations without adding any new ones.

The stipulations include the waiver of all county road standards. They recommend voiding a 2000 agreement that would have required a traffic study and county road standards, as well as public access to parts of the Prescott Forest including a trail. All the ranch roads are currently rated primitive.

If wording in the PAD conflicts with county planning regulations, the PAD will apply, the commission approval stated.

Yavapai Ranch owner Fred Ruskin didn't get everything he wanted, Yavapai County Development Services Director Steve Mauk said. Ruskin didn't want to contribute anything to improving Williamson Valley Road, but county staff said that wasn't acceptable, Mauk related. So



Joanna Dodder/The Daily Courier, file
Pronghorn antelope seen in the background watch visitors warily from a distance during a 2002 tour of the Yavapai Ranch grasslands.



Photos.com

"It is clear that the resident pronghorn population will be adversely impacted by (the) proposed (Yavapai Ranch) development," states a letter from Arizona Game & Fish to the county planning commission.

Ruskin proposed an extra building permit impact fee on future residents.

Ranch development could permanently landlock nearly 80 separate 640-acre sections of the Prescott National Forest totaling as many as 50,000 acres. The forest sections are located in a perfect checkerboard pattern inside the ranch. That led Ruskin to propose the largest land exchange in Arizona history, but then he canceled it after congressional approval when he couldn't control the appraisal process.

The letters from Prescott National Forest Supervisor Betty Mathews and Game and Fish Region 3 Habitat Program Manager Trevor Buhr both express concerns about the potential for landlocked public lands with no written agreement for access.

Mathews' letter asked the county to stick to its road standards to prevent erosion problems, and facilitate access and egress in emergencies such as wildfires.

But Ruskin representative Steve Sams told the planning commission Wednesday that he met the previous day with Mathews, and Mathews wasn't versed on county road standards.

"I think it was a misunderstanding on her part of what she was asking for," Sams told the planning commission. He is a former Prescott National Forest lands staff officer who negotiated for the Forest Service on the land exchange and then joined Ruskin's team shortly after retiring from the Forest Service.

No one from the Forest Service attended the Oct. 3 meeting, but Mathews later confirmed that she had no misunderstanding.

"Steve Sams should not be speaking for me," Mathews added.

"Interior roads need to be built to some standard that addresses dust, erosion and any other watershed issues," Mathews explained after the meeting. "While it's really interior roads I'm concerned about, they do need to deal with dust issues on Williamson Valley Road, too."

Mathews' letter arrived in plenty of time for her concerns to be included in the staff recommendations.

But the Game and Fish letter arrived after county staff finished drafting the recommendations a week ahead of the commission meeting, Mauk said.

The Game and Fish letter noted strong multi-agency efforts to create the Central Arizona Grassland Conservation Strategy to protect pronghorn antelope in this region. It cited drastic decreases in pronghorn population from habitat loss and fragmentation.

"It is clear that the resident pronghorn population will be adversely impacted by this proposed development," the letter stated. "The severity of that adverse impact could be great."

The Yavapai Ranch land exchange would have put the grasslands portion of the ranch into the Prescott National Forest.

The Game and Fish letter asks the county to consider the development application a major county general plan amendment so it gets more public review.

During a break in the commission meeting, Ruskin told Game and Fish officials at the meeting that he felt their letter was not supportive so he met with the Game and Fish director as well as two Game and Fish commissioners. After that meeting, Game and Fish sent the county a second short letter saying the agency supports clustered development over unplanned lot splits.

Grasslands in northwest Yavapai County are home to 15-25 percent of the remaining Arizona pronghorn, the original Game and Fish letter stated, and they contain 30 percent of the remaining high quality habitat. Therefore the area supports one of the highest density pronghorn populations in the state.

The Yavapai Ranch development proposal could impact 114 square miles of wildlife habitat, the letter stated. Pronghorn rely on vast open spaces and are sensitive to roads, fences, development, people and pets.

The letter seeks minimal road development and asks that Game and Fish and the Prescott Forest be involved in creating the road plans.

The letter asks for minimal development in the ranch grasslands, with tightly clustered homes. It also requests minimal fencing with pronghorn-friendly design, in which the lowest wire is smooth and at least 16 inches off the ground.

Other parts of the ranch are important habitat for mule deer, elk and other wildlife species, the letter said.

