



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

Tuesday, June 21, 2016 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, June 21, 2016 at 4:00 p.m., in the Administrative Conference Room, 39 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 June 8, 2016 at 9:00 a.m.

Beth Escobar
Senior Planner

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 May 17, 2016.**
5. **REPORTS:**
 - a. Chairperson and Members Report
 - b. Director's Report
6. **OLD BUSINESS:**
 - a. **WORKSESSION:** Discussion/possible action regarding the draft **Agricultural Uses Ordinance**
7. **NEW BUSINESS:**
 - a. **WORKSESSION:** Discussion/possible action regarding the Focus Area Plan for the Bitter Creek Industrial Area
 - b. **Discussion:** Upcoming Commission Seat renewals
8. **FUTURE AGENDA ITEMS**
9. **ADJOURNMENT**

MINUTES OF A REGULAR MEETING OF THE PLANNING COMMISSION OF THE TOWN OF CLARKDALE HELD ON TUESDAY, MAY 17, 2016 IN THE ADMINISTRATIVE CONFERENCE ROOM, 39 N. NINTH STREET, CLARKDALE, AZ.

A Regular Meeting of the Planning Commission of the Town of Clarkdale was held on Tuesday, May 17, 2016 at 4:00 p.m., in the Administrative Conference Room, 39 N. Ninth Street, Clarkdale, AZ.

Planning Commission:

Chair	Ida-Meri deBlanc	Present
Vice Chair	John Erickson	Present
Commissioners	Jorge Olguin	Present
	Craig Backus	Present
	Deborah Hunseder	Present

Staff:

Community Development Director	Jodie Filardo
Senior Planner	Beth Escobar

Others in Attendance: Julie Koehler, Ann with Sedona Wellness

1. **CALL TO ORDER:** Chair de Blanc called the meeting to order at 4:01 p.m.
2. **ROLL CALL:** Director Filardo called the roll.
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**.

There was no public comment.

4. **MINUTES:**
 - a. Consideration of the **Regular Meeting Minutes of April 19, 2016.**

Commissioner Olguin moved to approve the Regular Meeting Minutes of March 15, 2016. Commissioner Hunseder seconded the motion. The motion passed unanimously.

5. **REPORTS:**

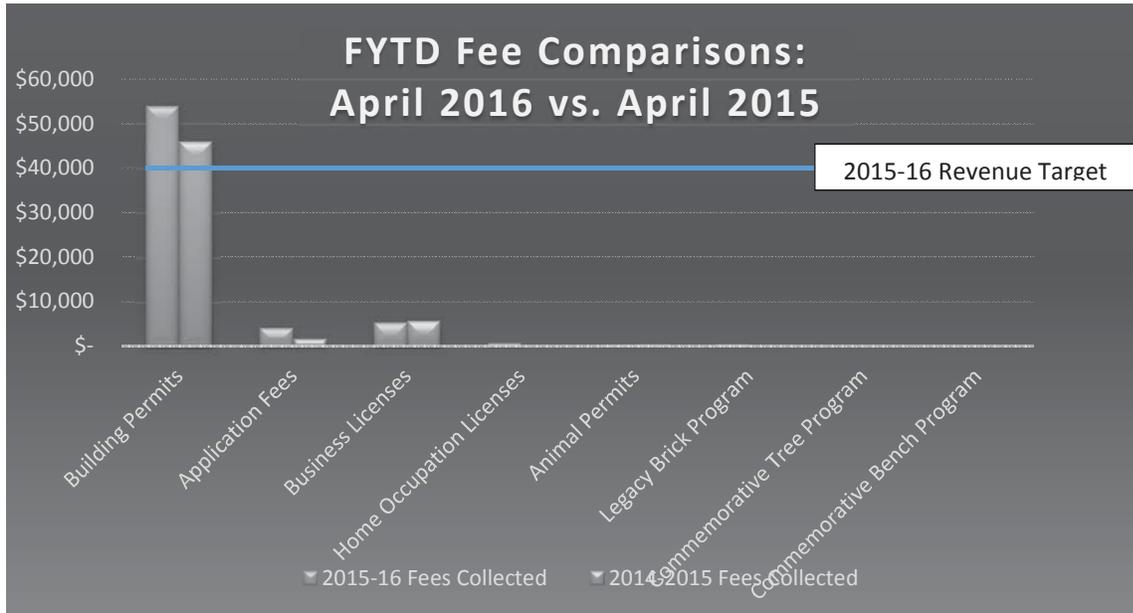
Chairperson Report – Chair de Blanc reported the taping for the CountyWide program presented by Yavapai Broadcasting regarding the SR 89A Focus Area Plan went very well.

Commissioner Erickson expressed his thanks to the Public Works crew for the cleanup of weeds along Main Street.

Commissioner Hunseder stated the Verde Valley Wine Festival on May 7 was a great event.

