



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

Tuesday, August 18, 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, August 18, 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 10th day of August 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 June 16, 2015.**
5. **REPORTS:**
 - a. Chairperson and Members Report
 - b. Director's Report
6. **NEW BUSINESS:**
 - a. **PUBLIC HEARING:** Regarding a Conditional Use Permit Application for a medical treatment facility at the Sedona Wellness-School of Ayurveda Massage (formerly known as the ASIS Massage School) to allow for certified professionals to provide massage, health and wellness advice within the existing facility. Assessor's Parcel Number 400-07-026F. Address 501 Peace Garden Path (formally 701 South Broadway). The property is approximately 5.37 acres and zoned R2-Single family & Limited Multi Family Residential.
 - Staff Report:
 - Questions to Staff
 - Open Public Hearing
 - Close Public Hearing
 - b. **CONSIDERATION AND POSSIBLE ACTION:** Discussion/possible action regarding a Conditional Use Permit Application for a medical treatment facility at the Sedona Wellness-School of Ayurveda Massage (formerly known as the ASIS Massage School) to allow for certified professionals to provide massage, health and wellness advice within the existing facility. Assessor's Parcel Number 400-07-026F. Address 501 Peace Garden Path (formally 701 South Broadway). The property is approximately 5.37 acres and zoned R2-Single family & Limited Multi Family Residential.



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

**Tuesday, August 18, 2015 4:00 pm
Men's Lounge, Clark Memorial Clubhouse, 19 N. Ninth Street**

**Town of Clarkdale
Mission Statement**

The Town of Clarkdale provides visionary, innovative, sensible governance; responsible and resourceful delivery of services; and a sustainable quality of life in an engaging community of citizens and enterprise.

Supporting materials for items on this agenda may be viewed

at:

Planning Commission Meetings

www.clarkdale.az.gov

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

NEW BUSINESS continued:

- c. **PUBLIC HEARING:** Regarding a Conditional Use Permit Application for a RV Park with a maximum of 70 spaces and supporting infrastructure, including a pool, locker rooms, office, shop and the placement of a mobile home to house the applicant on site. Assessor's parcel number is 400-07-005. Address: 551 S. Broadway. The subject property is approximately 9.75 acres and is zoned commercial.

- **Staff Report:**
- **Questions to Staff**
- **Open Public Hearing**
- **Close Public Hearing**

d. **CONSIDERATION AND POSSIBLE ACTION:**

Discussion/possible action regarding a Conditional Use Permit Application for a RV Park with a maximum of 70 spaces and supporting infrastructure, including a pool, locker rooms, office, shop and the placement of a mobile home to house the applicant on site. Assessor's parcel number is 400-07-005. Address: 551 S. Broadway. The subject property is approximately 9.75 acres and is zoned commercial.

7. **FUTURE AGENDA ITEMS:**

- a. Focus area plan community meeting

8. **ADJOURNMENT:**

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, JUNE 16, 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, June 16, 2015, at 4:00 p.m., in the Men's Lounge of the Clark Memorial Clubhouse, 19 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Vice Chairperson	Ida-Meri deBlanc	Present
Commissioners	Jorge Olguin	Present
	John Erickson	Present
	Craig Backus	Excused

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance:

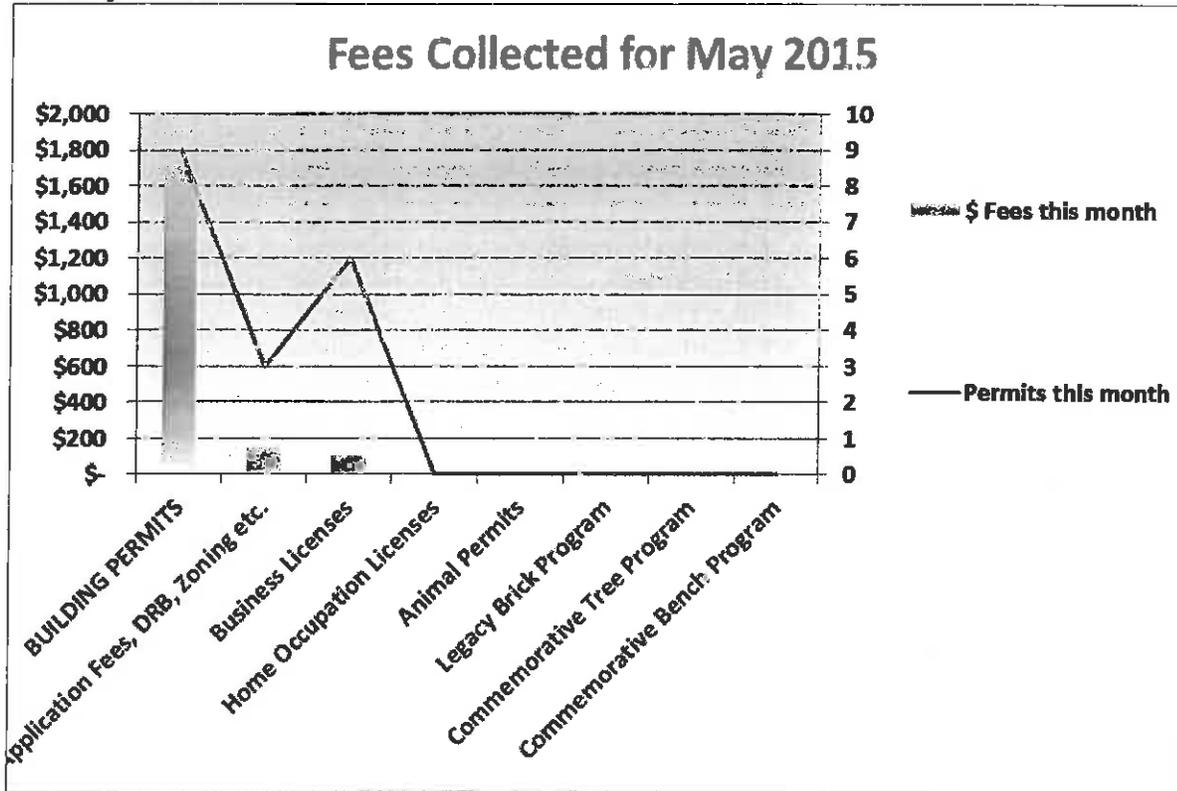
1. **AGENDA ITEM: CALL TO ORDER:** Vice Chair de Blanc called the meeting to order at 4:00 p.m.
2. **AGENDA ITEM: ROLL CALL:** Director Filardo called the roll.
3. **AGENDA ITEM: PUBLIC COMMENT:** The public is invited to provide comments at this time on items that are not on this agenda. Action taken 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 **Regular Meeting Minutes of May 19, 2015. The Vice Chair entertained a motion to accept the minutes. Commissioner Olguin motioned to approve the Regular Meeting Minutes of May 19, 2015. Commissioner Erickson seconded the motion. The motion passed unanimously.**
5. **AGENDA ITEM: REPORTS:**
 - a. **Chairperson and Members Report - None**

b. Director's Report

1. May 2015 Statistics.



2. Permits Issued – Includes permits from April and May – 20 total.

- Bathroom remodel at 2181 Liough Drive
- Spa at 341 Summer Circle
- New photovoltaic solar permits are on the rise:
 - 1385 Mountain Road
 - 190 Verde Street
 - 1391 Old Jerome Highway
- Remodel at 1151 Highway 89a
- Re-roof at 905 First South Street
- Roof nailing and shear panel at 1941 Crossroads Blvd.
- Final and Certificate of Occupancy at 501 Miners Gulch Drive
- Final for accessory structure at 1445 Minerich Road
- Roof nailing at 139 Zuni Drive
- Combination inspection (framing, plumbing, electrical, and mechanical) at 149 Zuni Drive
- Final for Spa installation at 341 Summer Circle
- New HVAC system at 145 Zuni Drive (Bank owned property being rehabilitated)
- Re-roof at 570 Black Hills Drive

Re-roof at 821 Reta Street
Electrical service – 1001 First South Street
Plumbing, sewer and water lines repair – 1514 First South Street
Gas line replacement at 1502 Main Street
Roof replacement at Reta Street

- 3. **Dog Days of Summer.** June 20th from 9 AM – 1 PM. Town Park and Main Street, Clarkdale. Sponsored by the Clarkdale Downtown Business Alliance. Entry fee buys you a bandana for your dog: \$3 for one or \$5 for two.



Dog races, dog-people look-alike contest, bobbing for hotdogs, chicken broth shots, dog licensing, fire hydrant raffle and other doggie fun is to had!

- 4. **Verde Valley Open Air Cinema in Town Park.** Come see Casablanca on the lawn of Town Park on June 20th. Festivities start at 7 PM with live music and the movie starts at 8 PM.

- 5. **May 11th – National Geographic and Sedona Verde Valley Tourism Project – training held in Clarkdale.**

An array of Clarkdale and Jerome business owners met at the Clark Memorial Clubhouse to attend training from National Geographic on how to load information regarding their special and authentic experiences onto the new website. Once the data is received by the National Geographic editorial team it will be reviewed to make sure it works for this project and will then be loaded into their system.



be

- 6. **United Verde Soil Project.** Staff has been working on various aspects of this project plan to learn as much as possible about the best way to approach this project. Owners of both the Crossroads at Mingus development and the Mountain Gate development were contacted directly and informed about the project. Each is willing to serve on an advisory committee if requested. In addition, a team trip to Bisbee to learn from their recent soils project occurred on May 27th and May 28th.

– Trip to Bisbee Summary. The Mayor, Town Manager, Director of Utilities and Public Works, and the Director of Community and Economic Development journeyed to Bisbee during the last week of May for an eye-opening and worthwhile visit with Freepoort-

McMoRan officials and contractors plus City of Bisbee officials. There were an array of lessons to be learned from the Bisbee experience from both the infrastructure and project management perspectives plus the observed physical and visual impacts of the project on sites throughout the city. This certainly provided the team with many specific suggestions for use in approaching our own project here in Clarkdale.

7. **Name Change.** Our very own Copper Art Museum is now the Arizona-Copper Art Museum. Per an email from Drake Meinke, “We believe that adding the word ‘Arizona’ will make the museum more attractive to visitors and be thought of as more of an official museum entity. We think this will encourage more patronage. This name change is similar to the Arizona-Sonora Desert Museum.”
8. **Verde Valley Gigabit Project.** Based on new findings at the ADOT Highway 260 Utilities meeting on May 21st, a meeting with Century Link was established for June 2 to determine the gaps between the proposed middle mile network and plans the company has for fiber upgrades in the Verde Valley. This is a very big step forward in the creation of a middle mile ring within the Verde Valley. In addition, staff met with the Yavapai County Education Services Agency CIO and the gentleman in charge of the E-rate program for the schools. They agreed to collaborate on the growth of broadband in the Verde Valley.

6. OLD BUSINESS:

- a. **PUBLIC HEARING:** Regarding proposed changes to Sections 2-1, 3-9, 3-10, 3-11, 3-12, 3-13 and 11-13 of the Town of Clarkdale Zoning Code regarding commercial zoning.

Staff Report:

Background:

The Planning Commission has conducted two worksessions to review proposed changes to the commercial zoning districts. Per direction from the Commission during the May 19th meeting, staff has removed the language ‘*excluding mobile homes and manufactured homes*’ from residential uses in all of the commercial districts.

Also, with the recommended elimination of the Town Center Commercial District, Section 3-10, the three subsequent commercial districts have been renumbered for consistency.

The following is a summary of the proposed changes (**uses are underlined for clarity, new uses not previously allowed in any commercial district are in bold**):

- Add the following agricultural uses to the Commercial, Neighborhood and Highway Commercial District
 - **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.
- Adopt definitions for various agricultural uses
- Add specific requirements to Section 11-13 for site plan review of agricultural uses including requirements for a water/wastewater use plan during the site plan review.
- Allow alcohol service in restaurants in Highway and Neighborhood Commercial to standardize language across all commercial districts.
- Add **Artist Studios** as separate permitted use in Central Business District and Commercial District. Move from conditional use to permitted use in Neighborhood and Highway Commercial District.
- Add **Automobile parking lot** to Highway Commercial District
- 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.
- Consolidate wording for **Convenience Stores/Filling Stations** and add as a conditional use to all districts
- Add **Funeral Parlors without a crematorium** to Central Business and Commercial Districts as a separate category removed from **Personal Services** and delete wording ‘in keeping with the historic Clarkdale tradition’ from the Neighborhood Commercial District
- Delete **Microbrewery, with or without food** from Neighborhood and Highway Commercial – this is covered under **Manufacturing, production and assembly of boutique consumable products**.
- 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 **Museums** to Commercial and Central Business Districts. (This is a use we have in the Central Business District that is not specifically listed.)
- Add **Park and ride facilities** as a permitted use in Commercial and Highway Commercial
- Create separate category for **Repair shops for household small appliances et. al.** in all Commercial Districts
- Consolidate language for **Residential uses** into one category including single family and multi-family
- 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 **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.
- Add **Public Utilities** as a conditional use in Commercial and Highway District
- Delete the words ‘without bars’ from the restaurants and sidewalk cafes category in Neighborhood Commercial and the wording ‘which do not serve alcohol ...’ from the Highway Commercial District.
- Delete **Restaurants with bars as a secondary use** from Highway Commercial.
- Move **Taverns and Bars** from a conditional use in Neighborhood and Highway Commercial to a permitted use and consolidate with the restaurant category.
- Delete **Treatment facility** as conditional use in Highway Commercial. This would be covered under medical facilities
- Standardize language for wholesale establishments and move from a conditional use in the Highway Commercial District to a permitted use.
- Add **Any use not 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 and duplicates those uses listed in the Central Business District.

