



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

Tuesday, April 21, 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, April 21, 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 13th day of April 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 March 17, 2015.

5. **REPORTS:**

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

6. **OLD BUSINESS:**

- a. **WORKSESSION:** Continuing discussion between the Planning Commission and stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR89A Focus Area.

- **Summary of February meeting – 10 minutes**
- **Review of infrastructure – 20 minutes**
- **Review of Stakeholders specific challenges – 30 minutes**
- **Discuss Next Steps – 10 minutes**

7. **NEW BUSINESS:**

- a. **WORKSESSION:** Discussion/possible action regarding proposed changes to Sections 3-9, 3-10, 3-11, 3-12 and 3-13 of the Town of Clarkdale Zoning Code regarding commercial zoning.

8. **ADJOURNMENT:**

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, MARCH 17, 2015, 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 March 17, 2015, 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	Excused
Vice Chairperson	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Craig Backus	Present

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar
Town Attorney	Gene Neil

Others in Attendance: Greg Lake and Tom Waniewski, Capital Telecom, Phil Terbell, property owner, Frank Brookbank, Brian and Karen Daniels, Sean Sterling, Jean Worfolk, Barbara Van Wye, Bill Lange, Gary Morgan, Ron Black, Robert Reynolds, Robyn Prud'homme-Bauer, Christine Adams, Donna Warner, Sandy Fidelity, Donna Whitmore, Mary Brunnenmeyer, Rick Hendrickson, Greg Kirkland and others who did not sign in.

- 1. AGENDA ITEM: CALL TO ORDER:** Vice Chair de Blanc called the meeting to order at 4:00 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 February 17, 2015. Vice Chair de Blanc entertained a motion to accept the minutes. Commissioner Erickson motioned to approve the Special Meeting Minutes of February 17, 2015. Commissioner Backus seconded the motion. The motion passed unanimously.

Consideration of the **Regular Meeting Minutes of February 17, 2015**. The Vice Chair entertained a motion to accept the minutes. Commissioner Erickson motioned to approve the Regular Meeting Minutes of February 17, 2015. Commissioner Backus seconded the motion. The motion passed unanimously.

5. NEW BUSINESS:

- a. **PUBLIC HEARING:** A Conditional Use Permit Application for a wireless facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 406-26-010Y. **Applicant is Capital Telecom. Case Number: CUP-091011.**

- **Staff Report:**
- **Applicant Presentation:**
- **Questions to Staff/Applicant:**
- **Open Public Hearing:** Vice Chair de Blanc opened the Public Hearing.

Staff presented the following:

Background:

Capital Telecom has submitted a conditional use permit application for a wireless facility at 1450 SR 89A. The proposal includes a 65-foot high monopole centered on a 40' x 60' square located at the northwest corner of the subject property. The compound will be enclosed by a 6-foot high chain link fence with a 12-foot wide sliding gate. The proposal includes a 12' x 20' equipment shelter, a new transformer and additional support infrastructure. No lighting is proposed for the facility, other than ground-mounted emergency motion-sensor lighting. No signage is proposed for the facility. The applicant will be leasing this area from the property owner.

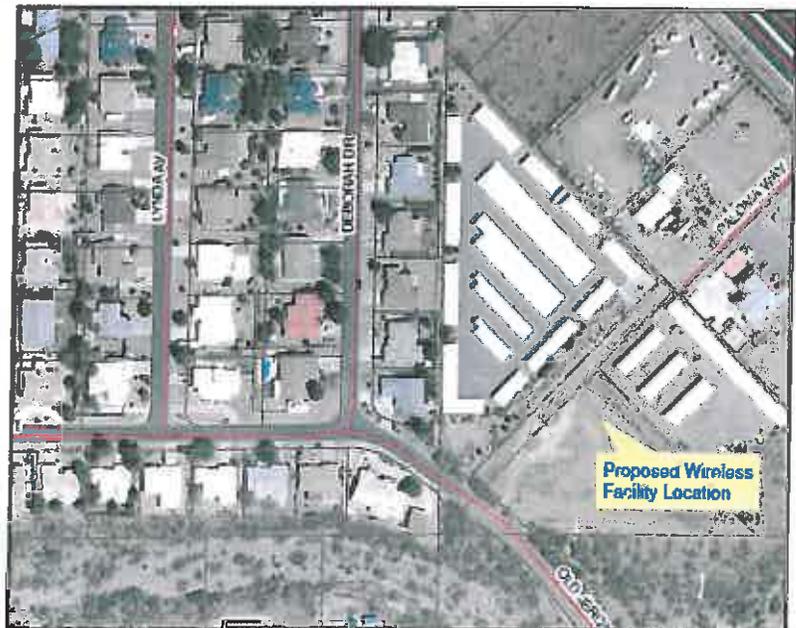
Zoning and Vicinity

This property is zoned Commercial. The subject property is approximately 1.18 acres and is undeveloped. The property is accessed from SR 89A by Paloma Way, a privately owned easement.

The subject property is not within the 89A Highway Overlay District.

Surrounding land uses include Nate's Cowboy Café Restaurant, two storage facilities, a delivery services company and an auto mechanic business.

The Foothill Terrace subdivision is



directly to the west of the subject property. There are several single-family residences to the south. The proposed Crossroads at Mingus Park is directly to the south.

Town Regulations

The Town's wireless facility regulations, Ordinance #352, became effective August 9, 2013. This ordinance allows wireless facilities in commercial and industrial districts as a conditional use. The maximum allowable height for a cell tower in a commercial district is 65 feet. The purpose of having conditional uses in the Zoning Code is to allow for a process through which the proposed use is examined to determine its impact at a specific location.



Site Visit

On February 17, 2015 the Planning Commission conducted a site visit of the subject property. During the site visit, Mr. Tom Waniewski, Principal with Capital Telecom, pointed out the proposed cell tower would have a line-of-sight connection with the new cell tower at the VFW building in Cottonwood, the communication facilities on Cleopatra and Sunshine Hill behind Jerome, and with a proposed additional tower in Yavapai County west of the Town of Clarkdale.

Outside Agency Review

Per a request from the Cottonwood Airport Authority, the applicant submitted a review request to the Federal Aviation Administration and received a "Determination of No Hazard to Air Navigation" for the proposed wireless facility.

Morgan Scott of the Cottonwood Airport Authority has requested warning lights be installed on the tower. This is not a requirement per the FAA review, however, and it is staff's opinion lighting at the top of the tower would be a nuisance to the surrounding neighborhood. The subject property is approximately 1.3 miles from the western end of the runways at the Cottonwood Airport.

Yavapai County Flood Control noted the south property line is impacted by the North Fork of Mescal Gulch, however there are no issues or concerns for the location of the wireless facility.

The Clarkdale Fire Chief provided comments stating there is no basis to object to the application, however, the district would like to see a secondary access to the property for public safety reasons.

NEPA Review

The applicant was required to complete an Environmental Summary Report to the Environmental Protection Agency as part of its FCC permit application. As part of this summary, the application was sent to the following agencies for review and comment:

Native American Tribes in Arizona
Yavapai County Flood Control via the Town of Clarkdale
Arizona Game & Fish
US Fish & Wildlife
Arizona State Historic Preservation Office
Army Corp of Engineers
National Park Service
Bureau of Land Management
National Wilderness Preservation System

Per the requirements of the FCC, the applicant published a notice in the Verde Independent soliciting comments regarding possible environmental impact related to the proposed site on November 19 and 21, 2014.

Through this review process, the proposed facility was found to have no significant negative environmental impact.

Internal Agency Review

The Clarkdale Police Department and Public Works Department submitted comments noting there is no secondary access to the site and stating this was a safety concern.

The Police Department has also requested the cell tower be pre-wired to accommodate placement of repeaters for emergency responders.

Independent Expert Review

At the request of staff, an outside expert review of the application was completed by David Baker, Sr. with Mariner Wireless Services, a Tucson telecommunications firm. The expert review determined the application to be in full compliance with FCC regulations and the Town of Clarkdale ordinance. The cost of this outside review was paid by the applicant as required under Town Ordinance 364.

Public participation

Notices of the public hearing were mailed to 108 property owners within 1,000 feet of the subject property. Per state statute, the Town is required to notify property owners within 300 feet. The Community Development Department policy is to extend the notification distance to 1,000 feet for all public hearing items. The public hearing notices were mailed on Wednesday, February 11, 2015.

Included with the public hearing notice was information regarding the neighborhood meeting hosted by the applicant on Tuesday, February 17, 2015. A summary of this meeting, provided via email by the applicant's representative, follows:

Our neighborhood meeting at 4:00 also went well. About 30 people attended. About 10 of them were quite vocal and asked a lot of questions. Following the meeting we had about a dozen neighbors come up to tell us they supported the site, and apologized for some of their more vocal neighbors.

Two legal notices of the public hearing were published in the Verde Independent on February 15 and March 1, 2015. The Zoning Code requires only one legal notice be published.

In addition, the property was posted at two locations on February 27, 2015 with information regarding the public hearing.

At the time of this report, two written comments have been received. Copies are included in the Planning Commission packet.

Staff has kept a log of public contact for this application. A copy is included in the packet.

