



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

Tuesday, January 20, 2015 4:00 pm
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street

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, January 20, 2015 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.

GUIDELINES FOR PUBLIC COMMENT

The Town of Clarkdale endorses civil discourse. If you wish to speak at this meeting, please:

- Fill out a "Comment Card" and deliver to a staff person.
- When recognized, step to the podium and state your name and whether you are a Clarkdale resident.
- Direct all comments to the Planning Commission. Do not enter into a dialogue with the applicant or other members of the public.

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 12th day of January at 9:00 a.m.

Vicki McReynolds

Vicki McReynolds
Administrative Assistant II

www.clarkdale.az.gov

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:**
 - a. Consideration of the Regular Meeting Minutes of December 16, 2014.
5. **NEW BUSINESS:**
 - a. **WORKSESSION:** Discussion between the Planning Commission and invited stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR89A Focus Area.
 - i. **Introductions – 10 minutes**
 - ii. **Purpose of Meeting – Staff and Commission – 10 minutes**
 - iii. **Overview of Area – Staff – 10 Minutes**
 - iv. **Draft Conceptual Plan – All – 60 Minutes**
 1. Identify preferred uses
 2. Identify potential driveway access, shared access and connections
 3. Draw in parking, building orientation, pedestrian connections
 4. Identify potential future transit stops
 5. Discuss restrictions/challenges
 - v. **Discuss Next Steps – All – 10 minutes**
6. **ADJOURNMENT**

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, DECEMBER 16, 2014, 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 December 16, 2014, 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	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Excused
	Craig Backus	Present

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: None.

- 1. AGENDA ITEM: CALL TO ORDER:** The Chairperson called the meeting to order at 4:02 p.m.
- 2. AGENDA ITEM: ROLL CALL:** Director Filardo called the 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 **Special Meeting Minutes of November 10, 2014**. Director Filardo explained extensive edits were done to the draft minutes included in the Commissioner’s packets to better reflect the discussion during the November 10, 2014 Special Meeting. Commissioner Olguin stated he had some minor corrections to the revised draft minutes. Commissioner Backus motioned to approve the Special Meeting Minutes of November 10, 2014 with corrections. Commissioner Olguin seconded the motion. The motion passed unanimously.

5. AGENDA ITEM: REPORTS:

- a. **Chairperson & Members Report:** Commissioner de Blanc shared with the Commission she listened to the audio recording of the November 18, 2014 Town Council meeting regarding the Rongo rezoning request and feels very positive about the process. She shared with the Commission the supportive comments made by members of Town Council regarding the hard work of the Planning Commission.

Chair Van Wye stated he recently viewed an Arizona Highways show highlighting the Wilcox Vineyards. The show focused on two interns from France working at the vineyard in Wilcox. He found the international connection interesting.

- b. **Director's Report:** Director Filardo provided the following updates in the Planning Commission packet:

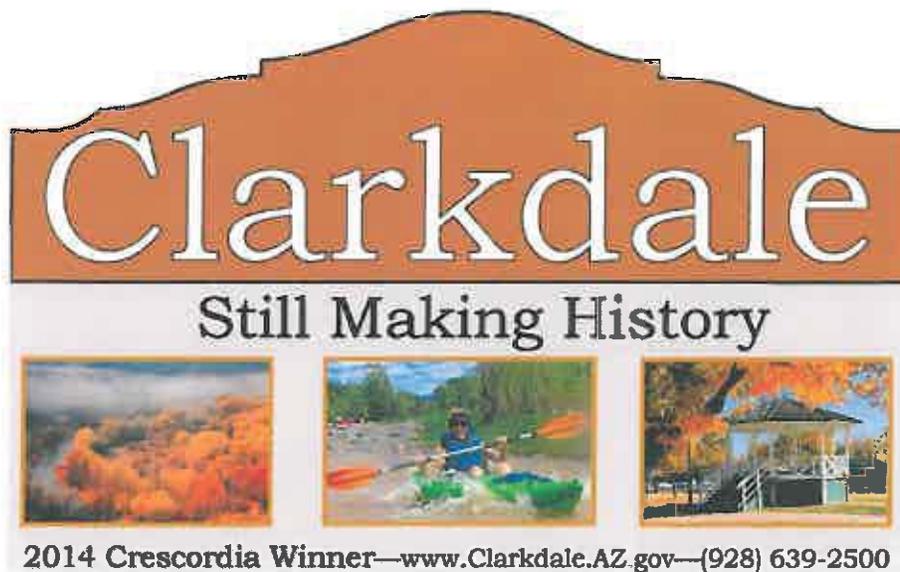
1. **Dollar General Store.** At their November 5th meeting the Design Review Board approved the site plan and design for the proposed Dollar General Store at the Lisa/Lincoln roundabout adjacent to Olsen's Grain. Entrance to the building will be from Lisa Street and the project will include a driveway connection from Lisa Street to the back of Olsen's Grain. At the meeting, Steve Sischka and Mike Olsen spoke to the importance of this connection stating it provides a secondary exit for employees in the event of an emergency event, and will also be more convenient for customers. Several residents of the Foothill Terrace neighborhood expressed concern about the potential traffic impact of the project. Based on information from the applicant's traffic study, data from recent traffic counts in the area conducted by the Town and initial review comments from the Town engineer, the proposed entrance to the project from Lisa Street will not present a traffic safety issue. The applicant will now begin finalizing construction plans and preparing the required Phase II drainage plan and plans to submit a building permit by the end of this year.
2. **Verde Valley-wide marketing project.** Meeting with Solimar and Sedona Chamber. In support of the valley-wide strategic marketing plan underway with support from the Walton Family Foundation, I met with representatives from Solimar and with Jennifer Wesselhoff to review the approaches and target areas for consideration in Clarkdale. The plan is to use the Sedona Verde Valley Tourism Council (of which we are members) as the executive leadership on this project and to build a team of about 100 stakeholders to bring expertise to the table representing key constituencies throughout the valley. I'm really excited for this project to begin as I think this will advance the tourism offerings in Clarkdale even further. The next meeting of the stakeholders is planned for February 2015.
3. **Local First Arizona.** The Town is hosting and sponsoring the Local First Arizona's Second Annual Food & Farm Finance Forum here in the auditorium on January 15 and 16, 2015.
4. **Sustainable Clarkdale.** At the quarterly meeting regarding the Verde River @ Clarkdale, staff and the Mayor reviewed the displays created for each river access point highlighting the amenities planned by site and drawn to scale. The next step in the process is to ascertain whether or not any of the planned amenities are targeting sensitive