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: Staff is requesting the Planning Commission review the material and provide specific recommendations for changes or direct staff to move the proposed revisions forward to Town Council for review.

6/17/2015

Proposed Changes to Commercial Zoning Districts

Current - Main

- **Five Commercial Districts** - original zoning districts that are being proposed by the various departments: Main Street and 10th to the 10th City Center
- **Three Retail Districts** - original zoning districts that are being proposed by the various departments: Main Street and 10th to the 10th City Center
- **Two Industrial Districts** - original zoning districts that are being proposed by the various departments: Main Street and 10th to the 10th City Center

New Lines

- **Three Commercial Districts** - original zoning districts that are being proposed by the various departments: Main Street and 10th to the 10th City Center
- **Two Retail Districts** - original zoning districts that are being proposed by the various departments: Main Street and 10th to the 10th City Center
- **One Industrial District** - original zoning district that is being proposed by the various departments: Main Street and 10th to the 10th City Center

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- **One Industrial District** - original zoning district that is being proposed by the various departments: Main Street and 10th to the 10th City Center

Vice Chair de Blanc asked for the definition of a storage facility. Senior Planner Escobar explained a storage facility is a completely enclosed structure. Outside storage is a separate use category and requires a conditional use permit in commercial districts.

Vice Chair de Blanc opened Public Hearing:

David Baird, Manager Four Eight Wineworks: Supports the addition of agriculture as a permitted use. The climate and soil in Clarkdale are conducive to grape growing and fruit and nut trees. Those in the industry are already concentrating on reducing water use for crops. Research shows 7 houses on 1 acre of land will use 720,000 gallons of water per month; one acre of vines uses 250,000 gallons of water per month.

Aaron Wiese, Clarkdale resident: Recent graduate of enology program at Yavapai College. Is interested in developing a sustainable vineyard in Clarkdale. Would also love to see more small scale farms. Supports the addition of farmers markets and community gardens as permitted uses.

Brie Nation, Clarkdale resident: Supports all facets of agricultural uses.

Memi Perkins, Glenarm Land Co. Manager: Works in Clarkdale. Supports wine and viticulture, but we also need to support the cattle rancher. Part of the heritage of the region. Helps owners get relief from property taxes. Ranching is part of the unique character of the area and an integral part of the community.

Phil Terbell, Clarkdale resident. Glad to see updates to codes. Would like to suggest a coordinate discussion. City of Cottonwood is currently working on a similar project to update their code. It would be helpful to the development community if codes were standardized amongst all of the communities.

Vice Chair de Blanc closed the Public Hearing:

Commissioner Olguin asked whether staff would contact the City of Cottonwood to follow-up on Mr. Terbell's suggestion. Staff said they would contact the Community Development Manager to discuss.

Commissioner Olguin then asked the public who had spoken whether the proposed changes were opening a door or closing a door.

Vice Chair de Blanc reopened the Public Hearing:

David Baird stated these changes were a good preliminary start in supporting agricultural uses in general. As we progress we might want to discuss what types of agriculture would be permitted.

Scott Buckley, Clarkdale resident and business owner: Supports agricultural uses. Currently our society has a disconnect with food nationwide. It would be nice if our small community could produce its own food. As a restaurant owner, he would like to be able to purchase local products.

Supports community gardens.

Vice Chair de Blanc closed the Public Hearing.

- b. **CONSIDERATION AND POSSIBLE ACTION:** Discussion/possible action regarding proposed changes to Sections 2-1, 3-9, 3-10, 3-11, 3-12, 3-13 and 11-13 of the Town of Clarkdale Zoning Code regarding commercial zoning.

Commission Discussion:

Commissioner Erickson stated he thinks this is a major step forward. Supports the addition of farmers markets and community gardens.

Vice Chair de Blanc thinks this is a really great ideas. Expects to see a hybrid of ideas, such as bartering of home-grown produce.

ACTION: Commissioner Olguin motioned to direct staff to move these draft changes forward to Town Council for consideration with a recommendation of approval from the Commission. Commissioner Erickson seconded the motion. The motion passed unanimously.

7. NEW BUSINESS:

- a. Discussion/recap of recent conditional use permit and associated site visit process.

The Commission and staff held a general discussion regarding the recent conditional use process, including the following topics:

- The importance of not appearing to be in collusion with the applicant.
- The ability of the Commission to take their time in making a decision. Their decision process and discussion needs to be transparent to the public.
- The importance of conducting a site visit for complicated applications.
- A discussion of all legal ramifications and regulations needs to be presented to the Commission at an early stage.

Phil Terbell asked if he could comment.

Vice Chair de Blanc opened the discussion to the public.

Phil Terbell thanked the Commission for their work on the wireless communication facility conditional use permit. He stated it was unfortunate more people in support did not come to the public meetings. He agrees site visits are crucial in assisting the decision process.

Senior Planner Escobar informed the Commission staff has solicited input from the public regarding the process. If any is received it will be shared with the Commission at a later meeting.

ACTION: This was a discussion item only.

8. ADJOURNMENT: The Vice Chairperson entertained a motion for adjournment. Commissioner Erickson motioned to adjourn the meeting. Commissioner Olguin seconded the motion. The motion passed unanimously. The meeting adjourned at 5:00 p.m.

APPROVED BY:

SUBMITTED BY:

Ida de Blanc
Vice -Chairperson

Beth Escobar
Senior Planner



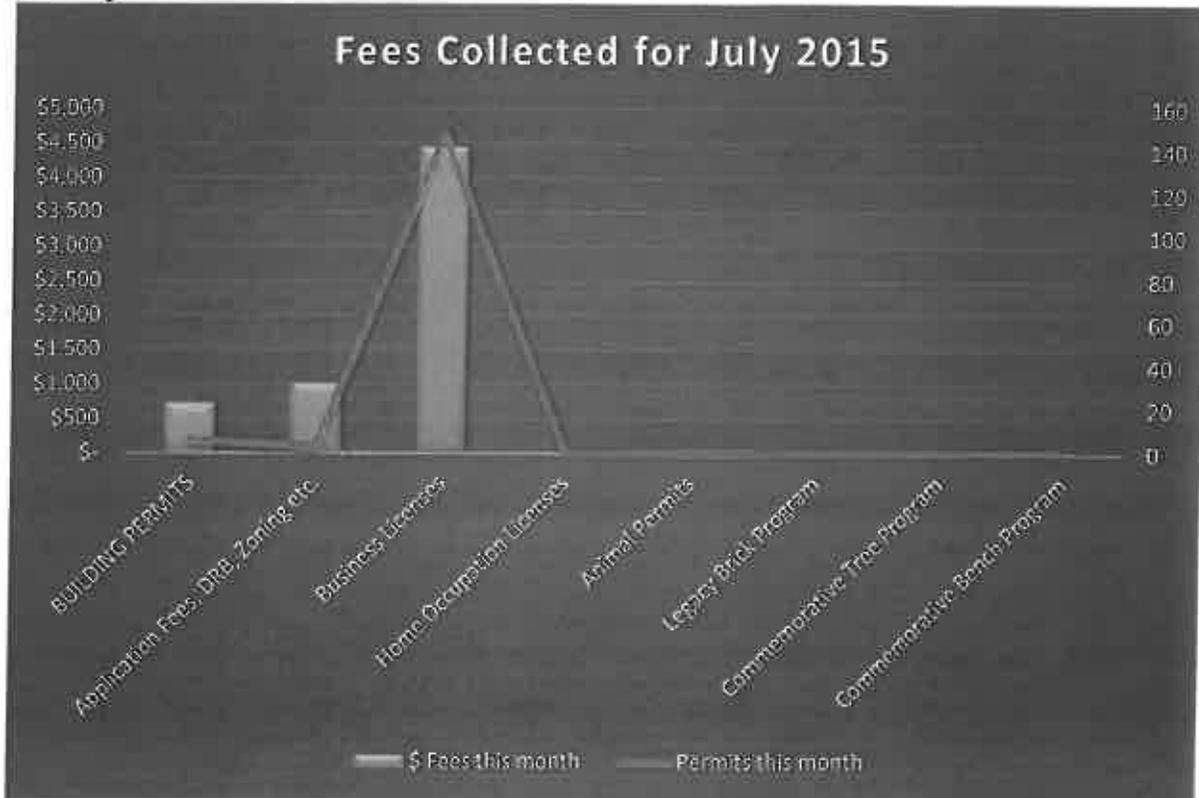
Director's Report

Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: August 18, 2015

1. July 2015 Statistics.



2. Permits Issued – Includes permits from June/July – 17 total.

- Equipment shelter and electrical service at 1450 SR 89A
- Fence at 1175 Valley View Road
- Photovoltaic solar electric at 450 E. Raven Hill Road
- Bath remodel at 2181 Liough Drive
- Gas line repair at 501 Lincoln Drive
- Accessory structure at 1000 Calle Rosas
- Re-roof at 1080 Old Jerome Highway
- Remodel (Clarkdale Hotel at Town Park) at 921 Main Street
- Accessory building at 2140 Windy Street



Director's Report

Greenhouse & two storage building additions at Mountain Road
Fence permit at 1880 Moonlight Drive
Photovoltaic solar permit at 75 Copper Street
Repair of gas line at 500 Todd Circle
Photovoltaic solar electric at 811 Cassandra Court
Electrical panel upgrade at 811 Cassandra Court
Photovoltaic solar electric at 2627 Haskell Springs Road
Accessory structure at 581 Sky Drive



3. **Dog Days of Summer - June 20th.** Despite the extraordinarily hot weather, about 26 dogs and their people turned out for the event and fun was had by all.
4. **Verde Valley Open Air Cinema in Town Park - Casablanca** on the lawn of Town Park on June 20th. With the best turnout for the series, approximately 200 folks enjoyed Casablanca outside under a balmy night sky for the finale of this year's Verde Valley Open Air Cinema, brought to Clarkdale via an "art tank" grant from Arizona Commission on the Arts.
5. **Check out the windows.** With thanks to Robyn Prud'homme-Bauer, Cindy Emmett, Janice Benatz, and David Baird, the windows at Maury Herman's building were cleaned for the first time in MANY years. Armed with razor blades, ladders, window washing gear from Paul Grasso, plus vinegar and water, the clean windows breathed life back into the building. Then the Clarkdale Downtown Business Alliance with expert help from Barbara Schlenoff, a former buyer from Bloomingdale's who now lives in the Verde Valley, the windows were dressed to impress while showcasing all sorts of things to see, do, and buy here in Clarkdale. Before the job was even complete, folks were seen taking a video of the new windows, and many slowed down and even stopped to check out what was happening. It's amazing what the Clarkdale Downtown Business Alliance can do!





Director's Report

6. August 5th- 7th – Arizona Rural Policy Forum.

During the week of August 5th, Clarkdale turned out to host 200 economic developers at the Clark Memorial Clubhouse for this year's Forum. Created by the Arizona Rural Development Council led by Kimber Lanning, the event brings folks from all over rural Arizona together to discuss an array of topics from sustainability to value chain mapping to funding and beyond. Kicked off by a Verde Canyon Railroad train ride, the participants



then transitioned to the Welcome Reception hosted at the Arizona Copper Art Museum with help from the Town, Made in Clarkdale, and the Clarkdale Downtown Business Alliance who served as Clarkdale Ambassadors. About 100 folks attended an evening of copper, music by the Buzzard Brothers featuring Chris Livas, and scrumptious food from Main Street Cafe & Pizzeria, Su Casa, Violette's Fine Pastries, local plums from Bent River Ranch, plus cheeses supplied by Drake Meinke. In addition, Four Eight Wineworks poured their red and white wines and THAT beer. Décor was created, donated and installed by Juliana Brutsche of the Verde Valley Arts Council. A 50/50 raffle added more fun to the evening and was won by a visitor from Sierra Vista with the other proceeds repaying Made In Clarkdale for pulling an event liquor license and insurance. A great time was had by all.