Analysis

Per Section 5-5 of the Town Zoning Code, the Planning Commission shall make findings on a conditional use permit application based on the following six elements:

1. **Applicable Regulations:** Those conditions necessary to assure compatibility of the development of the land in question will be consistent with the purpose of the Zoning Ordinance, Town of Clarkdale General Plan, other statute, and any ordinance or policies that may be applicable.

Staff Analysis – Zoning Ordinance: Ordinance #352, Wireless Communication Facilities, became effective August 9, 2013. This ordinance allows cell towers up to a maximum of 65 feet in height in the Commercial Zoning District with a conditional use permit. The ordinance includes a list of nine items required to be included in the conditional use permit application. The applicant has provided all nine of these items.

The Federal Communications Commission oversees the regulations for wireless service facilities. Section 332(c) (7) of the Communications Act prohibits local governments from discriminating among providers and from prohibiting the provision of personal wireless services.

Until the Town adopted the Wireless Facilities Ordinance in 2013 the Town was not in compliance with this section because wireless facilities were not included as a use in any of the zoning districts.

Staff found no specific references to wireless facilities in the 2012 Clarkdale General Plan.

2. **Bulk Regulations:** The site is adequate in size and topography to accommodate proposed use, population density, building height, lot coverage, setbacks, spaces, landscaping, fences and parking. That these elements are compatible with the general character of development in

the vicinity of the proposed conditional use and are adequate to properly relate the proposed use with the existing land uses in the vicinity.

Staff Analysis – The 1.18-acre site is adequate to accommodate the proposed use. The wireless facility would not conflict with the various surrounding commercial uses.

3. **Performance:** That the location, design and operation characteristics of the proposed use are such that it will have minimal adverse impact on the livability, public health, safety, welfare, or convenience of persons residing or working in the vicinity, to adjacent property, to the neighborhood or to the public welfare in general in that the facility, once completed should not interfere with the day-to-day operations of the existing businesses.

Staff Analysis – Visibility: The Planning Commission conducted a site visit to the subject property on February 17, 2015. The applicant had placed a balloon on the site. The top of the displayed balloon was at 65 feet. The 12-foot width of the balloon demonstrated the width of the proposed array at the top of the cell tower.

During the site visit, the top of the balloon appeared as high as the top of the Mogollon Rim in the distance from the properties to the south along Cholla Lane. Along the SR 89A highway, the balloon was noticeable against the background of the existing vegetation and was higher than the flag pole at the property in front of the site. The balloon appeared visible to the residences along Deborah Drive, particularly the two properties at the south end of Deborah Drive in the Foothills Terrace subdivision which are less than 300 feet away from the proposed site. The balloon did not appear visible from the rest of this subdivision. The balloon was also visible from homes in the Mescal Spur neighborhood, specifically those along Cholla Lane. These homes were constructed in the late 1990's and the 2000's.

The homes along Deborah Drive abut commercially zoned property. These homes were constructed in the 1990's. The commercial corridor along SR 89A, including the subject property, has been zoned commercial since adoption of the first Town of Clarkdale zoning map in 1973, prior to construction of the surrounding homes. The maximum height allowance for buildings in the commercial zoning district is 50 feet.

The Town of Clarkdale Zoning Code does not include protection of individual views other than within the 89A Overlay District. Recognition of the 89A view corridor was established by adoption of the Overlay District in 2006.

In order to mitigate visual impact of the cell tower, the applicant has proposed to paint the tower a beige color to blend into the view. A color sample will be presented at the public hearing.

Staff Analysis – Impact on public health, safety, welfare. Per the FCC, the radio frequency emissions of the proposed tower will be no more than 0.035 percent of the Commission's maximum permissible exposure.

Section 332(c) (7) of the Communications Act preempts local zoning decisions based directly or indirectly on the environmental effects of radio frequency (RF) emissions from a cell tower. Staff will therefore not address this issue in this report.

During agency review of the application it was noted there is only one legal access to the subject property and the surrounding businesses. This is considered a safety concern for the properties in general, both for evacuation purposes in an emergency and access by public safety personnel in case the SR 89A access is blocked. If the Planning Commission moves this application forward to Town Council, staff has included a recommended condition of approval requiring the applicant complete a road connection to Old Jerome Highway.

The Police Department has requested the applicant grant an easement on the tower for the installation of public safety communication repeaters. This request would increase public safety by providing redundancy for the public safety dispatch system.

4. **Traffic Impacts:** The provisions for ingress and egress, public streets and traffic circulation are adequate, or can be upgraded through street improvements as a condition of approval.



Staff Analysis – The subject property is accessed from SR 89A by Paloma Way. The front half of Paloma Way is an ingress/egress easement. The back half of Paloma Way was dedicated to the Town as right-of-way in 2005. At this time a vertical curb was constructed along the west edge of the dedicated right-of-way. The decomposed granite surface of the right-of-way portion of Paloma Way has deteriorated and there are large ruts traversing the roadway.

The Town right-of-way is 25-feet wide and approximately 465-feet long.

In staff's opinion, a paved connection through to Old Jerome Highway would address safety issues, both from the perspective of public safety access but also in allowing an additional emergency exit for residents of Foothill Terrace and the Mescal Spur neighborhood. Paving of the road would curtail the nuisance of dust kicked-up from additional traffic to the site.

5. **Landscaping:** Landscaping and/or fencing of the proposed development assures that the site development will be compatible with adjoining areas and with the intent of Town policies.

Staff Analysis – The applicant is proposing a 6-foot high chain link fence to surround the complex.

Staff is not recommending the planting of any additional landscaping to screen the proposed complex. The subject property is edged by native landscaping providing natural screening of the area. The eastern border of the storage facility located on the other side of the town right-of-way has an existing 10-foot wide landscape barrier. Any additional landscaping would

require extension of water service to the property and installation of an irrigation system. If the remainder of the subject property develops at some time in the future, landscape requirements would be stipulated for the entire site.

Staff has suggested the bottom half of the fence should be a solid material to prevent entrance of pack rats and other destructive vermin.

6. **Nuisance:** That the proposed use will not create a hazard to persons and property from possible explosion, contamination, fire or flood. That the use will not create a nuisance arising from, but not limited to noise, smoke, odors, dust, vibrations, signage or illumination.

Staff Analysis – No hazardous materials will be stored on site creating a hazard from explosion, contamination or fire. If the conditional use permit receives approval, a building permit for the facility will be required. The cell tower must meet Electronic Industries Alliance/ Telecommunication Industries Association standards. The building permit will be forward to Yavapai County Flood Control for review and approval.

The noise generated by the facility will be minimal and comparable to the noise generated by a typical single-family residence. (See attached email from the applicant’s engineer). Traffic to the facility once construction is complete will also be minimal.

Summary: In staff’s opinion, and with the recommended conditions, the application is in compliance with the required findings for a Conditional Use Permit.

Approval Process for Wireless Facilities

Per the Telecommunications Act of 1996 the Federal Communication Commission has the final authority for approval of all wireless communication facilities. One of the initial steps required by the FCC is an environmental assessment, which as previously noted has been completed by the applicant.

The FCC has already issued the radio station authorization to Verizon Wireless for Northern Arizona.

The applicant has stated the proposed location meets their requirements for their network and will increase both network coverage and availability in the area. The independent expert the Town asked to review this application concurs with this statement.

The Town’s wireless ordinance does not permit placement of cell towers in the 89A Overlay District. This previously established overlay district extends 500 feet on either side of the highway and identifies an important viewshed along the highway corridor. This prohibition leaves only a few properties in the area meeting the applicant’s requirements. All of these potential properties abut property zoned for residential development.

Recommendation:

Staff has determined the Conditional Use Permit application to be complete and in compliance with the requirements of Section 4-18 of the Town of Clarkdale Zoning Code.

Staff is requesting the Planning Commission conduct the public hearing regarding this application and either direct staff and/or the applicant to provide specific additional information or make a recommendation to Town Council for approval, approval with conditions, or denial of the application.

If the Planning Commission chooses to recommend approval of the Conditional Use Permit application, staff offers the following conditions:

1. A building permit shall be issued prior to construction of the facility.
2. No lighting, other than the motion sensor emergency lighting described in the staff report shall be installed.
3. All components of the facility shall be removed at the expense of the applicant/property owner if the facility is decommissioned and not used for 180 consecutive days.
4. Any substantial change to the project dimensions by more than 10 percent of the design of the facility as approved will require an additional Conditional Use Permit application.
5. The applicant will grant an easement to public safety entities for placement of repeaters on the tower to enhance communications. The applicant, at their expense, will prewire the proposed cell tower for ease of future installation of these repeaters. Design and installations shall be coordinated with a vendor designated by the Clarkdale Police Department.
6. The applicant will participate in facilitating broadband infrastructure development in the Verde Valley as opportunity arises.
7. The applicant shall improve the Town right-of-way along the western boundary of the subject property including engineering, design and installation of a finished road.

