

AMENDED AGENDA

ADDING ITEM 7

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**AGENDA WORK SESSION – GENERAL PLAN UPDATE
PLANNING & ZONING COMMISSION
COUNCIL CHAMBERS · 473 S. Main Street, Room #106
THURSDAY, MARCH 20, 2014 at 6:00 P.M.**

Note: Work Sessions are being held over the next 12 months to update the General Plan. Public participation and input is encouraged during this process. Work Sessions will end no later than 8:00 p.m., and it is possible that some items will be carried over to a subsequent meeting. In addition, a majority of Council members may be present at these meetings. It is important to note that the voters will ultimately approve the General Plan in an election. If you have questions regarding these work sessions, elements of the General Plan, public participation, etc. please contact Community Development Director Mike Jenkins at 928-554-0051 or visit our website at www.campverde.az.gov.

1. **Call to Order**
2. **Roll Call**
3. **Pledge of Allegiance**
4. **Approval of Minutes:**
February 27, 2014 – General Plan Work Session
March 13, 2014 – General Plan Work Session
5. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the “Finnie Flat” Character Area.**
The public is encouraged to give input. Staff: Michael Jenkins
6. **Determine the next Character Area to discuss.**
7. **Discussion on next Sub-Committee meeting and next General Plan Work Session meeting dates.**
8. **Adjournment**

Posted by: J Owens Date/Time: 3-17-14 4:00PM
Note: Pursuant to A.R.S. §38-431.03.A.2 and A.3, the Planning & Zoning Commission may vote to go into Executive Session for purposes of consultation for legal advice with the Town Attorney on any matter listed on the Agenda, or discussion of records exempt by law from public inspection associated with an agenda item.

The Town of Camp Verde Council Chambers is accessible to the handicapped. Those with special accessibility or accommodation needs, such as large typeface print, may request these at the Office of the Town Clerk.

MINUTES DRAFT

THE PLANNING AND ZONING COMMISSION
GENERAL PLAN UPDATE - WORK SESSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322

COUNCIL CHAMBERS SUITE 106
THURSDAY FEBRUARY 27, 2014

6:00 PM

*Minutes are a summary of the actions taken. They are not verbatim.
Public input is placed after Commission motions to facilitate future research.
Public input, where appropriate, is heard prior to the motion.*

1. **Call to Order at 6:00 PM**
Meeting Called to order by Chairperson Davis.
2. **Roll Call**
Chairperson Davis, Vice Chair Norton and Commissioners Blue, Hough, Hisrich, and Freeman, present making a quorum. Commissioner Parrish, absent.

Also Present: Community Development Director Michael Jenkins, Town Economic Director Steve Ayers, Asst. Planner Jenna Owens, Permit Technician Kendall Welch, and Recording Secretary Stephanie Ostler.

Middle Verde Residents Present: Pat and Jack Seltzer, joining 19 minutes into the session.
3. **Pledge of Allegiance**
The Pledge of Allegiance led by **Commissioner Hough**.
4. **Approval of Minutes:**
February 06, 2014 - Special Session-
Commissioner Blue made the motion to approve the minutes of the Special Session for February 06, 2014. **Commissioner Hough**, seconded. The commission voted unanimously to approve the minutes as presented with no changes.

February 13, 2014 – General Plan Work Session-
Commissioner Hough made the motion to approve the minutes of the Regular Session for February 13, 2014. **Vice Chair Norton**, seconded. The commission voted unanimously to approve the minutes as presented with no changes.
5. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the “Middle Verde” Character Area.** Staff: Michael Jenkins

Chairperson Davis, brought the item before the public asking for presentation of information from **Community Development Director Michael Jenkins**.

Michael Jenkins, came before the Commission and stated that alongside the Subcommittee there had been work on the entire packet including the Land Use Quick Reference Chart; Introduction; Goals and Map of the Middle Verde Character Area.

Michael Jenkins, Introduced information throughout the meeting via power point to residents that elaborated on the definition of items, progress, changes and State Requirements for items under the General Plan.

