

CITY COUNCIL AGENDA

CITY COUNCIL CHAMBERS . 11465 WEST CIVIC CENTER DRIVE . AVONDALE, AZ 85323

WORK SESSION
May 12, 2008
6:00 PM

CALL TO ORDER BY MAYOR ROGERS

1 ROLL CALL BY THE CITY CLERK

2 CENTENNIAL PLANNING COMMITTEE UPDATE

Staff will update the Council on the Centennial Committee's progress and obtain input and direction regarding the mission, goals and work plan items they have developed to date. For information, discussion and direction.

3 YOUTH SERVICES UPDATE

Staff will provide an update on youth programs and services developed by the Neighborhood and Family Services Department, Youth Services Division. For information, discussion and direction.

4 LIBRARY CONSTRUCTION AND SERVICES UPDATE

Staff will provide an update to the City Council on the construction phase of the Avondale Old Town Library and the Intergovernmental Agreement between the Maricopa County Library District and the City of Avondale regarding operations at the Civic Center Library. For information, discussion and direction.

5 DISCUSSION ON BOARDS, COMMITTEES AND COMMISSIONS, MEMBERSHIP, RECRUITMENT PROCESS AND POSTING OF MEETINGS

The Council will discuss the application and recruitment process for Boards, Committees and Commissions, the locations for posting meeting notices and the possibility of combining certain Boards, Committees and Commissions. For information, discussion and direction.

6 AMENDMENT OF SECTION 4 OF THE ZONING ORDINANCE

Staff will update the Council on a proposed text amendment to Section 4, Industrial Districts. For information, discussion and direction.

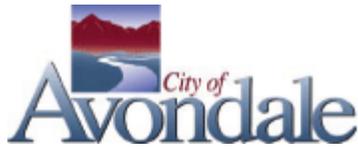
7 ADJOURNMENT

Respectfully submitted,

A handwritten signature in cursive script that reads "Linda M Farris".

Linda Farris, CMC
City Clerk

Any individual with a qualified disability may request a reasonable accommodation by contacting the City Clerk at 623-333-1200 at least 48 hours prior to the council meeting.



CITY COUNCIL REPORT

SUBJECT:
Centennial Planning Committee Update

MEETING DATE:
May 12, 2008

TO: Mayor and Council
FROM: Rogene Hill, Assistant City Manager (623)333-1012
THROUGH: Charlie McClendon, City Manager

PURPOSE:

The Centennial Planning Committee began meeting in October of 2007. This report will update the Council on the Committee's progress and obtain input and direction regarding the mission, goals and work plan items they have developed to date.

BACKGROUND:

In October 2007, the Centennial Planning Committee was appointed by Council. The committee is comprised of the following community representatives: Ana Romero from the Municipal Arts Committee; Theresa Sheck from the Parks & Recreation Advisory Board; Frank Whitten from the American Legion, Sharolyn Hohman of the Southwest Chamber of Commerce and historian Jerry Squire. This committee was chaired by Assistant City Manager Rogene Hill, with staff support from Pier Simeri, Community Relations Director, Parks, Recreation & Library staff and the CMO Intern.

The Centennial Planning Committee has identified five potential legacy projects that could be implemented and executed in time for the 2012 Statehood Centennial celebration. The committee members believe that any one or all of the identified projects will reflect the community's heritage and values. Furthermore, Avondale is in the unique position to preserve two historic landmarks that are within its boundaries. Therefore, these projects would be one means of addressing Council's goal to broaden the quality of life of the community through recognition of its cultural heritage..

DISCUSSION:

Project One: Monument Hill is known as the initial point, the center point for all surveying within the State of Arizona. It is located in Avondale's Planning Area off of Avondale Boulevard and Baseline Road where the Gila and Salt Rivers meet. The project would consist of enhancing a natural trail leading up to the monument and providing an informational kiosk to inform visitors of the historical significance of this site. The area would provide educational and inspirational opportunities which encourage residents and visitors to recreate in a place that offers habitat conservation and preserves long-standing traditions. The project will preserve the integrity of the natural landscape by providing access and awareness of this unique story to ensure that future generations grasp the historic value of this land.

Project Two: The Pioneer Cemetery is a historic and cultural heritage treasure located in Avondale. Cemeteries are among the most valuable of historic resources as they can reveal information about past events and diverse settlement patterns. This cemetery was established as a burial ground for employees of Goodyear Farms and The Wigwam Resort in Litchfield Park. A majority of Goodyear Farm employees lived and worked on the farms in Avondale. The City can preserve this historically significant property for future generations to enjoy by providing the contract maintenance and enhancing the property with an informational kiosk.

Project Three: The Avondale Documentary would create a video that documents Avondale's history in the Arizona context, which is one of a diverse culture and people. It would commemorate the early colonization of small West Valley towns, its people, industry, and agrarian culture. It will incorporate an anthology of live

interviews with senior Avondale residents that will share their experiences as early residents in Avondale. The video will also describe historic points of interest such as the Base Meridian/Monument Hill, Tres Rios, and Pioneer Cemetery. The video will be a collaborative project with various organizations. The video would be used as an education tool and become a permanent part of Avondale and Arizona's historical archives. Agave Productions, Inc. is a potential candidate for producing the film as they specialize in preserving the history and culture of the Southwest by videotaping oral histories, producing educational video programs, and archiving this historical record for future generations.

The Arizona Memory Project is an online resource to provide access to the wealth of information in Arizona libraries, archives, museums and other cultural institutions. This initiative will provide the opportunity to post to the Memory Project examples of government documents, photographs, maps, and objects that chronicle Avondale's past and present. There is a digital minimum of 25 pictures/objects and a 501c3 requirement for organizations to participate.

Project Four: The Veterans Memorial expansion of the Civic Center Monument would add murals depicting the wars since 1912 with emphasis on honoring those who served in each war. The artwork would demonstrate the significance of the sacrifices of those who served our country. The murals would be located on the inner walls of both sides of the amphitheater behind City Hall.

Project Five: The Four Rivers Heritage Center at Lakin Farm Ranch House Museum will incorporate multi-media presentations in the permanent exhibit portion of the museum. The presentations will be six (6) video segments about five to six minutes in length and feature five cities in the southwest valley: Avondale, Buckeye, Tolleson, Goodyear, and Litchfield Park will be highlighted. The sixth will discuss water issues. The seventh video will be a virtual tour of the 40-acre Heritage Center site for those visitors that are limited by age or other mobility issues.

BUDGETARY IMPACT:

The following are cost estimates for the five potential legacy projects:

Project	One-Time	On-Going
Monument Hill	\$30,000	\$2,500
Pioneer Cemetery		\$10,000
Avondale Documentary	\$40,000	
Veterans Memorial	\$50,000-\$75,000 per wall	
Heritage Center	\$142,340	

Due to numerous partnerships and grant opportunities, each project may be able to stand on its own and continue to move forward without state funds. However, staff will continue to investigate the state funding process.

RECOMMENDATION:

For review, discussion and direction.

ATTACHMENTS:

Click to download

- [Centennial Planning Committee Project Informational Documents](#)
- [Heritage Center at Lakin Farm Ranch House Museum](#)
- [Arizona Memory Project Brochure](#)

Project: MONUMENT HILL

Description: The first step in implementing a survey system in a given area is the establishment of an initial point. This point is the basis for all government surveys in the area it controls, and its latitude and longitude are fixed by astronomical observations. From this initial point, a Principal Meridian runs north and south on a line that would intersect the poles, and a Base Line is run east and west on a parallel of latitude. In Arizona, the point in which east-west “baseline” and a north south “meridian” intersect is Arizona’s initial point and that point is where the Gila and Salt Rivers meet. This initial point - where survey’s for the state first began is named Monument Hill.

Location: Monument Hill (initial point) is located in Avondale Arizona’s Planning Area, Arizona Maricopa County: Avondale Boulevard (Principal Meridian) and Baseline Road (Base Line).

Historical Significance: In 1851, Monument Hill was built by the U.S. Boundary Commission, while making a reconnaissance survey for the United States-Mexico boundary under the 1848, Treaty of Guadalupe-Hidalgo. In 1865, John A. Clark, Surveyor General for New Mexico and Arizona selected Monument Hill as the initial point for surveys in Arizona.

Public Access: Implementation of trail to follow state and federal guidelines.

Education Element: The area would provide educational and inspirational opportunities which encourage residents and visitors to recreate in a place that offers habitat conservation and preserves long-standing traditions. A kiosk with an informational brochure would be provided at the base of the trail.

Partners: Arizona Professional Land Surveyors, Maricopa County, Phoenix International Raceway, the Gila River Indian Community, the Salt River Project, the State of Arizona Land Department, the Arizona Centennial Committee and the Arizona State Office, and the Bureau of Land Management.

Projected Cost to Consider: Trail estimate of \$25,000 (rough construction, stabilized, aligned for water run-off, community volunteers), Annual Maintenance \$2,000, Kiosk, Print Material

Funding Sources: National Heritage Area Designation, PIR, SRP, BLM, Audubon Society, Trails Heritage Fund, We the People Challenge Grant in United States History institutions and Culture, Preserve America Grants, National Film Preservation

Timeline (Planning & Execution): 6-9 months

How will project live on?

Preserving the integrity of the natural landscape and local stories means that future generations will be able to understand their relationship with the land.

Project: HISTORIC PIONEER CEMETERY

Description: Pioneer Cemetery was established to serve as a burial ground for employees of Goodyear Farms and the Wigwam Resort in Litchfield Park.

Location: Located just south of Indian School along Santa Fe Trail in Avondale.

Historical Significance: This Historic Cemetery is a cultural heritage treasure located in the City of Avondale. Cemeteries are among the most valuable of historic resources. Cemeteries can reveal information about historic events such as a large number of those buried in Pioneer Cemetery were victims of the Great Flu Epidemic of 1918.

Public Access: Already available.

Education Element: The historical cemetery will serve as a reminder to residents and visitors of diverse settlement patterns.