Senior Planner Escobar read the following into the record:

Cynthia Fawcett, RN, BSN

671 Roca St.
Clarkdale, AZ 86324
413.775.3466
cynfawcett@yahoo.com

March 10, 2015

Town of Clarkdale, Community Development Department
PO Box 308
Clarkdale, AZ 86324

ATTN: Ms. Beth Escobar, Senior Planner, and Planning Commission
SUBJ: Conditional Use Permit Application for a Wireless Facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 106-26-010Y. Applicant is Capital Telecom. Case Number: CU1-091011

Dear Ms. Escobar and Planning Commission members:

Please read this letter into the minutes of the public hearing scheduled for Tuesday, March 17th, 2015 at 16:00; this matter is of great importance and my work schedule prevents me from attending until early evening.

As a health care professional, homeowner and resident living within 1500' of the subject site, I adamantly oppose this location for a cell tower. My reasons are abundant.

This parcel directly abuts a very dense and extensive residential neighborhood. The immediate subdivision area is zoned R1 (single family residential), and is surrounded by R3, R4 and R4A (all residential). (See *General Plan, Town of Clarkdale Housing*). Although the site itself is designated highway commercial (See: *General Plan, Land Use Plan*), it is obvious that certain commercial uses would negatively impact this vast residential area more than others: a cell tower is such a use.

First, the tower will surely be an eyesore, a direct detriment to the extraordinary red rock view these many residents and homeowners enjoy. Arguably the prominent feature in the choice to purchase and/or reside here in the foothills area of Clarkdale, our view is vast and currently uninterrupted by any strong vertical lines; in fact, there is a marked horizontal nature to all aspects of this neighborhood, even the current structures on the 89A commercial strip we border.

Page : of 2

The cell tower, by ruining our views, would lessen the enjoyment of our homes, reduce the desirability of our real estate, and thereby the resale ability and resale value of our properties.

Secondly, the cell tower, by definition, emits an air pollution of electromagnetic radiation (EMR) the effects of which have not yet been studied extensively enough to demonstrate any level of safety. To the contrary, exposures at such close distances for 12-24 hours daily, continuously, which is what would happen to our residents, may be extremely hazardous to human health. There is evidence of damage to enzymes, cell tissue and DNA, and links to brain tumors, cancer, suppressed immune function, depression, miscarriage, Alzheimer's disease, neurological disorders and numerous other serious illnesses. For this reason, multiple municipalities have restricted cell tower placements from areas with hospitals, childcare, schools, or senior support centers. Even if one questions the direct effect on human, animal and plant life that these studies suggest, the perception of negative health effects is a fact: many people believe that living in close proximity to a cell tower is dangerous to their health, the health of their families, and their pets. It is this perception that will cause our homes and properties to be less desirable to potential buyers, in fact unmarketable to a large group of conscientious buyers, who do have a choice not to buy near a cell tower.

Our town has promised to protect it's residents and property owners by including this clause in the commercial zoning code,

Fly Ash, Dust, Fumes, Vapors, Gases and Other Forms of Air Pollution-

No emission shall be permitted which can cause damage to health, to animals, to vegetation, to other forms of property, or which can cause any excessive spoiling.

Our town has pledged in the General Plan to take no action to adversely effect our health, views, or property values.

In closing, I understand that there is a desire by the non resident applicant, and perhaps other persons who do reside in our town, to place an additional cell tower in Clarkdale. Although I have no specific suggestion for such a site, I would recommend that it not be within 200' of multiple residences, nor 1500' of many more, nor adjacent to a dense residential neighborhood. Please do not place this cell tower here, approximately 500' from my one and only beloved home.

Sincerely,



Cynthia Fawcett, RN, BSN
Homeowner and Resident

Greg and Mary Kirkland
1480 Deborah Drive
Clarkdale, AZ 86324
mkg:10@cableone.net
928.301.2135

March 12, 2015

Planning Commission and Town Council
Town of Clarkdale
PO Box 306
Clarkdale, AZ 86324

Subject: Case Number CUP-091011, Capital Telecom

Dear Committee Members:

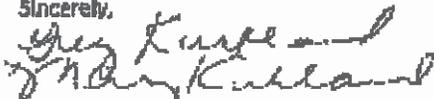
I would like to state for the record that my wife and I are emphatically opposed to the placement of the cell tower in our neighborhood. There are many reasons we're opposed to this.

The population directly in the field of the tower includes the elderly and young children; we do not want to expose our families to this RF radiation! This is one of the most densely populated areas of Clarkdale. Also the tower will obstruct our view of the red rocks of Sedona which will affect our property values. The health dangers are well documented in many reports since the FCC approved cell towers close to populated areas. Because of the many documented reports showing the health risk of concentrated EMR/RF radiation we feel this would be an unforgivable act by the city and mayor if allowed so close to its citizen's homes. If this tower is erected in this very sensitive location this could have a devastating effect financially on the city of Clarkdale.

We also feel this would be extremely hypocritical of the city since they encourage sustainability, clean air, and a clean environment for its citizens. This is one of the reasons we decided to settle here and raise our family here 27 years ago. Don't let our town succumb to the big cell phone companies' pressure. Stand with the many towns throughout the country who have said no to this well documented health risk to our citizen/voters.

Do the right thing for all of us: vote this down.

Sincerely,



Greg and Mary Kirkland
Homeowners and Residents

Beth Escobar

From: Lynda Zanoli <lzanolli@gmail.com>
Sent: Tuesday, March 17, 2015 12:59 PM
To: Beth Escobar
Subject: Cell tower

Please share this at the meeting tonight. As a Clarkdale resident and a neighborhood resident that would benefit from a new cell tower, my opinion is to build it.

Lynda

***** Town of Clarkdale office hours are Monday – Thursday from 8:00 a.m. to 5:30 p.m. and Friday 8:00 a.m. to 12:00 p.m. (noon). *****

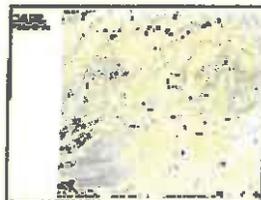
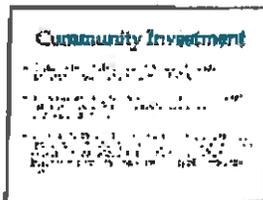
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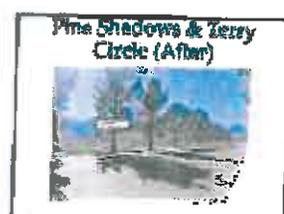
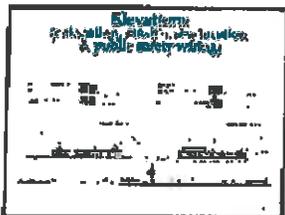
Applicant Presentation:

Mr. Greg Lake with Capital Telecom made a presentation:

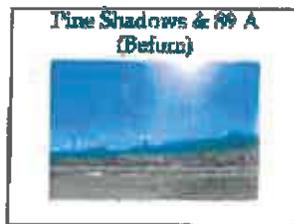
3/19/2015



3/19/2015



3/19/2015



**FOC Environmental
Approval of the Site**
APRIL 30 2015

On April 30, 2015, the Planning Commission met to discuss the FOC Environmental Approval of the Site. The Commission discussed the FOC Environmental Approval of the Site and the FOC Environmental Approval of the Site. The Commission discussed the FOC Environmental Approval of the Site and the FOC Environmental Approval of the Site. The Commission discussed the FOC Environmental Approval of the Site and the FOC Environmental Approval of the Site.

3/19/2015

FCC Approves RF Emissions
The Federal Communications Commission (FCC) has approved a new set of rules for radio frequency (RF) emissions from wireless devices. The rules will allow for more efficient use of the radio spectrum and will help to reduce the cost of wireless services. The FCC also approved a new set of rules for the use of the radio spectrum by unlicensed devices, such as Wi-Fi and Bluetooth devices. These rules will help to ensure that these devices do not interfere with licensed services.

The Wireless Industry's New Initiatives
The wireless industry is launching a number of new initiatives to improve the quality of service and reduce the cost of wireless services. These initiatives include the development of new wireless technologies, such as 4G LTE and 5G, and the implementation of new network architectures. The industry is also working to improve the security of wireless networks and to reduce the environmental impact of wireless devices.

Radio Frequency - Health Effects (Telecom Act)
The Telecommunications Act of 1996 requires the FCC to conduct a study of the potential health effects of radio frequency (RF) emissions from wireless devices. The study is currently underway and is expected to be completed in the next few years. The results of the study will be used to inform the development of new rules for RF emissions from wireless devices.

Vice Chair de Blanc opened the public hearing.
(The following is a summary of public comments)

Frank Brookbank, 1720 Silver Spur Circle
Stated he is opposed to the cell tower because of the impact on his view and the loss of value it would cause to his property.

Brian Daniels, 1565 N. Cholla Lane
Stated his opposition because of potential negative health impacts. This type of facility should be located away from residential areas.

Sean Sterling, 1440 Deborah Drive
Stated his opposition because of view impact.

Jean Worfolk, 882 Reta Street
Stated her opposition due to dangers of radiation from radio frequency emissions.

Barbara Van Wye, 1749 Silver Spur Circle
Stated her opposition. Too close to homes and park. Will have an adverse effect on health. Will destroy their view. There must be a better location.

Phill Terbell, 1021 Desert Sky Drive.
Owner of subject property. Stated he believes improved wireless services will have a beneficial impact on local economy.

Bill Lange, 882 Reta Street
Stated his opposition due to impact on view and negative health impact.