The Forum itself started when Mayor Von Gausig welcomed everyone to the Forum, and lectured on the economics of the Verde River. About 48 experts participated in lectures and round-table discussions throughout the two-day event. In addition to the Mayor participating, Councilor Regner and several Town staff members were able to attend various lectures. Food for the event was provided by local restaurants in keeping with Local First





Director's Report

Arizona's principles; Su Casa, Nate's Cowboy Cafe, and Crema all provided meals. In addition, Thursday's evening event was a night at the Blazin' M which provided fun for all.

Staff heard many compliments from attendees about the welcome they'd received from Clarkdale, the beauty of Clarkdale and the Clubhouse, and folks often shared they'd never been here before but planned to return soon. Thus far, everything seemed to be a big success.

- 7. United Verde Soil Project.** On August 11th, Council approved an array of recommended updates to both the Sampling Analysis Plan and the Quality Assurance Project Plan currently open for public comment by the Arizona Department of Environmental Quality. A core team of staff members continues to participate in the review of all related documents to maximize options and support for residents and the Town alike.



Staff Report

Agenda Item: 6.a **PUBLIC HEARING:** A Conditional Use Permit Application for a medical treatment facility at the Sedona Wellness-School of Ayurveda Massage (formerly known as the ASIS Massage School) to allow for certified professionals to provide massage, health and wellness advice within the existing facility. Assessor's Parcel Number 400-07-026F. Address 501 Peace Garden Path (formally 701 South Broadway). The property is approximately 5.37 acres and zoned R2-Single family & Limited Multi-Family Residential.

Staff Contact: Beth Escobar

Meeting Date: August 18, 2015

Presented to: Planning Commission

Background:

Mr. Joseph Rongo has managed the ASIS Massage School located on the subject property since its construction in 2000. The school operates under a conditional use permit (CUP) granted in 1999. The school has recently undergone a name change to Sedona Wellness-School of Ayurveda Massage.

The school continues to operate within the parameters of the granted CUP. Students at the facility provide massage services to outside clients as part of their training curriculum.

Mr. Rongo is requesting a second conditional use permit to allow teachers, alumni and professional therapists to provide massage and wellness services to clients at the facility.

Zoning and Vicinity

The subject property is zoned R2 – Single Family and Limited Multiple Family Residential. Per Section 3-4.C.4 of the Zoning Code, hospitals are a conditional use in this zoning district. It is staff's determination that the proposed health and wellness treatments meets the broadest definition of a hospital as a facility where sick or injured people are given medical treatment.

The property is accessed off of Broadway Street, an arterial road as designated in the 2012 Clarkdale General Plan.

Property to the north of the subject parcel is zoned R2 (Single Family and Limited Multiple Family Residential). Property across Broadway is zoned R1 (Single Family Residential).



Staff Report

The subject property is designated as 'Neighborhood Commercial' in the 2012 Clarkdale General Plan. Neighborhood Commercial is defined as commercial retail and services providing surrounding neighborhoods and residents of Clarkdale with their basic day-to-day needs.

The property already contains an approximately 3,500 square-foot building. No additional construction is proposed related to this CUP request.

Application

The request is to allow medical professionals to provide health and wellness services to customers at the existing massage facility.

Internal Agency Review

The application was sent to the Public Works Department, Police Department and Yavapai County Health Department for review.

No objections were filed regarding this application.

Outside Agency Review

Yavapai County Health Department responded they had no concerns with this application.

The Clarkdale Fire District will treat this as a business occupancy. There are no additional requirements for this type of occupancy.

Public participation

The applicant sent a letter regarding the proposed expansion of services to all property owners within 1,000 feet.

Public Notices were sent to 34 property owners and the property was posted on July 31st. A public notice was published in the Verde Independent on August 2, 2015.

Analysis

Town Regulations

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 Report

Staff Analysis – The proposed use is allowed in the Commercial District with a conditional use permit. The existing facility has operated at this location for over ten years without any issues.

- 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 – There will be no changes to the previously approved site or building related to this CUP request.

- 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 – Per the applicant's letter of intent, a large increase of customers as a result of the new services being offered is not anticipated. Student enrollment in the massage school has dropped off, and the applicant hopes the new services being offered would help counter this decrease. Estimated occupancy during hours of operation is 8-26 people, including staff and customers. The maximum number reflects occupancy when school is in session. Hours of operation are 8:30 a.m. to 7:00 p.m., seven days a week. On-site parking is adequate to accommodate the maximum occupancy.

- 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 – No increase in traffic to the site is anticipated.

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

Staff Analysis – Landscaping is already in place.

- 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 Report

Staff Analysis – The proposed expansion of existing services does not create a hazard or nuisance.

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

Future Expansion

Any expansion of the services proposed under this CUP request would require an additional hearing process. Any expansion proposing additional construction on the site would require design and site plan review in addition to CUP approval.

Recommendation:

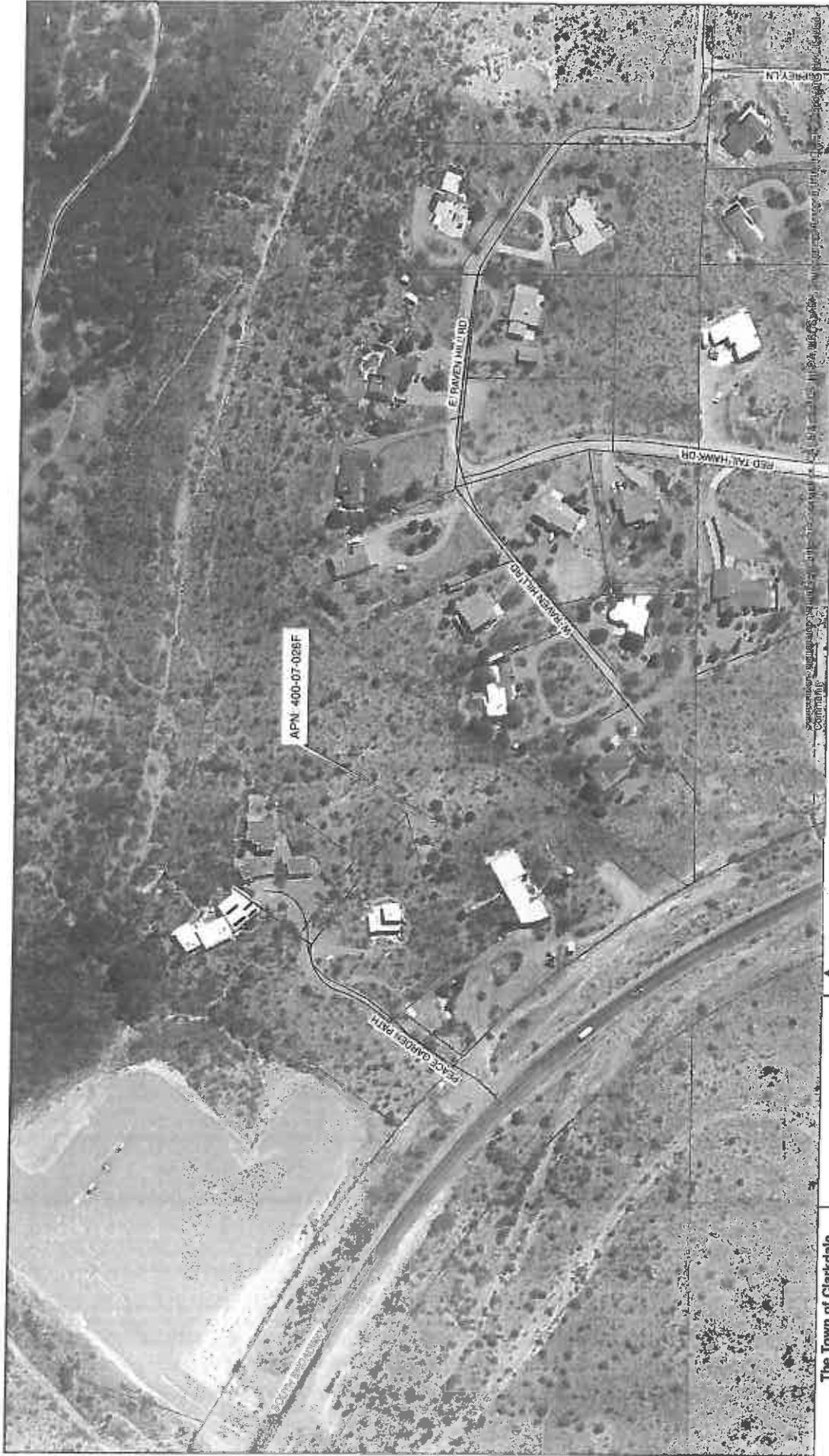
Staff has determined the Conditional Use Permit application to be complete and in compliance with the requirements of Section 5-6 of the Town of Clarkdale Zoning Code.

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

1. Services provided shall be limited to those described in the Letter of Intent dated 7/14/15.
2. No additional construction shall be associated with this Conditional Use Permit.

Attachments:

1. Aerial Map
2. Letter of Intent
3. Floor Plan
4. Site Plan



APN: 400-07-028F

The Town of Clarkdale
City Development Department
P.O. Box 34
Clarkdale, AZ 86324
(928) 639-2550



July 2015

Sedona Wellness
501 Peace Garden Path
Zoned: R2- Single Family
Limited Multiple Family

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.

Joseph J Rongo

501 Peace Garden Path

928.300.3171

Clarkdale AZ, 86324

7/11/2015

Town of Clarkdale

Thank you once again for explaining the "in Perpetuity" of the conditional use, and for expediting Sedona Wellness as being able to use the property for Massage School.

As Jamie and I continue to look at all of our alternatives with the building known as "the Massage School" at what was 701 S Broadway, and which is now addressed at 414 Peace Garden Path, on Parcel #400-07-026F, we request that a second conditional use permit be granted to the building.

Under our current use as "massage school" we run and operate a "student clinic" where students get to have a "professional" experience of working in a wellness / massage spa. This student clinic amounts to 100 hrs of their training, working with members of the general public, where they practice their massage and holistic health training, coupled with business and professionalism.

Throughout the years it has gotten tougher to fill classes and we at ASIS Massage and Sedona Wellness would like to diversify by offering massage related treatments professionally and not just through the students. We feel that this can help us fully utilize the building, at the same time offering new services to the town. As Clarkdale expands its hospitality foot print in the Verde Valley, with the coming of two new hotels and the possible development of the RV park, we envision this new wellness center as the missing piece to help galvanize the town as a destination for clean healthy living.

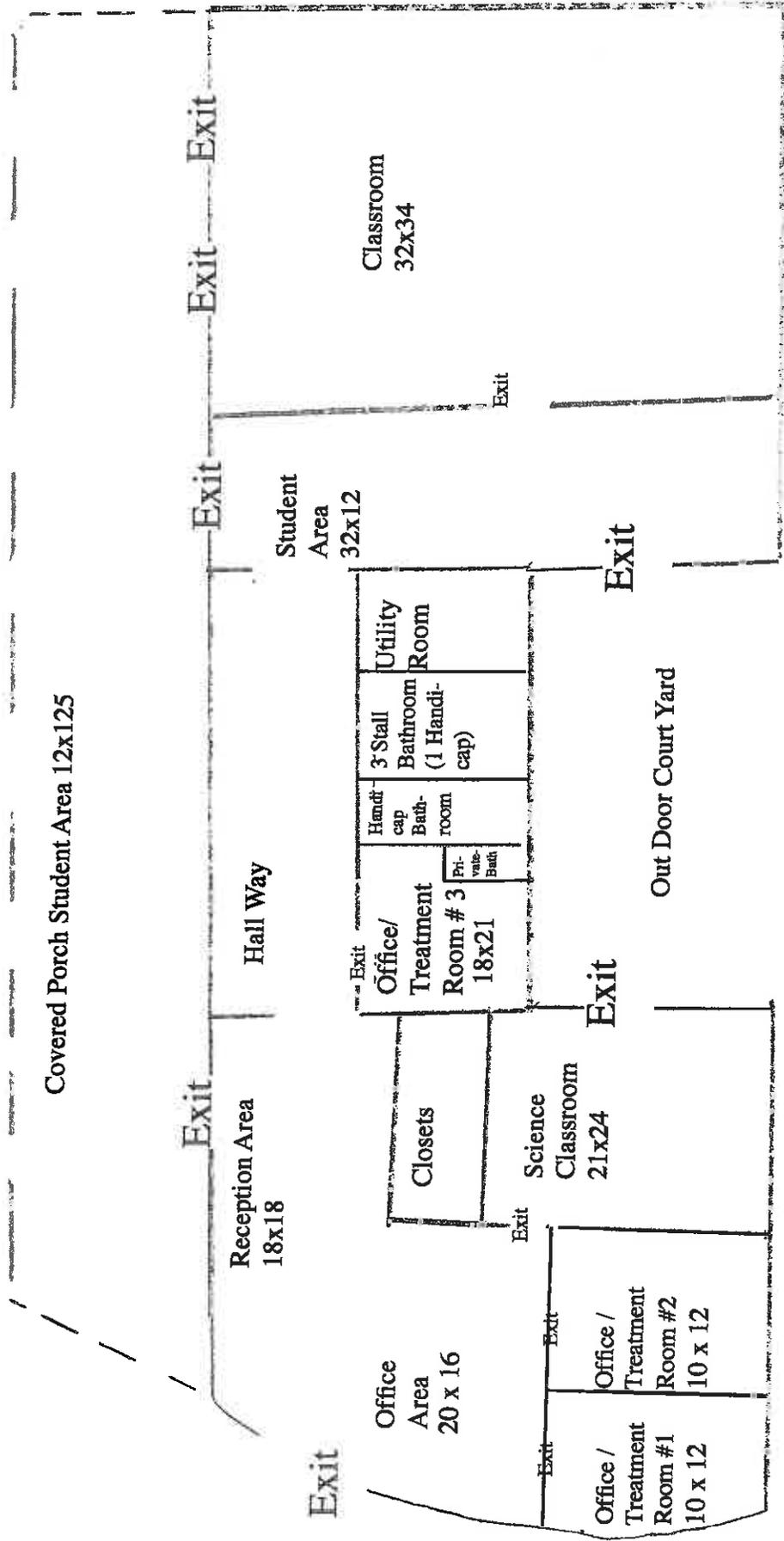
As per your recent letter pertaining to the massage school conditional use permit, "such a usage to incorporate professional treatments in wellness and health is outside the parameters of the original zoning approval". Therefore we submit this application for an added conditional use to the Broadway parcel zoned R-2, adjacent to the 9 acres zoned commercial. At the school, we are committed to the beauty and nature of the area. With the current amount of noise, lighting and traffic due to the school and the student clinic being minimal, we do not foresee this additional usage as adding to the impact too significantly, nor do we foresee an increase of utility usage. We also do not plan to change the configuration of the current structure.

