

**MINUTES  
WORK SESSION – GENERAL PLAN UPDATE  
THE PLANNING AND ZONING COMMISSION  
COUNCIL CHAMBERS  
473 S. MAIN ST. STE. 106  
THURSDAY OCTOBER 8, 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, Commissioner Blue, Burnside, Hisrich are present. Commissioner Norton and Parrish absent.

**3. Pledge of Allegiance**

Commissioner Hisrich 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:**

September 24, 2015 – General Plan Work Session

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

October 16, 2015 – Joint Work Session with Town Council (Tentatively 8AM-11AM)

October 22, 2015 – General Plan Work Session

On a motion by Commissioner Hisrich, seconded by Commissioner Freeman, the Commission unanimously approved the consent agenda. Commissioner Burnside abstained from voting.

**5. Discussion, Public Input, and Commission Consensus on Chapter 7 – Housing.**  
Continued from the September 10, 2015 General Plan Work Session.

It is the consensus of the Commission that Page 1-4, 6 are acceptable with the changes made.

Page 5 changes are to be made as follows:

The first paragraph shall be moved under the table to the second paragraph. Commissioner Blue indicated that he felt the paragraph was misleading with the current wording.

The second line beginning with "Table 6" has a typo error "structure" as well as in the heading of the table.

Commission discussed the information listed in the Table 6 in depth. Commissioner Blue indicated he didn't feel the numbers listed were correct. Commissioner Hisrich indicated he felt the Recreational Vehicle Parks information should be stricken as it doesn't represent the same type of information as the other residential structure types. Commissioner Blue indicated he favored leaving the information due to the fact that RV Parks provide affordable permanent housing in the area.

Commission came to the following consensus regarding Table 6:

The comments section of the table shall contain definitions of the residential structure types from Yavapai County. Another column shall be added and referred to as approximate unit count. There should be a note or disclosure included with the table indicating that a full definition can

be found at the appropriate website listed.

**6. Discussion, and Direction to Staff regarding a possible Text Amendment to the current Planning and Zoning Ordinance under Part Two – Zoning Classifications, Section 203 – Use Districts, Item D – R-R District (Residential-Rural), Item 3. – Uses and Structures Subject to Use Permit, Item F. Agri-Tourism. Resource: Chairman Davis.**

It is the consensus of the Commission for the following changes to be made to the current Planning and Zoning Ordinance under Part Two – Zoning Classifications, Section 203 – Use Districts, Item D – R-R District (Residential-Rural), Item 3. – Uses and Structures Subject to Use Permit, Item F. Agri-Tourism. It is also the consensus of the Commission to direct staff to add the text amendment as an Agenda item in the next regular meeting scheduled.

- f. Agri-Tourism, Application submission, required information, procedures and review are subject to Use Permit and criteria and specific showings of:
  - 1) Adequate points of direct ingress and egress for patron safety and direct emergency vehicle access;
  - 2) Ample on-site parking for normal business activity and provisions for special even overflow parking;
  - 3) Adequate separation distance, limitation of hours of operation, and/or additional measures to mitigate negative effects of lighting, noise, traffic, dust and other detrimental environmental factors on nearby residential uses or vacant residentially zoned property.
  - 4) Provisions for patrons' health, safety and comfort including but not limited to shade, first aid and water stations, sanitary facilities, food and beverages, trash receptacles/removal and appropriate security.
  - 5) A full two (2) acre (87,120 square feet) parcel is required to obtain a Use Permit for Agri-Tourism. (2015-A206)

**7. Discussion, Public Input, and Commission Consensus on Chapter 4 – Economic Development. Resource: Community Development Director Michael Jenkins.**

It is the consensus of the Commission that the following changes shall be made to the Chapter 4 – Economic Development element:

**Vision Statement:**

The Vision Statement shall read:

Camp Verde encourages and supports business growth and retention to give residents the ability to live, work and shop in the community. We strive to preserve our rich cultural history, agrarian heritage, and natural resources while fostering a resilient economy.

Commissioner Blue disagreed with the labeling of "western" and stated he liked the original statement and suggested striking all of the blue text as he felt it didn't pertain to economic development. Chairman Davis indicated he felt that the blue text represents balance in the economic development. Vice Chairman Freeman recommended removing the word "western" from the statement and leaving the rest of the text.

**Introduction:**

The Introduction paragraph shall read:

Camp Verde includes an Economic Development Element in its General Plan because of its relationship to other elements in the plan and its importance to the community. The economy and a community's economic development policies are critical factors that influence the quality of life for all citizens.

Economic development typically focuses on business growth through retention, expansion, and attraction. Expanding the tax base is directly related to the overall quality of life of the area, the services provided, and ensuring the local economy is sustainable over time.


Educational attainment is a key indicator to the overall health of the community. Graduation rates are relatively high at 99% compared to a state average of 96.5%. The graduation rate for the Camp Verde School District shows a steady increase in rates beginning in 2011. Camp Verde's four year graduation rates excel compared to Yavapai County and the State of Arizona results over the past 6 years.

It is also the consensus of the Commission that the Four Year Graduation Rate (2008-2013) Table shall be removed as it is already represented in a graph chart (figure 1). It is also the consensus of the Commission that the blue percentage change line on the graph chart (figure 1) shall be removed.

Chairman Davis also directed staff to provide the Commission with a clean copy of the information reviewed above without track changes shown at the next available General Plan Work Session meeting.

## 8. Adjournment

On a motion by Commissioner Burnside, seconded by Vice Chairman Freeman, the meeting adjourned at 7:38 pm.

  
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Chairman B.J. Davis  
Planning & Zoning Commission  
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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 & Zoning Commission of the Town of Camp Verde during the Work Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 8th day of October, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 12 of November, 2015.

  
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Marie Moore, Recording Secretary