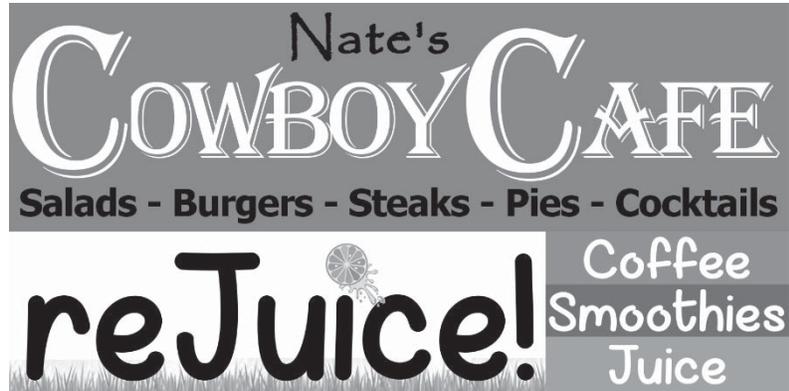
Director Filardo presented her report:

- **Statistics as of April, 2016 – 83% of fiscal year complete**



- **Recent Permits Issued - 8 total**
 - 12 KW photovoltaic solar electric at 2000 Lone Star Trail
 - Re-roof at 1415 Main Street
 - Remodel of interior at 1341 SR 89a
 - Electrical upgrade at 581 Lincoln Drive
 - Accessory structure at 1100 First South Street
 - Fence at 2216 Austin Way
 - Grading at 12 East Tuzigoot Road
 - Electrical upgrade at 1401 Third South Street
- **Design Review Board Updates** – The following applications were considered and passed with a couple slight modifications at the May 4th meeting of the Design Review Board.
 1. **DRB-091242 Olsen’s Grain.** Discussion/possible action regarding an application for a proposed wall sign and off-premise sign, located at 1171 State Route 89A, Parcel # 406-26-314D.

2. **DRB-091243 Nate's Cowboy Café.** Discussion/possible action regarding an application for a proposed a wall sign and revised monument sign inserts for Nate's Cowboy Café, located at 1481 State Route 89A, Parcel #406-26-344A.



3. **DRB-091244 Arizona Copper Art Museum.** Discussion/possible action regarding an application for signs, lighting and a paver area, located at 849 Main Street, Parcel # 400-06-032B.



4. **DRB-091228 Sedona Wellness Institute** Discussion / possible action regarding an application for a proposed monument sign, for a new business located at 414 Peace Garden Path, parcel number 400-07-026F.

- **Clarkdale Events** – The Verde Valley Wine Fest was held on May 7th in Town Park featuring local wines, craft brews and foods to delight even the most demanding palate. Sponsored by Four Eight Wineworks and Made In Clarkdale, this festival drew makers from all over Arizona with wines made from Arizona grapes only. In addition, there was live music performed throughout the event.

Despite dire weather predictions, all 800 tickets sold out and the weather held. In addition, this event featured our first-ever water station and the new, PBA-free, Made in USA tangerine Town of Clarkdale water bottles. We filled over 600 of them during the four-hour event, and the crowd loved using refillable bottles as opposed to creating loads of trash from plastic water



bottles. The next festival is planned for May 6, 2017 so mark your calendars.

- **Arts in Clarkdale** - Staff has been meeting with Elizabeth Gerstner, a Clarkdale resident, artist and teacher who is proposing an art project in the center of the Clarkdale Parkway Roundabout. Elizabeth is on the board of Made in Clarkdale, and is working with the Clarkdale Historical Society and the Jerome Historical Society to develop an art piece that resonates with the history of the two communities. She will be presenting the concept to a joint meeting of the Design Review Board and Community Services Commission prior to beginning widespread community outreach. Once the plan is finalized, it will be presented to Town Council for consideration.
 - **Stars are amongst us.** May 10th is the day Planning Commission Chair Ida de Blanc and Senior Planner Escobar presented the draft SR 89A Focus Area Plan on Yavapai Broadcasting's show County-Wide.
 - **Clarkdale in the news.** Two social media outlets featured Clarkdale during the week of May 7th: LocalFirst AZ and TripAdvisor.
 - Local First featured 5 Reasons to Visit Clarkdale This May: Verde Valley Wine Festival, Clarkdale Kayak Company, Arizona Copper Art Museum, Verde Canyon Railroad, and Violette's Bakery Café.
Link: <http://localfirstaz.com/news/2016/04/27/clarkdaletop5/>
 - On TripAdvisor, Clarkdale hits its 2,000th review of Things to Do. Go Clarkdale!!!
 - Aaron's Blood, the film shot entirely in Clarkdale, Cottonwood, and Sedona is making its world premiere at the International Vampire Film and Arts Festival on May 26-29, 2016 in Sighisoara, Transylvania. In case you're going to be in the area, Jodie has the details.
 - **Circle Garden in bloom.** Thanks to John and Isabel Erickson, the cactus garden at the corner of Ninth and Main Streets is having another banner blooming season. Here's a sample of the blossoms.
6. **OLD BUSINESS:**



a. **DISCUSSION/POSSIBLE ACTION** regarding the SR 89A Focus Area Master Plan Update

Staff gave the following report:

Background:

The first SR 89A Focus Area stakeholder's meeting was held on November 6, 2014. These meetings continued through April of 2015. During these meetings information was obtained regarding challenges to development and the types of businesses the property owners and stakeholders would like to see in this area.

This information was presented to the community in formal meetings on September 1 and November 16, 2015 and then in a series of meet and greet meetings at local businesses in March of 2016.

Staff has compiled the comments, input and feedback received during all of these meeting into a draft plan for the SR 89A Focus Area.

The draft plan is in a PowerPoint presentation format. This format will facilitate emailing and electronic posting of the plan. There are no plans to widely distribute printed copies of the report.