Partners: The Avondale Municipal Arts Committee and the Litchfield Historic Society

Projected Cost to Consider:

The site would be included in the Parks maintenance contract for annual tree trimming and the application of pre-emergence herbicides. Parks staff would provide routine maintenance of trash removal and sweeping the parking lot. Staff estimates this will cost approximately \$10,000 per year.

Funding Sources: There is a Trust Fund that SunCor restored to its original balance of \$250,000, from which they take an annual disbursement of the interest to pay for ongoing maintenance. Disbursements from the Trust Fund would be approximately \$6,000 per year. Entering a contract with one of three local firms to open and close grave sites as needed and charging a small grave opening and closing fee would defray these costs. Historic Preservation Fund.

Timeline (Planning & Execution): On-going maintenance.

How will project live on?

By safeguarding the Trust Fund and utilizing the interest dividends to pay for the maintenance of the cemetery, the City can preserve the historical significance for futures generations to enjoy.

Project: AVONDALE DOCUMENTARY

Description: A historical video that documents Avondale & Arizona's s diverse culture and its people.

Location Libraries, Arizona memory project on-line, colleges, Universities, schools, book stores, museums.

Historical Significance: Commemorates Arizona's history of the early colonization of small West Valley towns, its people, industry, and agriculture

Public Access: Libraries, Arizona memory project on-line, colleges, Universities, schools, book stores

Education Element: A video is the most accessible of educative tools, as it is portable and is available to people of all walks of life and economic levels. It makes possible direct viewing access from any location for large audiences or small.

Partners: The Arizona Memory Project, Az Historical Society, The Arizona .Audubon Society, Boy Scouts of American, South West Hispanic Assoc., Senior Citizens Agencies, Veterans Assoc., PIR , Pioneer Cemetery, Tres Rios Project

Projected Cost to Consider: \$40,000

Funding Sources: Grants, fundraising events, and donations, National Film Preservation, Save Our History, Arizona Challenge Cost Share.

Timeline (Planning & Execution): 1-2 years

How will project live on?

The Historical video will remain accessible for many years as it will become a permanent part of Avondale and Arizona's historical archives. Its longevity is guaranteed as long as direct access for viewing is available

Project: VETERANS MEMORIAL EXPANSION OF CIVIC CENTER MONUMENT

Description: Murals depicting the wars since 1912 with emphasis on honoring those who served in each war. To include special recognition of those Prisoners of War (POW) and those Missing in Action (MIA).

Location: Location on each side of the amphitheater between City Hall and the Walk of Honor/Service Flags

Historical Significance: Show the significance of the sacrifices of those who have served.

Public Access: Site is already open to the Public

Education Element: Site should be the scene for at least 2 public programs annually; Veterans Day, Memorial Day.

Partners: Various Veteran groups, larger local businesses & other

Projected Cost to Consider: \$50,000 to \$75,000 per wall

Funding Sources: Various grants, business and private donations

Timeline (Planning & Execution): Completion by February 2012

How will project live on?

Normal Maintenance by City & perpetual recognition from annual programs.



FOUR RIVERS
HERITAGE CENTER
AT

LAKIN FARM

289 North Litchfield Road
Goodyear, AZ 85338
623-695-9614

April 24, 2008

Edith Baltierrez
City of Avondale
11465 West Civic Center Drive
Avondale, AZ 85323

Dear Edith:

I am attaching two documents to the e-mail with this document. I am sending the Heritage Center Conceptual Plan for the center. Chuck Lakin has donated the land for the Heritage Center. The property on Dysart Road is west of the Avondale Water Treatment Facility. Orcutt – Winslow Architects have developed the Conceptual Site Master Plan. It is estimated the construction costs will range between \$15 – 20 million dollars. That will include an endowment to ensure the sustainability of the facility.

The second document is a proposal for consideration by the Centennial Committee. The project proposed is for the Media Center and Permanent Exhibit Video presentations for the museum.

If you have more questions after you read everything, please call me.

Sincerely,

Carole

Carole De Cosmo
Advisory Board
Heritage Center at Lakin Farm



Heritage Center at Lakin Farm
Ranch House Museum
Media Center and Permanent Exhibit Video Presentations Proposal

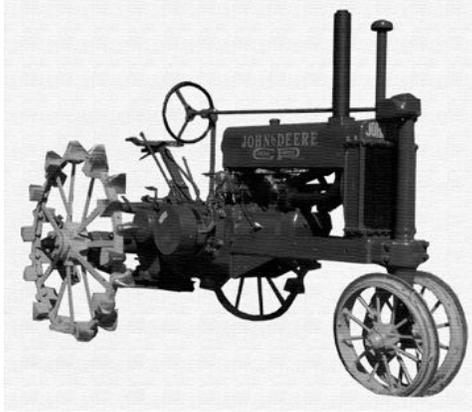
The Ranch House Museum will incorporate multi-media presentations in the permanent exhibit portion of the museum. We will produce six (6) video segments each five to six minutes in length. Each of the five cities in the southwest valley, Avondale, Buckeye, Tolleson, Goodyear, and Litchfield Park will be highlighted. The sixth will discuss water issues.

The seventh video will be a virtual tour of the 40-acre Heritage Center site for those visitors that are restricted by age or other handicap unable to walk the grounds. The virtual tour will also be used to market the center to event planners and tour operators, in and out of state.

Budget

We will work with Digital Tech Frontiers for the programming and technical portions of the project. Digital Tech has completed several projects for other museums around the valley. Pam Stevenson and Agave Productions will produce the video portions.

6 video productions (six minutes each) @ \$2,000 per finished minute	\$72,000
1 virtual tour (15 minutes) @ \$2,000 per finished minute	30,000
Hardware and software	
6 24" flat screen video monitors with software \$2,500 ea	15,000
1 36" flat screen video monitor with software \$3,500 ea	3,500
Visitor Center Media Area	
Seating for 20 – 30 to accommodate bus and school tours @\$225 ea	6,750
Instructional signage and printed materials	10,000
Allowance for inflation – 2012 installation date	5,090
Total Project Proposal	\$142,340



FOUR RIVERS
HERITAGE CENTER
AT
LAKIN FARM

“Celebrating Pioneer Agricultural and Ranching History”

DEVELOPMENT PLAN

by

Carole De Cosmo

October 29, 2007

Advisory Board

Carole De Cosmo - Former Director, Sahuaro Ranch

The Honorable Marie Lopez Rogers – Mayor, City of Avondale, Arizona

The Honorable Adolfo Gamez – Mayor, City of Tolleson, Arizona

The Honorable Tom Schoaf – Mayor, City of Litchfield Park

The Honorable Bobby Bryant – Mayor, City of Buckeye

Bob Giocomo – Lakin Feed Mills

Sharolyn Hohman - Southwest Valley Chamber of Commerce

Frederick Lake – West Valley National Bank

John Leach – 3 Rivers Historical Society

Keith Woods – Director, Salt River Project

FOUR RIVERS HERITAGE CENTER AT
LAKIN FARM

BACKGROUND: The history of the Salt River Valley.



On February 18, 1864, newly appointed territorial Governor John N. Goodwin and Associate Justice Joseph P. Allen of the Arizona Territorial Supreme Court departed Prescott with a company of military to explore the valley of the Verde and Salt rivers in central Arizona. Ten days later Justice Allen and Van Smith, another member of the party, left the group camped along the lower Verde to visit the Pima Villages along the Gila River. Later Allyn wrote the following impression that was published in the *Arizona Miner*:

...Some six or eight miles below the mouth of the Verde there is an abundance of water, and acequias (canals) could be easily constructed to irrigate the whole. From the top of a mound about midway between the Salt and Gila the eye sweeps over the vast extend of the peninsula between the Gila and Salinas Rivers. The soil is rich, and only needs the moistening of irrigation to be transformed from a desert to a garden. Here is conjoined nearly a thousand square miles of fertile soil, smoothed out to the hand of the husbandman, and the largest quantity of running water in the Territory. Here was the dense population of the past. Here will be the granary of the future."

- Arizona Miner, April 20, 1864.

Those that followed also envisioned the promise of the land in the Salt River Valley that was seen by Justice Allen. But, the water supply of 1864 proved not to be reliable in the years that followed. Visionaries, William Breckenridge, James McClintock and John Norton, saw the need for reliable water supply and began the process that became the Salt River Valley Users Association.

FOUR RIVERS HERITAGE CENTER AT LAKIN FARM

This story and that of the farmers, landowners and ranchers that came together to support the organization is being lost. Each day three hundred new people move to the valley. These new residents see only houses, skyscrapers and malls not the verdant fields, orchards and dairies that were responsible for the economic development of the Salt River Valley at the beginning of the twentieth century. Today, someone without knowledge of Arizona History teaches from a book, and children believe that their fruit and vegetables come from Bashas. The Four Rivers Heritage Center will change these perceptions.



THE FUTURE: The Four Rivers Heritage Center at Lakin Farm



Set on a 40 plus acre site in the southwest valley, the Four Rivers Heritage Center at Lakin Farm will honor the pioneer, and agricultural history in the Salt River Valley. As new families move into the Salt River Valley there is no evidence of the foundations the farming/ranching communities built to make the valley the strong vibrant place is it today. As the land

is developed for homes and business the footprints of these visionary pioneers will disappear, as have those of the Hohokam farmers that came before. The Four Rivers Heritage Center will honor their traditions and contributions by educating the residents and visitors to our state. The Center will become a destination point in the southwest valley and the state

FOUR RIVERS HERITAGE CENTER AT LAKIN FARM

The grounds will be designed to replicate the look of a mid-20th century farm. Built with Green Technology the buildings will house offices, permanent and changing exhibits and archives. Using Green Technology will sustain the Heritage Center for the future while protecting the past.



The farm will feature:

- A livestock barn and corral for livestock.
- Exhibition space for 4-H and FFA livestock shows. Where students can show their animals and observe technical demonstrations.
- The Big Barn Conference Center (20,000 square feet)
- A covered pavilion (60 feet x 80 feet)
- A 20,000 square foot Ranch House Museum
- A terrace café (coffee, sandwiches, beverages)
- Short term parking for 50 cars, longer term parking in open space area.