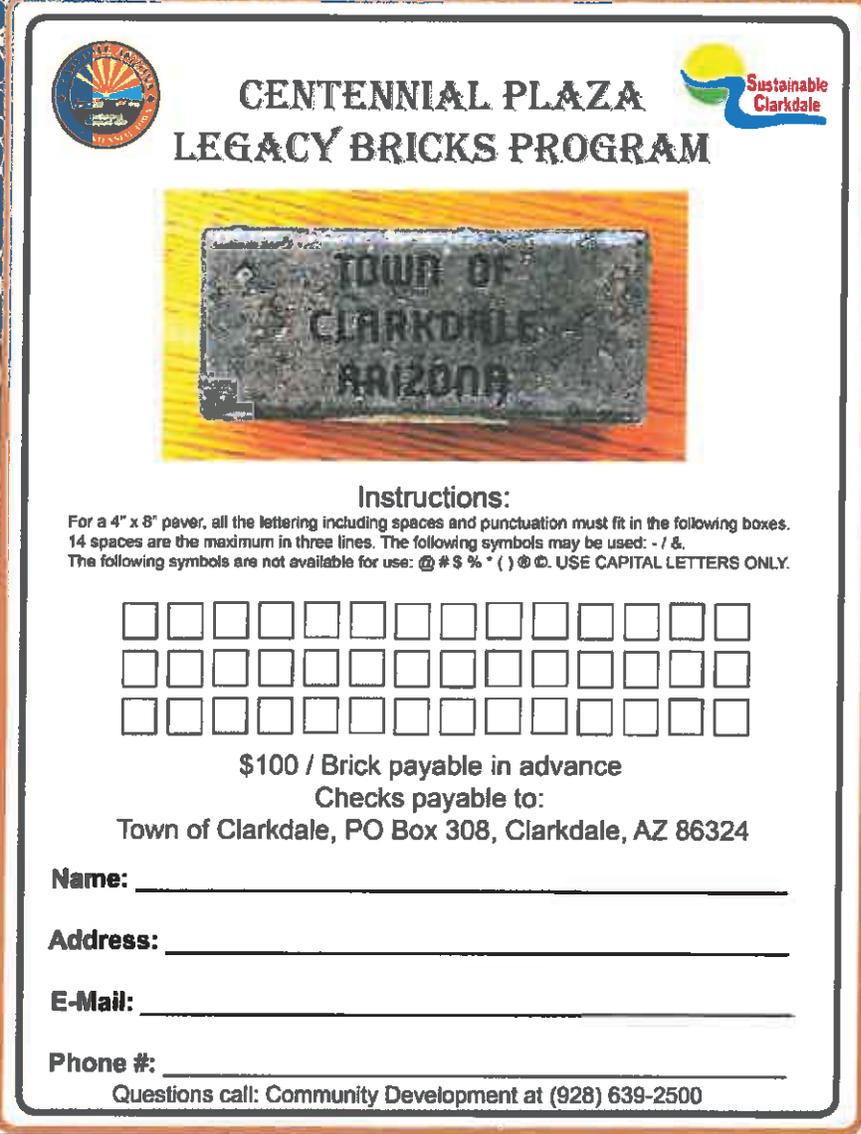
areas to be identified through the archaeological survey process currently underway through Cornerstone Environmental. The estimated costs for the amenities (boating facilities, remediation/protection, and community amenities) as calculated by Peak Engineering are as follows: Lower TAPCO RAP = \$880,585.50 and TuziRAP = \$813,299.67. Relative to the Water Resources Management Program, staff met with Dr. Laurel Lacher to review possible next steps in this project given the recommendations report for consideration at the upcoming Council meeting. The overall plan will be based on feedback from the Council work session coupled with an analysis of ways in which each item may be addressed given staffing constraints and funding.