Hunting would be in the Ponderosa and Juniper Mountain Ranch residential districts if they develop as proposed, the letter said, because state law prohibits shooting with a quarter-mile of homes.

- [Editorial: Yavapai Ranch plan approval is baffling](#)

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Staff Report

Agenda Item: PUBLIC HEARING: AN ORDINANCE ADDING LANGUAGE TO CHAPTER 2: DEFINITIONS AND CHAPTER 3: ZONING DISTRICTS, SECTIONS 3-9.A.17 (CENTRAL BUSINESS DISTRICT) AND SECTION 3-11.A.20 (COMMERCIAL DISTRICT) ALLOWING THE MANUFACTURING, PRODUCTION, ASSEMBLY AND DISTILLATION OF CONSUMABLE PRODUCTS AS PERMITTED USES.

Staff Contact: Beth Escobar

Meeting Date: December 17, 2013

Presented to: Planning Commission

Purpose:

To promote economic prosperity in the Town of Clarkdale by increasing the diversity of permitted uses within the Central Business and Commercial Zoning District.

Background:

The Planning Commission first reviewed this proposed code change at the September 17, 2013 meeting.

The proposal would add production and manufacturing of consumable products as permitted uses in the Central Business and Commercial Districts.

Consumable products are being defined as:

‘Perishable products made, produced, assembled or distilled for human or animal consumption’

The draft ordinance would allow for production of items such as specialty food and cheeses, soaps, lotions, essential oils and pet food as well as distillation and production of wine. The primary goal of this ordinance is to broaden the available uses for empty buildings along Main Street, as well as future commercial development along SR 89A. Local manufacturing and production helps to support Clarkdale’s economy by supporting ‘mom & pop’ businesses and providing residents and visitors the opportunity to buy local. Providing the ability of small craftsman, for example someone who makes and sells goat cheese, to have a store front on Main Street, may help define Clarkdale as a ‘destination’, a place known for a specific product or commodity.



Staff Report

Some concern was expressed by the Planning Commission about a possibility of having an overabundance of businesses selling alcoholic beverages in the Central Business area. Restaurants, taverns, bars and sidewalk cafés are already permitted uses in the Central Business and Commercial Districts. Allowing the production of consumable materials doesn't necessarily relate to an increase in bars and restaurants. However, it does allow for the development of supporting, or supply chain, businesses. This is a strategy in the recently adopted Clarkdale Sustainable Community and Economic Development Plan:

Mid-term Strategies – 2 to 4 years

1. Research and pursue supply chain businesses to support the Arizona wine industry such as producers, marketers, and distributors of barrels, winemaking equipment, bottles, corks, labels, boxes and other inputs.

In addition, this proposed ordinance is supported by the 2012 General Plan:

Objective 12.1.c: Assist efforts to develop the downtown as a mixed-use activity center including a variety of economic development choices and services.

It is difficult to determine an equitable balance of restaurants/bars/winetasting rooms to other uses. Staff looked at current conditions along three blocks of Old Town Cottonwood for comparison:

Old Town Cottonwood

Total Land Area: Approximately 4.22 acres

Eight restaurants

One Bar

Four Winetasting Rooms

Total ratio of businesses serving alcohol – 3.0 per acre

Other commercial uses in the same area: antique shops, bakery, realtor's office, two hotels, counter manufacturer.

Clarkdale

Total Land Area: Approximately 2.75 acres

Two restaurants

Two bars

One wine tasting room

Total ratio of businesses serving alcohol – 1.8 per acre



Staff Report

Other commercial uses in the same area: art gallery, gas station, chiropractor's office.

In the past Clarkdale's Central Business District included theatres, a movie house, a bank and office buildings.

Summary:

This proposed zone change can help create economic diversity by allowing additional uses in the Central Business and Commercial Districts. Types of businesses that succeed are generally determined by market conditions, not zoning. Current market factors, such as the growth of the Verde Valley wine industry, also determine business success. So it is important to keep our zoning flexible, to attract and retain business as market factors change.

The Zoning Code and Town Code already contain regulations designed to mitigate the impact of commercial activity. These include:

- Outdoor storage is permitted only in rear or side yards. Must be screened from public view by a solid wall or fence. Materials cannot be stacked above fence height.
- No wastes shall be discharge in streets.
- No emission of odorous gases or other matter.