The grounds will reflect the variety of farming in the Valley:

- Fruits, citrus, and pecans trees;
- Heritage farming;
- Japanese flower gardens;
- Commercial rose growers;
- Cotton, corn, wheat and other grains are among the agricultural exhibits that would be developed as the programs develop.

FOUR RIVERS HERITAGE CENTER AT
LAKIN FARM

EDUCATIONAL PROGRAM

The Heritage Center will provide a unique educational opportunity to develop programs for children and adults. As Arizona moves further into the current drought period, the center will:

- Develop programs about the water problems of the past and how they are being solved for the future. The grounds of the center will be a living example of good water management.
- The school education program will meet state standards for Arizona history in the fourth and fifth grades.

Teachers will be provided with pre- and post- visit lesson plans. There is an extreme interest in agricultural history in the elementary schools.



EXHIBITS AND SPECIAL EVENTS

The permanent exhibits will focus on:

- Pioneer development of the Salt River Valley Water Users Association (SRP)
- Agricultural history in the Salt River Valley
- Living with renewable energy

Changing exhibits may include:

- Quilt exhibits of antique, traditional and contemporary quilts
- Spinning and weaving and traditional craftwork
- Traditional labor – horseshoeing, blacksmithing, etc.

FOUR RIVERS HERITAGE CENTER AT
LAKIN FARM

Special events may include:

- Tractor shows in partnership with the Arizona Early Day Gas Engine and Tractor Association,
- Onion festivals with the Grand Canyon Sweet Onion Festival;
- Boy Scouting events like Scout-O-Rama, camporees, and the Boy Scouting centennial state jamboree in 2010.
- 4-H and FFA animal exhibits;
- Blue grass festivals and other traditional music;
- Farmers markets
- Pumpkin patch

CONFERENCE CENTER

There is a shortage of space in the west valley for events, large and small. The Conference Center facility rentals will be the primary source of revenue for this non-profit. Weddings and receptions under the trees in the fruit orchards and flower gardens will provide long lasting memories. Corporations prefer unique meeting space for corporate meetings, training, and entertaining. The fees from these facilities will underwrite a portion of the annual operating expenses.

ARCHIVES

The Heritage Center will become a historical research center for Arizona farming and ranching history. As more of the pioneer families sell their land and leave the Salt River Valley, and other land around the state photographs and memorabilia of their family experience is lost. As Arizona approaches the centennial in 2012, capturing and preserving the Arizona farming and ranching legacy is important. Each day more of the living history generation born in the early 20th century is lost and with them goes the stories and experiences that will never be told. Capturing the past for the future through oral history, photographs and artifacts will secure the legacy.

FOUR RIVERS HERITAGE CENTER AT
LAKIN FARM

The archive will link with the Arizona Memory Project at the Arizona State Library and Archive at the Arizona State Capitol. The linkage will provide the access for researchers state, nationally and internationally access to this important part of Arizona history.

ARIZONA FARMING AND RANCHING HALL OF FAME

The Heritage Center will become the home of the Arizona Farming and Ranching Hall of Fame. The inaugural eight Honorees will be selected in December 2007, and honored at a dinner on March 29, 2008. The honorees are Steve Bales, Sr. – Buckeye, Cecil Miller - Litchfield Park, Chuck Lakin – Avondale, Ronald Wood – Avondale, Connie and Jim Brown, Payson, Jim Hauser, St. Johns , Emil Rovey – Glendale, and the Krentz Ranch – Douglas.

OTHER SUCCESSFUL PROGRAMS

Heidrick Ag History Center

The Heidrick Ag History Center near Woodland, California introduces visitors to the marvels of agricultural and commercial trucking through 130,000 square feet of interactive, one-of-a-kind exhibits featuring the latest in museum and attraction technologies. The corner stones of these exhibits are the Fred C. Heidrick Antique Ag collection, one-of-a-kind antique agricultural equipment. The Hays Antique Truck Museum is recognized as the largest of its kind in the world. Included in the space is a 4800-square-foot banquet/conference room that can be attractively divided in half or quarters to meet the needs of many in the community. The net income from these rentals averages \$75-\$100 thousand dollars per year, which helps defray the operational cost of the Heidrick.

Tohono Chul Park

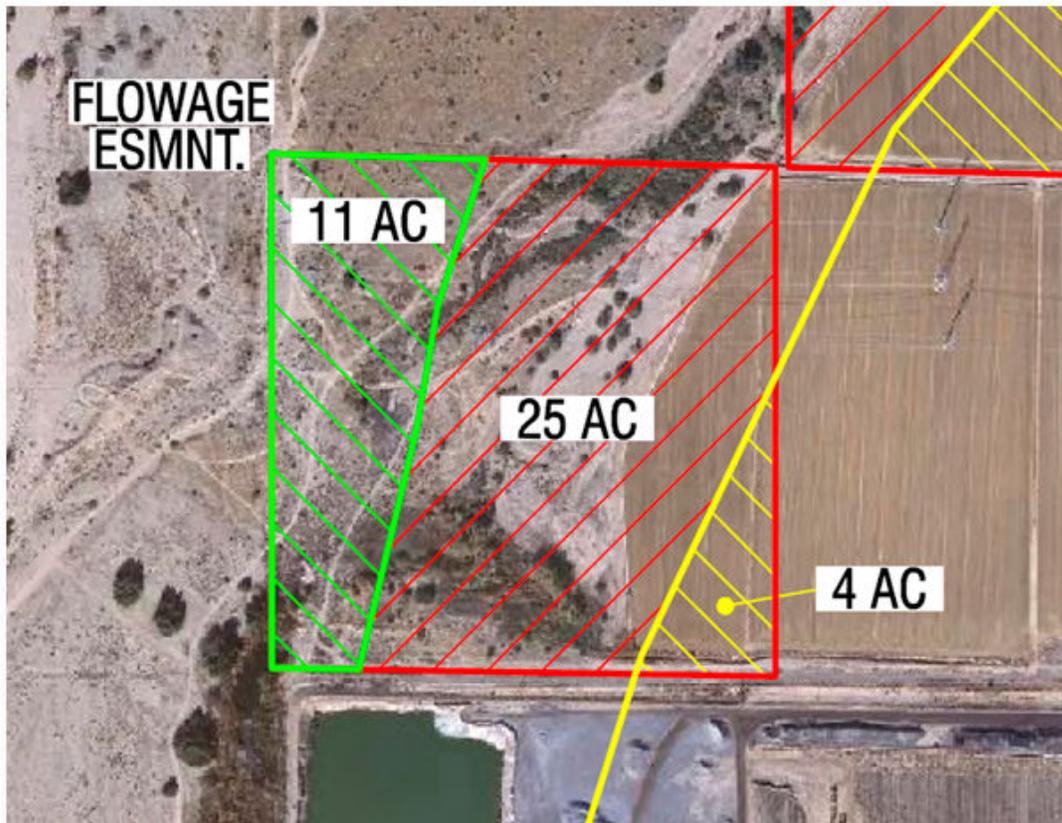
Tohono Chul Park celebrated its 20th anniversary in 2005 on 49 acres in North Tucson. Tohono Chul is a leading Southwest center of desert nature, arts and culture, listed by NATIONAL GEOGRAPHIC TRAVELER as one of the top 22 Secret Gardens in the U.S. and Canada. This oasis in the desert offers a respite for the hectic pace of daily life. It is the perfect setting for an evening concert, or special event to discover the beauty of the desert and gardens. The gardens and trails, exhibits, public programs, educational programs, and restaurant make Tohono Chul a year round destination point.

Historic Sahuaro Ranch

The ranch was an example of a successful heritage program before the conclusion of the Sahuaro Ranch Foundation management contract with the City of Glendale. From the inception in 1996 through 2005 the exhibits and programs drew an average of 50,000 visitors per year. Seventy percent were repeat visitors. These represented 27 cities outside the West Valley, all 50 states and 12 foreign countries. The Sahuaro Ranch Foundation management group garnered two “Best of the West Awards in 2002 and 2003, the Arizona Humanities Council “Distinguished Organization Award, 2001 and was selected a “Treasure of the West Valley” in 2002. Historic Sahuaro Ranch was an example of a successful heritage site for ten years. While it was successful the historic nature of the buildings and grounds, the listing on the National Register of Historic Places and the small size of the grounds restricted the programs and ability to grow.

FOUR RIVERS HERITAGE CENTER AT
LAKIN FARM

PHOTO OF LAKIN FARM PROPERTY



Benefits

Here are some of the many benefits of joining the *Arizona Memory Project*.

Visibility

Immediate web presence of online collections increases your visibility and generates interest among researchers, students, teachers and the public.

Reliability

Arizona Memory Project uses a dependable and trusted software system that is widely used and supported.

Accessibility

Store and provide access to digital content that exist only on your servers, CDs or tapes.

Focus

Arizona Memory Project does the technical footwork, allowing you and your staff to focus on your content, not storage space or technology trends.

Peace of Mind

No more worries about the location of collections scattered across multiple CDs, tapes, and online resources; multiple collections are stored in one central place.

Fast and Easy Process

Intuitive interface and customized training eases the learning process of metadata entry and file submission.

Supported

Once you become a partner, you will receive software, staff training and assistance throughout the upload process.