Director Filardo informed the Commission the Town Council approved both of the conceptual plans at the December 4 meeting.

5. **Advertising in AZ Business** for their November/December issue. We've taken out an ad for the next issue of AZ Business highlighting the 40 most admired companies in Arizona and an article on the Crescordia Award winners of 2014 – including Clarkdale!



6. **Wine writers familiarization trip.** At the request of the folks from Four Eight Wineworks, staff and Drake Meinke gave a presentation at Four Eight Wineworks on Sunday about the stories of Clarkdale to a group of about ten international wine editors and writers who were touring this area as guests of Maynard Keenan. Not only did they seem enthusiastic about the wine, but also they enjoyed the stories and several agreed to mention the upcoming re-enactment of the bank robbery and the historic home tour.
7. **Legacy Bricks in Centennial Plaza.** For someone with everything, don't forget the possibility of memorializing them in our Centennial Plaza in front of the Clark Memorial Clubhouse. See the updated form to submit your order. One brick is \$100 for 14 spaces formatted in 3 lines. Please see Community Development if you have questions.



**CENTENNIAL PLAZA
LEGACY BRICKS PROGRAM**

Instructions:
For a 4" x 8" paver, all the lettering including spaces and punctuation must fit in the following boxes. 14 spaces are the maximum in three lines. The following symbols may be used: - / &. The following symbols are not available for use: @ # \$ % * () ©. USE CAPITAL LETTERS ONLY.

\$100 / Brick payable in advance
Checks payable to:
Town of Clarkdale, PO Box 308, Clarkdale, AZ 86324

Name: _____
Address: _____
E-Mail: _____
Phone #: _____

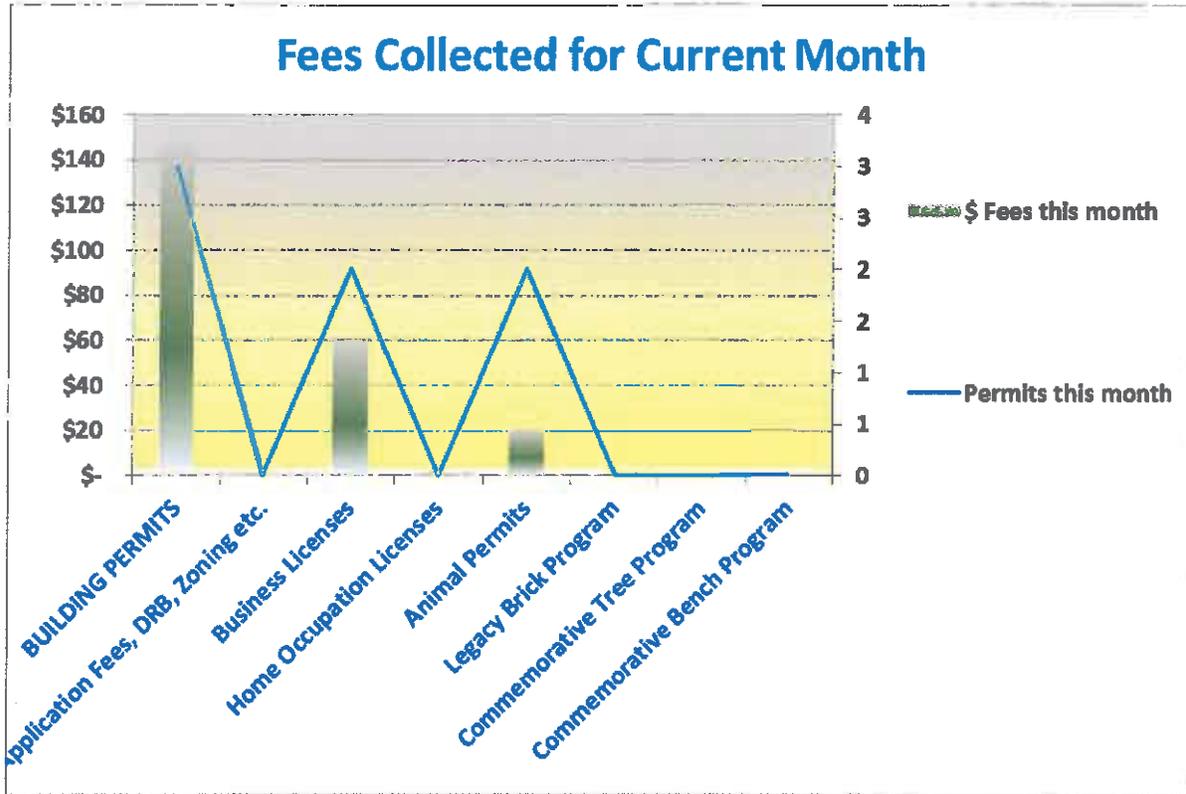
Questions call: Community Development at (928) 639-2500

8. **Staff met with the business manager for Glenarm Land Company.** They are proposing exterior renovations to the apartment building on Eleventh Street, including new exterior colors. They have decided on a deep red for the exterior color and will choose a trim color after the building is repainted. They hope to begin this project within the next few weeks.