Plan Elements:

The plan is divided into three sections:

1. Introduction and Background including:
 - a. A map of the corridor
 - b. A description of the corridor
 - c. General Plan designation
 - d. A description of the plan development process

2. The Plan including:
 - a. An outline of challenges and opportunities
 - b. A list of desired businesses as expressed by the stakeholders and community
 - c. A detail of the Clarkdale Parkway Roundabout with major recommended plan components
 - d. Design standards

3. Implementation Objectives including:
 - a. Timeline for objectives and department responsible for leading the implementation

Staff will be asking for Council input on the implementation timeline.

Senior Planner Escobar presented the plan in PowerPoint:

5/18/2016

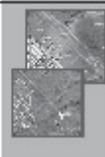
Location

- Present location
- Property zoning and use
- Access to major roads
- Proximity to other land uses
- Proximity to public facilities



Context

- Regional context
- Local context
- Site context
- Surrounding land uses
- Transportation context
- Environmental context
- Socio-economic context
- Cultural context




Site Characteristics

- Topography
- Soil conditions
- Geology
- Hydrology
- Vegetation
- Land use
- Zoning
- Access
- Utilities
- Services



Site Analysis

- SWOT analysis
- Strengths
- Weaknesses
- Opportunities
- Threats
- Recommendations



Site Development

- Site plan
- Zoning
- Access
- Utilities
- Services
- Environmental
- Socio-economic
- Cultural



Implementation Objectives

- Short-term
- Medium-term
- Long-term



Implementation Schedule

Phase	Start	End	Duration
Phase 1	2016	2017	1 year
Phase 2	2017	2018	1 year
Phase 3	2018	2019	1 year
Phase 4	2019	2020	1 year
Phase 5	2020	2021	1 year



Summary:

In staff's opinion the plan provides a foundational description of the SR 89A corridor as it exists today and a vision for future development.

Recommendation: Staff is asking for direction from the Planning Commission regarding the draft plan and whether it is ready to move forward to Town Council for review and adoption.

Commission Discussion:

- The Commission stressed the importance of getting a handle on the weed control along SR 89A. The area was originally hydroseeded with a wildflower mix, but these plants have been overgrown by more aggressive species. Issues involved in weed control in the right-of-way include erosion control and existing drainage patterns, infrastructure protection, consistency in regulations all along the corridor.
- The Commission suggested staff meet with owners of existing businesses along the corridor first to develop solution plan before meeting with ADOT regarding weed control.
- The Commission suggested an additional slide for the plan to show the advantages of developing in Clarkdale.
- The Commission asked what the outreach plan would accomplish. Director Filardo explained the Town is not in a position to offer incentives to developers. The outreach would be tailored to businesses that fit the profile of Clarkdale. Work could also be done to create an economic development web page. The Commission offered to assist with the development of this outreach plan.
- The Commission suggested a change to the title of 'Design Standards' to clarify the importance of the elements listed and reflect the flexibility of these standards.
- The Commission suggested staff contact ADOT to get input on the plan. Senior Planner Escobar explained that an early draft had been sent to ADOT and they were supportive of the backage road concept. A final copy will be forwarded to ADOT after Council approval.

Public Input

Julie Koehler, resident of Mountain Gate, requested clarification of the term 'backage road'. Staff explained these were secondary roads along the rear of commercial property providing access to local residents into the commercial area.

Commission Action:

Commissioner Hunseder moved to move the draft plan forward to Town Council for review and approval. Commissioner Backus seconded the motion. The motion passed unanimously.

7. FUTURE AGENDA ITEMS

- a. Senior Planner Escobar stated there are two projects staff intends to bring forward to the Commission in June:
 - i. Begin discussion of the Bitter Creek Industrial Area Focus Area Plan
 - ii. Resuscitation of the Agricultural Uses Ordinance

8. ADJOURNMENT

- a. Commissioner Erickson moved to adjourn the meeting. Commissioner Hunseder seconded the motion. The meeting was adjourned at 5:04 p.m.

APPROVED BY:

SUBMITTED BY:

Ida de Blanc
Chairperson

Beth Escobar
Senior Planner

DRAFT



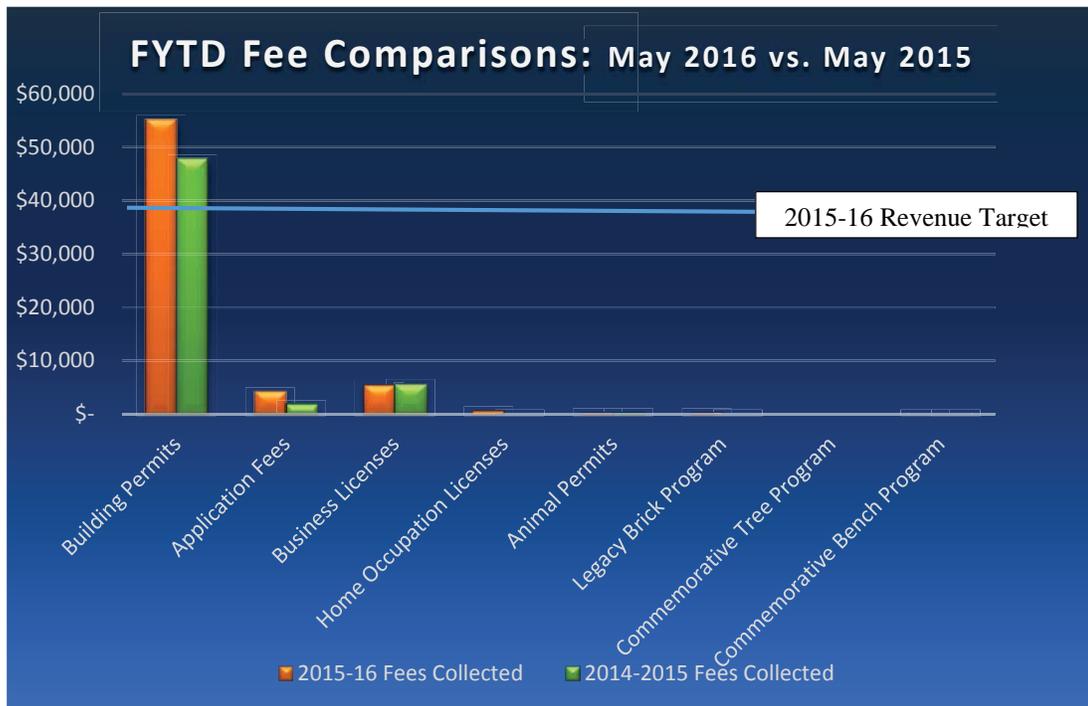
Director's Report

Agenda Item: Department Update
Community Development Department

Staff Contact: Jodie Filardo

Meeting Date: June 21, 2016

1. Statistics as of May, 2016 –91.6% of fiscal year completed



2. Recent Permits Issued - 19 total

- New mobile home at 421 Celestial Drive
- New (replacement) mobile home at 1160 Sunrise Drive
- Carport at 716 Second North Street
- Remodel at 485 Miners Gulch Drive
- Shaded extension for shed at 413 First North Street
- Accessory structure for Town of Clarkdale water tank site at 2550 Haskell Springs Road
- Accessory structure at 2116 Austin Way
- Masonry fence at 1445 Minerich Road
- Accessory structure at 375A South Broadway Road (TOC / Fischer House)
- Remodel of Assembly building at 19 North Ninth Street (TOC Auditorium restrooms and ramp)
- 6.3 KW Photovoltaic Solar Electric at 320 Summer Circle
- Masonry Fence at 1430 Abbey Road South



Director's Report

- 5 KW photovoltaic solar electric at 800 Hillcrest Drive
- Accessory structure, electrical and gas line at 1880 Peregrine Lane
- Gas line repair at 1506 First North Street
- Re-roof at 351 Rincon Drive
- Wrought iron fence at 1380 Old Jerome Highway
- Bath remodel at 1871 Moonlight Lane
- Masonry fence at 695 East Cliffside Drive

3. **Design Review Board Updates** –On June 1, 2016 the Clarkdale Design Review Board approved two applications: DRB-091253 and DRB-091255.

DRB-091253 is for an off-premise sign for Crossroads at Mingus with the following stipulations and suggestions:



Stipulations proposed by staff:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Installation of the sign shall be inspected and approved by the Town's Building Official.
3. Applicant is required to obtain a building permit from the Community Development Department prior to installation of the sign.
4. All contractors shall have a current business license with the Town of Clarkdale.
5. The approval of the ADOT permit for off-premise advertising must be presented to Community Development for the sign on parcel #406-26-013K with the Building Permit Application.
6. Such signs shall be maintained until such time as 95% of the lots in the subdivision are sold, or the sales office close, whichever occurs first.

Board Stipulations:

1. A black line must be added to the design to separate the two individual signs.

Board Suggestions:

1. Logos should be decreased in size, excluding the Crossroads at Mingus logo.
2. The size ratio of signs should be changed so the top sign is larger and the bottom sign is smaller.



Director's Report

On June 1, 2016 the Clarkdale Design Review Board approved the application DRB-091255 for an additional wall sign for the United Verde Soil Program office with the following stipulations and suggestions:



Stipulations proposed by staff:

1. All signage shall be installed as reviewed and approved by the Design Review Board.
2. Installation of the sign shall be inspected and approved by the Town's Building Official.
3. All contractors shall have a current business license with the Town of Clarkdale.
4. **Clarkdale Events** – On May 31st, about fourteen community members attended a presentation by Kimber Lanning, founder and executive director of Local First AZ, on leveraging arts and culture to drive economic opportunity. Ms. Lanning stressed the need for collaboration and cooperation among business owners to create a successful strategy. The importance of proper management of social media to continuously highlight the community and events was also discussed. In pursuit of the community direction in Clarkdale's Sustainable Community & Economic Development plan, staff will continue to work with local artists and group to develop programs supporting the arts in our community.

In addition, planning is in full swing for the June 24th Block Party and during the week of June 11th a small team from the Town met with the organizers of the recent Verde Valley Wine Festival regarding lessons learned from that large event. An array of suggestions from treating Town Park as a facility for rent (while maintaining public access) to increasing Wi-Fi strength in the Park to support credit card processing from any location were discussed. Staff is putting together some ideas in preparation for an events discussion at the upcoming department head meeting.

5. **Food trucks** –

Staff has recently received inquiries regarding food trucks in Clarkdale. Food trucks are a current urban trend and are recognized as an economic driver. The Town Zoning Code does not specifically address food trucks. Both the City of Cottonwood and Sedona require conditional use permits for food trucks that set up at a specific location on a regular basis. If the food truck attends a special event, or remains mobile, no separate permitting is required other than a business license. Sales tax is not paid on food delivered through food trucks since the food is 'to go'.