Arizona Memory Project

<http://azmemory.lib.az.us>

Contact us directly at azmemory@lib.az.us

Arizona Memory Project

is a service of

Arizona State Library, Archives and Public Records

1700 West Washington, Ste. 200

Phoenix, AZ 85007

Voice: 602.926.4035

Fax: 602.256.7983

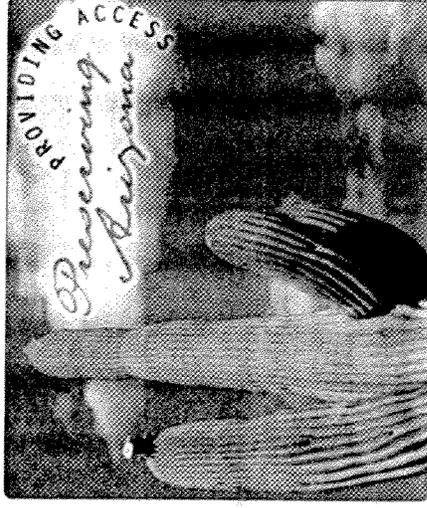
Email: services@lib.az.us

<http://www.lib.az.us>



Arizona Memory Project

Preserving Arizona, Providing Access



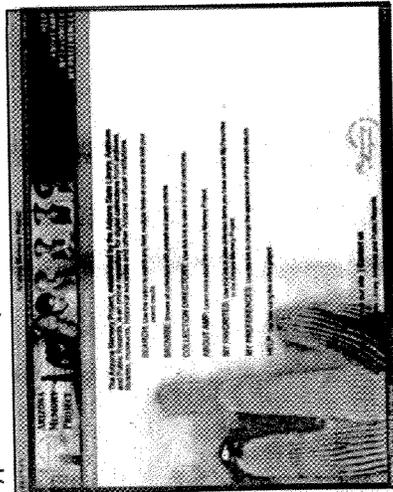
<http://azmemory.lib.az.us>

A service of Arizona State Library,
Archives and Public Records

About

Arizona Memory Project provides a shared space for Arizona cultural institutions to store and display digital collections online.

The Arizona Memory Project is designed to manage small and large collections alike—and can handle virtually all file formats for many types of items in your collection(s).



Arizona Memory Project Index Page

Background

The Arizona Memory Project, established by the Arizona State Library, Archives and Public Records, is an online repository for digital collections from archives, libraries, museums, historical societies and other Arizona cultural institutions.

The aim of this initiative is to create a central online repository to provide access to digital content representative of the history and culture of Arizona.

This project is one of several Arizona State Library and Archives initiatives in support of the Arizona State Centennial in 2012. To learn more about the State Library, please visit: <http://www.lib.az.us/>.

Key Features

Arizona Memory Project can manage digital documents, images, video and audio files, URLs and other electronic resources for a variety of items including photographs, newspapers, maps, manuscripts, oral histories and more!

Patron Access

Patrons can view your collection outside of normal business hours! Digital collections are accessible online 24 hours a day, 7 days a week.

Staff Time

Navigating the web interface is a cinch—patrons can conduct initial research without requiring additional staff instruction.

Collection Administration

Manage and administer your collection through desktop and online administrative tools. Workflow and security access controls can be tailored to item and/or collection levels to suit your needs.

How to Join

Contact the Arizona State Library, Archives and Public Records to participate in the Arizona Memory Project.

Contact Information

Library Development Division
Arizona State Library, Archives and Public Records
Carnegie Center, 1101 West Washington
Phoenix, AZ 85007
Voice: 602.926.3367
Email: azmemory@lib.az.us

Visit us

at

Arizona Memory Project

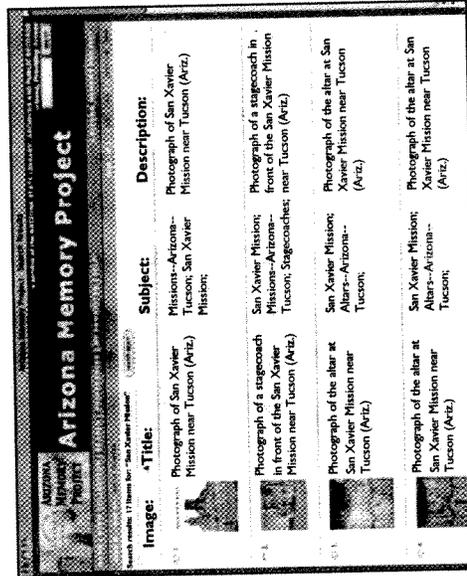
<http://azmemory.lib.az.us>

About our Software

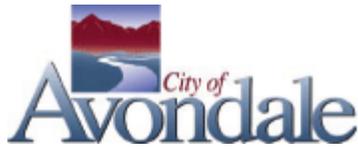
Arizona Memory Project utilizes CONTENTdm Digital Collection Management Software®, developed by DiMeMa Inc. and distributed through OCLC.

To learn more about the CONTENTdm Software package, please visit the CONTENTdm website at <http://contentdm.com/> or the OCLC sister site at <http://www.oclc.org/contentdm/about/default.htm>.

This project is made possible by a grant from the U.S. Institute of Museum and Library Services to the Arizona State Library, Archives and Public Records under the provisions of the Library Services and Technology Act.



Arizona Memory Project stores and displays digital resources



CITY COUNCIL REPORT

SUBJECT:
Youth Services Update

MEETING DATE:
May 12, 2008

TO: Mayor and Council
FROM: Gina Montes, Neighborhood & Family Services Director (623)333-2727
THROUGH: Charlie McClendon, City Manager

PURPOSE:

The purpose of this item is to provide an update on youth development programs, participation in those programs and plans for the future.

BACKGROUND:

One of the goals with the inception of the Neighborhood and Family Services Department was to develop programs for young people in Avondale. The Youth Services Division provides positive development opportunities to youth ages 14 to 21. Numerous programs, events and partnerships have been implemented to provide youth with opportunities to develop critical life skills. All programs are developed within a framework developed by experts that supports successful youth development.

DISCUSSION:

Each program and event offered by the Youth Services Division is based on a comprehensive youth development strategy. The strategy is designed to assist youth with their development of the internal and external assets that they need to become successful and productive citizens.

This strategy was articulated in the 2007 report entitled *Five Keys for Youth Success: Unlocking the Door to Arizona's Future* which was developed by the Statewide Youth Development Task Force and published by the Governor's Office for Children, Youth and Families. The report provides a framework for action and successful youth development. Arizona's *Five Keys for Youth Success* function as a starting point to ensure that all youth in Arizona are prepared to succeed in the 21st century. These include:

- Caring Adult Mentors
- Youth Engagement
- Activities Outside of School
- High School Completion
- Work Readiness Skills

Since becoming operational in January 2007, the Youth Services Division has created a broad array of programs and events that address each of Arizona's *Five Keys for Youth Success*. In the current fiscal year, the Youth Services Division served 889 youth. The Youth Advisory Commission has assisted with the development of youth programming and outreach. The following is a summary of programs and events.

Next STEP (Summer Teen Employment Program) is a work readiness program for youth ages 16 – 21. This program is supported by Community Development Block Grant public service funds. The program provides work readiness workshops, paid work experience within City departments and up to \$1,500 for college tuition.

Voice of Youth Teen Summit is a one-day event that provides teens with life-skill workshops to promote success in school, post secondary education and financial literacy. The event also includes a teen issues survey project as well as a teen forum on underage drinking and drug use.

Global Youth Service Day is a project sponsored by the Avondale Youth Advisory Commission and students from La Joya Community High School with an opportunity to serve their community through a clean up project at the Tres Rios Wetlands area. The event included an environmental education component. The project participants removed trash, dry brush, tires, scrap metal and graffiti, and 75 teens engaged in this service-learning project.

Avondale Young Families Program is a comprehensive program designed to improve teen pregnancy outcomes, decrease infant mortality, reduce teen pregnancy rates, and increase father involvement. Participants in this program attend educational workshops and receive case management and referrals to health care programs and much more. Program staff work closely with the high schools and receive the majority of referrals through relationships with school counselors, teachers and principals. In addition, there have been requests to provide programming at the high schools. In the future, the Division will provide periodic workshops at the high schools.

Project REAL (Recreation, Education, Art and Leadership) is a new after school youth development program offered at La Joya Community High School during the school year and the Tri City Boys & Girls Club during the summer. This program offers a safe place where students can develop leadership, social competencies and life skills. The program is geared towards engaging students who do not participate in traditional extracurricular activities. The Youth Services Division is seeking additional grant funds to expand after-school offerings to other high schools.

BUDGETARY IMPACT:

Currently, salary for one staff person is funded through the General Fund. Other program costs are covered through grants and program sponsorships. During the current fiscal year, the Youth Service Division generated a total of \$353,060 in grants, sponsorships, donations and scholarships, with the majority from a \$345,000 grant awarded by the Gila River Indian Community (GRIC). The GRIC grant will provide \$115,000 per year for three years to support the Avondale Young Families Program and Project REAL Youth Development Program.

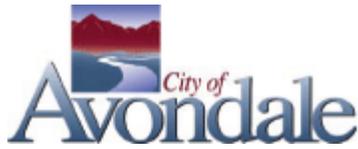
RECOMMENDATION:

This report is for information only.

ATTACHMENTS:

[Click to download](#)

No Attachments Available



CITY COUNCIL REPORT

SUBJECT:
Library construction and services update

MEETING DATE:
May 12, 2008

TO: Mayor and Council
FROM: Daniel Davis, Director of Parks, Recreation & Libraries (623)333-2411
THROUGH: Charlie McClendon, City Manager

PURPOSE:

Staff will provide an update to the City Council on the construction phase of the Avondale Old Town Library and the Intergovernmental Agreement between the Maricopa County Library District and the City of Avondale regarding operations at the Civic Center Library.

DISCUSSION:

The following report will provide Council with an update the Old Town Library Project and the Civic Center Library IGA.

OLD TOWN LIBRARY:

On June 20, 2005 Council awarded a Design-Build contract to Sundt Construction, Inc. for preconstruction services relating to the Civic Center and Old Town Branch Libraries, including master-planning and design services. On August 20, 2007 Council approved the Design-Build Guaranteed Maximum Price Contract with Sundt Construction, Inc. for construction phase services.

The City of Avondale is constructing a 12,700 square foot library, which will be located at 495 E. Western Avenue. The facility is designed to replace the current Avondale Old Town Library located at 328 W. Western Avenue. The project also includes the renovation of Sernas Plaza which is adjacent to the new library.

Project Schedule:

The construction of the library is proceeding ahead of schedule. The original construction scheduled anticipated substantial completion in September 2008. Recently, Sundt has updated their projections and now anticipates a mid-August substantial completion. Staff has planned for approximately a 30 day schedule following substantial completion to move in the furniture, fixtures, and equipment. Sundt will also use this time to address any punch list items related to the construction. The opening of the new library is anticipated for late September. A grand opening celebration will be scheduled for October.