After the Town Council adjusts and modifies the uses under the Neighborhood Commercial Zoning, which hopefully will include schools and medical based health facilities, Sedona Wellness will then apply for a zoning change with the anticipation to develop a series of 8 small casita housing units for both students and clients.

Thank you for your consideration

Joseph Rongo

ASIS Clarkdale Evacuation Route Dial 911 for Emergency





Staff Report

Agenda Item 6.b: **CONSIDERATION AND POSSIBLE ACTION:** A Conditional Use Permit Application for a medical treatment facility at the Sedona Wellness-School of Ayurveda Massage (formerly known as the ASIS Massage School) to allow for certified professionals to provide massage, health and wellness advice within the existing facility. Assessor's Parcel Number 400-07-026F. Address 501 Peace Garden Path (formally 701 South Broadway). The property is approximately 5.37 acres and zoned R2-Single family & Limited Multi-Family Residential.

Staff Contact: Beth Escobar

Meeting Date: August 18, 2015

Presented to: Planning Commission

After closing the Public Hearing, staff is requesting the Planning Commission take action on the Conditional Use Permit Application. The Commission may move this application forward to Council with a recommendation of approval or denial, or request additional information from staff and the applicant to be reviewed in a continuation of the public hearing.

Possible Motions:

I move to deny the conditional use permit application for the Sedona Wellness-School of Ayurveda Massage based on the following: _____
_____.

I move to recommend approval of the conditional use permit application for the Sedona Wellness-School of Ayurveda Massage based on the following findings: _____
_____ and with the conditions recommended by staff.

I move to recommend approval of the conditional use permit application for the Sedona Wellness-School of Ayurveda Massage based on the following findings: _____
_____ and with the following conditions.



Staff Report

Agenda Item 6.c: **PUBLIC HEARING:** A Conditional Use Permit Application for a RV Park with a maximum of 70 spaces and supporting infrastructure, including a pool, locker rooms, office, shop and the placement of a mobile home to house the applicant on site. Assessor's parcel number is 400-07-005. Address: 551 S. Broadway. The subject property is approximately 9.75 acres and is zoned Commercial.

Staff Contact: Beth Escobar

Meeting Date: August 18, 2015

Presented to: Planning Commission

Background:

Applicant Gary Clouston is requesting a conditional use permit for a recreational vehicle (RV) park at 551 S. Broadway Street. This property has been previously developed for the Verde Valley Christian Church. Water, wastewater and electrical infrastructure is in place with grading of a portion of the site and installation of utility infrastructure. The applicant is proposing to limit development to this previously disturbed area.

Zoning and Vicinity

The subject property is zoned Commercial (C). Per Section 3-11.C.3 of the Zoning Code, campsites and recreational vehicle parks are listed as a conditional use.

The property is accessed off of Broadway Street, an arterial road as designated in the 2012 Clarkdale General Plan.

The property to the north of the subject parcel is zoned Commercial. Property to the south is zoned R2 (Single Family and Limited Multiple Family Residential). Property across Broadway is zoned R1 (Single Family Residential).

The subject property is designated as 'Neighborhood Commercial' in the 2012 Clarkdale General Plan. Neighborhood Commercial is defined as commercial retail and services providing surrounding neighborhoods and residents of Clarkdale with their basic day-to-day needs.

Application

Mr. Clouston is proposing a RV park with a maximum of 70 rental spaces. The proposed park will use only the area already disturbed on the site. Rental spaces will be flexible to accommodate longer vehicles and shorter vehicles.



Staff Report

A 20-foot wide travel aisle will provide access throughout the RV Park. Additional parking for cars is incorporated into the shoulders of these travel aisles.

Four buildings are proposed to be constructed on the site: a combination laundry/6 bathrooms with showers, an office, a recreation room and a maintenance shop. A pool is also proposed. Buildings will have a southwest design.

Each individual RV slot will have a connection to Town water and wastewater.

The existing chain link fence will be removed.

A stucco wall is proposed for the entrance along Broadway.

Mr. Clouston is requesting to place a manufactured home at the northeast corner of the developed area as a residence for him and his family.

Internal Agency Review

The application was sent to the Public Works Department and Police Department for review.

Outside Agency Review

Review and permitting for any food market or food service and the semi-public pool will be required through the Yavapai County Health Department.

As a result of comments from the Fire District, the applicant will be installing a fire hydrant at the north end of the back row of RV slots. There is an existing fire hydrant in the right-of-way directly in front of the subject property. The second hydrant was requested to allow for the evacuation of the site in case of a wildland fire in the undeveloped area between the site and the Verde River.

Public Participation

The applicant held a neighborhood meeting on July 10, 2015. Six property owners attended this meeting. Concerns were expressed regarding the visible impact to residents whose homes are located at a higher elevation than the project and about water use for the park. The neighbors also wanted to know about length of stay restrictions and whether tents would be allowed.

Public notices were sent to 23 property owners within 1,000 feet. The property was posted on July 31, 2015 and the notice appeared in the paper on August 2, 2015.



Staff Report

Design Review and Site Plan Review

Per Section 11-1 of the Zoning Code, design review and site plan review is required for all new commercial development. This hearing will be scheduled if the application receives approval of the conditional use permit.

Analysis

Town Regulations

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 – The proposed use is allowed in the Commercial District with a conditional use permit.

Advancing tourism opportunities is an identified goal of the 2013 Sustainable Community and Economic Development 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 9.75-acre site is adequate to accommodate the proposed use. The proposed development will leave approximately 4 acres on the property untouched. The proposed site design of the project complies with setback requirements for the Commercial District.

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 – The project does not present a health or safety issue to the surrounding neighborhood.



Staff Report

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 applicant’s engineer has provided an analysis of the traffic impact of this project. Per this investigation, the sight distances from both directions of travel are clear enough that a right-turn lane or a center turn lane are not warranted by the estimated traffic generated by the development.

The applicant’s engineer is recommending that exiting from the park for RVs be limited to a right turn only. The site distance for a left hand turn is adequate based on the existed posted speed limit of 45 mph. However, calculating the site distance requirements based on an estimated speed of 55 mph, the site distance is determined to be not adequate. This restriction will be enforced through signage and also included in the rental agreement. Cars would be permitted to turn left when exiting the park.

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

Staff Analysis – A draft landscaping plan has been included with the application. Because of the concerns of neighbors who are looking down on the project, the landscape plan includes a large number of evergreen trees along the property boundary facing Broadway and along the eastern edge of the development which is closest to existing residences. Arizona Cypress and Ash trees are proposed to place at each RV slot to provide a screening and shade.

Staff would note any principal permitted use in the commercial district, such as the previously proposed church or a large retail store or motel, would have the same visible impact. In this case neighbors would be looking down on the roof and associated HVAC and electrical equipment.

If the conditional use permit is granted, the landscape plan, along with the building design and sign package, will be reviewed by the Design Review Board (DRB) in a public meeting. The Texas Sage listed on the preliminary landscape plan is not on the Clarkdale Plant List and will need to be replaced prior to DRB review.

Staff is suggesting a condition of approval requiring the applicant to incorporate a rainwater harvesting/gray water system on-site to provide water for the landscaping.

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 Report

Staff Analysis – In staff’s opinion, the proposed development does not create a hazard. As stated in the Letter of Intent, Mr. Clouston and his family plan to live on the site and will provide 24-hour monitoring of the activity and safety of the site.

Lighting on the site will be minimal. All lighting will be fully shielded and comply with Chapter Eight of the Zoning Code. A lighting plan, including cut sheets of proposed lighting, will be required during the design review.

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

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 buildings included in the proposal.
2. Prior to issuance of a building permit, applicant will record deeds and restrictions for this project which include prohibition against tents and camping, additions of canopies or shade structures to RV units, limiting length of stay and restricting noise after 10:00 p.m.
3. Prior to issuance of a certificate of occupancy, signage restricting RV exiting out of the park to right-turn only shall be installed.
4. All lighting shall be fully shielded and meet the requirements of Section Eight of the Zoning Code.
5. The applicant shall incorporate a rainwater harvesting plan and a greywater use plan into the final landscape plan.



Staff Report

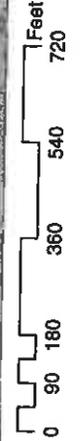
6. The 4-inch fire hydrant shall be installed as shown on the site plan dated 7-31-15 prior to the issuance of a certificate of occupancy.

Attachments:

1. Aerial Map
2. Letter of intent
3. Site Plan
4. Landscape Plan
5. Artistic rendering
6. Traffic Narrative



APN 400-07-005



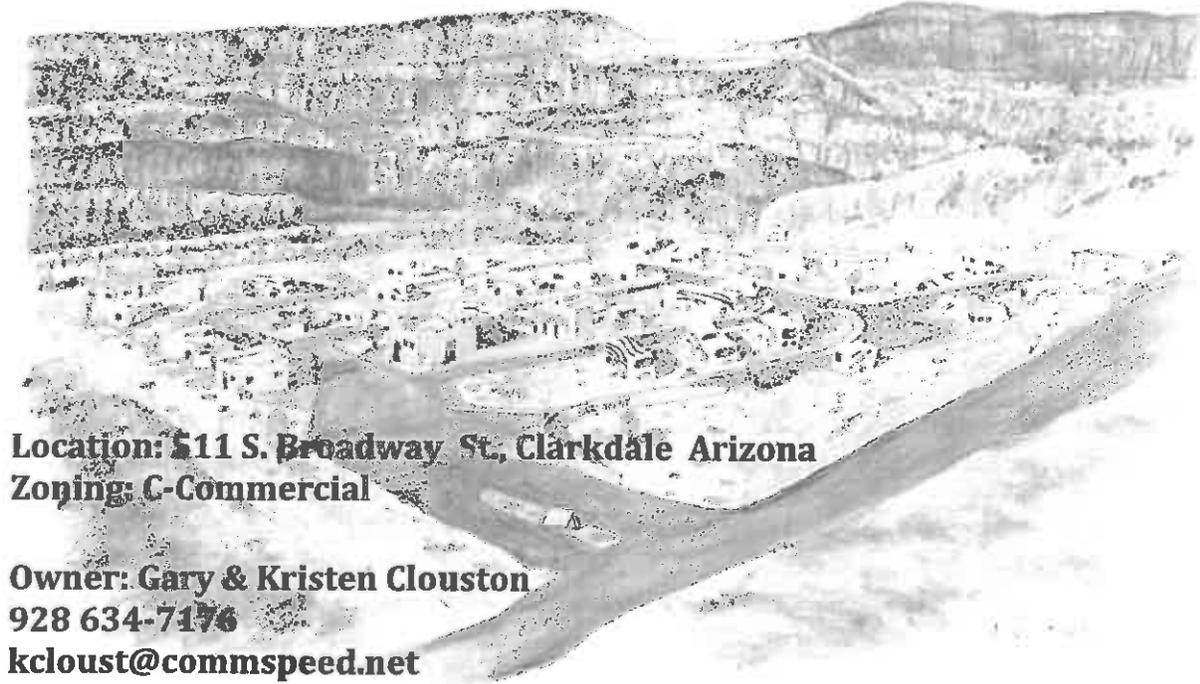
Rain Spirit RV Resort
551 S. Broadway
9.75 acres
Zoned Commercial

July 2015

The Town of Clarkdale
Community Development Department
P.O. Box 500280
Clarkdale, AZ 85324
(928) 638-2550

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.