Staff is discussing drafting a policy regarding food trucks which may contain the following:

- Restricting use to non-residential areas



Director's Report

- Requiring a license specific for food trucks at a higher fee than the annual business license (\$30) that compensates for the lack of sales tax assessment
 - Stipulating all public health requirements shall be met prior to operation beginning
 - Stipulating requirements for locations
 - Adopting operation standards
- Although the Conditional Use Permit process would address the health and public safety requirements, this public hearing process involves more staff, Commission and Town Council time that may be necessary for this type of use.

6. **Clarkdale in the news.** Leveraging Transportation to Build Business Branding. On May 31st, Director Filardo highlighted Clarkdale's recent way-finding monuments implementation and the Red Wine Line project as samples of ways in which transportation relates to branding on behalf of Local First AZ as part of their upcoming webinar. This was the first time she has ever presented a webinar or conducted a presentation from her desk. There were an array of individuals tuning in from around Arizona.



7. **Northern Arizona Council of Governments.** On June 2nd, Jodie was voted in as the chair of the Northern Arizona Council of Governments Economic Development Committee. She will serve in this capacity for one year providing additional opportunity and exposure for Clarkdale. At the same meeting, Jodie presented an overview of the Verde Valley Regional Economic Organization on which she currently serves as treasurer to the same body.



Staff Report

Agenda Item: **WORKSESSION:** Discussion/possible action regarding the draft
Agricultural Uses Ordinance

Staff Contact: Beth Escobar

Meeting Date: June 21, 2016

Presented to: Planning Commission

Background:

Staff has been directed to present a draft ordinance that allows for agriculture and agribusiness as conditional uses. The draft ordinance adds these two uses as conditional uses in the Central Business, Commercial, Neighborhood Commercial and Highway Commercial and Industrial zoning districts.

As a reminder, Community Supported Agriculture (CSA) and Farmers Markets were added as permitted uses in all commercial zones per Ordinance #368, effective November 13, 2015.

Staff is suggesting amendments to the Conditional Use Permit Section (5-6) of the Zoning Code to include an extensive list of requirements for agriculture and agribusiness. These requirements are designed to promote sustainable agriculture developments that minimize impact on the land and monitors and controls the use of water.

Site Plan Review

Section 11-9.B.4 excludes 'Agricultural activities' from site plan approval. Since the site plan will be included in the Conditional Use Permit review, staff is not recommending any changes to this section of the code.

Recommendation: Staff is asking for direction from the Planning Commission regarding the draft ordinance.

Attachment:

1. Draft Ordinance

Changes to the Town of Clarkdale Zoning Code to permit Agricultural Uses

Policy Statement: The Town of Clarkdale supports sustainable local agriculture. Agricultural uses shall incorporate water conservation and sustainable farming practices and minimize impact to surrounding residential areas. All proposed agricultural uses within the Town of Clarkdale shall respect the existing topography of the land and recognize water is a precious and finite resource.

Section 2-1 Definitions:

Agribusiness: An enterprise deriving a significant portion of its 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.

Section 3-9 Central Business District (CB) add the following language:

C. Conditional Uses Permitted:

7. Agribusiness, including the refining and distribution on site of agricultural products. Refining and sales must be in a permanent structure.
8. Agriculture

Change the following language

79. Any use not listed but determined by the Community Development Director to be similar in commercial character and use.

Section 3-10 Commercial (C) add the following language:

C. Conditional Uses Permitted:

8. Agribusiness, including the refining and distribution on site of agricultural products. Refining and sales must be in a permanent structure.
9. Agriculture

Change the following language

810. Any use not listed but determined by the Community Development Director to be similar in commercial character and use.

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

C. Conditional Uses Permitted:

12. Agribusiness, including the refining and distribution on site of agricultural products. Refining and sales must be in a permanent structure.
13. Agriculture

Change the following language

~~12~~14. Any use not listed but determined by the Community Development Director to be similar in commercial character and use.

Section 3-12 Highway Commercial (C) add the following language:

C. Conditional Uses Permitted:

11. Agribusiness, including the refining and distribution on site of agricultural products. Refining and sales must be in a permanent structure.
12. Agriculture

Change the following language

~~11~~13. Any use not listed but determined by the Community Development Director to be similar in commercial character and use.

Section 3-14 Industrial add the following language:

C. Conditional Uses Permitted:

6. Agribusiness, including the refining and distribution on site of agricultural products. Refining and sales must be in a permanent structure.
7. Agriculture

Replace number 6 with the following:

~~6.~~ 7. Any use not listed but determined by the Community Development Director to be similar in commercial character and use.

Amend Section 5-6 Conditional Use Permit

Add the following language:

14. Agricultural Uses

- 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 or assigned representative. If connection to the Town's water system is not available, approval of agricultural uses irrigating with well water will be considered on a case by case basis.
- b) All water connections shall be metered.

- c) All agricultural products must be set back 25 feet from adjoining property lines when abutting residentially zoned property.
- d) Projects adjacent to residential property shall be enclosed by a 6-foot fence of solid material such as fencing, masonry wall, landscaping or any combination of materials.
- e) Irrigation and on-site drainage shall incorporate EPA Best Management Practices and not impact surrounding properties.
- f) 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 must follow EPA standards and include an integrated pest management (IPM) component. All chemicals shall be contained to the property under cultivation.
- g) If fertilizer and soil amendments are proposed, a plan outlining sustainable use must be included.
- h) A Conditional Use Permit application for Agricultural Uses shall include the following elements :
 - i) A detailed site plan of the proposal showing all required setbacks, required screening, proposed and existing buildings and structures, utilities and proposed access and easements.
 - ii) An engineered grading and drainage plan.
 - iii) A comprehensive water use plan providing a balanced, sustainable approach to water use incorporating industry best practices such as:
 - (a) Use of reclaimed (gray water or effluent) or raw water where available;
 - (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.
 - iv) A dust control plan incorporating best management practices from the International Building Code. Only non-potable water shall be used for dust control measures.