Furniture and Equipment Budget:

Staff has been coordinating the purchase of the Furniture and equipment for the new library. The original FF&E budget for the project was \$689,000. The current FF&E budget is \$655,773.57.

Furniture, shelving, equipment	\$154,235.57
Information Technology	\$291,500.00
Self Check Equipment	\$200,038.00
Moving Expenses	<u>\$ 10,000.00</u>
Total	\$655,773.57

During the May 19, 2008 Council meeting, staff will provide recommendations and request City Council

approval for a variety of the furniture, equipment, and information technology purchases for the library.

CIVIC CENTER LIBRARY:

On July 7, 2004, Council approved an Intergovernmental Agreement (IGA) between the City of Avondale (the City) and the Maricopa County Library District (the County) for the operation of the Civic Center Library. Under the terms of the agreement, the City constructed the 31,000 square foot library and the County provided day to day operational management. The grand opening for the Civic Center Library was Saturday, March 31, 2007.

The City was responsible for construction of the facility at a cost of approximately \$7 million and the County is responsible for the management of library operations for five years (2006 – 2011). The agreement terminates June 30, 2011, unless extended or terminated earlier by mutual agreement of both parties. At the time of termination of the IGA, the management of all library operations will be assumed by the City. The Maricopa County Library District would like to terminate the agreement early. An amendment to the Civic Center Library IGA would be required to terminate the agreement early. Maricopa County has presented a draft amendment to the City Manager for review.

Operating Cost – The operating budget is developed jointly by the City and the County. The administration of the budget is maintained by the City. Total costs of operations are shared at a graduated rate over five years. However, the District’s total annual contribution shall not exceed \$1,000,000, as amended on March 6, 2006. The percentage of operating cost to be paid by both parties during the term of the agreement is as follows:

Fiscal Year 2006 -2007	District 100%	City 0%
Fiscal Year 2007 -2008	District 75%	City 25%
Fiscal Year 2008 -2009	District 50%	City 50%
Fiscal Year 2009 -2010	District 25%	City 75%
Fiscal Year 2010 -2011	District 0%	City 100%

The District would like to fulfill their financial commitment and pay the City of Avondale their 25% share of the operating budget at the beginning of FY 2009-2010 and terminate the agreement with the City of Avondale beginning October 1, 2009. The current operating budget for the Civic Center Library is \$895,526. The budget is based on expenses agreed to by both the City and the County. The budget will be re-structured to represent City of Avondale operating policies and procedures once the contract is terminated. A copy of the current budget is provided for your review (see attachment 1).

The City of Avondale IT Manager, Kevin Hinderleider, is currently reviewing the staffing impact that the new Old Town Library and the Civic Center Library will have for technology support for the computers and network servers. These costs will be included in the FY 2009-10 operating budget.

The City of Avondale Library Advisory board will represent the interest of both libraries and coordinate issues that relate to Avondale residents. The City will work with the County to transfer the Friends of the Library 501C3 group charter to reflect the City of Avondale as the host community. Currently the 501C3 charter was developed with Maricopa County as the host community.

Personnel – The Civic Center library is staffed with 22 personnel: 6 full time staff (4 City employees), 15 part time staff, and the Library Manager (County employees). The City has no obligation to employ the County employees that work at the Civic Center Library and the County employees have no obligation to continue working at the Library upon termination of the IGA. Staffing levels will be reviewed to ensure the personnel to patron ratio provides for current or enhanced levels of service.

Furniture and Equipment– All books, materials, furniture, equipment, computers, and supplies necessary for library operations are property of the City and will be retained by the City upon termination of this agreement.

Technology – The Civic Center Library and the Old Town Library are both equipped with computers for patron use and self check out capability. Each self check out system is operated with Polaris Intergrated Library System (ILS) cataloging. The Old Town Library and the Civic Center library do not currently share material

databases or customer databases but will share databases when the agreement is terminated under the City of Avondale library system. Civic Center library patrons will no longer have direct access to the Maricopa County database, but will have access to other district libraries through the inter library loan program. Maricopa County currently maintains all computer resources at the Civic Center Library.

Facility Management – There will be no change to the facility management function of the Civic Center Library. The City is currently responsible for maintaining the library.

Risk / Liability – There will be no change to Risk/Liability coverage. The building and building contents are already covered under the City of Avondale policy.

Transition Team – The following personnel from the City of Avondale and Maricopa County will serve as a transition team and coordinate staffing, personnel, technology, and material and equipment transfers:

City of Avondale

Chris Reams – Assistant Director, Parks, Recreation & Libraries

Lise Chlebanowski – Library Manager, Old Town Library

Kevin Hinderleider – IT Director

Steven Montague – Controller, Finance

Cheryl Carrasco - Human Resources

Maricopa County

Cindy Kolaczynski – Deputy Director, Maricopa County Library District

John Werbach – Financial Administrator

Jeremy Reeder - Branch Operations Coordinator

Ava Gutwein – Library Manager, Civic Center Library

Vicki Terbovich – IT Officer

The Civic Center Library and the Old Town Library are both equipped with space for a concession operations. The City is currently in negotiations with Kastelco Concessions, LLC (Big Apple Bagels) for the food service operation of both libraries. Staff will provide a recommendation to Council in the next 30 days.

RECOMMENDATION:

For information and discussion purposes only.

ATTACHMENTS:

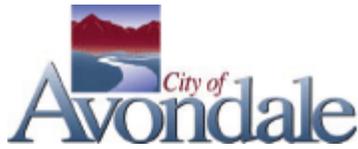
Click to download

 [Budget](#)

2008 -2009 Civic Center Library Budget
5-May-08

Object Code	Sub	Description	5-May-08
701	0	Regular Pay	192,806
		Salary Adjustments 2.5%	4,820
705	0	Temporary Pay	87,152
		Salary Adjustments 2.5%	2,179
750	0	Fringe Benefits	79,130
		Benefits Adjustments - Reg	831
		Benefits Adjustments - Temp	167
790	0	Other Pay	25
	2	MultiLingual Pay	1,000
	13	Peak Performers	1,000
796	0	Avondale Employees	303,165
		<u>Sub-Total</u>	<u>672,275</u>
801	0	General Supplies	4,001
		Summer Reading	5,000
	8	Software	
	9	Program Supplies	1,000
	18	Office Supplies	1,000
	25	Books & Other Library Materials	140,000
803	0	Fuel	
804	0	Non-Capital Equipment	
812	0	Other Services	300
	0	Other Services - Plant Service	2,600
	9	Programming	2,000
	19	Collection Fees	
	50	Printing-Binding -Duplication	
	52	Other Publication & Advertg Expense	150
	54	Memberships/Certificates/License	500
820	0	Operating Leases & Rents	
	5	Copying Equipment Rent	6,000
825	0	Repair & Maintenance	25,000
	4	Communication Equipment	
	5	Data Processing Equip R & M	
830		Legal Retainer, Workers Comp, Unemployment Cost Allocation, Risk management	
841	0	Employee Travel	1,000
	6	Mileage Allowance	500
842	0	Education	1,000
		Mgmt Training - AGTS, CPLA, Supervisors Retreat IT Classes, Leadership Development, Staff Day	
843	3	Postage	300
	5	Courier Service	9,600
850	0	Utilities	
	2	Qwest	23,000

	4 Other Telecom	300
	<u>Sub-Total</u>	<u>223,251</u>
915	0 Buildings and Improvements	
920	0 Equipment	
930	0 Vehicles & Construction Equipment	
950	0 Capital Leases - Computers/BM	
	<u>Sub-Total</u>	<u>0</u>
	GRAND TOTAL	895,526
	Draft 2 Target	895,526
	MCLD	447,763
	Avondale	447,763



CITY COUNCIL REPORT

SUBJECT:

Discussion on Boards, Committees and Commissions, membership, recruitment process and posting of meetings

MEETING DATE:

May 12, 2008

TO: Mayor and Council

FROM: Linda Farris, City Clerk (623)333-1211

THROUGH: Charlie McClendon, City Manager

PURPOSE:

The Council will discuss the application and recruitment process for Boards, Committees and Commissions, the locations for posting meeting notices and the possibility of combining certain Boards, Committees and Commissions.

DISCUSSION:**Board Committee and Commission Promotion Campaign application and brochure:**

Staff has determined that to increase citizen participation, the entire process must be appealing to residents.

As part of this determination, staff has reviewed the application used for Boards, Committees and Commissions and based on Council input are proposing the application be amended as attached. The application has been reduced to a single page and will be part of an attractive and appealing brochure giving information on the Boards, Commissions and Committees being prepared with the assistance of the Community Relations Department. It will be a tear-off form. The information requested on the application is the minimum amount of information necessary to determine applicant eligibility to serve on specific boards. Upon receipt of the form the Clerk's Office will immediately contact the applicant, thank them for their interest and give them the schedule for the appointment process.

We are also going to develop a post card size interest card that residents can fill out and then staff can follow up with the application and BCC information. These cards can be available at all city offices and carried and distributed by everyone.

Also with the assistance of the Community Relations Department, staff is developing a poster series encouraging everyday residents to participate in their local government.

Recruitment efforts to date:

- Advertisement in Vista
- Attended the HOA Summit and distributed information and applications
- Resident Liaison distributed applications to HOA members
- Prepared list of vacancies and forwarded to Council and staff along with applications so they can recruit
- Sent email to current members asking them to encourage friends and neighbors to become involved
- Displayed recruitment board in lobby Applications are available in the lobby
- Notified members with expiring terms of upcoming expiration and encouraged them to reapply for current BCC if eligible and consider a second appointment
- Members who are not eligible for reappointment to a BCC are encouraged to get involved in another BCC
- Presented at Citizens' Academy participants and encouraged participants to get involved

- Attended Hispanic Leadership West meeting and informed participants of opportunities for involvement
- Added message box in outgoing email inviting people to get involved
- Placed ad in West Valley View
- Displayed information board and distributed applications during Resident Appreciation Nights

Proposed changes to interview process:

Staff asked applicants and Citizen Academy participants for input on the appointment process. The reoccurring comment was that the interview process was very intimidating and not volunteer-friendly.