9. **Planning Commission Focus Area Meeting.** An email invitation was sent out to eight property owners/stakeholders requesting their attendance at the January 20th Planning Commission meeting for the first Focus Area Conceptual Plan meeting. This first meeting will study the section of SR 89A between Clarkdale Parkway and Centerville Road.

10. November 2014 Statistics.



6. AGENDA ITEM: NEW BUSINESS

- a. **PUBLIC HEARING:** Regarding an ordinance of the Mayor and Town Council of the Town of Clarkdale adding language to Chapter 13, Section 13.2.C expanding the requirements for a zone change amendment application and Section 13.2.F adopting criteria for the Planning Commission to base their recommendation on for a zone change application.

Senior Planner Escobar presented the following information:

The Planning Commission has conducted two worksessions regarding proposed changes to Chapter 13 of the Zoning Code. The amendments being proposed adopt a requirement for a specific development plan to accompany all zone change applications. In addition, language is being added to provide guidelines for the Planning Commission to use in evaluation of a zone change request. Staff has made changes to the draft language per the direction from the Planning Commission.

The purpose of these suggested changes is to have a clear understanding of the proposed development related to a rezoning application and to have criteria available for the Planning Commission to use when considering a zone change request.

To facilitate measuring the impact any proposed change has to the surrounding neighborhood, a requirement is being added under Section 13.2.C requiring the applicant to conduct a neighborhood participation plan prior to the application moving forward to a public hearing. This provides the opportunity for the applicant to address issues raised by the neighbors at an early stage of the project.

The changes being proposed are in conformance with Arizona Revised Statutes, 9-462-01.12.E, which states the Town may ‘approve a change of zone conditioned upon a schedule for development of the specific uses or uses for which rezoning is requested.’”

Per the Town attorney, the Town may modify the existing zone amendment procedures without risking exposure under the Arizona Private Property Protection Act of 2006 (Prop. 207).

DRAFT ORDINANCE:

**ENFORCEMENT, AMENDMENTS & PENALTIES ZONING CODE CHAPTER THIRTEEN
CHAPTER 13 – SECTION 13-2 Procedures for Amendments**

C. Application –*add the following language:*

The following information shall be included with all applications for a zone change amendment:

1. A detailed description of the proposed development for which the zone change is being requested including a specific schedule for proposed improvements. (A.R.S. 9-462.01.12.E)
2. A draft site plan showing proposed building layout, parking and all proposed construction or modifications to an existing structure. Site plan shall include notation for any proposed dedication of public rights-of-way or drainage areas.
3. A narrative of how the requested zone change complies with the Clarkdale General Plan. (A.R.S. 9-462-01-12.F)
4. Completed application.

5. Legal description of the property.
6. Copy of property title or statement of letter of authorization from the property owner.
7. Proposed neighborhood participation plan to ensure the applicant pursues early and effective participation from the community regarding the proposed zoning amendment. This plan shall be implemented prior to the first public hearing. A summary of the neighborhood input shall be presented by the applicant to the Planning Commission.

F. Recommendation of the Commission –*add the following language:*

The Planning Commission may consider the following when reviewing a zone change amendment request:

1. The amendment conforms to the Clarkdale General Plan, specifically the Land Use Element.
2. The amendment conforms to a Focus Area plan, if applicable.
3. The proposed development provides buffering to adjacent land uses.
4. The proposed development mitigates traffic impact.
5. The proposed development mitigates noise impact to surrounding properties.
6. The proposed development will conform to all existing zoning regulations, including the Outdoor Lighting Code and Landscape Design Standards.
7. The proposal provides community benefits such as:
 - a. Pedestrian connections.
 - b. Vehicular connections.
 - c. Public right-of-way will be improved at the expense of the applicant/developer and dedicated to the Town.
 - d. Utility infrastructure will be installed at the expense of the applicant/developer and dedicated to the Town.
 - e. Public space will be improved at the expense of the applicant/developer and dedicated to the Town upon request by the Town.
 - f. Open spaces will be protected.

Staff Recommendation

Staff is requesting the Planning Commission recommend approval of the proposed changes and move this item forward to Town Council or provide specific changes for the draft ordinance.

Commission Discussion:

Chair Van Wye asked who conducts the neighborhood meeting. Senior Planner Escobar explained this would be the responsibility of the applicant. Staff would provide support such as recommending a venue and providing mailing labels.

Commissioner Olguin recommended the language regarding the applicant's obligation to fund all required improvements. After some discussion by the Commission it was agreed to create a new number 8 including the specific language.