Gary Morgan, 1461 Deborah Drive
Stated his opposition. Cell tower is not compatible with neighborhood. Should go to undeveloped area. Does not comply with objectives of 2012 General Plan.

Ron Black, 1575 N. Cholla
Stated he supports the facility. Will impact his view, but he relies on good phone service. Believes fire danger from weeds and vegetation in washes surrounding homes is more of a danger to the community.

Karen Daniels, 1565 N. Cholla Lane
Stated she is opposed to the facility due to the negative impact on views and related decrease in property values. The government has recognized negative impact on health by acknowledging risks to sensitive persons. The Commission will be liable morally and ethically if they recommend approval of this application.

Robert Reynolds, 1401 Laree Avenue
Stated he is opposed to this application for all of the reasons previously stated. It will be a

health risk and degrade property values.

Robyn Prud'homme-Bauer, 1750 Cholla Lane

Stated her view shed is already impacted by all of her neighbors and will be further impacted by the cell tower. She is not opposed to the application because she needs good wireless coverage for her business.

Christine Adams, Sedona

Is opposed because of health risks and the impact on the viewshed. Views are the essence of Clarkdale. As an owner of property along SR 89A, they refused to negotiate with the applicant because they oppose the use.

Donna Warner, 661 Reta Street

Is opposed to tower due to health impact and reduced property value. She is a realtor. Also opposed to connection to Old Jerome Highway because it will add to already bad traffic in the area.

Sandy Felitz, 1580 N. Cholla Lane

Owner of storage units to the north. Wanted to point out the piles of dirt which impact her property. These need to be removed. She is in favor of constructing the access to Old Jerome Highway.

Donna Whitmore, 22 North Tenth Street

Is opposed to the proposal. Stated it is an insidious land use and is geared to making money for the cell companies. RF emissions negatively impact health. Asked the Commission to do the right thing and deny the application.

Mary Brunanmeyer, 1400 Lynda Ave

Is opposed to the application. Doesn't belong in this neighborhood.

Rick Hendrickson, 116 Lampliter Village

Opposed to application. Gets good service on his cell phone.

Greg Kirkland, 1480 Deborah Drive

He is opposed to the application. He is a medical practitioner and understands the risks of radiation.

Vice Chair de Blanc closed the public hearing and asked for comments from staff in response to some of the issues that were mentioned by the public.

Senior Planner Escobar offered clarification on the Highway 89A overlay district, stating it is not just a view corridor. It was adopted in 2006 to highlight the importance of development along the highway corridor between Cottonwood and Clarkdale. It does recognize the important of this view shed along the highway, and because this regulation was already in place in our Zoning Code, we were able to exempt wireless facilities from

the overlay district.

Also, per recommended condition of approval #4, any changes to an approved facility would need to go through another conditional use permit request. Any changes outside current code regulation would need to request a variance and be heard in a public hearing by the Board of Adjustment.

Senior Planner Escobar also pointed out the General Plan is a guiding document, but the Zoning Code has the regulations guiding the Commission's action.

Mr. Greg Lake, applicant, stated he heard comments revolving around two issue, first, the concern about RF health effects, but the Commission cannot consider this in their decisions. Secondly, RF effects masquerading as concern about property values also cannot be considered also. There must be a 10-foot separation between arrays. The police antennae being requested would be a whip antenna from the top.

Commissioner Erickson asked for clarification about the 'wings' on the photo submitted by Ms. Daniels. Mr. Lake clarified they are only proposing one array, but they show a second lower array for future co-location possibilities.

Senior Planner Escobar affirmed the wireless facilities ordinance supports co-location of services to reduce the number of towers which may be needed.

Vice-chair de Blanc asked for clarification about the concern expressed regarding the proposed easement extension and this would add more traffic to Old Jerome Highway.

Senior Planner Escobar explained staff was recommending a condition that the applicant finish Paloma Way to connect with Old Jerome Highway. This would provide two accesses to the area.

Commissioner Backus expressed concerns about the increase in traffic this improvement might engender. He suggested labelling the road for emergency use only.

Vice Chair de Blanc moved on to item:

- b. CONSIDERATION AND POSSIBLE ACTION: A Conditional Use Permit Application for a wireless facility including a 65-foot high monopole tower and associated supporting infrastructure at 1450 SR 89A, Assessor's Parcel Number 406-26-010Y. Applicant is Capital Telecom. Case Number: CUP-091011.**

Senior Planner Escobar reviewed the options for the Planning Commission for this item:

- Direct staff and the applicant to come back with more information
- Make a recommendation of denial
- Make a recommendation of approval
- Make a recommendation of approval with conditions

The Commission discussed the item.

Vice Chair de Blanc stated she heard all of the concerns expressed and is aware of the role of the Commission. She said she could not find an allowable reason to deny the application. We have seen that when the Commission has exhausted what they can do, the solution is to move it forward to Council.

Commissioner Backus stated this is growth. It is not fun growth, but it is something we need to go through. I visited my neighbors and everyone supported the cell tower. I understand the view issue. It is not an addition, it is a negative impact. It is not a complete blockage, will have minimal impact on view. I have heard from both sides and I think it is something Clarkdale needs to have. I wish there was an easy site.

Commissioner Erickson agreed with the importance of slow planned growth. The businesses need the data. There are certain areas where calls are dropped and data is lost. Business and industry moving to Clarkdale will ask about the availability of service.

Commissioner Olguin stressed the importance of economic development and as the SR 89A corridor develops there will be increase demand for wireless services. Some issues brought up by the public are outside the authority of the Commission.

Commissioner Erickson stated the Commission is making a recommendation to Council who, as the elected officials of the Town will make the final decision.

ACTION: Commissioner Backus moved to recommend approval to the Town Council of the Conditional Use Permit for Capital Telecom with the recommended conditions as presented by staff. Commissioner Olguin seconded the motion. The motion passed unanimously.

6. FUTURE AGENDA ITEMS

Staff reminded the Commission we will hold the third stakeholder's meeting for the Clarkdale Parkway to Centerville Road SR 89A Focus Area in April.

7. ADJOURNMENT: The Vice Chairperson entertained a motion for adjournment. Commissioner Backus motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 6:45 p.m.

DRAFT

***PLANNING
COMMISSION
March 17, 2015***

APPROVED BY:

SUBMITTED BY:

Ida de Blanc
Vice -Chairperson

Beth Escobar
Senior Planner



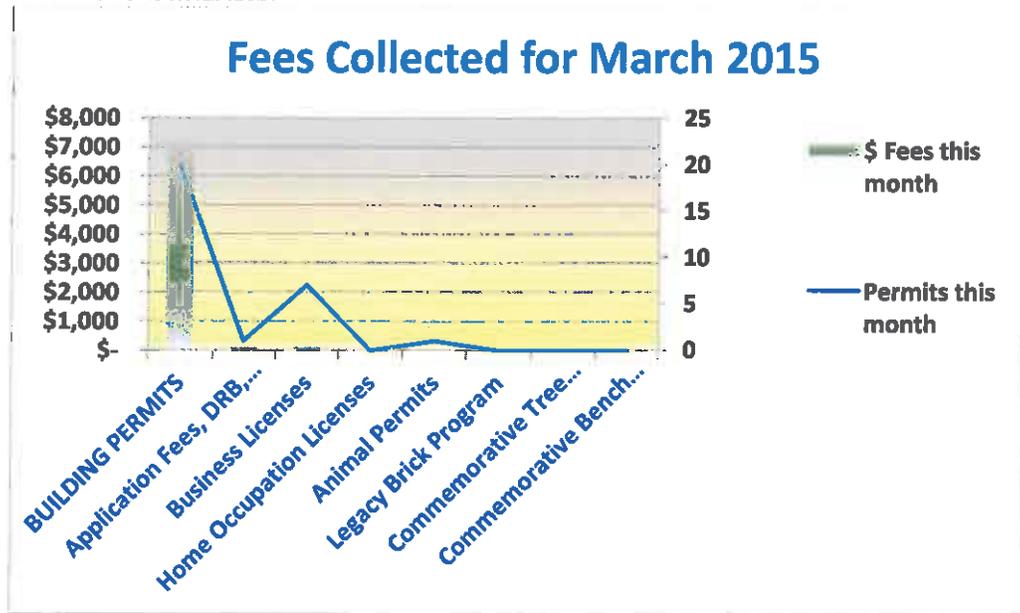
Director's Report

Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: April 21, 2015

1. March 2015 Statistics.



2. Permits Issued.

- Room addition at 139 Zuni Drive
- New single family home at 1205 Valley View Road (pending Fire District plan review)
- New mobile home in the Lampliter mobile home park
- Carport and accessory building at 2101 Old Jerome Highway
- Accessory structure at 1445 Minerich Road
- Kiln installation at 500 Fiesta Street
- Accessory structure at 941 Calle Figueroa
- Fence permit at 2060 Windy Street
- Grading permit at 999 Highway 89a
- Photovoltaic solar electric at 1360 Sam Court
- Porch cover at 1501 First South Street
- Remodel at 2226 Canyon Drive (formerly Norma Hale's property)
- Industrial remodel at 250 Rincon Drive (new home of Misany Engineering)
- Basement remodel at 261 Gale Avenue



Director's Report

- Accessory structure and electrical upgrade at 2215 Austin Way
- Re-roof at HUD home at 145 Zuni Drive

3. Document display built by Paul Grasso Building Official.



ABOUT OUR DOCUMENT DISPLAY

The main body of the display was created from wainscoting salvaged during a renovation of the ceiling of a storage room at 921 Main Street.