**Rain Spirit RV Resort
Conditional Use Permit Application
Parcel # 400-07-005**



**Location: 511 S. Broadway St., Clarkdale Arizona
Zoning: C-Commercial**

**Owner: Gary & Kristen Clouston
928 634-7176
kcloust@commspeed.net**

Project Engineering Firm: SEC, Inc.

**825 Cove Parkway, Suite A
Cottonwood, AZ 86326
(928) 634-5889**

**Project Engineer: Gevinda Krishan Ginige, MS, P.E., Registration #: 49109
kginige@sec-landmgt.com**

**Design Engineer: Bruce Connolly, E.I.T, CFM
bconnolly@sec-landmgt.com**

**www.sec-landmgt.com
August 3, 2015**

Letter of Intent – Rain Spirit RV Resort

July 31, 2015

Ladies and Gentlemen:

My name is Gary Clouston, we are in the process of purchasing parcel # 400-07-005 on South Broadway Street between Cottonwood and Clarkdale just south of Tuzigoot Road. My wife, Kristen, and my two sons, Ken and Joe, are interested in building an RV resort on the property. We have family in Cottonwood, Village of Oak Creek, and Phoenix and we like the Clarkdale area. We have sold our home and plan to relocate here, build a quality family-run park as well as raise our kids here.

The parcel is 9.52 acres in size and is currently zoned as Commercial Property. The property is adjacent to residential land on the south, vacant commercial land to the north, Broadway St. on the west, and overlooks the Verde River Corridor on the east.

The idea of developing an RV park came to us recently when we were traveling through the area in our RV. We wanted a place to park our RV for a few days but found our options were very limited. We believe there is great opportunity in this area for an RV park close to the many attractions in the area as well as the great weather. We feel the Clarkdale area is a perfect location for RV enthusiasts. Our intent is to provide a peaceful, quite, and restful atmosphere for RV users to enjoy. We plan on developing an upscale park that will encourage bringing people in to enjoy the local experience. We believe the Town of Clarkdale and the surrounding community will benefit from the park as the park users will eat and shop in the surrounding area.

Of the 9.52 acres, only 5 acres will be developed. Currently we are planning on building 61 spaces in the park (see attached site plan). However, we would like the flexibility to increase our capacity to a maximum of 70 spaces in the future if the need arises.

The Park will be landscaped with low water plants and trees (see attached landscaping plans). Based on the public meeting and feedback, we are proposing a tree line as a green barrier which minimizes visual impacts to the adjacent neighbors. Rainwater from the building roofs and grey water from shower and laundry facilities may also be used to supplement landscape water requirements. The existing Retention / Detention structures will be utilized to manage storm runoff and all drainage requirements of Yavapai County will be met.

A preliminary traffic investigation of the stopping sight distance, intersection, and turn lane was conducted (see attached memorandum). It is proposed all traffic will enter the RV Park directly from Broadway Street.

All RV traffic exiting the resort will be required to turn right towards Clarkdale. However, passenger cars will have the option of both left and right hand turns out of park. No right hand deceleration lane on Broadway is warranted or recommended to serve incoming traffic from Cottonwood.

Broadway St. is 14 feet to 29 feet above the graded area, therefore, the elevation of the park buildings and the RVs within the park will be below the elevation of Broadway St. The park entrance will be paved as shown on the site plan. The roads within the park will be constructed of gravel and will be 20' wide. In addition to the 20' width of the road there will be a 5' shoulder on each side of the road. RV spaces are set back an additional 3' from the shoulder to allow for 8' wide parking on each side of the road while still maintaining the required 20' clear roadway. All roads within the park will have a minimum 20' inside radius to comply with Fire Department requirements. There will be a 4" hydrant installed in the rear of the park as determined by Fire Chief Joe Moore.

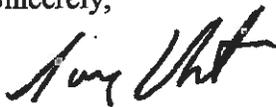
The park will connect to the existing Town sanitary sewer system and the Town water main that run adjacent to the resort along Broadway. Power is already on-site but capacity may need to be updated as needed. Cable TV and Wi-Fi will also be provided to the resort.

I plan on using limited both the intensity and duration of lighting at the resort to comply with the Town's lighting code and in the interest of the Town's dark sky environment policy. We truly value the beautiful Arizona night sky and it will be our mission to retain this great resource for our neighbors, our guests, and ourselves. Lighting within the park will consist of low intensity, downward directed lighting within the RV spaces. The RV space lighting will be integrated into the utility pedestal or a stand-alone bollard fixture. All lighting on park buildings will meet Town of Clarkdale Code and all lighting will be at the minimum intensity necessary for safety.

My wife and I will live on the premises and it will be our job to ensure the serenity of the area is maintained. We feel the park will quietly blend in with the area and add to the character of the surrounding community.

We envision working with the railroad, local restaurants, museums, etc. in a way that would create a pleasant experience for our guests and integrate our park into the community of Clarkdale. We appreciate your consideration of this request.

Sincerely,



Gary Clouston

July 31, 2015

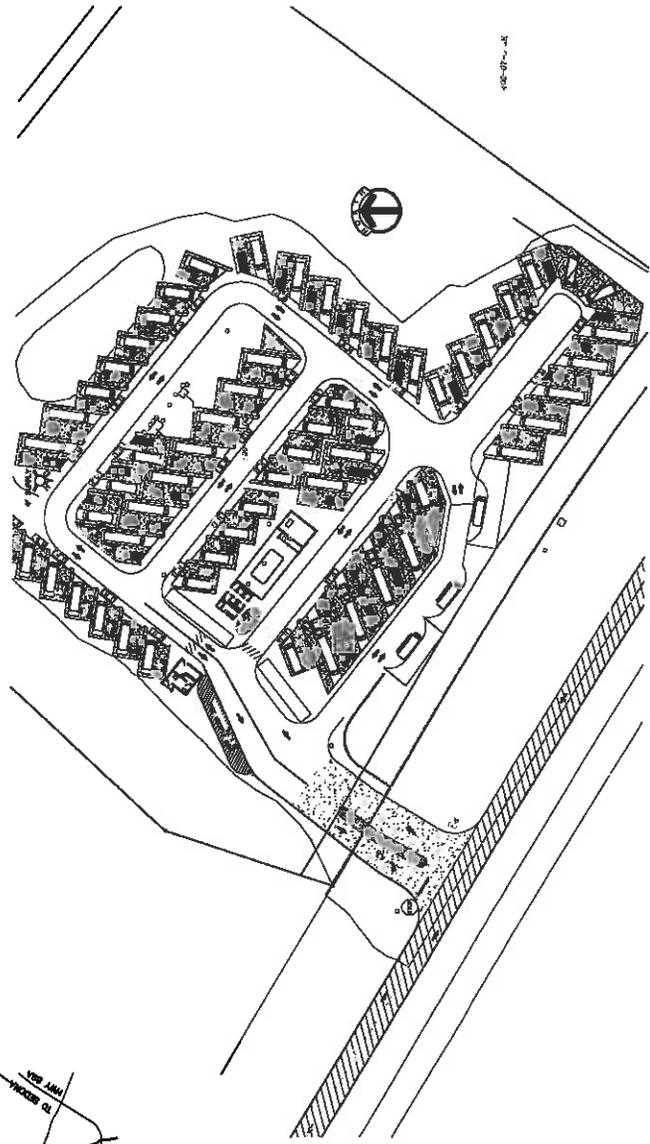
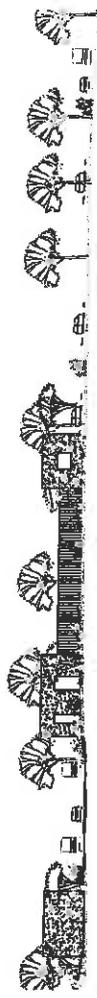
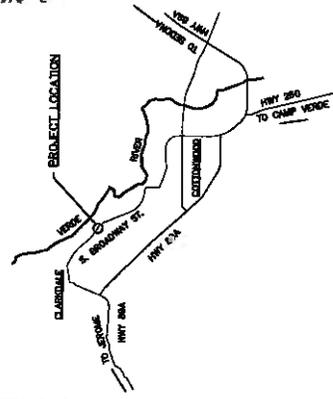
RAIN SPIRIT RV RESORT SITE PLAN

LOCATED IN THE NE 1/4 SW 1/4 SW 1/4 OF
SECTION 21, T16N R3E, G1A & SALT RIVER MERIDIAN
TOWN OF CLARKDALE, YAVAPAI COUNTY, ARIZONA
APN 400-07-005

OWNER/DEVELOPER
GARY CLAYTON
1111 S. BROADWAY ST.
COTTONWOOD, ARIZONA, 86308
800 434-0716 iclinton@comcast.net

LAND PLANNERS/ENGINEERS/SURVEYORS:
SEC, INC.
1700 REEBOT DRIVE #6
SEDONA, ARIZONA 86336
(928) 282-7787 FAX: (928) 282-0731
REGISTRATION NUMBERS: P.E. 37322
R.L.S. 40929

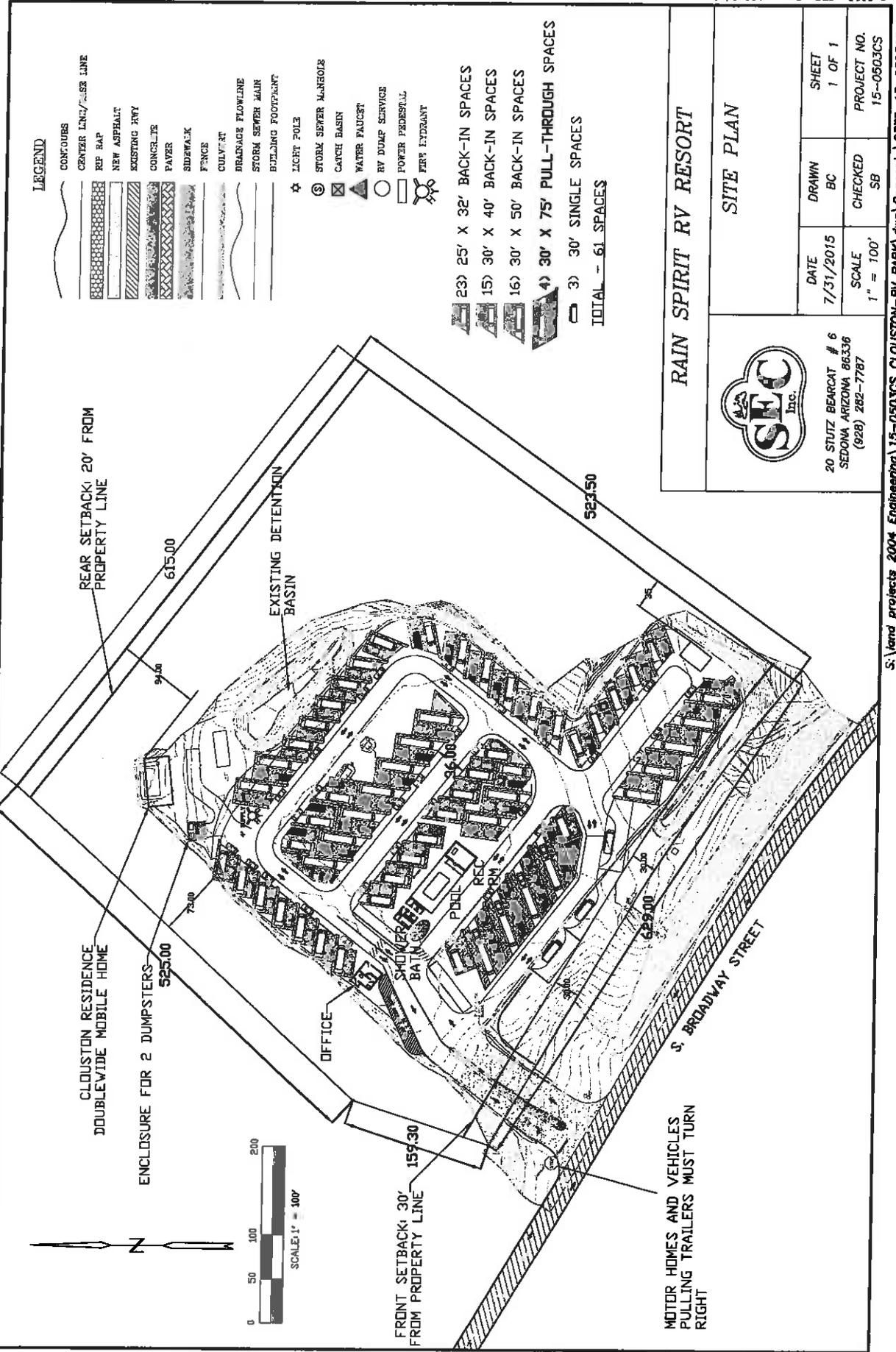
VICINITY MAP
NO SCALE



RAIN SPIRIT RV RESORT		COVER	
DATE	OWNER	DATE	OWNER
07/20/2018	SEC, INC.	07/20/2018	SEC, INC.
DATE AS SHOWN	CHECKED BY	DATE AS SHOWN	CHECKED BY
07/20/2018	SEC, INC.	07/20/2018	SEC, INC.
SEC, INC. ENGINEERS & SURVEYORS 1700 REEBOT DRIVE #6 SEDONA, ARIZONA 86336 (928) 282-7787 FAX: (928) 282-0731 REGISTRATION NUMBERS: P.E. 37322 R.L.S. 40929			

