

DRAFT MINUTES
WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
Of the TOWN OF CAMP VERDE
COUNCIL CHAMBERS · 473 S. MAIN STREET ROOM 106
THURSDAY, SEPTEMBER 24, 2015 at 6:00 p.m.

Minutes are a summary of the discussion. They are not verbatim.
Public input is placed after Commission discussion to facilitate future research.

1. **Call to Order**

Call to Order at 6:00 p.m.

2. **Roll Call**

Chairman B. J. Davis, Vice Chairman Dave Freeman, Commissioner Greg Blue, Commissioner Jim Hisrich, Commissioner Chip Norton are present.

Commissioner Howard Parish and Commissioner Bob Burnside were absent.

Also Present

Community Development Director Michael F. Jenkins, Assistant Planner Kendall Welch and Recording Secretary Lynn Riordan.

3. **Pledge of Allegiance**

Vice Chairman Dave 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 27, 2015 – General Plan Work Session

September 10, 2015 – General Plan Work Session

b. Set Next Meeting, Date and Time

October 1, 2015 – Special Session

October 8, 2015 – General Plan Work Session

On a motion by Commissioner Blue, seconded by Vice Chairman Freeman, the Commission unanimously approved the Consent Agenda.

5. **Discussion, Public Input & Commission Consensus on Chapter 10 – Environmental Planning.**

Community Development Director Michael Jenkins stated each Commissioner has been provided a packet that includes the existing Environmental Planning Element of the 2005 General Plan and the subcommittee recommendations for Chapter 10 Environmental Planning for the 2015 General Plan. An audio recording of the meeting is available online on the Town of Camp Verde website (campverde.az.gov). Mr. Jenkins guided the Commission through each section of the proposed subcommittee recommendations. After detailed discussion and consideration of subcommittee recommendations of each line item, it was the CONSENSUS of the Commission that CHAPTER 10 – ENVIRONMENTAL PLANNING shall read as follows:

VISION STATEMENT

Camp Verde will remain a community that values a high level of environmental quality. The Town will consider environmental impacts of new development and promote practices that create and maintain a healthy, safe and sustainable living environment.

PURPOSE

According to Arizona State Statute ARS §9-461.05 the Environmental Planning Element will include “analysis, policies and strategies that are designed to address anticipated effects, if any, of plan elements on air quality, water quality, and natural resources associated with proposed development under the General Plan. The policies and strategies to be developed under this element shall be designed to have community-wide applicability and shall not require the production of an additional environmental impact statement or similar analysis beyond the requirements of state and federal law.”

A. GOAL: MAINTAIN A HIGH LEVEL OF AIR QUALITY.

Implementation Strategy:

- A.1 Encourage alternative modes of transportation to be implemented as the Town grows.
- A.2 Encourage low-polluting heating systems as the standard for new construction.
- A.3 Encourage the use of EPA approved systems for wood and pellet stoves and gas fireplaces.
- A.4 Continue support for open burning regulations, dust abatement and air quality education.
- A.4 Encourage improvement districts which would provide for the paving of currently unimproved roads.

B. GOAL: MAINTAIN A HIGH LEVEL OF WATER QUALITY.

Implementation Strategy:

- B.1 Encourage locating development in areas where water and sewer utilities exist, are planned, or can be established.
- B.2 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 urban runoff.
- B.3 Strive to implement Best Management Practices (BMPs) as outlined in the Town of Camp Verde Storm Water Management Plan.
- B.4 Continue to expand sanitary sewer to areas of current or future growth.
- B.5 Pursue funding to allow the water quality strategies of Goal “B” to be achieved.

C. GOAL: MAINTAIN DARK SKIES.

Implementation Strategy:

- C.1 Maintain lighting and signage ordinances that promote dark skies.