Noise regulations are in Town Code.

These existing regulations would help control any potential negative impacts from a manufacturing or production business.

Staff has added language to the draft ordinance limiting all manufacturing activity to a completely enclosed building.

Recommendation:

Staff is requesting the Commission provide feedback regarding the consumable products ordinance and after receiving public comment, direct staff to make specific changes or move the draft ordinance forward to Town Council for further review and action.

Attachments:

1. Draft Ordinance

**ORDINANCE NO.
CONSUMABLE PRODUCTS**

AN ORDINANCE OF THE MAYOR AND TOWN COUNCIL OF THE TOWN OF CLARKDALE ADDING LANGUAGE TO CHAPTER 2: DEFINITIONS AND CHAPTER 3: ZONING DISTRICTS, SECTIONS 3-9.A.17 (CENTRAL BUSINESS DISTRICT) AND SECTION 3-11.A.20 (COMMERCIAL DISTRICT) ALLOWING THE MANUFACTURING, PRODUCTION, ASSEMBLY AND DISTILLATION OF CONSUMABLE PRODUCTS AS PERMITTED USES; REPEALING CONFLICTING ORDINANCES AND PROVIDING FOR SEVERABILITY.

BE IT ORDAINED BY THE MAYOR AND COUNCIL OF THE TOWN OF CLARKDALE, ARIZONA AS FOLLOWS:

Section 1: Zoning Code Section 2-1 Definitions - Add the following language:

Consumable Products: Perishable products made, produced, assembled or distilled for human or animal consumption.

Section 2: Zoning Code Section 3 Zoning Districts; Section 3-9 Central Business District (CB) add the following language:

A.17 Manufacturing, production, assembly and distillation of consumable products.
All such activity shall be conducted within a completely enclosed building.

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

A.20 Manufacturing, production, assembly and distillation of consumable products.
All such activity shall be conducted within a completely enclosed building.

Section 4: All Ordinances and part of Ordinances in conflict with the provisions of this Ordinance or any part of this document adopted herein by reference are hereby repealed.

Section 5: Any portion of the Town Code or Town Zoning Code repealed by this Ordinance does not affect rights and duties that matured or penalties that were incurred, and proceedings that were begun before the effective date of the repeal.

Section 6: If any section, subsection, sentence, clause, phrase or portion of this Ordinance or any part of this document adopted herein by reference is for any reason held to be

invalid or unconstitutional by the decision of any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions thereof.

PASSED AND ADOPTED by the Mayor and Council of the Town of Clarkdale, Arizona this _____ day of _____ 2014.

ATTEST:

Mayor Doug Von Gausig

Kathy Bainbridge, Town Clerk

APPROVED AS TO FORM:

Town Attorney

DRAFT



Staff Report

Agenda Item: PUBLIC HEARING: A MAJOR AMENDMENT AND ZONING REVERSION FOR THE VERDE VALLEY RANCH PLANNED AREA DEVELOPMENT, ASSESSOR'S PARCEL NUMBERS 400-07-001B, 400-01-043, 400-01-006A, 400-02-003F, 400-02-007 AND 400-06-011. THE MAJOR AMENDMENT WILL REFLECT PRIOR LAND DIVISIONS THROUGH THE ADOPTION OF A NEW LAND USE MAP AND REVERT THE COMMERCIAL ZONING OF A PORTION OF ASSESSOR'S PARCEL NUMBER 400-07-011B, THAT PROPERTY FORMERLY KNOWN AS THE CLARK MANSION, WHOSE ZONING WAS CHANGED BY RESOLUTION #1330 OF THE TOWN OF CLARKDALE ON APRIL 13, 2010. THE MAJOR AMENDMENT WILL REVERT THE ZONING OF THIS PORTION TO PLANNED AREA DEVELOPMENT. THE SUBJECT PROPERTIES ARE LOCATED NORTHEAST OF THE INTERSECTION OF SYCAMORE CANYON ROAD AND TUZIGOOT ROAD.