Staff Report

Agenda Item: **WORKSESSION:** Discussion/possible action regarding the Focus Area Plan for the Bitter Creek Industrial Area

Staff Contact: Beth Escobar

Meeting Date: June 21, 2016

Presented to: Planning Commission

Background:

The Bitter Creek Industrial Area consists of approximately 405 acres, 15 parcels and eight property owners. The area originally developed as the smelter location for United Verde Copper Company.

There is an existing railroad line providing freight movement and a tourist train.

The Town owns approximately 81.82 acres in this area. A portion of this property is currently used as a land disposal site for wastewater.

Clarkdale Minerals is the largest property owner with 271.75 acres. This includes the slag pile which is approximately 45 acres. Clarkdale Minerals also owns approximately 446.46 acres immediately north of the industrial area outside Clarkdale's municipal boundaries.

Existing businesses in the area include:

Bent River Machine – 951 Rio Torcido – 4 acres

Verde Canyon Railroad – 300 N. Broadway

Wesie's Auto Body – 400 Luke Lane – 12.91 acres (formerly Cannon Salvage)

There is a single family residence at 351 Luke Lane. This is the former smelter superintendent's home.

The Miller Building, a 40,000 square-foot, four story building at 900 Miller Road, is currently used as a rental storage unit location on the ground floor only. This building was the former TJ Miller Warehouse and has multiple loading docks and rail access.

A 199-foot cell tower and supporting infrastructure is approved for the Town-owned property adjacent to Bent River Machine.

2012 Clarkdale General Plan

The General Plan recognizes the historic significance of the industrial area and identifies it as *'having a great deal of potential for regionally-oriented economic development. The industrial*



Staff Report

area has a history of intensive use, has significant buffering from adjacent uses and is currently zoned for industrial development’.

The General Plan Land Use Designation for this area is ‘Heavy Industrial’. This classification is intended for more intensive industrial uses including exterior storage and outside work areas.

Topography and Existing Land Conditions

The area slopes up at a moderate rise from Broadway to the foot of ‘C’ Mountain where the terrain becomes very steep.

There are two significant drainage courses carrying stormwater shedding off of ‘C’ Mountain. These traverse the western third of the property. One of these drainage features bisects the area owned by the Town.

There are existing foundations and other infrastructure artifacts related to the smelter operation on the Clarkdale Minerals and Town property.

Existing Road Status

Except for Broadway Road, which provides the one access to the industrial area, the road system consists of private roads without recorded access easements. These roads were originally developed to support the smelter and railroad operations.

In 2004 a conditional use permit was granted by Clarkdale Town Council for the slag reclamation project currently being pursued by Clarkdale Minerals. Under a condition of approval, Clarkdale Minerals is responsible for participating in and implementing the extension of Luke Lane through to Phoenix Cement Road.

This road extension would provide access through the industrial area to Phoenix Cement Road and on to SR 89A. Currently all traffic into the industrial area must cross Bitter Creek Bridge, a one-lane bridge with a 20-ton weight limit.

Extending this road would require crossing of the floodplain of Bitter Creek. Any disturbance of Bitter Creek would require a delineation of a Section 404 permit through the Army Corps of Engineers. It would also require obtaining right-of-way through private property, including United Verde Inc. and Salt River Material Group, and at least one additional railroad crossing. In 2004, an engineer’s estimate for the design and construction of this road extension estimated costs at \$3.5 million.

Slag Pile

An additional condition of approval for the slag reclamation project is construction of a public park at the current slag pile location after removal of the slag is completed.



Staff Report

Environmental Issues

Although not in the initial study area for the voluntary United Verde Soil Program, it is possible that the soil in the area has contaminants from the smelter operation. Also, the Cannon Salvage property may qualify as a brownfield due to discharge on the property of petroleum products.

Stakeholder/Property Owner Meeting

The next step in the process, as established through the development of the SR 89A Focus Area Plan, is to meet with property owners and stakeholders with an interest in this area. The purpose of this meeting is to garner input regarding future development of this area including identifying potential development sites, possible development constraints, infrastructure needs and opportunities for development of connections between properties. The discussion should also include identifying preferred industrial uses that meet Clarkdale's sustainability guidelines and generate jobs.