D. GOAL: MINIMIZE NOISE POLLUTION.

Implementation Strategy:

- D.1 Work with existing and proposed commercial and industrial operations to comply with the current noise ordinance.
- D.2 Require the use of noise mitigation techniques in areas of high vehicular traffic.

E. GOAL: ENCOURAGE COMMUNITY PRIDE AND ENHANCE THE AESTHETIC APPEARANCE OF THE TOWN.

Implementation Strategy:

- E.1 Encourage and promote public education and involvement concerning litter, illegal dumping and improper outside storage.
- E.2 Promote free dump days by notifying of dates and times they will occur.

F. GOAL: CONSERVE THE NATURAL ENVIRONMENT WITHIN, AND ADJACENT TO, THE TOWN'S BOUNDARIES.

Implementation Strategy:

- F.1 Encourage the preservation of dedicated open space areas in their natural state.

- F.2 Preserve scenic view sheds.
- F.3 Preserve the valuable natural resources of the hillsides and protect their aesthetic and habitat amenities to enhance the rural character of the area.
- F.4 Consistently communicate with the Forest Service and other stakeholders about the communities' desire to maintain scenic view sheds and open space.
- F.5 Develop partnerships that would assist in preservation of National Forest lands.
- F.6 Encourage land owners and developers to maintain land with slopes of 10% or greater as open space areas due to the complexity of providing road access and utility services, and negative environmental effects of erosion and visual intrusion.
- F.7 Promote cluster types of development for all new high-density developments with the use of Planned Unit Development (PUD) to provide an open space plan.
- F.8 Use public forums to determine what areas of the Town should be preserved as natural open space.
- F.9 Utilize conservation easements, acquisition of development rights, grants, and other funding sources to acquire property for preservation of the natural environment.

G. GOAL: PROMOTE CONSERVATION WITHIN THE TOWN.

Implementation Strategy:

- G.1 Promote recycling through drop off sites and educational programs.
- G.2 Promote conservation of water conservation through the use of treated effluent and grey water systems when appropriate and educational programs.
- G.3 Encourage energy conservation in transportation, housing and commercial sites through educational programs.

H. GOAL: COORDINATE WITH REGIONAL PLANNING EFFORTS TO PROTECT NATURAL RESOURCES.

Implementation Strategy:

- H.1 Participate in regional air quality, water quality, dark skies, and open space efforts.
- H.2 Coordinate with regional planning efforts to manage ground, surface, and treated effluent water resources.

6. **Update of the Joint Work Session of the Town Council and Planning and Zoning Commission for Friday, September 18, 2015.**

Chairman Davis stated he presented an over-view of the Commission's progress on the General Plan on September 18, 2015. Chairman Davis requested each Commissioner review the Land Use Element Character Areas provided in the current draft of the 2015 General Plan in an effort to identify any discrepancies and to insure uniformity, as the Council questioned the Quarterhorse Character Area showing under BUILT ENVIRONMENT - Businesses: Previously established businesses, but McCracken Character Area does not. Both proposed Character Areas currently host a pre-existing "grandfathered" business or commercial use. This may also apply to other, some, or all proposed Character Areas. Chairman Davis stated he advised Council that the General Plan should be completed and ready to present to Council by the end of the year. Tony Gioia stated that the presentation of the General Plan Update to the Council on September 18, 2015 was comprehensive and delivered excellently by Chairman Davis.

Adjournment.

On a motion by Vice Chairman Freeman, seconded by Commissioner Hisrich, the Commission unanimously approved Adjournment at of the meeting at 7:45 p.m.

Chairman B. J. Davis

Michael Jenkins – Community Development Director

CERTIFICATION

I hereby certify that the foregoing Minutes are a true and accurate accounting of the actions of the Planning and Zoning Commission of the Town of Camp Verde during the Work Session – General Plan Update held on September 24, 2015. I further certify that the meeting was duly called and held, and that a quorum was present.

Dated this _____ day of _____, 2015.

Lynn Riordan, Recording Secretary