Staff is proposing the Council change the interview process to be informal and less intimidating. We are proposing that a “meet and greet” event be held with all applicants together with the Council Subcommittee and staff. Questions can be asked of the entire group to facilitate conversations and gather information. Interviews for more complex boards can be held after this event if necessary.

Board, Committee and Commission consolidation:

The City of Avondale has 18 active Boards, Committees and Commissions as listed below:

- Board of Adjustment
- Capital Improvement Plan Citizens Committee (CIP)
- International Property Maintenance Code Board of Appeals
- Municipal Arts Committee
- Municipal Development Corporation
- Neighborhood & Family Services Commission
- Library Advisory Board
- Parks & Recreation Board
- Personnel Board
- Planning Commission
- Public Safety Boards
 - Fire Personnel Retirement Pension Board
 - Police Personnel Retirement Board
 - Volunteer Fire Department Pension Board
- Risk Management Trust Fund Board
- Social Services Advisory Board
- Water and Wastewater Advisory Board
- Youth Advisory Commission

There are usually vacancies on all boards at any given time but the CIP, Water Wastewater and Social Service Boards are the BCCs most difficult to fill. Staff is proposing that Council combine the CIP and Water Wastewater boards and rename it the Mayor’s Advisory Board on Infrastructure Issues. Staff believes the change in the name will make the board more appealing to residents and enlarge its area of responsibility.

Staff is also proposing combining the Neighborhood and Family Services Commission with the Social Services Advisory Board.

Posting Locations:

1. Posting board outside the east and west sides of City Hall
2. Posting board outside the Library Media Center
3. Posting board outside 521 E. Western Avenue
4. Posting board inside the Cashion Post Office
5. Posting board at Garden Lakes Elementary School
6. Posting board outside the Avondale Community Center
7. Posting board outside Rancho Santa Fe Elementary School

Currently, staff is required by the Council Rules of Procedure to post all agendas in at the eight locations around the city listed above We post all Council agendas, BCC agendas, notices of Council invitations and a list of all reoccurring City meetings. Posting usually takes staff approximately 1.5 hours each time they have to post. We have tried to organize posting and only post once a week for the next week's events. Sometimes this is not possible and we must post several times a week.

Historically, citizens might have relied on the posting locations for their information on city activities, but with the increased use of the internet to provide very timely information, citizens no longer rely on this tool. Also, some posting locations have been made inaccessible because of security measures (ie. school fences). Vandalism has also taken some locations out of service until repairs could be made.

Staff is proposing that the posting locations be reduced to the two locations here at City Hall and the Library on Western Avenue.

RECOMMENDATION:

Staff recommends that the City Council discuss and provide direction to staff as to the above issues.

ATTACHMENTS:

Click to download

 [draft application](#)



Board, Commission and Committee Appointment Application

PERSONAL INFORMATION	
Name	Date:
Address:	
E-Mail Address:	
Occupation:	Length of Residency in Avondale:
Employer Name and Address:	
Home Phone:	Work Phone:
Cell Phone:	Best Time to Call: am/pm
Do you own commercial property and/or operate a business in Avondale? <input type="checkbox"/> Yes <input type="checkbox"/> No	
Business Name and Address:	
Are you now, or have you ever served on a board, commission or committee for the City of Avondale? <input type="checkbox"/> Yes <input type="checkbox"/> No	
If yes, please give name of board, commission and/or committee and dates served:	

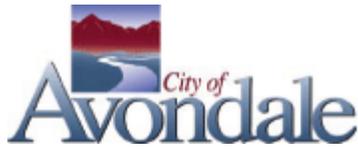
BOARD, COMMISSION OR COMMITTEE OF INTEREST:			
Please list in order of preference. Residents may only serve on two Boards, Commissions or Committees at a time.			
1		2	
3		4	

EDUCATION AND CIVIC ACTIVITIES:
Include names(s) of institutions(s) and degree(s) or certificate(s) received (May attach a resume):
Community and/or Professional Activities:

I understand that my attendance at all regularly scheduled meetings is critical even if I am appointed as an alternate member and that the City Council may appoint a replacement for members who are chronically absent from regular meetings. I also understand that this application is considered a public record.

All applications are kept on file for one year. During that time, your application will be considered when there is an opening for the Board, Commission or Committee for which you have applied. Please notify the City Clerk's Department (623-333-1200) of any changes in the information provided.

Applicant's Signature: _____



DEVELOPMENT SERVICES

SUBJECT:
Amendment of Section 4 of the Zoning Ordinance

MEETING DATE:
May 12, 2008

TO: Mayor and Council
FROM: Brian Berndt, Director of Development Services (623) 333-4011
THROUGH: Charlie McClendon, City Manager

REQUEST: As part of an overall comprehensive update to the Avondale Zoning Ordinance, staff is recommending a text amendment to Section 4, Industrial Districts. Staff is soliciting direction from the Planning Commission and City Council regarding necessary updates for this Section in the Zoning Ordinance.

BACKGROUND:

Amendments to this Section is intended to re-examine and re-evaluate the purpose, uses, development, and design standards for the Commerce Park (CP) and General Industrial (A-1) zoning districts.

PARTICIPATION:

A Neighborhood Meeting was held April 9, 2008 at 6:00 p.m. in the Council Chambers of City Hall. Four members of the public attended (Exhibit C). The Neighborhood Meeting ended at 7:30 p.m.

PLANNING COMMISSION ACTION:

This item is scheduled for work session with Planning Commission May 15, 2008.

ANALYSIS:

The strike-thru & underline attachment indicates the proposed amendments to Section 4 as they affect each zoning district. The intent of the CP district is light manufacturing taking place indoors, administrative professional office, research laboratories, etc., and support commercial uses such as banks, dry cleaning establishments, copy centers, etc. The intent of the A-1 district is wholesaling, manufacturing, and assembly with large scale machinery.

Commerce Park (CP)

Additional uses proposed to be permitted in the CP district are: Ambulance dispatch facility; banks; business support services such as photocopy centers, office supply stores and package delivery services; data and call centers; design centers; dry cleaning drop-off; government offices and facilities; health and athletic clubs up to 10,000 square feet; hospitals and urgent care facilities; hotels and conference centers; public utility facilities; restaurants without drive-thrus; incidental retail sales provided the maximum building size does not exceed 5,000 square feet; vocational and trade schools; colleges and universities; monument sales and manufacturing; vehicles storage when associated with a permitted use for up to 25 vehicles; and veterinary hospitals/clinics. These uses comply with the intent of commercial and business services that support employment uses.

Permitted uses in the CP district that are proposed to be eliminated are: Wholesaling; mini-storage facilities; and on-site residential caretaker dwellings. Amendments include wholesaling be a permitted use in the A-1 district and that mini-storage require a Conditional Use Permit (CUP) in both the CP and A-1 districts.

Some of the uses proposed by staff above as additional permitted uses in the CP district currently require a CUP. These uses are: Restaurants without drive-thrus, banks, hotels, athletic clubs, retail sales that occupy less than 5,000 square feet of building area; and hospitals.

Additional uses requiring a CUP proposed are: Light manufacturing; mini-storage facility; and retail sales of new and used automobiles, boats, motorcycles and/or recreational vehicles.

General Industrial (A-1)

Uses proposed to be added to permitted uses in the A-1 district are: Dry cleaning plant; design centers; emissions testing facility; government offices and facilities; motion picture studio; public utility facilities; sign sales and manufacturing; and vehicle storage facility excluding dead vehicle storage.

Permitted uses in the A-1 district that are proposed to be eliminated are: Pharmacy; residential caretaker dwelling units; retail commercial; employment agency; animal kennels; and veterinary hospitals/clinics. The pharmacy, employment agency and veterinary hospitals/clinics uses are proposed to be a permitted use in the CP district. Retail commercial is also proposed to be a permitted use in the CP district, but limited to incidental retail and business support in a building no larger than 5,000 square feet or when occupying 25% or less of gross floor area associated with a primary use (typically manufacturing, assembly or repair).

Uses requiring a CUP that are proposed to be eliminated from the A-1 district are: Auto salvage and wrecking yards; house movers, equipment and storage yards; sewage disposal or treatment plant; cesspool or septic tank servicing and equipment yard; restaurants with or without drive-thrus; mobile home or RV used as a residence for an on-site caretaker; and the term “any uses similar to, and not more detrimental than the uses permitted herein.” Restaurants use, provided there is not a drive-thru, is proposed to be a permitted use in the CP district.

Additional uses requiring a CUP proposed by staff for the A-1 district are: Animal shelter; aviation related businesses; business support services such as photocopy centers, office supply stores and package delivery services; day labor hiring centers; distribution, impound lot; mini-storage facility; reception facility; retail that is incidental and occupies less than 5,000 square feet; and truck and trailer fueling, dispatch and weighing station uses.

Staff is proposing to amend development standards by increasing the side and rear yard setback in CP from twelve to fifteen feet, and increasing any setback from residential to 50 feet in CP and 75 in A-1. The increase of setback from residential is proposed to provide additional buffer between potentially intensive uses and residential.

Staff is soliciting input from the Council regarding increasing maximum building height in A-1 in response to requests from the applicants for a maximum building height of 42 feet.

RECOMMENDATION:

Staff will provide a presentation to the Council with the proposed amendments to Section 4. The City Council may pose questions to staff, offer comments and provide direction for the amendment of Section 4 of the Zoning Ordinance. No action is required.

PROPOSED MOTION:

No action is required.

ATTACHMENTS:

Click to download

 [Exhibits A, B and C for Section 4 Industrial Districts](#)

PROJECT MANAGER:

Eric Morgan, Planner II (623) 333-4017

**SECTION 4
EMPLOYMENT DISTRICTS**

Sections

- 401 Purpose and Intent
- 402 Land Use Matrix
- 403 Uses Permitted With Conditions
- 404 Uses Permitted With a Conditional Use Permit
- 405 Development Standards
- 406 Design Standards

401 Purpose and Intent

The purpose of the Employment zoning districts are to provide for uses that provide employment opportunities, uses that include general office and enclosed industrial, plus retail and commercial uses that support these primary uses.