The uppermost horizontal wood is a recovered window sash from the Clarkdale Golf Course Club House. The lower horizontal piece behind the business cards tray was a remnant from the Clark Mansion Carriage House.

The hardware, light turquoise tile, and brick used as decoration came from the grounds of the Clark Mansion after the fire in 2010.

Small colorful pieces of slag are from the grounds of original smelter site.

DESIGNED AND BUILT BY BUILDING OFFICIAL PAUL GRASSO-2015

Thanks to our Exhibitors!



4. **March 27th – SciTech EXPO at Yavapai College – a rousing success.** Thanks to the exceptional efforts of the Clarkdale business community, the Yavapai College staff and instructors and other interested companies and nonprofits from across Arizona, this year's EXPO at the Verde Valley Campus of Yavapai College boasted increased participation and lots of fun. In addition to all the activities, there were 11 tablets given away to lucky participants visiting at least 6 events throughout the SciTech Festival week in the Verde Valley.

5. **Downtown Clarkdale Business Alliance.**
Upcoming events:



Director's Report

- a. May 9th – National Train Day celebration happens at the Verde Canyon Railroad and our first Verde Valley Open Air Cinema showing takes place at 6 PM Town Park in the evening. We're planning on showing "North by Northwest" in honor of the day.



National Train Day
Clarkdale, Arizona



- b. June 20th – Dog Days of Summer happens along Main Street and in Town Park. Celebrate with your doggie friends during the day and watch "Casablanca" in Town Park at night. Bandanas (one for \$3 or 2

for \$5) will serve as entry tickets for participation in the doggie events. Nick of Time Productions donated funds to sponsor a portion of the cost of the bandanas. Extra proceeds after cost recovery will be donated to the Verde Valley Humane Society. We're even creating special Frisbees for the occasion – prices to be determined.



6. Staff has received very positive feedback from downtown businesses regarding the successful car show and poker stroll on Saturday, March 14. Downtown sidewalks were packed with happy people.



7. **Water projects.** Staff attended a presentation hosted by the Verde River Basin Partnership and delivered by Dr. Laurel

Lacher on the comparison between her projections coaxed out of the Northern Arizona Regional Groundwater Flow Model (NARGFM) and the Central Yavapai Highlands Water Resource Management Study (CYHWRMS). A diverse population attended her presentation and the story is still the same – we must take action to better manage our precious resource.

8. **Verde Valley Gigabit Project funders meeting.** Staff held a meeting with a team of interested parties to explore possibilities for obtaining funding to grow the broadband network in the region. In addition, the Stanley Group has been hired to engineer the SR 260 widening project in Camp Verde and a contact was provided so VVREO may coordinate their project with the widening project underway for ADOT.

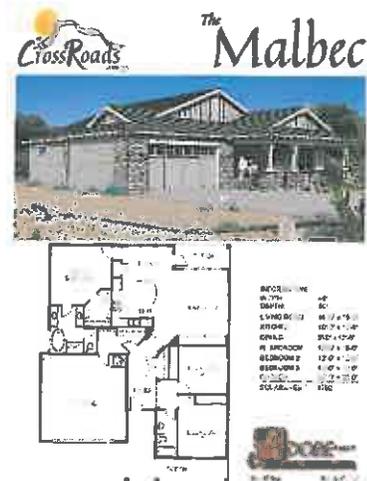
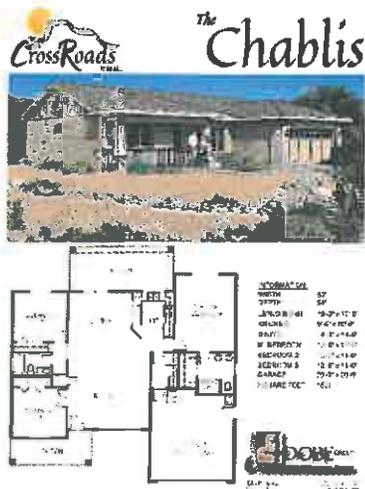


Director's Report

9. **Verde Valley Gigabit Project Overview Sessions.** Thus far, Jodie has presented or is scheduled to present an overview of this project to the following council meetings:

DATE	LOCATION
February 10th	6 PM in Clarkdale – Town Council
February 25th	2 PM at Yavapai-Apache Nation – Tribal Council
March 10th	6 PM in Cottonwood – City Council - cancelled - sick
March 16th	9 AM in Cottonwood - Yavapai County Board of Supervisors
March 18th	2 PM in Clarkdale - Funders meeting
March 24th	4:30 PM in Sedona – City Council
April 5th	10 AM in Flagstaff – NACOG Economic Development Council
April 14th	7 PM in Jerome – Town Council
April 23rd	10 AM Flagstaff – NACOG Regional Development Council

10. **Conditional Use Permit Application – Capital Telecom.** Following the recommendation of Planning Commission to send the application for a conditional use permit for a cell site at 1450 SR 89A to Council, the public hearing for this item has been placed on the agenda for the May 12th Council meeting.
11. **Crossroads at Mingus.** New realtor brochures for the building underway at Crossroads at Mingus were issued by PTM. Here's a sample of two of them for you. Send your friends ☺.



QUICKNOTES

The Value of Planning

Everyone makes plans. Sometimes we plan to accomplish specific goals. Other times we plan to avoid otherwise negative outcomes. These are the same basic reasons why towns, cities, counties, and regions choose to plan. However, because community planning is, by definition, a collective effort requiring commitments of both time and financial resources, it makes sense to consider how that investment is likely to pay off. One way to think about the benefits of sound planning is through the “triple-bottom-line” lens of sustainability assessment. That is, communities invest in planning because it has social, economic, and environmental benefits, and these multidimensional benefits of planning typically far outweigh the costs of inaction.

Social Benefits

Planning encourages consensus on shared goals and priorities. While individuals can have conflicting values and priorities, in many communities there is general agreement about a wide range of issues and opportunities of public consequence. An authentic participatory planning process is crucial to identifying these areas of agreement and pursuing a shared vision for the future. Simply put, planning processes are designed to educate and inform all participants. And it is this educational basis that creates a sense of investment and increases the likelihood that communities will make meaningful progress toward shared goals.

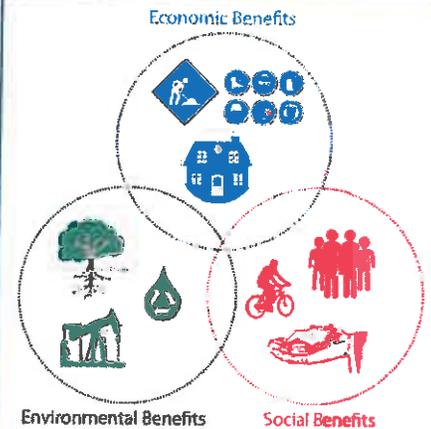
Planning helps ensure that the costs and benefits of community growth and change are equitably distributed. For example, many communities have unmet demand for housing affordable to lower-income households in locations that are readily accessible to jobs, transit, and other desirable community amenities. Planning processes can help address this market failure by coordinating public and private efforts to provide housing choice, as well as equitable access to jobs, transportation, and other community services.

Planning promotes public health. Individual health depends on a variety of factors, including clean air and water, opportunities for physical activity, access to nutritious foods, and safe means of transportation. Community design has a significant impact on many of these factors. Planning processes help participants understand how conditions in the built environment affect public health and provide a forum to discuss potential changes to improve health outcomes for all members of the community.

Economic Benefits

Planning leads to better decisions about where and when to provide public infrastructure, facilities, and services. In most communities, a large percentage of local tax revenue goes toward constructing and maintaining infrastructure and facilities (such as roads, schools, and sewer and water systems) and providing basic services (such as police and fire protection and primary and secondary education). Some land uses contribute enough tax revenue to cover the costs of providing infrastructure and services, while others do not. Local and regional planning processes help residents, business owners, public officials, and other community stakeholders understand the fiscal implications of different types of development in different locations.

Planning sets the stage for job creation. Businesses need suitable space and a willing and able workforce to operate. In order to attract and retain employers, communities must first provide adequate space for nonresidential development, with access to infrastructure and services and enough capacity to accommodate new activity. Communities also need to either demonstrate that the local labor pool has skills and interests that align with an employer's needs or that they are fostering the type of place that



Community planning has economic, environmental, and social benefits.



American Planning Association
Making Great Communities Happen

will attract skilled workers. Planning processes help communities understand if there is enough suitable space for commercial and industrial expansion and whether the local workforce is well matched to a particular industry or sector. Having a plan in place makes a town, city, county, or region more attractive to prospective businesses because they can see that the community has considered the needs of employers and workers.

Planning protects property values. Residents often buy homes in a specific location because they appreciate the character and amenities of the community. When community growth and change is not coordinated by a plan, home owners may feel the consequences acutely. For example, a quiet residential area may lose value if new industrial or intense commercial development is sited in close proximity. Similarly, residential subdivisions may be constructed and occupied before the new home owners realize a particular area is prone to flooding.