Commissioner Backus suggested the term 'neighborhood meeting' might not apply in all instances depending on where the subject property was located. Commissioner de Blanc asked if renters had the right to participate in the process. Staff explained that the mailings are to property owners, since this information is obtained from the Yavapai County Assessor's Office database. However, the subject

property is always posted and a notice published in the local paper to inform people living near a subject property.

After discussion, the Commission agreed to change this language to ‘neighboring property owners.’

Open Public Hearing: Chair Van Wye opened the Public Hearing. There was no public present for this meeting.

Close Public Hearing: Chair Van Wye closed the Public Hearing.

- b. Consideration and possible action regarding proposed changes to Chapter 13 of the Town of Clarkdale Zoning Code expanding application requirements and adopting criteria for the approval of a zone change amendment.

COMMISSION ACTION: Commissioner Olguin moved to recommend approval of the proposed revisions to Chapter 13 of the Town of Clarkdale Zoning Code, with the changes discussed, to Town Council. Commissioner de Blanc seconded the motion. The motion passed unanimously.

7. OLD BUSINESS:

- a. **WORKSESSION:** Discussion/possible action regarding updates from staff on the progress of the Focus Areas project.

Senior Planner Escobar informed the Commission that six of the eight invitees have responded to the email invitation sent on December 4 and stated they will be able to attend the January 20th meeting. Commission Backus agreed to reach out to the two remaining invitees to personally encourage them to attend the meeting.

The Commission agreed to proceed with the scheduled January 20th meeting and informed staff the Focus Area Plan should be the only item on the agenda for this meeting. Commission Olguin suggested the agenda for this meeting should be very specific. Staff agreed to present an agenda with specific steps and include time estimates for each step. Chair Van Wye and Vice-Chair de Blanc agreed to review the adequacy of this specific list at their regular agenda review meeting in early January.

8. FUTURE AGENDA ITEMS:

- a. Senior Planner Escobar informed the Commission staff has begun working on revisions to all of the commercial zoning districts in the Zoning Code to increase consistency and improve comprehensiveness of the code. Chair Van Wye directed staff to place this as a future agenda item on the January agenda.

- 9. **ADJOURNMENT:** There being no further business for consideration, Commissioner de Blanc moved to adjourn the meeting. Commissioner Backus seconded. The meeting was adjourned at 4:47.

DRAFT

***PLANNING
COMMISSION
DECEMBER 16, 2014***

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: January 20, 2015



Happy New Year!!!

1. **Dollar General Store.** This applicant has requested and received a specific list of required documents to accompany their application for site plan review. We anticipate the submission shortly.

2. **Local First Arizona.** The Town is hosting and sponsoring the Local First Arizona's Second Annual Food & Farm Finance Forum in the Clark Memorial Clubhouse Auditorium on January 15 and 16, 2015. Approximately 125 individuals from around the state are currently registered.



3. **Rongo Zone Change – Excerpts from the Council Meeting of November 18, 2014.**

The property owners of Assessor's Parcel Number 400-07-026F, an approximately 5.37-acre property located at 701 S. Broadway Street, have submitted a rezoning request for an approximately 2.88-acre portion of this property.

Jaimie and Joseph Rongo are requesting a change in zoning from R2 (Single Family and Limited Multiple Family Residential) to Commercial. This property is the location of the Arizona School of Integrative Studies (ASIS), commonly referred to as the massage school, and operated by Mr. & Mrs. Rongo.

Vice Mayor Dehnert moved against the adoption of the ordinance #365 of the Mayor and Council of the Town of Clarkdale, Yavapai County, Arizona, amending the zoning map of the Town of Clarkdale, Arizona to rezone certain real property, an approximately 2.87 acre portion

