

**DRAFT MINUTES**  
**WORK SESSION – GENERAL PLAN UPDATE**  
**THE PLANNING AND ZONING COMMISSION**  
**COUNCIL CHAMBERS**  
**473 S. MAIN ST. STE. 106**  
**THURSDAY AUGUST 27, 2015 6:00PM**

**1. Call to Order**

Chairman Davis called the meeting to order at 6:00 pm

**2. Roll Call**

Chairman Davis, Vice Chairman Freeman, Commissioners Blue, Burnside, Norton and Parrish.  
Absent: Commissioner Hisrich.

Also Present: Community Development Director Mike Jenkins, Assistant Planner Kendall Welch and Recording Secretary Marie Moore.

**3. Pledge of Allegiance**

Vice Chairman Freeman led the pledge.

**4. Consent Agenda** - All those items listed below may be enacted upon by one motion and approved as Consent Agenda Items. Any item may be removed from the Consent Agenda and considered as a separate item if a member of Commission so requests.

**a. Approval of Minutes:**

August 13, 2015 – General Plan Work Session

**b. Set Next Meeting, Date and Time:**

September 10, 2015 – General Plan Work Session

**On a motion by Norton seconded by Blue Commission unanimously passed the consent agenda. Vice Chairman Freeman abstained from voting.**

**5. Update, Clarification and Discussion on Town Council’s Direction to Staff concerning the “Water Demand and Conservation Assessment for the Town of Camp Verde – April 2014” as prepared by Western Resource Advocates (Linda Stitzer) and the incorporation of a Town-Sponsored Water Conservation Policy into the General Plan Update. – Staff Resource: Community Development Director, Michael Jenkins**

Community Development Director, Michael Jenkins addressed commission regarding the actual meaning of the recommendation made by Linda Stitzer to Council on implementation strategies for a Town Sponsored water conservation policy. There were three strategies provided to the Council as follows:

1. Focus on education – Stitzer meant focus on education to reduce large outdoor use.
2. Codes & Ordinances – adopt codes and ordinances.
3. Marketing – Develop community wide awareness.

Jenkins indicated that this is a general direction to staff with clarification coming from Stitzer.

Chairman Davis indicated his concern that there isn’t enough information for Commission to move forward with.

Jenkins stated that he interpreted Council’s request for Commission to move forward with all the information received from Western Resource Advocates and provide goals and implementations strategies in the Water Resources Element of the General Plan that encourage and promote a Town Sponsored Water Conservation Policy which could be used in the future in creating the

said policy.

Chairman Davis stated that he felt the Commission was already following the information with in the study provided toward the General Plan with identification as to where the information was received from.

Commissioner Burnside indicated that in 2008 staff provided as much information as available and at that time Commission requested better direction from Council regarding what was needed. Burnside believed that was the genesis of the study completed by Western Resource Advocates. Burnside indicated he felt that staff was not providing enough information for Commission to use in order to create any Code or Ordinance.

Chairman Davis recommended setting a date for acceptance to move forward with the water policy item.

**6. Discussion, Public Input, and Commission Consensus on Chapter 11 - Water Resources.**  
Continued from the August 13, 2015 General Plan Work Session meeting.

It is the consensus of the Commission to make the following changes:

Page 1: Remove the first sentence "Tony Gioia to provide ...."

Page 2: Last paragraph under Existing and future supplies and demand shall read "...for the Town of Camp Verde that was **supported** by Town Council..."

Page 6: Linda Stitzer is directed to provide Commission with resource information regarding the white graphic page, upon receiving that information, Commission agrees to include both charts and remove the distribution law statement.

Page 9: Goal A shall read **Preserve and enhance the Town's unique water resources, including the Verde River, creeks, associated riparian areas, ground water, and irrigation ditches.**

Commission approves Goal A implementation strategies.

Goal B: Implementation strategy B2 shall read **Create a drainage system to regulate water runoff to the washes, retention basins, ditches and rivers.**

Implementation strategy B3 shall read **Create guidelines to incorporate Low Impact Development (LID) features to manage storm water, including new or reconstructed roadways, to improve water quality in rivers and washes through the capture and infiltration of runoff.**

Goal C: Implementation strategy C1 shall read **Develop a community-wide water conservation plan, including an awareness plan and implement Town sponsored educational programs and events promoting water conservation.**

Implementation strategy C2 is stricken in its entirety.

Implementation strategy C3 shall read **Encourage xeriscaping practices in public areas, rights-of-way and in new commercial and residential development, including limiting high water use plants.**

Implementation Strategy C4 shall read **Encourage water efficient irrigation in new and**

*existing landscaping.*

Implementation strategy C5 shall read ***Investigate adopting an EPA Water Sense program for high-efficiency plumbing for new development.***

Implementation strategy C6 shall read ***Encourage new residential and commercial development to incorporate LID design, including storm water capture features.***

Implementation strategy C7 shall read ***Reduce large outdoor residential irrigation use through education, improved efficiency and management in partnership with ditch companies, cooperative extension and others.***

Implementation Strategy C9 shall read ***Evaluate implementation of an ordinance to reduce water waste.***

Implementation strategy C10 shall read ***Encourage the recharge of reclaimed water.***

Implementation strategy C11 shall read ***Create programs including education and incentives to use reclaimed water, treated effluent, harvested rainwater and gray water on open spaces, parks, playing fields and private use, thereby, conserving ground water.***

Implementation strategy C12 is stricken in its entirety.

The Planning and Zoning Commission provided consensus to the Water Resources Element.

**7. Discussion, Public Input, and Commission Consensus on Chapter 7 – Housing.**

Continued from the July 9, 2015 General Plan Work Session meeting.

It is the consensus of the Commission to create a 2014 population charge for comparison purposes. Commission directs staff to create a chart using 2014 data received from Yavapai College data. Staff is to modify the 2<sup>nd</sup> paragraph on page 2 to fit 2015 and place it after the 2014 assessment and Housing Stock with a title similar to the 2010 chart.

Page 4: Commissioner Norton is to include non-subsidized numbers and confirm the number of subsidized. The term “residential” shall be included before “rental properties” for clarification as well.

**8. Discussion of Attendance at the next General Plan Work Session, scheduled for Thursday, September 10, 2015.**

All commission members indicated they would be present at the meeting on September 10, 2015.

**9. Adjournment**

**On a motion by Burnside, seconded by Norton, meeting adjourned at 7:48 pm.**