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LEGEND

	CONTOURS
	CENTER LINE/USE LINE
	RIP RAP
	NEW ASPHALT
	EXISTING HWY
	CONCRETE
	PAVER
	SIDEWALK
	FENCE
	CULVERT
	DRAINAGE FLOWLINE
	STORM SEWER MAIN
	BUILDING FOOTPRINT
	LIGHT POLE
	STORM SEWER MANHOLE
	CATCH BASIN
	WATER FAUCET
	RV DUMP SERVICE
	POWER PEDESTAL
	FIRE HYDRANT

	23' X 32' BACK-IN SPACES	3
	30' X 40' BACK-IN SPACES	15
	30' X 50' BACK-IN SPACES	16
	30' X 75' PULL-THROUGH SPACES	4
	30' SINGLE SPACES	3
TOTAL - 61 SPACES		

RAIN SPIRIT RV RESORT

SITE PLAN



20 STUTZ BEARCAT # 6
 SEDONA ARIZONA 86336
 (928) 282-7787

DATE	DRAWN	SHEET
7/31/2015	BC	1 OF 1
SCALE	CHECKED	PROJECT NO.
1" = 100'	SB	15-0503CS

S:\land projects 2004 Engineering\15-0503CS CLOUSTON-RV PARK.dwg\Concepts\15-0503CS.dwg

DATE	BY

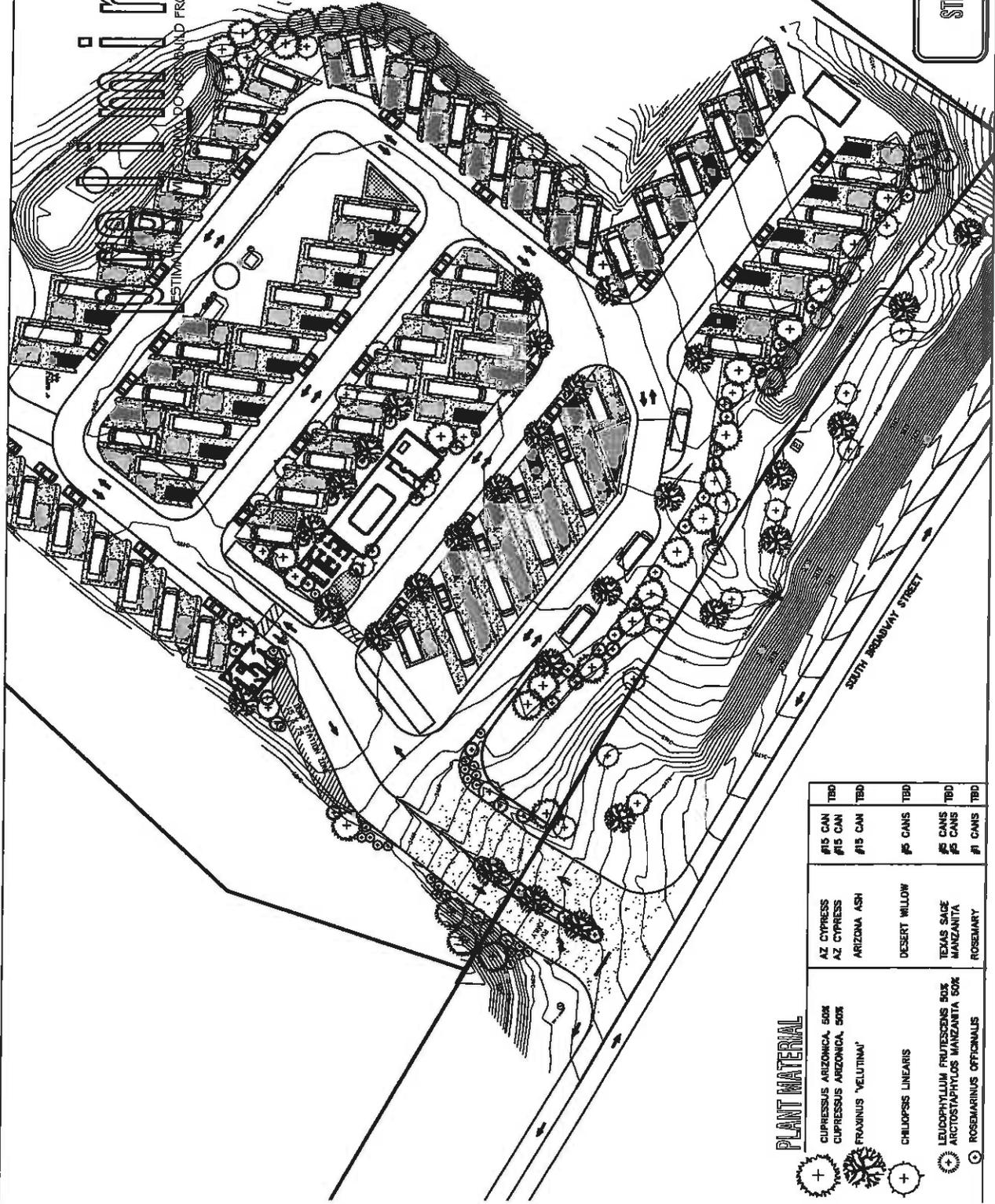
STEVE BLASBERG
 ARCHITECTS, P.C. 1500 W. BROADWAY
 CLARKDALE, AZ 85304
 PHONE: (602) 948-1100
 FAX: (602) 948-1101

NEIGHBORHOOD MEETING PLAN
 RAIN SPIRIT R.V. RESORT
 SOUTH BROADWAY
 CLARKDALE, AZ

DATE: 7/20/15
 SCALE: 1" = 20'-0"
 DRAWING NO: 15S-7715
 SHEET NO:
LPI
 OF 2

Primary

DO NOT DEVIATE FROM THESE PLANS, CHANGES WILL OCCUR!!
 SCREEN PER NEIGHBORS REQUESTS

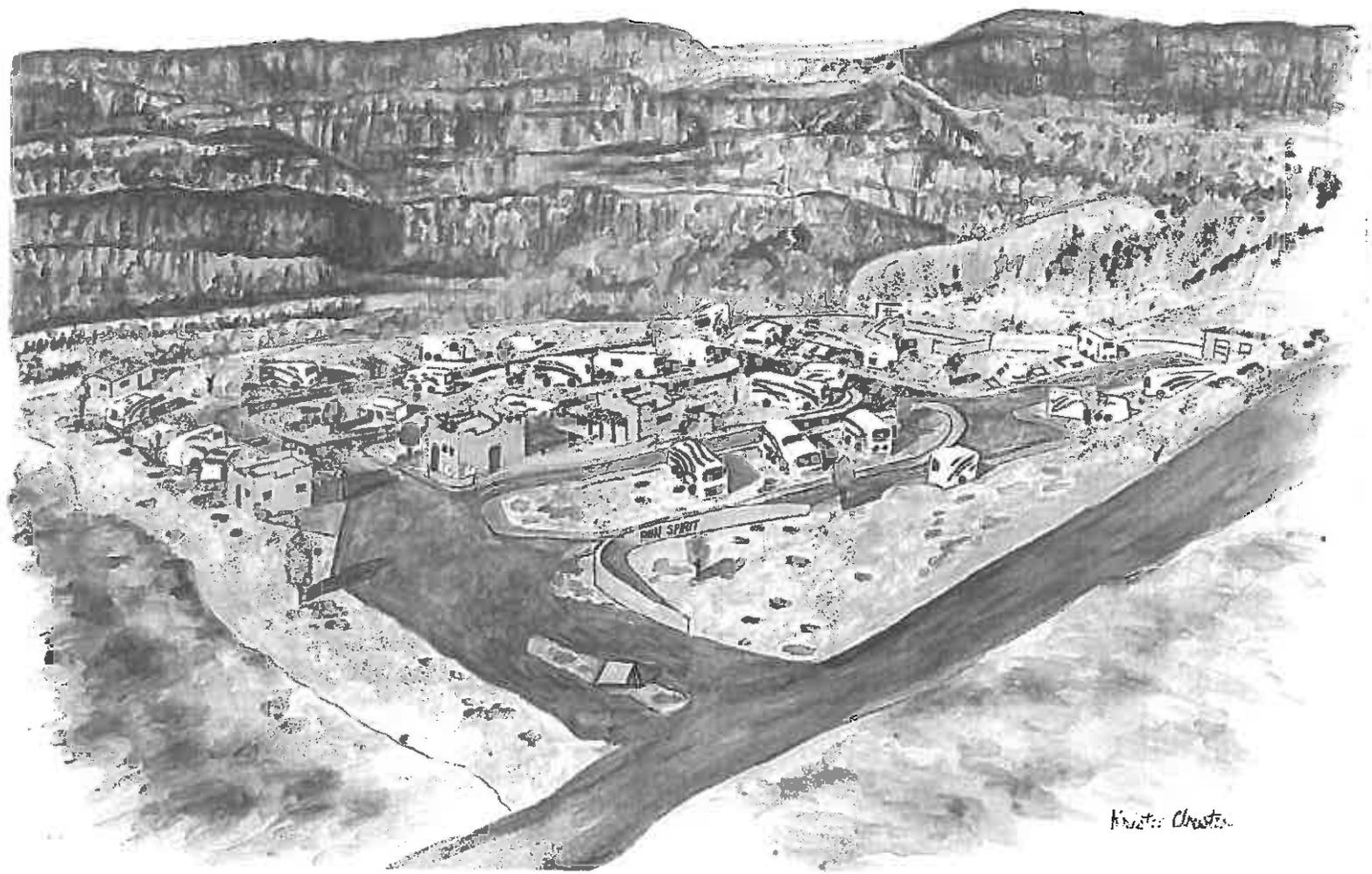


STREET PLANTING

PLANT MATERIAL

+	CUPRESSUS ARIZONICA, 50X	#15 CAN	TBD
+	CUPRESSUS ARIZONICA, 50X	#15 CAN	TBD
+	FRAXINUS 'VELUTINA'	#15 CAN	TBD
+	CHLOROPHIS LINEARIS	#5 CAN	TBD
+	LEUCOPYLLUM PROTENSIS 50X	#5 CAN	TBD
+	ARCTOSTAPHYLOS MANCANTIA 50X	#5 CAN	TBD
+	ROSEMARINUS OFFICINALIS	#1 CAN	TBD
+	AZ CYPRESS		
+	AZ CYPRESS		
+	ARIZONA ASH		
+	DESERT WILLOW		
+	TEXAS SAGE		
+	MANCANTIA		
+	ROSEMARY		

SOUTH BROADWAY STREET



Kurtz Chaste



**SOUTHWESTERN
ENVIRONMENTAL
CONSULTANTS, INC.**

E-mail: info@sec-landmgt.com
www.sec-landmgt.com

MEMORANDUM

DATE: July 28, 2015
TO: Town of Clarkdale
FROM: Southwestern Environmental Consultants, Inc.
RE: Preliminary Traffic Investigation for the Rain Spirit RV Resort

This memorandum provides information from a preliminary traffic investigation and consists of evaluation of:

- Stopping Sight Distance
- Intersection Sight Distance
- Turn Lane Review

During our traffic investigation for the Rain Spirit RV Resort, the following parameters were noted:

- Posted speed limit on Broadway is 45 mph (both directions).
- Average Daily Traffic (2015) is estimated to be 1,375 vehicles per day (Verde Valley Multimodal Transportation Study (VVMTS), May 2009). We also obtained a traffic count for 7 day on S. Broadway St. which is compatible with the VVMTS. (Appendix A)
- Sight distance from the resort intersection to the southeast (towards Cottonwood) is 730' (See Appendix B)
- Sight distance from the resort intersection to the northwest (towards Clarkdale) is 840' (See Appendix B)



Growth is inevitable...it's planning that makes the difference.

Stopping Sight Distance

South Broadway Street has a 3% downward grade when traveling from Cottonwood to Clarkdale at the vicinity of the project.

- Stopping Sight Distance with 3% downward slope at 45 mph is 378'. At 55 mph SSD = 520'. (Exhibit 3-2 AASHTO Geometric Design of Highways and Streets) (Appendix G). Stopping Sight Distance requirement is met.
- Stopping Sight Distance with 3% upward slope at 45 mph is 344'. At 55 mph SSD = 469'. (Exhibit 3-2 AASHTO Geometric Design of Highways and Streets) (Appendix G). Stopping Sight Distance requirement is met.