Staff Contact: Beth Escobar

Meeting Date: December 17, 2013

Presented to: Planning Commission

Background:

Subsequent to Council approval of the zone change for an 11.25-acre portion of the Verde Valley Ranch Planned Area Development, the land use map for the project, originally approved in 1991 needs to be amended to reflect all recent changes. Per section 6-2.B.6 of the Zoning Code, the previous land divisions and the removal of the 11.25 portion qualify as a major amendment to the Planned Area Development.

In addition, in 2010, Clarkdale Town Council approved a zone change for a five-acre portion of Assessor's Parcel Number 400-07-001B. The Clark Mansion was located on this portion. Subsequent to the zone change approval, the Clark Mansion was destroyed in a fire, so the proposed land division to remove this portion of the property from the Planned Area Development was never completed. This portion of land, therefore, needs to be returned to the Verde Valley Ranch project and the zoning returned to Planned Area Development.

The revised Land Use Summary reflects two previous land divisions: the 1996 donation of approximately 17.79 acres to the Archaeological Conservancy (now parcel 400-02-003E) and the 2004 transfer of approximately 10 acres to Arizona State Parks (now parcel 400-07-001A). It also encompasses the removal of the 11.25-acre portion involved with the recent zone change,



Staff Report

and the return of the Clark Mansion parcel to the project. Approval of the Major Amendment and Zoning Reversion by Town Council would adopt the revised Land Use Summary as the approved development plan for Verde Valley Ranch.

Recommendation:

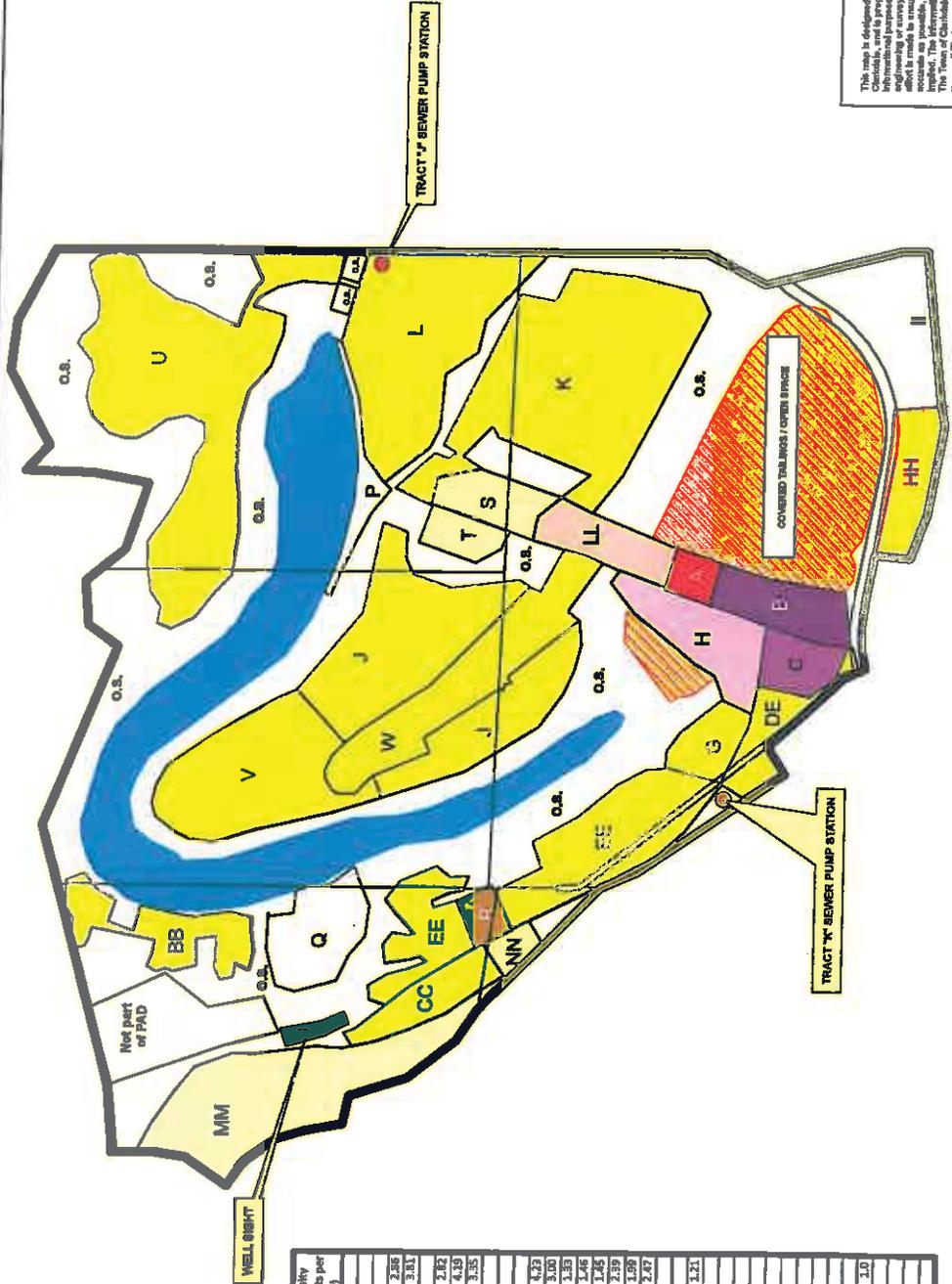
Staff is requesting the Commission provide feedback regarding the major amendment and zoning reversion, and after receiving public comment, direct staff to make specific changes or move the items forward to Town Council for further review and action.