In addition to the property owners, the stakeholders staff would suggest inviting to this meeting include:

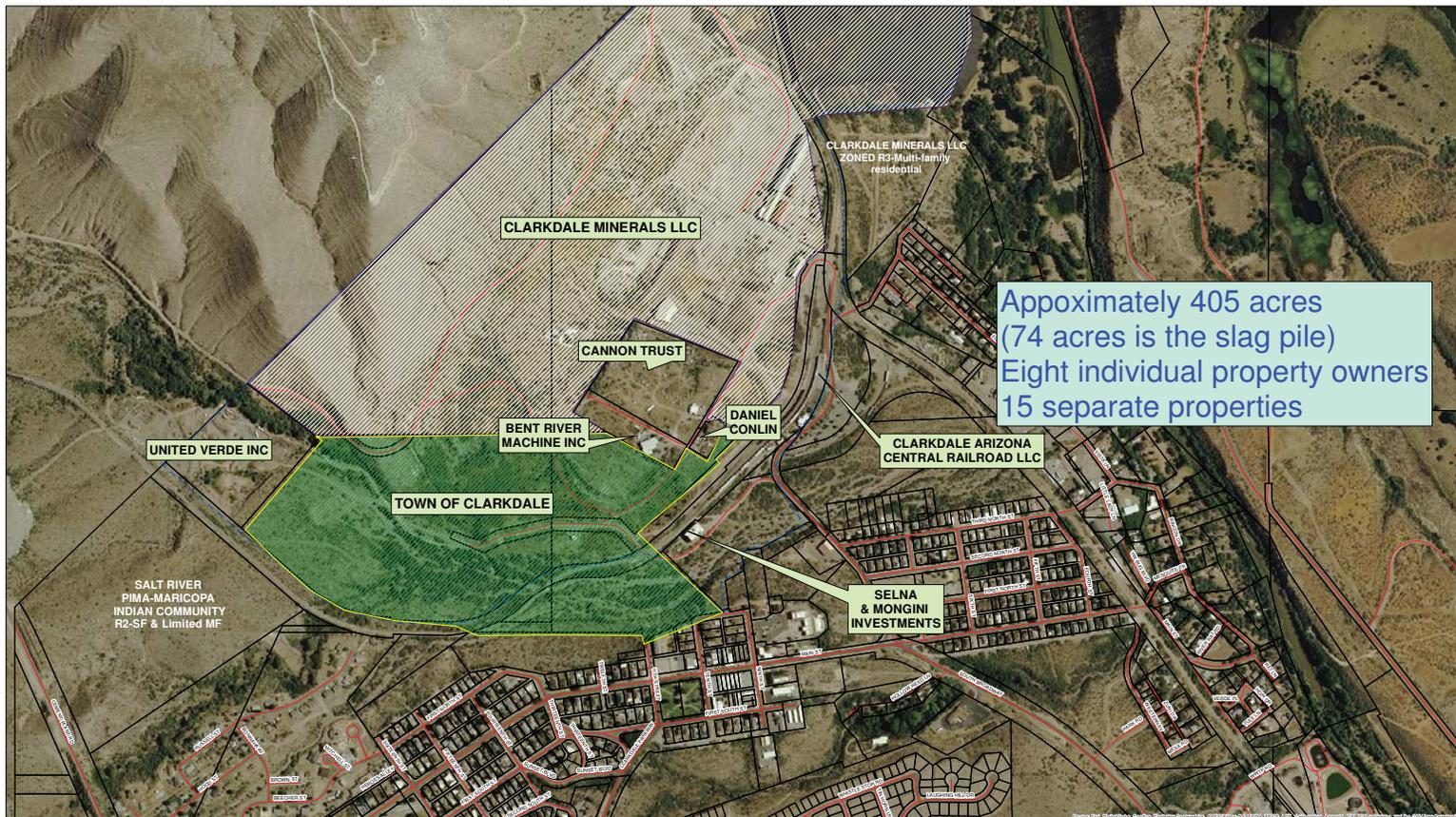
- Salt River Material Group – owners of property adjacent to the area to the west
- Yavapai Apache Nation – due to the proximity of the Clarkdale reservation to this property
- Yavapai County
- CTI – adjacent property owner
- Local vintners who have expressed an interest in growing grapes in the area

Staff would like to schedule this meeting for the regular Planning Commission meeting on July 19.

Recommendation: Staff is requesting input from the Commission regarding process and scheduling.

Attachment:

1. Map
2. Section 3-14 Industrial District of the Town of Clarkdale Zoning Code



Approximately 405 acres
 (74 acres is the slag pile)
 Eight individual property owners
 15 separate properties

The Town of Clarkdale
 Community Development Department
 P.O. Box 308/890 Main Street,
 Clarkdale, AZ 86324
 (928) 639-2550



Summer 2016

**Bitter Creek Industrial
 Focus Area**

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.

Section 3-14 Industrial District (I)

- A. Principal Uses permitted: (Not requiring a use permit).
1. Any principal permitted use in the Commercial district.
 2. Wholesale establishments, warehouses and self-storage units.
 3. Laboratories, research, design and testing when conducted completely within an enclosed building.
 4. Manufacture or assembly of medical and dental equipment, drafting, optical, and musical instruments, watches, clocks, toys, games and electrical or electronic apparatus.
 5. Manufacture or assembly of boats, bolts, nuts, screws, rivets, ornamental iron products, firearms, electrical appliances, tools, dies, machinery and hardware products and sheet metal products.
 6. Manufacture or storage of food products including candy, dairy and ice cream and fruit and vegetable processing and canning.
 7. Manufacture of rugs, mattresses, pillows, quilts, millinery, clothing, hosiery and fabrics, and printing and finishing of textiles and fibers into fabric goods.
 8. Manufacture and/or fabrication of boxes, crates, furniture, cabinets, baskets, veneer and other wood products of a similar nature.
 9. Manufacture of clay, stone or glass products including brick, cement, lime or composites.
 10. Truck stop, transfer terminal or freight warehouse.
 11. Lumber yards and mill work plants.
 12. Sexually Oriented Businesses.
 13. Medical Marijuana Processing Facility. (Created Ordinance #331 - Effective 04/08/11)
 - (a) No use of medical marijuana shall be allowed on the premises.
 - (b) Shall not dispose of marijuana remnants or by-products in exterior refuse containers and shall be properly ventilated to filter the odor from marijuana so that the odor cannot be detected by a person with a normal sense of smell at any adjoining use or property.