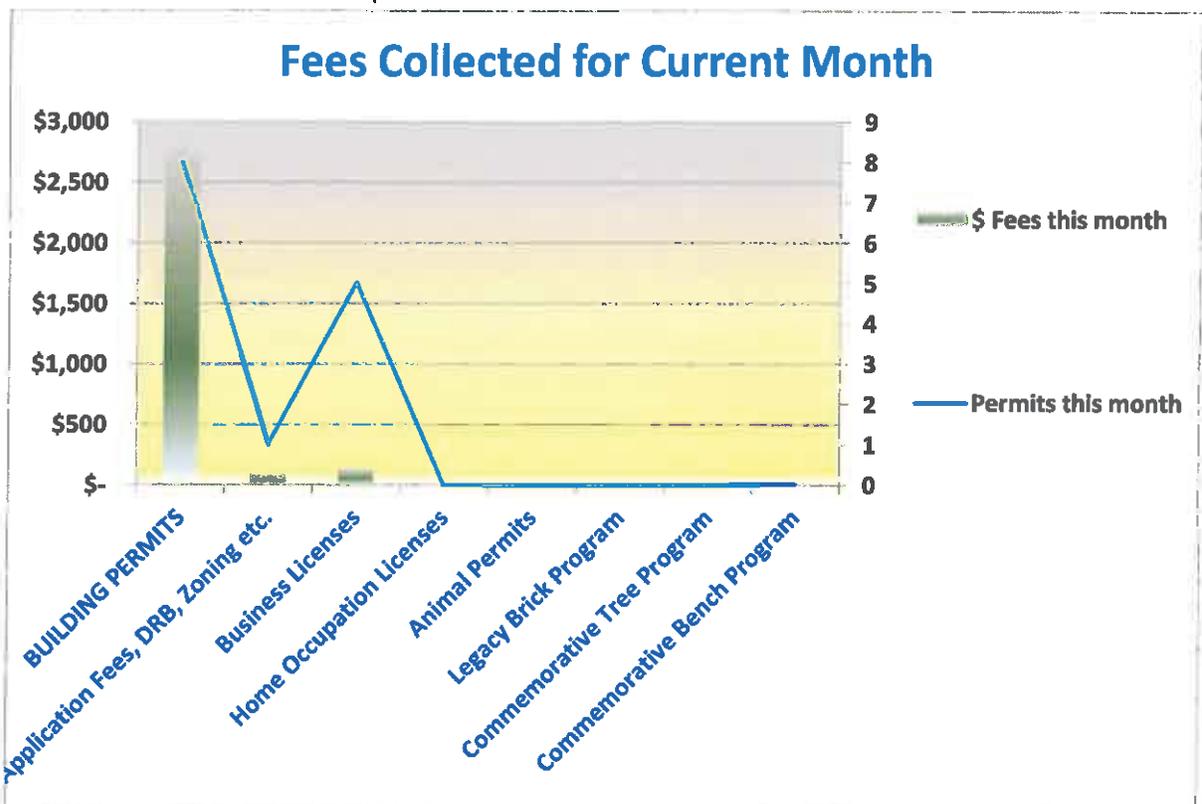


Director's Report

of Assessor's Parcel number 400-07-026F located at 701S Broadway Street in Clarkdale, from R2 (Single family and limited multiple family residential) to C (Commercial) with limited uses and imposing conditions. Councilmember Bohall seconded the motion.

Discussion followed regarding procedure. Vice Mayor Dehnert called the question. The motion passed with Councilmembers Regner and Buckley opposing.

4. December 2014 Statistics.



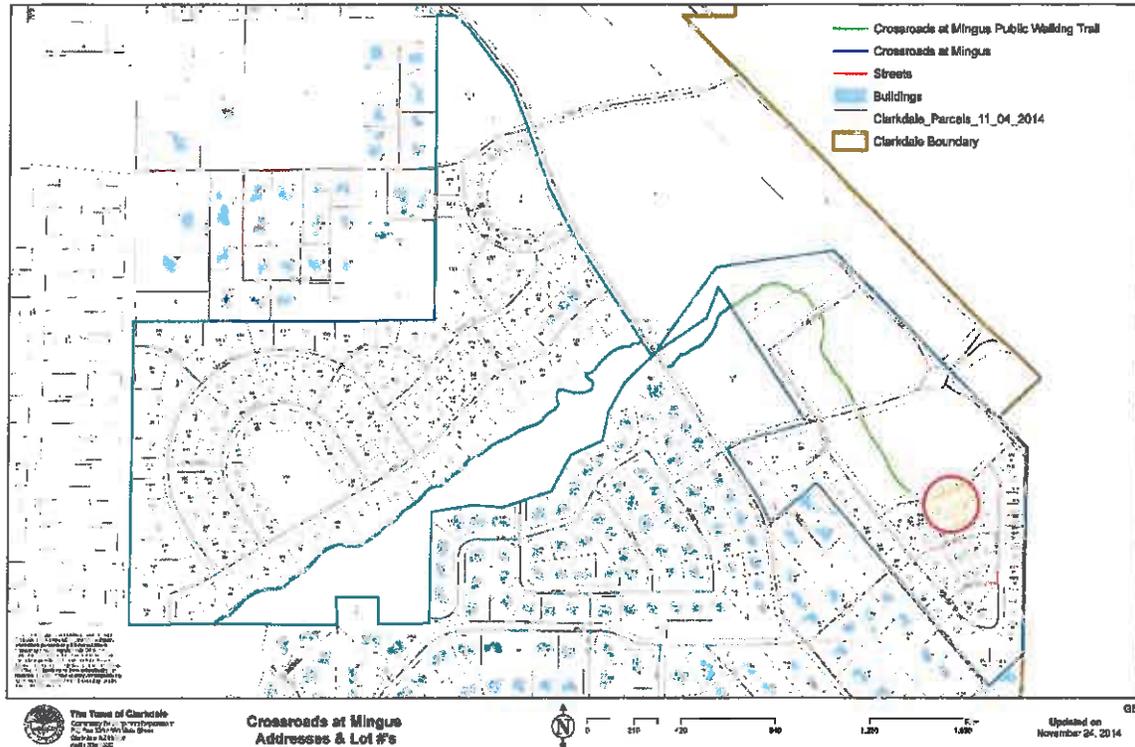
5. Permits Issued.