Attachments:

1. Revised Land Use Summary
2. Revised Zoning Map Draft

Verde Valley Ranch Land Use Summary

Parcel Designation	Land Use	Net Acres	Total Units	Density (Units per Acre)
A	PUBLIC FACILITY	3.0		
B	RETAIL	6.3		
C	COMMERCIAL	4.2		
D/E	RESIDENTIAL	18.7	52	2.86
F	RESIDENTIAL	6.3	24	3.81
H	HOTEL	7.2		
J	RESIDENTIAL	44.3	135	3.02
K	RESIDENTIAL	60.3	252	4.19
L	RESIDENTIAL	95.2	318	3.35
P	PUBLIC OPEN SPACE	2.8		
Q	PUBLIC OPEN SPACE	6.2		
R	CLARK HOUSE	1.4		
S	RESIDENTIAL	7.1	30	4.23
T	RESIDENTIAL	4.0	18	4.50
U	RESIDENTIAL	37.8	77	2.03
V	RESIDENTIAL	90.1	46	1.46
W	RESIDENTIAL	16.6	24	1.45
CC	RESIDENTIAL	6.9	21	3.04
EE	RESIDENTIAL	24.1	28	1.19
FF	OPEN SPACE	28.3	70	2.47
GG	RETAIL			
HH	RESIDENTIAL	12.4	15	1.21
II	OPEN SPACE	26.0		
LL	CLUB HOUSE	7.7		
TRACT J	SEWER PUMP STATION	0.1		
TRACT K	SEWER PUMP STATION	0.5		
TRACT M	STREET ROW	27.3		
LAKE	LAKE	98.3		
G.C.	SELF HOUSE	198.1		
O.S.	OPEN SPACE	146.3		
MM	OPEN SPACE	378.9		
NN	OPEN SPACE	67.1		
OO	RESIDENTIAL	2.1	2	1.0
TRACT Y	WELL SITE	0.53		
PROJECT TOTAL		947.8	908	

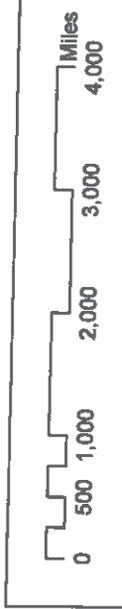


This map is designed to provide information about the proposed general planning and engineering or surveying activities. While every effort is made to ensure the map is accurate and complete, the information is provided for informational purposes only. The Town of Clarkdale shall have no liability for loss or damage to any person or entity who relies on the information on this map.

The Town of Clarkdale
Community Development Department
P.O. Box 3096890 Main Street,
Clarkdale, AZ 86324
(928) 695-2500