Intersection Sight Distance

Right Turn out of Park

At 45 mph, the required sight distance to make a right hand turn when leaving the park and entering S. Broadway St. heading towards Clarkdale is 576'. When through traffic is traveling 10 mph above the posted speed limit (55 mph), the required sight distance would be 705'. (See Appendix C)

The sight distance of 705' is less than the existing sight distance of 730' therefore no acceleration lane is warranted for a right hand turn out of the park.

Left Turn out of Park

The required sight distance to make a left hand turn when leaving the park and entering S. Broadway St. heading towards Cottonwood is 655' when through traffic is traveling at the posted speed of 45 mph. If the through traffic is traveling 10 mph above the posted speed limit, 55 mph, the required sight distance would be 805'. (See Appendix C)

The sight distance of 655' is less than the existing sight distance of 730'. However, at 55 mph, the required intersection sight distance is 805' which is less than the existing sight distance of 730'.

Required sight distance was calculated for a passenger car at the intersection (Appendix C). At 55 mph, the required sight distance for a passenger car to make a left turn is 640'. This is 90' less than the existing sight distance of 730'.

Therefore, we recommend park exit be restricted to right turn only for RV's while a left turn out of the park will be permissible for passenger cars.



Growth is inevitable...it's planning that makes the difference.

Turn Lane Review

- The pre-development Directional Design Hour Volume (DDHV) using the Verde Valley Multimodal Transportation Study (2009- Appendix A) is estimated to be 105 vehicles per hour (See Appendix E)
- The post-development Directional Design Hour Volume (DDHV) is estimated to be 114 vehicles per hour (Appendix E)

Right turn off of Broadway into the Park

Maximum peak hour right turn traffic volume is estimated at 9 vehicles per hour. (See Appendix D & E). Therefore, post-development DDHV = 114 vehicles per hour.

ADOT 245-1 Turn Lane Warrants (ADOT Traffic Engineering Guidelines and Processes, Appendix F) indicates no right turn lane is warranted on S. Broadway St.

Left turn off of Broadway into the Park

With post-development DDHV = 114 vehicles per hour and left turn traffic volume estimated at 9 vehicles per hour, ADOT 245-2 Turn Lane Warrants (ADOT Traffic Engineering Guidelines and Processes, Appendix D) indicates no left turn lane is warranted on S. Broadway St.

Conclusion

We recommend egress from the Rain Spirit RV Resort be restricted to right turn only. All traffic exiting the resort will pass through the business district of Clarkdale on onto Highway 89A. Travelers to the resort coming from Cottonwood and Clarkdale will enter the resort directly off of Broadway Street. No right turn deceleration lane on Broadway St. is warranted when entering the park from Cottonwood and no left turn lane on Broadway St. to turn into the park from Clarkdale is warranted as well.

These recommendations of SEC are preliminary. In the event new information, recommendations, or guidelines are brought to light, the recommendations presented in this report are subject to change.



Growth is inevitable...it's planning that makes the difference.

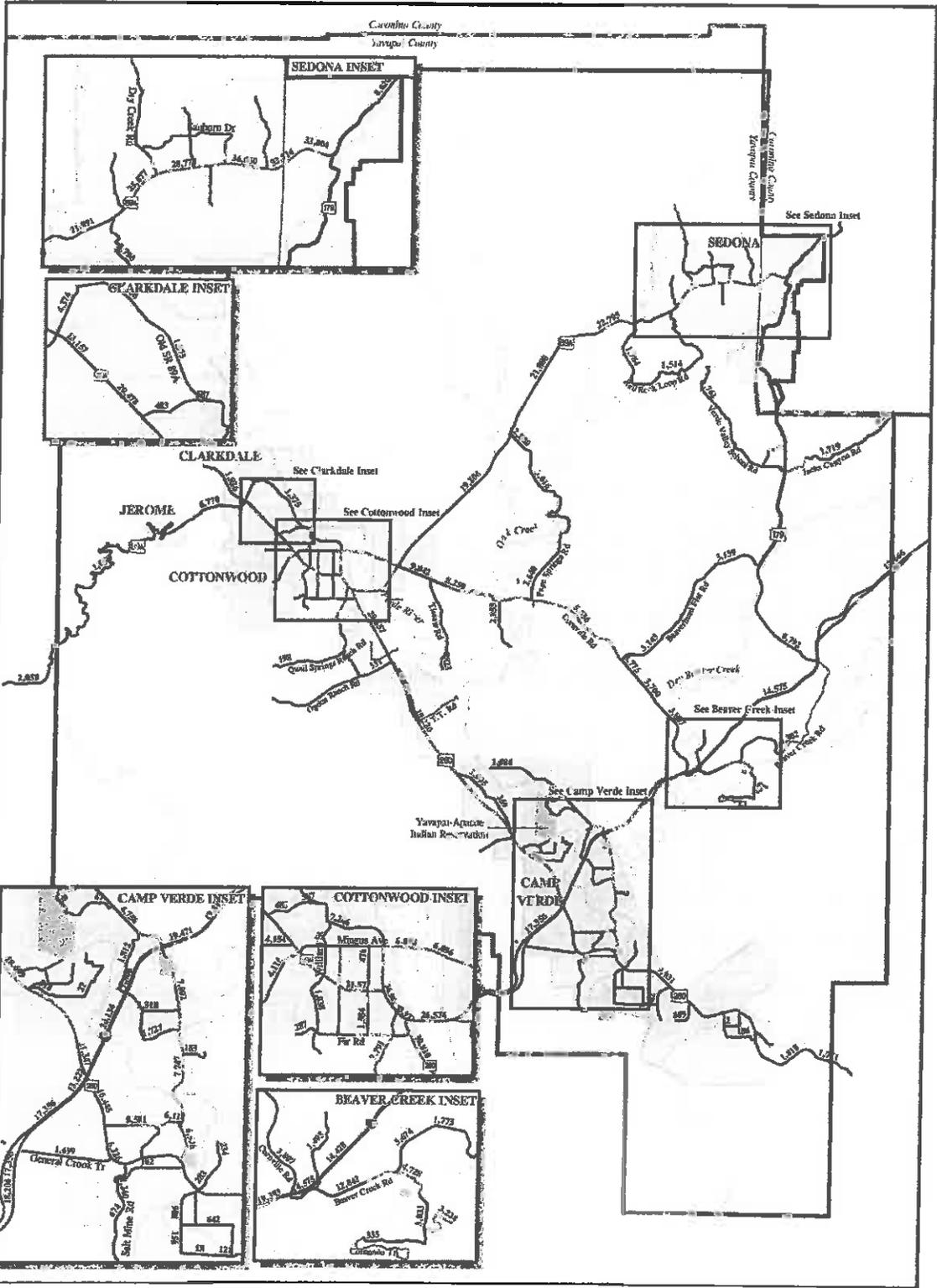


FIGURE 3-9. VERDE VALLEY 2015 COMMITTED NETWORK, TRAFFIC VOLUMES AND LOS 1-5-2009

<p> Under Capacity At or Over Capacity Near Capacity </p>	<p> 0,000 Traffic Volume County Boundary </p>	<p> 2007 City/Town Boundary Study Area </p>
<p>SR 179 is a Special Case Discussed in Chapter 4 Local Roads Displayed for Reference Only</p>		
		<p> 0 2 4 Miles LIMA & ASSOCIATES Transportation - G.I.S. </p>

APPENDIX A

Weekly Volumes

Unit ID: PicoCount 2500 #1
 Location: Broadway

Traffic counts below are the sums of traffic in both directions as per conversation with Art Durazo (7-21-1015)

Week of 04/02/2015

Start Time	04/02	04/03	04/04	04/05	04/06	04/07	04/08	Average
	Thu	Fri	Sat	Sun	Mon	Tue	Wed	
00:00	-	0	0	0	0	1	8	2
01:00	-	0	0	0	0	1	4	1
02:00	-	0	0	0	0	1	4	1
03:00	-	0	0	0	0	4	1	1
04:00	-	0	0	0	0	10	9	3
05:00	-	0	0	0	0	30	33	11
06:00	-	0	0	0	0	84	63	25
07:00	0	0	0	0	0	163	149	45
08:00	0	0	0	0	0	158	168	47
09:00	0	0	0	0	0	141	107	35
10:00	0	0	0	0	91	124	145	51
11:00	0	0	0	0	116	115	122	50
12:00	0	0	0	0	107	132	137	54
13:00	0	0	0	0	130	129	141	57
14:00	0	0	0	0	158	177	166	72
15:00	0	0	0	0	146	153	139	63
16:00	0	0	0	0	155	188	203	78
17:00	0	0	0	0	119	173	143	62
18:00	0	0	0	0	95	87	104	41
19:00	0	0	0	0	57	67	67	27
20:00	0	0	0	0	40	31	27	14
21:00	0	0	0	0	42	26	21	13
22:00	0	0	0	0	10	9	17	5
23:00	0	0	0	0	14	5	10	4
Lane Total	0	0	0	0	1280	2009	1988	762
Day Total	0	0	0	0	1280	2009	1988	762
AM Peak	-	-	-	-	10:34	07:24	07:32	10:00
AM Count	-	-	-	-	130	211	209	51
PM Peak	-	-	-	-	14:30	16:40	16:36	16:00
PM Count	-	-	-	-	181	237	231	78

APPENDIX A

Weekly Volumes

Unit ID: PicoCount 2500 #1
 Location: Broadway

Week of 04/09/2015

Start Time	04/09	04/10	04/11	04/12	04/13	04/14	04/15	Average
	Thu	Fri	Sat	Sun	Mon	Tue	Wed	
00:00	3	1	0	1	0	-	-	1
01:00	3	1	6	2	0	-	-	2
02:00	2	3	0	0	0	-	-	1
03:00	1	1	0	0	0	-	-	0
04:00	9	4	0	0	0	-	-	3
05:00	27	14	1	0	0	-	-	8
06:00	47	23	12	5	4	-	-	18
07:00	149	81	32	7	10	-	-	56
08:00	144	142	77	11	10	-	-	77
09:00	102	99	107	33	2	-	-	69
10:00	126	113	81	21	-	-	-	85
11:00	141	136	93	28	-	-	-	100
12:00	125	111	113	54	-	-	-	101
13:00	125	115	79	35	-	-	-	89
14:00	153	119	92	34	-	-	-	100
15:00	118	121	81	31	-	-	-	88
16:00	197	165	127	29	-	-	-	130
17:00	148	135	119	18	-	-	-	105
18:00	96	100	60	6	-	-	-	66
19:00	78	24	18	2	-	-	-	31
20:00	50	41	4	2	-	-	-	24
21:00	27	23	2	2	-	-	-	14
22:00	10	14	2	0	-	-	-	7
23:00	8	0	3	0	-	-	-	3
Lane Total	1889	1586	1109	321	26	-	-	1178
Day Total	1889	1586	1109	321	26	-	-	1178
AM Peak	07:39	07:37	08:58	09:02	07:13	-	-	11:00
AM Count	198	150	110	35	13	-	-	100
PM Peak	16:24	16:44	16:12	12:03	-	-	-	16:00
PM Count	221	201	163	57	-	-	-	130





SOUTHWESTERN ENVIRONMENTAL CONSULTANTS, INC.
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326

INTERSECTION SIGHT DISTANCE

$$ISD = 1.47 \cdot V \cdot T_g \text{ [Eq. 9-1 AASHTO GEO. DES.]}$$

V = SPEED [MPH]

T_g = TIME GAP [USE SINGLE-UNIT TRUCK FOR RV]

RIGHT TURN OUT OF PARK

$$T_g = 8.5 \text{ SECONDS} + 0.2 \text{ [5\% UPHILL GRADE]}$$

$$T_g = 8.7 \text{ SECONDS}$$

$$ISD(\text{right@45}) = 1.47 \cdot 45 \cdot 8.7 = 576'$$

$$ISD(\text{right@55}) = 1.47 \cdot 55 \cdot 8.7 = 703.4 \quad \underline{\text{USE } 705'}$$

LEFT TURN OUT OF PARK

$$T_g = 9.5 \text{ SECONDS} + 0.45 \text{ [5\% UPHILL GRADE]}$$

$$T_g = 9.9 \text{ SECONDS}$$

$$ISD(\text{left@45}) = 1.47 \cdot 45 \cdot 9.9 = 655'$$

$$ISD(\text{left@55}) = 1.47 \cdot 55 \cdot 9.9 = 800.4 \quad \underline{\text{USE } 805'}$$

LEFT TURN OUT OF PARK [PASSENGER CAR]

$$T_g = 7.5 \text{ SECONDS} + 0.4 \text{ SECOND [5\% UPHILL GRADE]}$$

$$ISD[\text{left@55 - PASSENGER CAR}] = 1.47 \cdot 55 \cdot 7.9 = 639'$$

$$\underline{\text{USE } 640'}$$

Campground/Recreational Vehicle Park (416)

Average Vehicle Trip Ends vs: Occupied Camp Sites
On a: Weekday,
Peak Hour of Adjacent Street Traffic,
One Hour Between 4 and 6 p.m.