- a. Fence at 1420 First North Street
- b. New single family home at 133 Granite Springs Road
- c. Fascia replacement at the Historical Museum building located at 900 First North Street
- d. *New single family home at 133 Granite Springs Road
- e. *New single family home at 137 Granite Springs Road

*Note: both of these homes are located in the Crossroads at Mingus Subdivision.
See map below.



Director's Report



- f. Fence at 521 Ami Drive
 - g. Re-roof at 1461 Foy Road
 - h. Patio enclosure at 2041 Old Jerome Highway
6. **Verde Valley Regional Economic Organization – Verde Valley Gigabit Project.** Just before the end of 2014, the Phase I design report for the valley-wide middle mile and metropolitan area networks was submitted to the Arizona Department of Administration, the granting authority that provided \$36,100 in funds to hire GSW Telecom & Consulting, a network design, engineering and construction firm based in Tucson. With the completion of the report, the Verde Valley has taken a huge step forward towards a broadband network for this region. Based on initial estimates, the completed network is likely to run between \$17 and \$25 million so the funding strategy will be under development next. Jodie presented the overall design to the VVREO Board on Friday, January 9th and the Mayors' and Managers' Meeting on Monday, January 12th.
7. **Downtown Clarkdale Business Alliance.** At the monthly meeting on Tuesday, January 6th the Alliance reviewed the draft of the way-finding signs for Clarkdale. Given their overwhelming support for the project, staff is preparing a packet for a council work session on the topic. At the meeting, staff also distributed notices regarding the upcoming water main improvements on Ninth Street which were met with enthusiasm. In addition, there are a host of new events in the planning stages for downtown Clarkdale this year as follows:



Director's Report

- Clarkdale Hops – February 12th – 21st to coincide with Arizona Beer Week. A variety of businesses will be offering Arizona-beer related events at their establishments and advertising them on the AZBeerWeek.com website
 - Poker Stroll with the Lions Club Car Show – March 14th. A poker stroll will be available during this year's car show to encourage business visitation along Main Street. A prize will be offered again.
 - Dog Days of Summer – June 20th. This event is targeted at dog lovers and may include such events as Chihuahua races, Greyhound races, dog costume contests, dog tricks contests, dog biscuit walk, and any other ideas we can dream up between now and then.
8. **Sustainable Clarkdale Initiative - Brewer's Tunnel Report.** The final updates to the initial report on Brewer's Tunnel options were sent off to the team at American Rivers who will be available to revisit this project beginning in the New Year. Once ready for distribution, the hope is to share these ideas with the Freeport-McMoRan team as input into discussions on future alternatives relative to the dam.
9. **Verde Valley SciTech EXPO.** The initial outreach emails are being distributed next week for the upcoming second Verde Valley SciTech EXPO to be held at the Verde Campus of Yavapai College on March 27th from 5 – 8 PM. All businesses are welcome to participate. For booth reservations, see Community Development.





Staff Report

Agenda Item: **WORKSESSION:** Discussion between the Planning Commission and invited stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR 89A Focus Area

Staff Contact: Beth Escobar

Meeting Date: January 20, 2015

Presented to: Planning Commission

Background:

In 2013 the Clarkdale Town Council adopted the Sustainable Community and Economic Development Plan. One of the focus areas identified in the plan is business retention, expansion and attraction. The first short-term strategy within this focus area is to create area-specific plans and infrastructure development plans for the following areas:

- SR 89A Corridor
- Broadway Corridor
- Bitter Creek Industrial Area
- Arts & Entertainment District

Each of these areas is identified as having the potential to contribute to the economic prosperity of the town. In addition, each of these areas has adjacent residential property that could benefit and would be impacted by increased commercial development. Infrastructure development includes water, wastewater, broadband, 3-phase electric and road systems.

During a series of worksession discussions, the Planning Commission determined to begin this project with the SR 89A Focus Area. Because of the length of the corridor, the Commission directed staff to break the corridor into smaller components.

The portion of the corridor between Clarkdale Parkway and the Centerville Roundabout will be the first sub-area to go through this process. (This portion will be referred to as the focus area through the remainder of this report.) The entire process will consist of a preliminary meeting with property owners and major stakeholders for the area. During this preliminary meeting, a draft conceptual plan will be developed for the focus area.

The draft conceptual plan will be presented to the general public at a subsequent meeting. During this general meeting, the public will be asked to provide feedback and comments on the draft conceptual plan.



Staff Report

Focus Area Characteristics

The Clarkdale Parkway to Centerville Roundabout Focus Area encompasses approximately 91 acres with 9 individual property owners. The #1 Food Store and Gas Station and Mold in Graphics are the only two established businesses within this area. Several parcels have split zoning, with commercial zoning along SR 89A for an average depth of 300 feet and single-family zoning towards the rear of the parcels.

Water and wastewater infrastructure exists along SR 89A. In addition, three-phase electrical power is available for a portion of the focus area.

SR 89A is owned and operated by the Arizona Department of Transportation. There are pedestrian sidewalks on both sides of the highway. Other than the driveway access to Mold in Graphics and the access to #1 Food, there are no existing driveway cuts providing access into the undeveloped properties.