The following Employment districts are established:

- A. **Commerce Park (CP)**. The purpose of the Commerce Park district is to accommodate employment uses including administrative, medical, and research industries, offices, hotels and light manufacturing. Associated support commercial uses are also included within this district. The Commerce Park is intended to meet the following objectives:
 - 1. Encourage a campus style development that provides for employment uses in a commerce park environment;
 - 2. Development that is compatible with surrounding and adjacent uses, generally occurring within enclosed buildings;
 - 3. A district that provides flexibility to respond to the City's land use and economic needs while projecting a highly desirable and unified appearance along public streets; and
 - 4. Promotes an efficient circulation system that includes attractive streetscapes and functional pedestrian areas.
- B. **General Industrial (A-1)**. The purpose of the General Industrial district is to accommodate warehousing, wholesaling, assembly, and heavy manufacturing of an

intensive nature often involving open uses and/or storage, large scale machinery and structures.

402 Land Use Matrix

- A. The following land use matrix shows the uses that are outright permitted (P), permitted subject to a conditional use permit (C), permitted with conditions provided herein (PC), or prohibited (-) in specific commercial zoning districts in the City of Avondale. The land use matrix is intended to serve as a guide for the convenience of the user of this zoning ordinance. Where the text of this zoning ordinance differs from the land use matrix, the text shall prevail.

Land Use Matrix

Permitted Use	P
Permitted Use with Conditions	PC
Conditional Use Permit	C
Not Permitted	-

LAND USE	CP	A-1
Adult businesses, subject to Section 10	-	PC
Ambulance dispatch facility	P	-
Animal shelter	-	C
Autobody and engine repair, upholstery, painting facilities, and similar uses for trucks, automobiles, boats, motorcycles, recreational vehicles, and similar	-	P
Aviation related business, including aircraft repair, sales and service	-	C
Banks and chartered financial institutions	P	-
Business support services, such as photocopy centers, office supply stores, package delivery services	P	C
Child care center	C	-
Clinic for dental and medical	P	-
Contractor's materials storage yard	-	P
Data and call centers	P	-
Day laborers hiring center	-	C
Design centers	P	P
Distribution	-	C
Dry cleaning drop-off establishment	P	-
Dry cleaning plant	-	P
Employment agency	P	-
Emissions testing facility	-	P
Extraction of rock, sand, gravel, etc. operations	-	C
Landscaping and agricultural supplies and	-	P

equipment, wholesaling, and storage		
Garages for repair of trucks, buses and heavy equipment	-	P
Government offices and facilities - federal, state, county and city.	P	P
Health and athletic clubs, intended to serve the surrounding employment uses (maximum 10,000 square feet gross building area)	P	-
Hospital and urgent-care facility	P	-
Hotel and conference center	P	-
Impound lot	-	C
Manufacturing and assembly, light	C	P
Manufacturing and assembly, heavy	-	P
Manufacturing of hazardous materials (explosives, chemicals, dry ice, gases, gasoline, petroleum, paints, varnishes, and other similar) manufacturing or processing	-	C
Metals collecting, crushing and recycling facility	-	C
Mini-storage warehouse, excluding outdoor storage of vehicles or trailers	C	C
Mining or drilling operations	-	C
Mixing plant for cement or paving	-	C
Motion picture productions (studio)	C	P
Motor vehicle assembly	-	P
Office for administrative, clerical, and professional	P	P
Office for dental and medical	P	-
Outdoor storage associated with an on-site primary use, excluding vehicles	P	P
Pharmacy, when integral to a multi-tenant building (no drive-thru)	P	-
Processing of meats, fats or oils	-	C
Public utility facilities	P	P
Reception (wedding) facility	-	C
Research laboratory for developing, testing, experimenting and investigating - bio-science, medical, dental, pharmaceutical, electronic and similar uses.	P	P
Restaurant, Full Service (no drive-thru)	P	-
Retail sales, Incidental (maximum 5,000 square feet gross building area)	P	C
Retail sales and service of new and used automobiles, boats, motorcycles and/or recreational vehicles	C	-
Retail sales and services directly related to the primary use	PC	-
Schools, vocational, business, trade, college, university	P	-
Signs and monuments, including sales, manufacturing and assembly of signs or sign components	P	P
Transmitting and receiving towers	C	C
Truck and trailer fueling, dispatch and weighing stations	-	C

Veterinary hospital, clinic	P	-
Vehicle storage facility, excluding dead vehicle storage	-	P
Warehousing	P	P
Wholesaling	-	P

403 Uses Permitted With Conditions

The following land uses are listed in the land use matrix as Permitted with Conditions. Based on site plan review, additional conditions of approval may be added if deemed necessary to protect the health, safety, and public welfare.

A. Commerce Park (CP):

1. **Retail sales and services directly related to the primary use** is allowed provided that no more than 25% of gross floor area is devoted to display and sales.

B. General Industrial (A-1):

1. **Adult businesses** are allowed subject to the requirements of Section 10 of the Zoning Ordinance.

404 Uses Permitted With a Conditional Use Permit

The land uses listed in the land use matrix as being permitted subject to a Conditional Use Permit shall require approval through the process given in Section 1 of this Zoning Ordinance prior to approval of a Site Plan.

405 Development Standards

The following development standards shall apply to all commercial developments zoned CP and A-1, except if otherwise noted above.

A. Landscaping Requirements:

1. With the CP District, required yards fronting on an arterial street shall be entirely landscaped with the exception of driveway and walkways. Along all other public streets, a minimum ten (10) foot landscaped area shall be provided.
2. Within the A-1 District, a minimum of twenty (20) foot landscaped area shall be provided along all arterial streets. Along all other public streets, a

minimum ten (10) foot landscaped areas shall be provided.

- B. All activities, except as otherwise permitted herein, shall be conducted entirely within enclosed buildings.
- C. Outdoor storage of goods and materials shall be prohibited except where expressly permitted.
- D. Warehousing or indoor storage of goods or material beyond that normally incidental to permitted uses shall require a Conditional Use Permit.
- E. All new buildings and uses of land or substantial additions to or remodeling of existing buildings/uses shall be subject to site plan review in accordance with Section 1 of the Zoning Ordinance.
- F. The following table outlines the minimum development standards within each district.

District	CP	A-1
Maximum height	35'	35'
Maximum building coverage	50%	-
Minimum setbacks:		
Front Yard	25'	20'
Side yard	15'	-
Rear yard	15'	-
Street side	25'	15'
Adjacent to a residential zoning district or use	50'	75'

406 Design Standards

Design Manuals. The Design Manuals adopted by City Council and maintained by the Zoning Administrator or designee shall serve as guidelines for site and architectural design in all districts.

For Comments regarding this document contact:

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Definitions for Section 1 Administrative

1. **Manufacturing and assembly, light.** Manufacturing from predominantly previously prepared materials, of finished products or parts, and includes processing, fabrication, assembly, treatment and packaging, but excludes basic industrial processing. This use takes place entirely within doors and produces no detectable noise, dust, odors or vibrations outside the building.
2. **Manufacturing and assembly, heavy.** The manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials whose process typically produces noise, dust, odors and/or vibrations detectable outside of the building.

Section 4 - Employment Districts
As compared to the existing Section 4.

Existing language
 Deleted language
Added/new language
 [Staff comments]
 ++++++

Commerce Park (CP)

Permitted Uses

- ~~Offices for professional, administrative, clerical, and sales services.~~
- Research Laboratories for developing, testing, experimenting and investigating - bio-science, medical, dental, pharmaceutical, electronic and similar uses.
- Medical and dental laboratories. [Put in with Research Laboratory".]
- Medical offices and clinics. [Under Clinics and under Offices.]
- Pharmacy, when integral to a multi-tenant building and having no drive-thru.
- ~~Wholesaling.~~ [Use eliminated from CP Zoning District]
- ~~Warehousing and distribution, excluding dead vehicle storage, trucking companies, and moving storage companies~~ of finished goods, associated with an on-site manufacturing or assembly primary use.
- ~~Manufacturing or assembly of finished products or sub-assemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products, except as otherwise provided herein.~~ [Manufacturing and assembly, light, moved to require Conditional Use Permit]
- ~~Mini-storage and vehicle storage areas provided the sites are used for dead storage only, not for retail purposes.~~ [Mini-storage moved to require Conditional Use Permit]

- ~~Residence of a caretaker and family employed on the premises. [Use eliminated from CP Zoning district]~~
- Employment Agency
- ~~Retail commercial operations directly related to the primary industrial use provided it does not exceed ten (10) percent of the gross floor area of the primary industrial use. [Relocated to **Permitted with Conditions**, percentage of retail increased to 25 percent]~~
- Ambulance dispatch facility. [Relocated from the Commercial Districts.]
- Banks and chartered financial institutions. [Previously required a Conditional Use Permit in CP Zoning District]
- Business Support Services, such as photocopy centers, office supply stores, package delivery services
- Data and call centers
- Design centers
- Dry-cleaning drop-off establishments
- Government offices and facilities - federal, state, county, and city.
- Health and athletic clubs, intended to serve the surrounding employment uses (maximum 10,000 square feet gross building area) [Previously required a Conditional Use Permit in CP Zoning District without limit to square footage.]
- Hospitals and urgent-care facilities [Previously required a Conditional Use Permit in CP Zoning District]
- Hotel and Conference Center. [Hotel/Motel previously required a Conditional Use Permit in CP Zoning District; Existing Ordinance makes no provision for "Conference Centers" in CP.]

- Outdoor storage associated with an on-site primary use, excluding vehicles
- Public utility facilities
- Restaurant, full-service (no drive-thru) [Previously required a Conditional Use Permit in CP Zoning District; Drive-thrus previously allowed]
- Retail sales, Incidental (maximum 5,000 square feet gross building area) [Previously required a Conditional Use as "General retail sales..." maximum 5,000 square feet of building.]
- Schools, vocational, business, trade, college, university [Previously unaddressed in CP Zoning District]
- Signs and monuments, including sales, manufacturing and assembly of signs or sign components [Previously unaddressed in CP Zoning District]
- Vehicle storage associated with a permitted use, excluding dead vehicle storage (maximum 25 vehicles) [Previously unaddressed in CP Zoning District]
- Veterinary hospital, clinic

Conditional Uses

- ~~Restaurants, including drive-through facilities.~~ [Use moved to Permitted Uses, drive-thrus eliminated]
- ~~Financial institutions, including drive-through facilities.~~
- ~~Motels and hotels.~~ [Use moved to Permitted Uses, Conference Centers also added]
- ~~Service stations.~~ [Use eliminated from CP Zoning District]
- ~~Athletic clubs, health clubs.~~ [Moved to Permitted Use as "Health and athletic clubs" and limited to a maximum of 10,000 square feet area.]