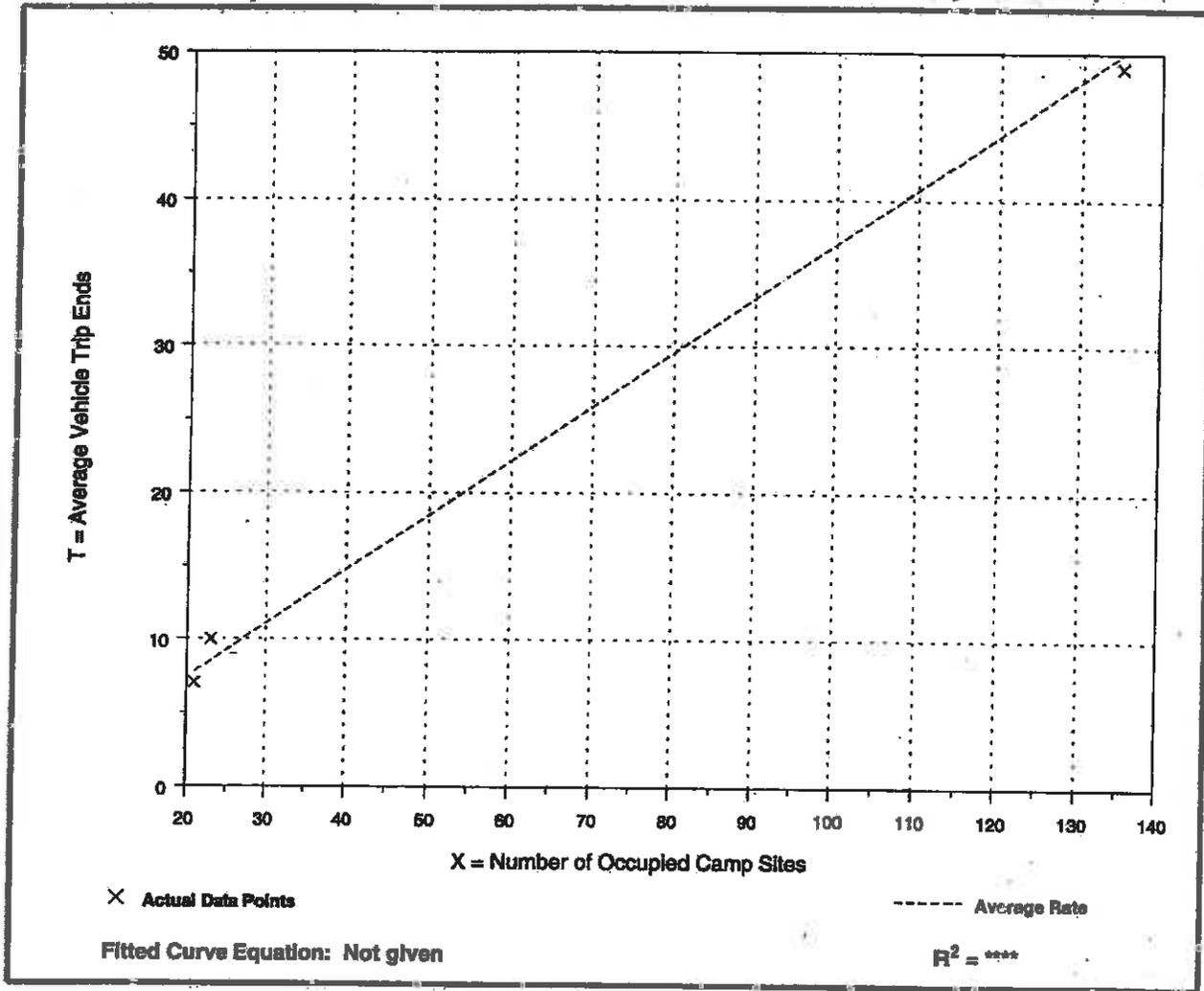
Number of Studies: 3
 Average Number of Occupied Camp Sites: 60
 Directional Distribution: 69% entering, 31% exiting

Trip Generation per Occupied Camp Site

Average Rate	Range of Rates	Standard Deviation
0.37	0.33 - 0.43	0.60

Data Plot and Equation

Caution - Use Carefully - Small Sample Size





SOUTHWESTERN ENVIRONMENTAL CONSULTANTS, INC.
825 COVE PARKWAY
COTTONWOOD, ARIZONA 86326

DIRECTIONAL DESIGN HOUR VOLUME [DDHV]

$$DDHV = AADT \cdot K \cdot D$$

$$AADT = 1,375 \text{ [APPENDIX A]}$$

$$K = 0.15 \text{ [ADOT/DATA + ANALYSIS/AADT 2013] ESTIMATION}$$

$$D = 50\% \text{ [ASSUME VOLUME EQUAL BOTH DIRECTIONS]}$$

$$DDHV = 1,375 \cdot 0.15 \cdot 0.50 = 103 \quad \underline{\text{USE 105}}$$

PEAK HOUR TRAFFIC GENERATED BY RESORT
SEE APPENDIX D

NUMBER OF OCCUPIED SITES : 70

TRIP GENERATION : $70 \cdot 0.37 = 25.9$

TRIP GENERATION [ENTERING PARK] : $25.9 \cdot 0.69 = 17.87$

ASSUME 50% FROM COTTONWOOD / 50% FROM CLARKDALE

$$17.87 \cdot 50\% = \underline{9 \text{ VEHICLES}}$$

DDHV INCREASES FROM 105 TO 114 VEHICLES/HR. [105+9=114]

245 TURN LANE WARRANTS

The intent of this policy is to offer guidance to warrant the installation of dedicated left or right turn lanes on state routes, whether during new construction, major reconstruction, or in the course of the encroachment permitting process. **The primary determining factors to warrant an exclusive turn lane shall be: (a) the combination of through traffic volume and turning traffic volume, (b) the posted roadway speed, and (c) the number of through lanes on the roadway.** Note: Dual right- or left-turn lanes should be considered when the turning volume exceeds 300 vehicles per hour. In addition to the criteria presented in the tables below, other factors should be taken into consideration when performing a warrant study such as: shoulder width, percentage of trucks, sight distance, highway grade, horizontal and vertical curvature and crash history.

Right-Turn Lane Warrants

Peak Hour Traffic Volume on the Highway in Advancing Direction	Minimum Peak Hour Right-turn Traffic Volume				
	# of thru lanes per direction				
	1		2		3
	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed	≤ 45 MPH Posted Speed	≥ 45 MPH Posted Speed	All Speeds
≤ 200					
201 - 300	-	30	-	-	-
301 - 400	-	19	-	55	-
401 - 500	85	14	-	30	-
501 - 600	58	12	140	25	-
601 - 700	27	9	80	18	-
701 - 800	20	8	53	15	-
801 - 900	12	7	40	12	-
901 - 1000	9	6	30	11	-
1001 - 1100	8	5	23	9	18
1101 - 1200	7	5	18	8	16
1201 - 1300	6	4	14	8	15
1301 - 1400	6	4	11	6	12
1400+	5	3	8	6	10

Left-Turn Lane Warrants

Peak Hour Traffic Volume on the Highway in Advancing Direction	Minimum Peak Hour Left-turn Traffic Volume			
	# of thru lanes per direction			
	1		2	
	(Undivided)*			
	< 45 MPH Posted Speed	≥ 45 MPH Posted Speed	≤ 45 MPH Posted Speed	≥ 45 MPH Posted Speed
≤ 200	30	15	-	-
201 - 300	12	12	40	30
301 - 400	12	12	30	25
401 - 500	12	12	25	18
501 - 600	12	12	15	12
601 - 1000	12	12	10	8
1000+	12	8	10	8

* On non-freeway divided highways, left-turn or U-turn lanes should be provided at median breaks.

Volumes and traffic factors utilized should be based on data from ADOT's Multimodal Planning Division, or should be based on current traffic counts as approved by the Regional Traffic Engineer. For encroachment permits, analysis of the relevant through and turning traffic volumes should be completed in the design year as identified in ADOT Traffic Engineering Guidelines and Processes 240. For new construction and major reconstruction, analysis should be performed based on data for the appropriate design year. Turn lane warrant studies should be reviewed and approved by the Regional Traffic Engineer. In cases where the State Highway section in question intersects a route under other jurisdiction, it is recommended that a turning movement analysis be performed on the intersecting route as well.

When it is determined that a turn lane is warranted, shoulder width should be provided as part of the turn lane design in accordance with the ADOT Roadway Design Guidelines, which should be used to determine the minimum continuous usable width of paved shoulder along the turn lanes. Turn lane design should also conform to the guidance in ADOT Traffic Engineering Guidelines and Processes 430.

Metric							US Customary						
Design speed (km/h)	Stopping sight distance (m)						Design speed (mph)	Stopping sight distance (ft)					
	Downgrades			Upgrades				Downgrades			Upgrades		
	3 %	6 %	9 %	3 %	6 %	9 %		3 %	6 %	9 %	3 %	6 %	9 %
20	20	20	20	19	18	18	15	80	82	85	75	74	73
30	32	35	35	31	30	29	20	116	120	126	109	107	104
40	50	50	53	45	44	43	25	158	165	173	147	143	140
50	66	70	74	61	59	58	30	205	215	227	200	184	179
60	87	92	97	80	77	75	35	257	271	287	237	229	222
70	110	116	124	100	97	93	40	315	333	354	289	278	269
80	136	144	154	123	118	114	45	378	400	427	344	331	320
90	164	174	187	148	141	136	50	446	474	507	405	388	375
100	194	207	223	174	167	160	55	520	553	593	469	450	433
110	227	243	262	203	194	186	60	598	638	686	538	515	495
120	263	281	304	234	223	214	65	682	728	785	612	584	561
130	302	323	350	267	254	243	70	771	825	891	690	658	631
							75	866	927	1003	772	736	704
							80	965	1035	1121	859	817	782

Exhibit 3-2. Stopping Sight Distance on Grades

Decision Sight Distance

Stopping sight distances are usually sufficient to allow reasonably competent and alert drivers to come to a hurried stop under ordinary circumstances. However, these distances are often inadequate when drivers must make complex or instantaneous decisions, when information is difficult to perceive, or when unexpected or unusual maneuvers are required. Limiting sight distances to those needed for stopping may preclude drivers from performing evasive maneuvers, which often involve less risk and are otherwise preferable to stopping. Even with an appropriate complement of standard traffic control devices in accordance with the MUTCD (6), stopping sight distances may not provide sufficient visibility distances for drivers to corroborate advance warning and to perform the appropriate maneuvers. It is evident that there are many locations where it would be prudent to provide longer sight distances. In these circumstances, decision sight distance provides the greater visibility distance that drivers need.

Decision sight distance is the distance needed for a driver to detect an unexpected or otherwise difficult-to-perceive information source or condition in a roadway environment that may be visually cluttered, recognize the condition or its potential threat, select an appropriate speed and path, and initiate and complete the maneuver safely and efficiently (7). Because decision sight distance offers drivers additional margin for error and affords them sufficient length to maneuver their vehicles at the same or reduced speed, rather than to just stop, its values are substantially greater than stopping sight distance.

Drivers need decision sight distances whenever there is a likelihood for error in either information reception, decision making, or control actions (8). Examples of critical locations where these kinds of errors are likely to occur, and where it is desirable to provide decision sight distance include interchange and intersection locations where unusual or unexpected maneuvers are required, changes in cross section such as toll plazas and lane drops, and areas of concentrated



Staff Report

Agenda Item 6.d: **CONSIDERATION AND POSSIBLE ACTION:** A Conditional Use Permit Application for a RV Park with a maximum of 70 spaces and supporting infrastructure, including a pool, locker rooms, office, shop and the placement of a mobile home to house the applicant on site. Assessor's parcel number is 400-07-005. Address: 551 S. Broadway. The subject property is approximately 9.75 acres and is zoned Commercial.

Staff Contact: Beth Escobar

Meeting Date: August 18, 2015

Presented to: Planning Commission

After closing the Public Hearing, staff is requesting the Planning Commission take action on the Conditional Use Permit Application. The Commission may move this application forward to Council with a recommendation of approval or denial, or request additional information from staff and the applicant to be reviewed in a continuation of the public hearing.

Possible Motions:

I move to deny the conditional use permit application for the Rain Spirit RV Park based on the following: _____.

I move to recommend approval of the conditional use permit application for the Rain Spirit RV Park based on the following findings: _____ and with the conditions recommended by staff.

I move to recommend approval of the conditional use permit application for the Rain Spirit RV Park based on the following findings: _____ and with the following conditions.