The Centerville Road extension is planned to connect the existing Centerville Road in the Mountain Gate subdivision to the Centerville Road roundabout. An opportunity exists to connect the not yet completed Mountain Gate trail system to the sidewalk on the north side of SR 89A along this proposed road extension. There are no other existing or planned trails in this focus area.

Deception Wash, an approximately 300-foot wide natural drainage area, impacts several of the properties within the focus area.

The focus area is bordered on the north by medium (Mountain Gate) to high (Centerville) density subdivisions to the north. To the south of the focus area is undeveloped residentially zoned property. The proximity of residential areas to the commercial corridor provides the opportunities for multiple pedestrian connections in and out of the area.

The focus area is located within the 89A Corridor Commercial Overlay District. The overlay district fosters site designs sensitive to the environment, including the preservation as open space of drainage features, view protection and strong pedestrian connections.

This area of the Town is identified in the 2012 General Plan as the Clarkdale Parkway Gateway. The Land Use Plan identifies this area as appropriate for mixed uses. Per the General Plan:

'Development of this area would serve as a 'gateway' from State Route 89A which is the main arterial access route serving Clarkdale to the historic Town site area. This area is highly visible from throughout the Town and development here will have a profound and lasting impact on the character of Clarkdale. Because of this high visibility of this area, it should be identified as a major planning priority to ensure that any future development is



Staff Report

done in a manner sensitive to the historic context. A Clarkdale Parkway Overlay designation would allow a mix of uses, including residential, commercial, recreational and open space.'

Drafting a Conceptual Plan:

The following elements should be included in the draft conceptual plan:

1. Identification of preferred uses based on the uses permitted in the underlying zoning district
2. A circulation plan that:
 - a. Identifies access to each property
 - b. Provides easy access off of main roads
 - c. Minimizes traffic impact to adjacent residential neighborhoods
3. Centralized areas for public parking set back from the highway
4. Identification of existing view sheds
5. Optimum building placement
6. Potential for pedestrian connections
7. Identification of multi-modal transportation opportunities
8. Methods for incorporation of the Sustainability Values into any plans developed for these areas.

Next Steps:

Upon completion of the draft master plan, the stakeholders will be invited back to participate in a meeting with residents and property owners to review the draft conceptual plan. After compiling and filtering the input received from this meeting, the draft conceptual plan will be submitted to Council for review of the process before proceeding with the rest of the focus areas.

Goal:

The goal of the Focus Areas Conceptual Plans is threefold:

1. Identify barriers to development in these areas
2. Provide solutions promoting sustainable development
3. Engage the community in developing a vision for each of the areas

The Conceptual Plans will serve as a guide for development but will in no way alter the existing zoning of any specific property:

Recommendation: Staff is hoping a draft conceptual plan can be completed during this worksession. If not, staff is requesting direction from the Commission to schedule a follow-up meeting.

Attachments:

1. Aerial map of the focus area
2. List of commercial and industrial uses
3. Sustainability Values



TOWN OF CLARKDALE

COMMUNITY DEVELOPMENT DEPARTMENT

Commercial District Permitted Uses

Amusement place in a completely enclosed building
Automobile parking lot
Automobile, trailer, boat, or farm implement display, sales or rentals.
Bed and Breakfast Country Inn
Commercial, trade or vocational schools
Convalescent homes and retirement centers
Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, home repair and upholstery shops
Financial institution
Hotels and motels
Manufacturing, production and assembly of boutique consumable products
Medical Marijuana Dispensary
Multiple family dwellings
Personal service uses, including barber shops and beauty parlors, artist studios, funeral parlors and other personal service uses of a similar nature
Professional and business offices, including clinics
Public garage, including storage and repair
Publicly owned or operated park, playground, or building including public garages and storage yards.
Storage facilities
Restaurants, taverns, bars and sidewalk cafes
Retail sales, including florist shops and greenhouses in connection with such shops
Self-service laundry and cleaning establishments
Wholesale establishments and warehouses

Commercial District Conditional Uses

Automatic or self-service car wash
Campsites and recreational vehicle parks
Day Care Center
Filling station
Outside display of goods and merchandise, outside storage
Wireless Communication Tower



TOWN OF CLARKDALE

COMMUNITY DEVELOPMENT DEPARTMENT

Industrial District Permitted Uses

Any principal permitted use in the Commercial District
Laboratories, research, design and testing
Lumber yards and mill work plants
Manufacture, assembly and storage of various products
Medical Marijuana Processing Facility
Truck stop
Sexually Oriented Businesses
Wholesale establishments, warehouses and self-storage units

Industrial District Conditional Uses

Auto salvage or junkyard
Compounding of materials
Quarrying, extracting, grinding or crushing of materials
Reduction, refining smelting or alloying of metal and metal ores
Wireless Communication Tower



TOWN OF CLARKDALE SUSTAINABILITY VALUES

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

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

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

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

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

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

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

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



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

Green building – Incorporate current technologies to support sustainable design.

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

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

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

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



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Construction: Incorporate the following best practices

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

Maintenance & Restoration – Minimize environmental impact

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

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

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