- ~~General retail sales, provided that any store shall not have a sales area greater than five thousand (5,000) square feet in size. [Moved to a Permitted Use]~~
- Motion picture **production** studios.
- ~~Radio and television studios with receiving and **Transmitting and receiving** towers.~~
- ~~Hospitals and other health care facilities. [Moved to a Permitted Use.]~~
- ~~Public utility buildings. [Moved to a Permitted Use.]~~
- ~~A mobile home or recreational vehicle used as a residence for a caretaker or operator employed on the premises, including the family of the caretaker. [Use eliminated from CP Zoning District]~~
- Child Care Center
- **Manufacturing and assembly, light** [Manufacture from predominantly previously prepared materials, of finished products or parts, and includes processing, fabrication, assembly, treatment and packaging, but excludes basic industrial processing. This use takes place entirely within doors and produces no detectable noise, dust, odors or vibrations outside the building. Previously permitted in CP Zoning District and changed to require a Conditional Use Permit.]
- **Mini-storage warehouse, excluding outdoor storage of vehicles or trailers.** [Relocated from Permitted Uses]
- **Retail sales and service of new and used automobiles, boats, motorcycles and/or recreational vehicles** [Previously not addressed in CP Zoning District]

Uses Permitted Subject to Conditions

- **Retail sales and services directly related to the primary use** [Subject to the condition that no more than 25% of gross floor area is devoted to display and sales. Previously allowed percentage was 10%]

Section 4 - Employment Districts

Existing language

~~Deleted language~~

Added/new language

[Staff comments]

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General Industrial (A-1)

Permitted Uses

- ~~Offices for professional, administrative, clerical, and sales services.~~
- Research Laboratories for developing, testing, experimenting and investigating - bio-science, medical, dental, pharmaceutical, electronic and similar uses.
- ~~Medical and dental laboratories. [Use included in "Research Laboratories" above.]~~
- ~~Medical offices and clinics. [Use eliminated from A-1 Zoning District]~~
- ~~Pharmacy. [Use eliminated from A-1 Zoning District]~~
- Wholesaling.
- ~~Warehousing and distribution, excluding dead vehicle storage, trucking companies, and moving storage companies.~~
- ~~Manufacturing or assembly of finished products or sub-assemblies so long as the primary use of the property is not the basic processing and compounding of raw materials or food products, except as otherwise provided herein. [Renamed "Manufacturing or assembly, Light" and defined as the manufacture from predominantly previously prepared materials, of finished products or parts, and includes processing, fabrication, assembly, treatment and packaging, but excludes basic industrial processing. This use takes place entirely within doors and produces no detectable noise, dust, odors or vibrations outside the building.]~~
- ~~Mini-storage and vehicle storage areas provided the sites are used for dead storage only, not for retail purposes~~

warehouse, excluding outdoor storage of vehicles or trailers. [Relocated to a Conditional Use]

- ~~Residence of a caretaker and family employed on the premises.~~ [Use eliminated from A-1 Zoning District]
- ~~Retail commercial operations directly related to the primary industrial use provided it does not exceed ten (10) percent of the gross floor area of the primary industrial use.~~ [Use eliminated from A-1 Zoning District]
- ~~Employment Agency~~ [Use eliminated from A-1 Zoning District]
- Farming, Landscaping and agricultural supplies and equipment, wholesaling and storage
- Automobile body and engine repair, upholstery, painting facilities, and similar uses for trucks, automobiles, boats, motorcycles, recreational vehicles, and similar. and fender shops, motor vehicle assembling.
- Motor vehicle assembly [Separated from repair, above, for ease of use]
- ~~Truck, bus, and heavy equipment~~ Garages for repair of trucks, busses, and heavy equipment. dispatching and weigh stations, including sales, rental and repair.
- ~~Equipment and~~ Contractors' materials storage yards, including contractors' facilities.
- ~~Animal kennels and hospitals.~~ [Both uses eliminated from A-1. Kennels moved to AG as Conditional Use, hospital moved to a Permitted Use in CP as a "Veterinary Hospital, clinic."]
- ~~Manufacturing, processing, and compounding of materials, the end product of which consists of materials for later processing or fabrication into a finished product, excluding toxic, combustible, or explosive chemicals or substances.~~ [Renamed "Manufacturing and Assembly, Heavy" and defined as the manufacturing, assembly, fabrication, packaging or other industrial processing of products primarily from extracted or raw materials whose process typically produces noise, dust, odors and/or vibrations detectable outside of the building.]

- ~~Sexually Oriented Businesses, subject to Section 10 of this Ordinance [Moved to Uses Permitted subject to Conditions and renamed "Adult businesses..."]~~
- **Design Centers** [Also proposed as a permitted use in CP.]
- **Distribution** [Separated from wholesaling use in order to allow on its own.]
- **Dry cleaning plant** [Previously unaddressed in A-1]
- **Emissions testing facility** [Previously permitted with Conditional Use Permit in C-2 and C-3 Zoning Districts; not previously addressed in A-1]
- **Government offices and facilities - federal, state, county, and city.** [Previously unaddressed in A-1 Zoning District]
- **Motion picture productions (studio).**
- **Outdoor storage associated with an on-site primary use, excluding vehicles** [Implicitly allowed, formalized by this amendment.]
- **Public utility facilities** [Previously unaddressed in A-1 Zoning District]
- **Signs and monuments, including sales, manufacturing and assembly of signs or sign components** [Previously addressed in C-3 Zoning District, not previously addressed in A-1 Zoning District]
- **Vehicle storage facility, excluding dead vehicle storage** [Previously unaddressed in A-1 Zoning District]

Conditional Uses

- ~~The manufacturing, storage, processing, distributing, or use of chemicals, ice, gases, gasoline and petroleum products, paints, varnishes, and similar toxic combustible, or explosive chemicals and substances. **Manufacture of hazardous materials (explosives, chemicals, dry ice, gases, gasoline, petroleum, paints, varnishes, and other similar) manufacturing or processing**~~
- ~~The manufacturing, storage, processing, or distributing of powder, flour, grains, glues, fertilizers, and feeds. [Use subsumed under "Manufacturing or assembly, heavy"]~~
- ~~Tanneries, meat packing, smoking plants, slaughter houses. **Processing of meats, fats, or oils.**~~
- ~~The manufacturing of stone products such as brick, cinder block, concrete, pipe, and similar materials. [Use subsumed under "Manufacturing or assembly, heavy"]~~
- Cement and paving material mixing plant. [Use renamed "Mixing plant for cement or paving"]
- Extraction of **rock**, sand, gravel, ~~oil, gas, and other~~ mining operations.
- **Mining or drilling operations** [Continuously permitted with Conditional Use Permit, separated from extraction (above) for ease of use]
- ~~Foundry, refining, smelting, or alloying. [Use subsumed under "Manufacturing or assembly, heavy"]~~
- ~~Auto salvage and wrecking yards. [Use eliminated from A-1 Zoning District]~~
- ~~House movers, equipment, and storage yards. [Use eliminated from A-1 Zoning District]~~
- ~~Sewage disposal or treatment plant. [Use subsumed under government facilities - permitted use. Use as a private facility eliminated from A-1.]~~
- ~~Cesspool or septic tank servicing and equipment yard. [Use eliminated from A-1 Zoning District]~~

- Metals collecting, crushing, and recycling, ~~or collection~~ facility.
- ~~Restaurants, including drive-thru facilities [Use eliminated from A-1 Zoning District]~~
- Transmitting and receiving towers.
- ~~A mobile home or recreational vehicle used as a residence for a caretaker or operator employed on the premises, including the family of the caretaker. [Use eliminated from A-1 Zoning District]~~
- ~~Any uses similar to, and not more detrimental than the uses permitted herein. [Phrase eliminated from A-1 Zoning District]~~
- **Animal shelter**
- **Aviation related business, including aircraft repair, sales and service** [Previously unaddressed in A-1 Zoning District]
- **Business Support Services, such as photocopy centers, office supply stores, package delivery services**
- **Day labor hiring centers** [Previously permitted with Conditional Use Permit in C-3 Zoning District]
- **Impound Lot** [Previously unaddressed in A-1 Zoning District]
- **Mini-storage warehouse, excluding outdoor storage of vehicles or trailers** [Relocated from Permitted Uses]
- **Reception (wedding) facility** [Previously unaddressed in A-1 Zoning District]
- **Retail sales, Incidental (maximum 5,000 square feet gross building area)** [Previously unaddressed in A-1 Zoning District]
- **Truck and trailer fueling, dispatch, and weighing station** [Previously Permitted in A-1 Zoning District, moved to Conditional Use Permit section]

Uses Permitted With Conditions

- **Adult businesses, subject to Section 10**

Section 4 - Employment Districts

Existing language

~~Deleted language~~

Added/new language

[Staff comments]

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District	CP	A-1
Maximum height	35'	35'
Maximum building coverage	50%	-
Minimum setbacks:		
Front Yard	25'	20'
Side yard*	12' 15'	-
Rear yard*	12' 15'	-
Street side	25'	15'
<u>Adjacent to a residential zoning district or use</u>	<u>50'</u>	<u>75'</u>

~~* When adjacent to residential zoning or use, the following side and rear setbacks shall apply:~~

Building Height	Setback
1 Story (15')	25'
2 Story (35')	50'

406 Design Standards

Design Manuals. The Design Manuals adopted by City Council and maintained by the Zoning Administrator or designee shall serve as guidelines for site and architectural design in all districts.