Environmental Benefits

Planning leads to better decisions about how and when to use natural resources. All communities have access to some types of natural resources (such as sunlight, forests, or mineral deposits) that confer benefits on users. However, choices about the methods and timing of resource development often have broad implications for community members that are not directly connected to the resource in question. Local and regional planning processes help residents, business owners, public officials, and other community stakeholders understand the environmental implications of consuming or conserving local natural resources.

Planning helps communities benefit from ecosystem services. All towns, cities, counties, and regions depend on natural ecosystems to provide clean air and a habitable climate. For example, trees and other forms of vegetation create oxygen, remove carbon dioxide, and filter pollutants from the air and provide shade to moderate temperature changes. Most communities also rely on natural systems for clean water. Planning processes help participants understand the cost savings associated with the services provided by ecosystems and evaluate the potential for maximizing the benefits of those services by conserving or expanding renewable resources.

Planning enhances community resilience to natural hazards and a changing climate. Some locations and some types of development are more vulnerable than others to damage and destruction caused by natural disasters, extreme weather events, or climate change. The concept of resilience describes a community's ability to absorb these types of shocks with minimal disruption. Having a plan in place increases the likelihood that a community will be able to steer new development away from high-hazard areas and mitigate potentially harmful effects of a changing climate.

Summary

Communities that do not plan are often forced to deal with problems reactively. Perhaps more importantly, though, they are less likely to seize opportunities for transformative and positive change. This is not to say that community planning is akin to having a crystal ball; there will always be unexpected challenges and unanticipated outcomes. Rather, the key point is that plans based on the best available information and the most inclusive processes will confer economic, environmental, and social benefits that far outweigh the investment of resources in the planning process.

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FURTHER READING

1. Published by the American Planning Association

Daniels, Thomas L., et al. 2007. "Why Plan?" In *The Small Town Planning Handbook, 3rd ed.* Chicago: American Planning Association. Available at www.planning.org/store/product/?ProductCode=BOOK_A64330.

Duerksen, Christopher J., C. Gregory Dale, and Donald E. Elliott. 2009. "Why Plan?" In *The Citizen's Guide to Planning, 4th ed.* Chicago: American Planning Association. Available at www.planning.org/store/product/?ProductCode=BOOK_ACGU4.

2. Other Resources

Hack, Gary et al., eds. 2009. "The Value of Planning" in *Local Planning: Contemporary Principles and Practice*. Washington, D.C.: ICMA Press.

"Why Do We Plan? A Guidebook for Citizens and Local Planners." 2013. Atlanta: State of Georgia Department of Community Affairs. Available at www.dca.ga.gov/development/PlanningQualityGrowth/programs/downloads/guidebooks/WhyPlan.pdf.



Staff Report

Agenda Item: **WORKSESSION:** Continuing discussion between the Planning Commission and stakeholders regarding the Clarkdale Parkway to Centerville Roundabout SR89A Focus Area.

Staff Contact: Beth Escobar

Meeting Date: April 21, 2015

Presented to: Planning Commission

Background:

This will be the third meeting to discuss the Clarkdale Parkway to Centerville Road round-about focus area.

At the meeting in February, staff was directed to provide a more detailed map showing existing and future utility and infrastructure plans. Maps have been prepared showing known infrastructure. In addition, Guss Espolt, GIS/Planner II has been in contact with Unisource, natural gas provider and Cable One. Information regarding the availability of these services in the focus area will be presented at the meeting.

Each property owner/stakeholder was asked to make a list summarizing the specific challenges to developing their property.

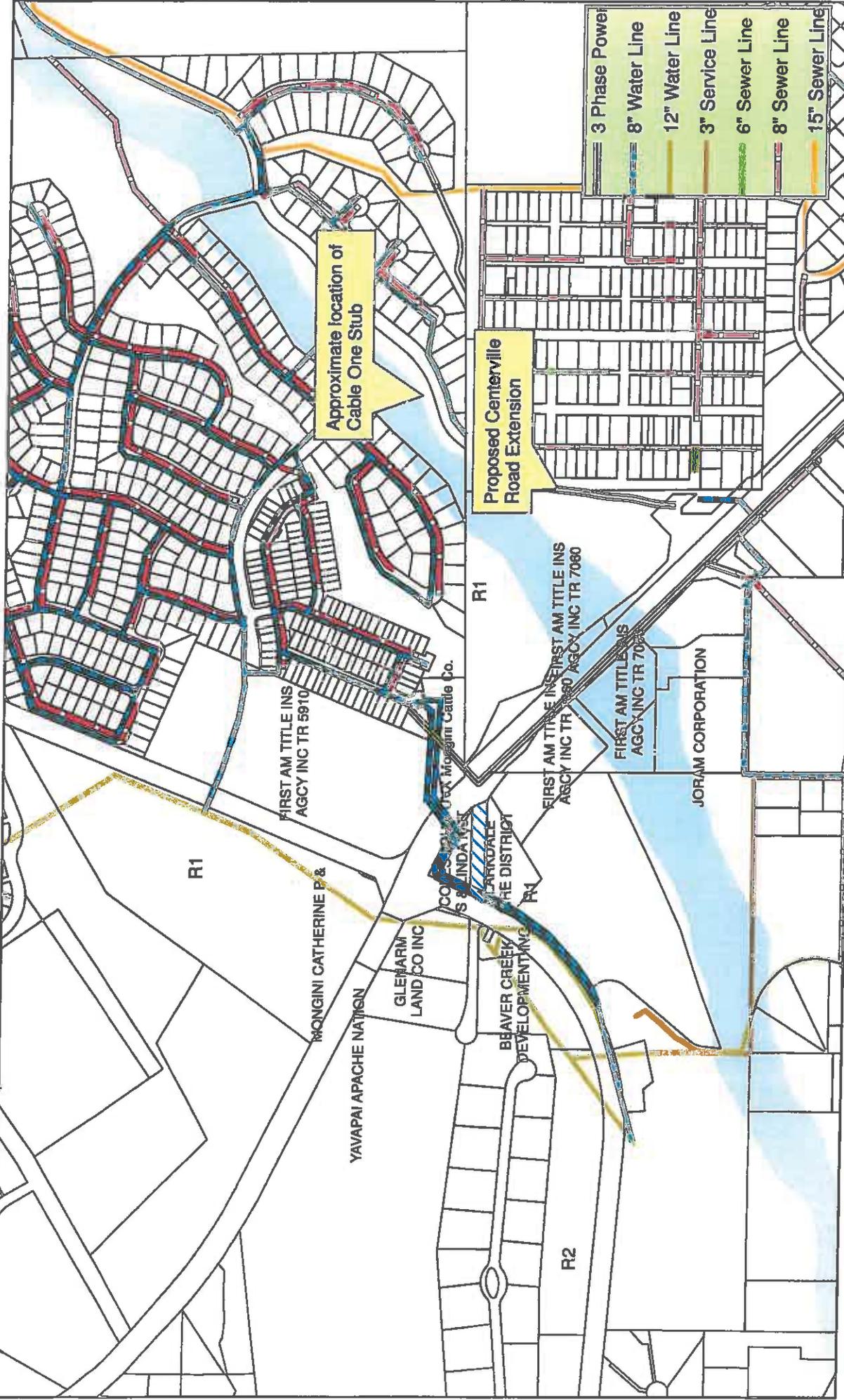
This information will be reviewed at the April meeting.

As an update, staff had a conversation with the project development engineer out of ADOT's Prescott office, Mr. Randy Blake. He applauded the Town for being proactive in planning for this area. Mr. Blake stated ADOT encourages the development of 'backage' roads that run behind commercial developments along the highway as well as shared access for multiple properties. Mr. Blake will be invited to participate in the public meetings for this focus area.

Recommendation: Staff is asking the Planning Commission to move forward with preparations for the public meeting.

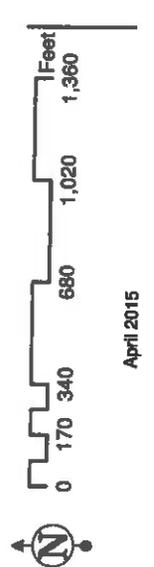
Attachments:

1. Infrastructure overlay



This map has been provided for informational purposes only and is not necessarily engineering accuracy. Every effort has been made to ensure this map is as accurate as possible. The Town of Clarkdale shall assume no liability for the information contained on this map.

**Clarkdale Parkway
to Centerville Roundabout
Focus Area Utilities Map**



The Town of Clarkdale
Community Development Department
P.O. Box 306/690 Main Street,
Clarkdale, AZ 85324
(928) 839-2550

April 2015



Staff Report

Agenda Item: **WORKSESSION:** Discussion/possible action regarding proposed changes to Chapters 2, 3 and 11 of the Town of Clarkdale Zoning Code.

Staff Contact: Beth Escobar

Meeting Date: April 21, 2015

Presented to: Planning Commission

Background:

Staff is recommending a major overhaul of the portion of the zoning code related to commercial districts. These changes would impact the Central Business District, (CB), Section 3-9; the Town Center Commercial District (TCC), Section 3-10; the Commercial District (C), Section 3-11; the Neighborhood Commercial District (NC), Section 3-12 and the Highway Commercial District (HC), Section 3-13. In addition, changes are being suggested for the definitions section and site plan review section of the code to support the changes in commercial uses.