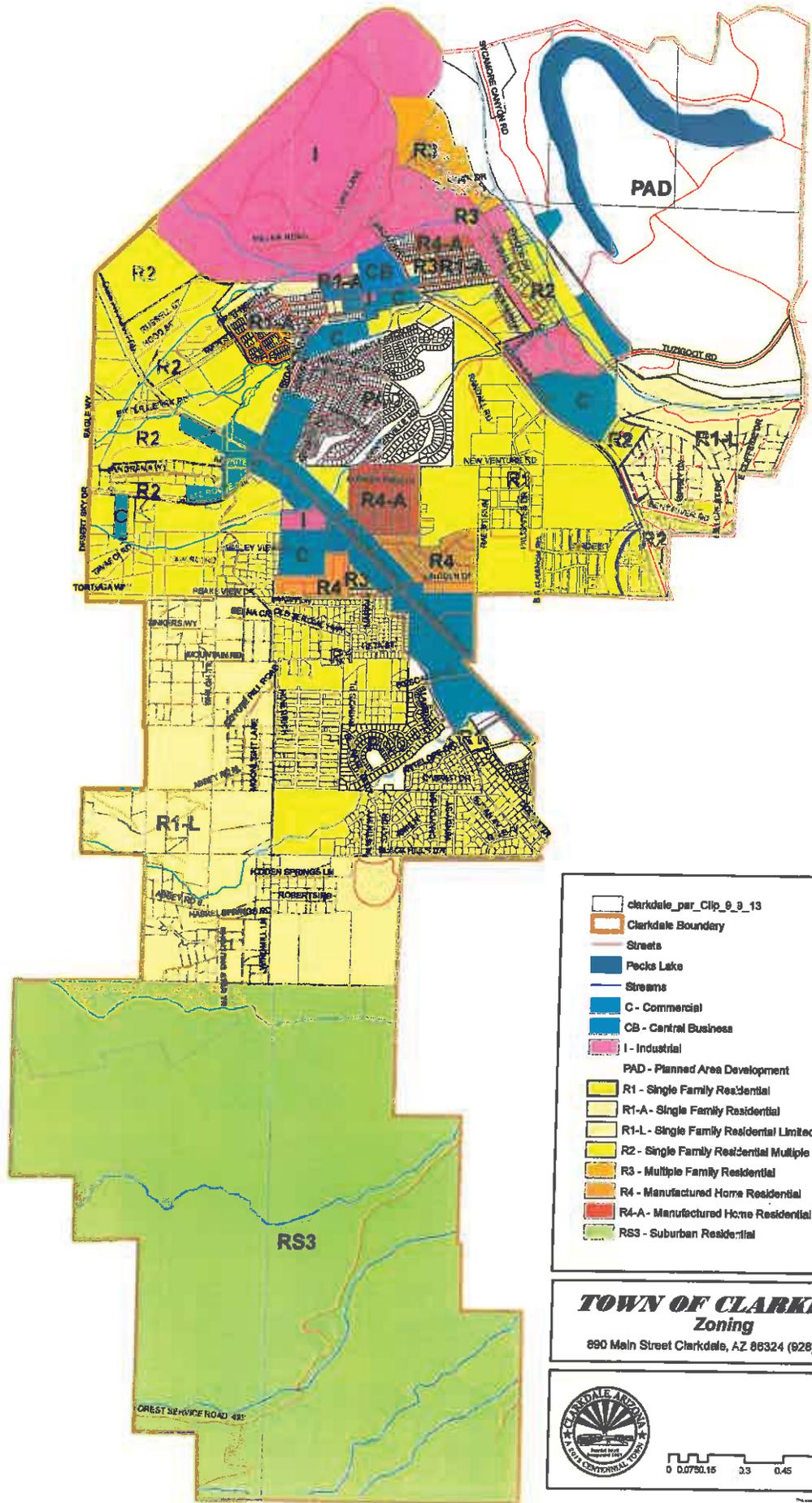


Verde Valley Ranch
Land Use Summary



December 6, 2013 Revision x 3

2013-14



- clarkdale_par_clip_9_9_13
- Clarkdale Boundary
- Streets
- Pecks Lake
- Streams
- C - Commercial
- CB - Central Business
- I - Industrial
- PAD - Planned Area Development
- R1 - Single Family Residential
- R1-A - Single Family Residential
- R1-L - Single Family Residential Limited
- R2 - Single Family Residential Multiple Dwelling Units
- R3 - Multiple Family Residential
- R4 - Manufactured Home Residential
- R4-A - Manufactured Home Residential Alternate
- RS3 - Suburban Residential

TOWN OF CLARKDALE
Zoning
 690 Main Street Clarkdale, AZ 86324 (928) 639-2500

CLARKDALE ARIZONA
 100th Anniversary

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