- (c) Any associated storage facility where medical marijuana or its by-products are stored shall be located in a building with appropriate security measures.

B. Accessory Uses Permitted: (Not requiring a use permit).

- 1. Caretaker’s facilities clearly incidental and secondary to the use of the premises for business purposes.

C. Conditional Uses Permitted: (Use Permit Required) (Amended 7/9/13 by Ord #352; Eff 8/9/13)

- 1. Compounding of chemicals, petroleum, coal, and allied products, such as: acids and derivatives, ammonia, chlorine; distillation, manufacture or refining of coal, tar, asphalt or wood; refining or wholesale storage of petroleum, gasoline or lubricating oils.
- 2. Quarrying, extracting, grinding or crushing of earth or minerals.
- 3. Reduction, refining, smelting, or alloying of metal and metal ores.
- 4. Auto salvage or junkyard
- 5. Wireless Communication Tower that meets or exceeds Federal Communications Commission standards. (Created 7/9/13 by Ordinance #352; Effective 8/9/13)
 - a. Facilities within Zone A as indicated on the following map shall not exceed 200 (two hundred) feet.
 - b. Facilities in all other areas of the Industrial Zoning District shall not exceed 65 (sixty-five) feet.
- 6. Any such other use determined by the Community Development Director to be similar to those Conditional Uses listed above and not detrimental to the public health, safety or general welfare. (The Board of Adjustment shall have authority to hear and decide appeals where it is alleged by the appellant that there is error in any order or decision made by an administrative official of the Town of Clarkdale based on or made in the enforcement of the Zoning Ordinance. (Created 7/9/13 by Ordinance #352; Effective 8/9/13)

D. Maximum Building Height: 50 feet.

E. Minimum Lot Size: 35,000 square feet.

- F. Minimum Lot Frontage: 200 feet.
- G. Minimum Lot Width: 150 feet.
- H. Minimum Yards Required:

Front- Any property or parcel abutting any State or U.S. Highway must fulfill the state and federal requirements for all structures.

All other, 30 feet from front property line; Side-None, unless residential use or adjacent to residential use, then 10 feet; Rear- 20 feet.

- I. Performance Standards for Industrial Districts:

1. **Traffic and Curbs**-No Industrial development will be permitted which permits or encourages vehicular traffic to back into the street right-of-way, or otherwise unduly restricts or interrupts the normal flow of traffic. Curbs shall be installed in front of each developed parcel (as required by staff).
2. **Landscaping and Paving**-All open areas of an improved lot shall be maintained in a dust free conditions by landscaping with trees, shrubs, or suitable groundcover. Undisturbed natural growth is encouraged, however, covering with material which will provide an all-weather surface as an alternative.
3. **Storage Facilities**-Outside storage and display shall be permitted provided:
 - a. It is setback from the street or public right-of-way so as not to obstruct pedestrian or vehicular traffic and to allow necessary visibility of traffic signal, signs and approaching traffic.
 - b. Display or storage areas are kept free of litter and debris.
 - c. Goods, merchandise and materials are properly secured against theft, vandalism or lost.
 - d. Display or storage areas are established and maintained in conformance with fire access standards of the 2003 International Fire Code.
4. **Illumination**-of buildings, parking areas and loading facilities shall be so arranged as to eliminate glare toward street and adjoining properties.

5. **Noise**-At no point on the boundary of residential or business property zones shall the sound pressure level of an individual operation or plant exceed the decibel levels in the designated octave banks show below (excluding operation of motor vehicles or other transportation facilities):

Maximum Sound Pressure		
Octave Cycles	Bank Per Second	Level in Decibels .0002 Dynes Per CM2
0	to 75.....	72
75	to 150.....	67
150	to 300.....	59
300	to 600.....	52
600	to 1200.....	46
1200	to 2400.....	40
2400	to 4800.....	34
Above	4800.....	32

Sound levels shall be measured with a sound level meter and associated octave band filter manufactured according to standards prescribed by the American Standards Association. Measurements shall be made using the flat network of the sound level meter. Impulsive type noises shall be capable of being accurately measured with equipment. Noises capable of being so measured, for the purposes of this section, shall be those noises which cause rapid fluctuations of the needle of the sound level meter with a variation of no more than plus, or minus, two decibels. Noises incapable of being so measured, such as those of an irregular or intermittent nature, shall be controlled so as not to become a nuisance to adjacent uses.

6. **Smoke**-No emission of smoke from any source shall be permitted to exceed a greater density that described as No. 1 on the Ringleman Chart. However, smoke may be emitted, which is equal to, but, not darker than No. 2 on the Ringleman Chart for not more than four (4) minutes in any thirty (30) minute period. For the purpose of grading the density of smoke, the Ringleman Chart as published by the U.S. Bureau Mines shall be the standard.
7. **Glare or Heat**-Any activity producing intense glare or heat shall be performed within a completely enclosed building in such a manner as not to create a nuisance or hazard along the lot lines.
8. **Odors**-No emission of odorous gases or other odorous matter shall be permitted in such quantities as to be offensive or in such manner as to create a nuisance or hazard along the lot lines.