These changes are being recommended to improve the consistency of the code and to increase the ease of use.

Additionally, several new uses not currently included in the zoning district lists are being brought forward for adoption:

Agricultural Uses

The major change being proposed is to add agricultural uses to all commercial zoning districts. This change has been suggested by the Clarkdale Town Council during their strategic planning session this year.

In Clarkdale, agricultural uses are specifically listed as a principal use only in the Suburban Residential (RS3) Zoning District. The only area where this zoning exists is the National Forest property located on the south end of Clarkdale's municipal boundary. Within this zoning there is one privately held, approximately 130-acre parcel, in this zoning district.

The Clarkdale Zoning Code has consistently been interpreted as a hierarchical code. This means uses permitted in one district are determined to be permitted in the subsequent districts. However, the RS3 Zoning District was adopted into the zoning code after the establishment of the commercial district (C). The commercial district does not include any language indicating any principal permitted use allowed in any proceeding district is included in the commercial district. It is therefore unclear whether agricultural uses are permitted by right in the commercial district.



Staff Report

Food security and access to healthy food have been recognized as a priority by the Town since the adoption of the Sustainable Clarkdale Initiative in 2011. In January 2015 Town Council adopted the Local Food Days Proclamation in support of the Food and Farm Finance Forum hosted by the Town in January.

Large scale agricultural uses can impact surrounding properties and natural resources. Staff is suggestion adoption of specific criteria for the approval of an agricultural use. This criteria would be applied during a required site plan review.

The following changes are being suggested to allow for agricultural uses in commercial districts:

- Add agricultural uses to the Commercial and Highway Commercial District.
- Adopt definitions for various agricultural uses.
- Add specific requirements to Section 11-11 for site plan review of agricultural uses.
- Include requirements for a water/wastewater use plan during the site plan review.

The following code changes are recommended:

Section 2-1 Definitions:

Agribusiness: An enterprise deriving revenues from sales of agricultural products or sales to agricultural producers.

Agriculture: the growing, refining and distribution of plants, including flowers, fruits, trees and shrubs, herbs, and vegetables.

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

Community Garden: Property shared by residents of Clarkdale to produce flowers, fruits, orchards and/or vegetables for personal use, education or decoration.

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

Farmers Market: An outdoor, periodic event, where farmers or producers gather to sell agricultural products directly to consumers.



Staff Report

Sections 3-9, 11, 12 & 13 add the following language:

A. Principal Uses permitted:

- Agriculture
- Greenhouses
- Community Supported Agriculture disbursement location
- Community Gardens
- Farmers Markets
- Agribusiness, including the processing and distribution on site of agricultural products. Refining and sales must be in a permanent structure.

Amend Section 11-9: Purpose and Applicability for Site Plan Review

Currently, 'agricultural activities, including agricultural buildings and structures are exempt from the site plan requirements of Section 11-9.B.3 of the Zoning Code. In staff's opinion, this type of business should require a higher level of review because of potential negative impact to the neighbors and environment. Staff is suggesting this exemption be deleted and the following language be added:

Section 11-13 Approval Standards and Criteria for Site Plan Review

1.k Agricultural Uses: Agricultural uses shall be designed to minimize impact on surrounding residential properties and the environment through incorporation of the following components:

- a) A connection to Town of Clarkdale water system is required, where connection is available within a reasonable distance as determined by the Town Manager. If connection to the Town's water system is not available, approval of agricultural uses irrigating with well water shall be metered and will be considered on a case by case basis at the Town Manager's discretion.
- b) All agricultural uses or products must be set back 25 feet from adjoining property lines when abutting residentially zoned property.
- c) Irrigation and drainage on site shall incorporate EPA Best Management Practices and not impact surrounding properties.
- d) Non-chemical pest control, such as the use of beneficial predators, beneficial parasitoids and biochemical methods, is strongly encouraged. Use of chemical pesticides and herbicides shall follow EPA standards and include an integrated pest management (IPM) component. All chemicals shall be contained to the property under cultivation.
- e) If fertilizer and soil amendments are proposed, a plan outlining sustainable use must be included.
- f) In addition, a site plan application for Agricultural Uses shall include the following elements :
 - i) A comprehensive water use plan providing a balanced, sustainable approach to water use. Possible components of this plan include:



Staff Report

- (a) Use of reclaimed (gray water or effluent) or raw water where available and suitable.
 - (b) A rainwater harvesting system component to supplement the irrigation system.
 - (c) Capture and reuse of all water runoff from site.
 - (d) Reduction of water evaporation from the soil.
 - (e) A drought resistance plan.
 - (f) Use of drip irrigation
- ii) A dust control plan incorporating best management practices from the International Building Code. Only non-potable water shall be used for dust control measures.
- g) Flood irrigation is prohibited.

Public Utilities:

Staff is suggesting this use be added to the Commercial and Highway Commercial Districts as a conditional use. An example of a public utility is an APS electrical transfer station. This can be an important community asset, but may be seen as a nuisance to adjacent property owners. The conditional use permit process would allow for a process to mitigate concerns.

Converting Conditional Uses to Permitted Uses:

Staff is suggesting transferring two specific uses from the conditional use category to the permitted use category:

- Artist studio
 - Currently listed as a conditional use in the Highway and Neighborhood Commercial Zoning Districts.
- Convalescent Home
 - Listed as permitted use in the Commercial and Central Business District and a conditional use in the Highway and Neighborhood Commercial District.

In staff's opinion, these uses are no more intense than uses already permitted as principle uses in the commercial districts such as automobile sales and retail stores.

List of suggested changes: (actual uses are underlined for clarity)

- Alphabetize permitted uses.
- Add Agriculture as permitted uses.



Staff Report

- For the Commercial and Central Business District, move Artist Studios to a separate individual category (remove from list of Personal services). For the Highway Commercial and Neighborhood Commercial – move Artist Studios from conditional use to permitted use.
- Add Automobile parking lot to Highway Commercial District.
- Delete Parking structure or garages from Highway Commercial and add Public garage, including storage and repair.
- Add Park and ride facilities as a permitted use in Commercial and Neighborhood Commercial.
- Remove Banks and financial institutions from Highway and Neighborhood Commercial, incorporate into Professional offices, and keep two-story maximum for both districts.
- Remove Barbershops and beauty parlors from Highway and Neighborhood Commercial Districts, incorporate into Personal services use.
- Standardize language for Bed and Breakfast Country Inns.
- Add Commercial, Trade or Vocational schools as permitted uses to Highway and Neighborhood Commercial District. This category is currently a permitted use in the Commercial and Central Business District.
- Add Assisted living facilities including convalescent homes, hospice care and retirement centers as permitted uses to Highway and Neighborhood Commercial Districts (currently allowed with a CUP).
- Delete Dressmaking, et al, from Commercial and Central Business Districts and incorporate new Personal Services category.
- Add separate category for Small Appliance, et al for all districts.
- Add Funeral Parlors (without a crematorium) to all districts as a separate category – remove from Personal Services.
- Delete Microbrewery, with or without food from Neighborhood Commercial – this is covered under Manufacturing, production and assembly of boutique consumable products.



Staff Report

- Add Museums to Commercial and Central Business Districts. (This is a use we have in the Central Business District that is not specifically listed.)
- Add Manufacturing, production, and assembly of boutique consumable products to Highway and Neighborhood Commercial. This is currently a permitted use in the Commercial and Central Business District.
- Add Public garage, including storage and repair as permitted use in Highway Commercial.
- Allow alcohol service in restaurants in Highway and Neighborhood Commercial to standardize language across all commercial districts.
- Standardize language for Retail sales.
- Consolidate language for Residential uses into to one category including single family and multi-family, excluding mobile and manufactured homes.
- Remove Storage facilities from publicly owned, etc., to separate category in Commercial District.
- Replace Self-storage units with Storage facilities in Highway Commercial.
- Add Convenience stores/ with bulk storage of inflammable materials as a conditional use in Commercial District, add filling station language to this use in Commercial, Highway and Neighborhood Commercial, delete Filling station in Commercial and Highway.
- Add child or adult language to Day Care Center in Commercial and Central Business District.
- Add Public utilities as conditional use in Commercial and Highway Commercial Districts. (Another assumed permitted use that is not listed.)
- Add Medical Facilities as a conditional use for all commercial districts. Staff is suggesting this be added as a conditional use since the CUP process would allow discussion regarding items specific to a medical facility, such as hazardous material management.
- Delete Treatment facility as conditional use in Highway Commercial.



Staff Report

- Standardize language for wholesale establishments. Add Wholesale establishments and warehouses with no outside storage to Commercial District as a conditional use.
- Delete Convalescent home or retirement village language from conditional uses and add convalescent homes and retirement centers as permitted uses in all four commercial districts.
- Add Any use listed but determined by the Community Development Director to be similar to Commercial District and standardize this language for all districts.

Town Center Commercial

In addition to the above changes, staff is recommending the Town Center Commercial Zone be eliminated. This zoning classification was adopted in 2006 at the same time the Highway, Neighborhood and 89A Highway Corridor Overlay District were adopted. There is currently no property within Town boundaries with the Town Center Zoning and it is not specifically referenced in the General Plan. It appears to be superfluous to the code.

Development Standards

Staff recognizes the development standards, such as setbacks and lot coverage, for all commercial zones are in need of clarification and standardization across the four commercial districts. In order to avoid Prop 207 issues with any changes, staff is suggesting the adoption of overlay districts that provide specific standards for each area. These can be defined as we adopt the specific focus area plans.

Summary

The changes being proposed provide clarification to the existing code and should make it easier to use by the public and staff. By combining specific uses, such as dressmaking, into a broader category, such as personal services, there is less likelihood a specific use that may be appropriate will be eliminated or overlooked. By adding additional uses, such as agriculture, the code addresses current trends in land use.

Recommendation: During this worksession, staff would like to present the suggested changes in general to receive initial feedback from the Commission. Staff would then compose an actual ordinance for discussion and review by the Planning Commission in a public hearing. Staff is requesting the Planning Commission review the material and provide direction on how to proceed.

Attachments:

1. Commercial Uses Matrix

Permitted Uses		
Commercial District	Highway Commercial	Central Business District
Artist Studios	Artist Studios	Artist Studios
Amusement place in a completely enclosed building	Amusement facilities (not required to be inside)	Amusement place in a completely enclosed building
Automobile parking lot	Automobile parking lot	Automobile parking lot
Automobile, trailer, boat, or farm implement display, sales or rentals.	Automobile, trailer, boat, or farm implement display, sales or rentals.	
	Banks and financial institution, 1-2 stories, compact in-	Banks and financial institutions, max. two stories-
	Barber shops and beauty parlors	Barber shops and beauty parlors
Bed and Breakfast Country Inns	Bed and Breakfast Country Inns	Bed and Breakfast Country Inns
Commercial, trade or vocational schools	Commercial, trade or vocational schools.	Commercial, trade or vocational schools
Convalescent homes and retirement centers	Convalescent homes and retirement centers	Convalescent homes and retirement centers
Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, home repair and upholstery shops		Dressmaking, tailoring, shoe repairing, repair of household appliances and bicycles, home repair and upholstery shops
Financial institution		Financial institution
Funeral Parlors without a crematorium	Funeral Parlors without a crematorium	Funeral Parlors without a crematorium
Hotels and motels	Hotel and motels a maximum of two stories in height	Hotels and motels
Manufacturing, production and assembly of boutique consumable products	Manufacturing, production and assembly of boutique consumable products	Hotel and motels a maximum of two stories in height Manufacturing, production and assembly of boutique consumable products
Medical Marijuana Dispensary	Medical Marijuana Dispensary	Medical Marijuana Dispensary
	Micro brewery with or without food	
	Multi-family dwellings, max. 2 stories	
Museums	Museums	Museums
Park and ride facilities	Park and ride facilities	
Personal service uses, including barber shops and beauty parlors, dressmakers, tailors, artist studios, funeral parlors and other personal service uses of a similar nature	Personal service uses, including barber shops and beauty parlors, and other personal service uses of a similar nature	Personal service uses, including barber shops and beauty parlors, artist studios, funeral parlors and other personal service uses of a similar nature.
	Parking structure or garages, a maximum of two stories in height	
Professional and business offices, including clinics	Professional and business offices, including clinics	Professional and business offices, including clinics
Public garage, including storage and repair	Public garage, including storage and repair	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.		
Residential uses including single family and multi-family, excluding mobile homes and manufactured homes	Residential uses including single family and multi-family, excluding mobile homes and manufactured homes	Residential uses including single family and multi-family, excluding mobile homes and manufactured homes
Restaurants, taverns, bars and sidewalk cafes	Restaurants, cafes and sidewalk cafes - no alcohol service	Restaurants, taverns, bars and sidewalk cafes
		Restaurants and sidewalk cafes (alcohol service requires a GUP)

Retail sales, including florist shops and greenhouses in connection with such shops	Retail stores-Retail sales, including florist shops and greenhouses in connection with such shops	Retail sales, including florist shops and greenhouses in connection with such shops	Retail stores-without manufacturing-Retail sales, including florist shops and greenhouses in connection with such shops
Self-service laundry and cleaning establishments		Self-service laundry and cleaning establishments	Single-family dwellings-max. of two stories
Small appliance, bicycle and personal items repair shops	Small appliance, bicycle and personal items repair shops	Small appliance, bicycle and personal items repair shops	Small appliance, bicycle and personal items repair shops
Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution			
Conditional Uses			
Highway Commercial			
Automatic or self-service car wash	Artist-Studio		Amusement Facilities within a structure with sound
Campsites and recreational vehicle parks			Artist-Studio
	Campsites and recreational vehicle parks for stays of 30-		Campsites and recreational vehicle parks for stays of 30
	Car wash -automatic or self-service		
	Convalescent Home		Convalescent Home or Retirement Village
Convenience stores/filling station with bulk storage of inflammable liquids underground	Convenience stores/filling station with bulk storage of inflammable liquids underground		Convenience stores/filling station bulk storage of inflammable liquids underground
Day Care Center	Day Care Center (child or adult)	Day Care Center	Day Care Center (child or adult)
	Dry cleaners		Dry cleaners
	Greenhouses		Green houses
Filling station	Filling station		
	Halfway house with on site staff		Halfway House with on site staff (excluding treatment
	Laundry		Laundry, self service for individual use only
Medical Facilities	Medical Facilities	Medical Facilities	Medical Facilities
			Micro-brewery with or without food
			Multi-family dwelling structures, a maximum of three
Outside display of goods and merchandise, outside storage	Outdoor display of sales of goods and merchandise for limited period of time	Outside display of goods and merchandise, outside storage	Outside display & sale of foods & merchandise for a limited period of time
Public Utilities	Public Utilities		Parking structures or garages, a maximum of two
			Restaurants with bars as a secondary use
			Retail stores which involve any kind of manufacturing,
			Retirement Home
	Self-storage-units-Storage facilities		
	Taverns and Bars		Taverns and Bars
	Treatment-Facility		

<p>Wireless Communication Tower</p> <p>Any use not listed but determined by the Community Development Director to be similar in commercial character and use</p>	<p>Any use not listed but determined by the Community Development Director to be similar in commercial character and use</p>	<p>Wholesale establishments and warehouses with no outside storage-Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution</p> <p>Any use not listed but determined by the Community Development Director to be similar in commercial character and use</p>	<p>Any use not listed but determined by the Community Development Director to be similar in commercial character and use</p>	<p>Wholesale establishments and warehouses-Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution</p> <p>Any use not listed but determined by the Community Development Director to be similar in commercial character and use</p>	<p>Any use not listed but determined by the Community Development Director to be similar in commercial character and use</p>
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Conditional Uses

Commercial District	Highway Commercial	Central Business District	Neighborhood Commercial
Automatic or self-service car wash			Amusement facilities within a structure with sound containment
Campsites and recreational vehicle parks	Campsites and recreational vehicle parks for stays of 30 days or less	Campsites and recreational vehicle parks for stays of 30 days or less	Campsites and recreational vehicle parks for stays of 30 days or less
Convenience stores/filling station with bulk storage of inflammable liquids underground	Car wash - automatic or self-service	Convenience stores/filling station with bulk storage of inflammable liquids underground	Convenience stores/filling station bulk storage of inflammable liquids underground
Day Care Center (child or adult)	Day Care Center (child or adult)	Day Care Center (child or adult)	Day Care Center (child or adult)
Dry cleaners	Dry cleaners	Dry cleaners	Dry cleaners
Greenhouses	Greenhouses	Greenhouses	Green houses
Halfway house with on site staff	Halfway house with on site staff	Halfway house with on site staff	Halfway House with on site staff (excluding treatment centers)
Laundry	Laundry	Laundry	Laundry, self service for individual use only
Medical Facilities	Medical Facilities	Medical Facilities	Medical Facilities
Micro-brewery with or without food			Micro-brewery with or without food
Multi-family dwelling structures, a maximum of three stories in height or 35 feet whichever is less			Multi-family dwelling structures, a maximum of three stories in height or 35 feet whichever is less
Outside display of goods and merchandise, outside storage	Outdoor display of sales of goods and merchandise for limited period of time	Outside display of goods and merchandise, outside storage	Outside display & sale of foods & merchandise for a limited period of time
Public Utilities	Public Utilities		Parking structures or garages, a maximum of two stories in height
Retail stores which involve any kind of manufacturing, processing, or treating of products other than that which is clearly incidental to the retail business conducted on the premises			Retail stores which involve any kind of manufacturing, processing, or treating of products other than that which is clearly incidental to the retail business conducted on the premises
Taverns and Bars	Storage facilities	Taverns and Bars	Taverns and Bars
Wireless Communication Tower	Taverns and Bars		
Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution	Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution	Wholesale establishments and warehouses, including the packaging of consumable products for retail sales distribution	
Any use not listed but determined by the Community Development Director to be similar in commercial character and use	Any use not listed but determined by the Community Development Director to be similar in commercial character and use	Any use not listed but determined by the Community Development Director to be similar in commercial character and use	Any use not listed but determined by the Community Development Director to be similar in commercial character and use