❖ Land Use: Middle Verde Character Area Chart:
Michael Jenkins, stated that alongside the subcommittee there has been a focus on the future development within the Middle Verde Character Areas other than residential areas when developing the Land Use: Middle Verde Character Area Chart. He presented two options of the chart, those being a *subcommittee version* and *staff version*. **Jenkins**, asked the Commission, Public and Staff to view the *staff version* of the chart and informed the Commission that with Subcommittee input it was suggested this be a good time to invite the **Town Economic Director, Steve Ayers** (present) to the meetings, as he would bring good insight as to what would be the current, future and proposed developments within the presented Middle Verde Character Area.

Chairperson Davis, welcomed **Town Economic Director Steve Ayers**.

PHYSICAL DESCRIPTION:

Chairperson Davis, opened subject for comment.

Commissioner Hough, asked that the Yavapai-Apache Nation Middle Verde Tribal Community be included within the Middle Verde Character Area, and added within each column thereafter on the Reference Chart, as Middle Verde road leads to their tribal office and farming lands on east/west sides of the Verde River, including the Reservation being named after Middle Verde Road.

Jane Whitmire, offered support of adding the Tribal Community to the Character Areas for the use of defining future developments within the Character Area. **Chairperson Davis**, also expressed support as he has come to see that the land provides "character" to the area, despite the town lacking jurisdiction and suggested limiting to the *physical description* of those tribal lands, as the purpose is to point what adds "character" to those areas.

Kathy Davis, stated they are the second largest land owner and suggested that there be contact made with representatives of the Yavapai Apache Nation, and see if they would be in support of the addition of their lands.

Michael Jenkins on behalf of himself and **Town Economic Director Steve Ayers**, provided insight to an earlier discussion between the two. **Ayers**, during that discussion had suggested that a meeting with Buddy Rocha, the Yavapai Nation Economic Developer, would be beneficial with the consideration of adding the Middle Verde Reservation to the Middle Verde Character Area and the future/current prospects of their lands. **Jenkins** and the Commission alike were in favor of this idea.

The following changes were decided upon:

- ✓ Physical Description: The addition of the Yavapai-Apache Nation Middle Verde Tribal Community be added as requested by **Commissioner Hough**.

BUILT ENVIROMENT:

Chairperson Davis, opened subject for comment.

Chairperson Davis, clarified the most recent changes brought before the Commission and Public with the Staff.

Steve Estes, brought to the Commission the suggestion of adding "Public Facilities" for defining Tribal Police; the Tribal Fire Department; and Government buildings. **Rob Witt** supporting this because of the Schools "one of the best Pre-Schools", in the area, and **Commissioner Hough** stating Medical Facilities would also fall under "Public Facilities".

The following changes were decided upon:

- ✓ Built Environment:
 - a. The addition of Rainbow Acres as suggested by **Commissioner Hough**, and later supported by **Chairperson Davis** in the meeting.
 - b. The addition of Public Facilities as suggested by **Steve Estes**, with the added support of **Rob Witt**; **Commissioner Hough** and earlier in the meeting by **Vice Chair Norton**
 - c. The addition of the Yavapai-Apache Nation Middle Verde Tribal Community be added as requested by **Commissioner Hough**, earlier in the meeting.

CIRCULATION:

Chairperson Davis, opened subject for comment.

Chairperson Davis, asked staff for progress in the listing of "Major Trails", **Permit Technician Kendall Welch**, stated at this time they currently do not have a list of specific "Major Trails" though the item was listed as a place holder, for future use.

POINTS OF INTEREST:

Chairperson Davis, opened subject for comment, with specifically taking into consideration the possibility of adding Tribal Lands, he asked for focus on Historic Sites and other key points of interest.

Commissioner Hough, spoke of Rainbow Acres being recognized under *Neighborhood Services*. **Permit Technician Kendall Welch**, stated there was difficulty in where to add Rainbow Acres. **Chairperson Davis**, in support, directed the moving of Rainbow Acres under the column "Built Environment".

Kendall Welch stated she would review a study that included points of interest that **Jane Whitmire** presented her with that would provide areas to be defined within those tribal lands.

Kathy Davis discussed with the Commission, Agricultural Areas: CSA Farms like Kovockavich and Willow Brook.

The following changes were decided upon:

- ✓ Points of Interest:
 - a. The addition of the Yavapai-Apache Nation Middle Verde Tribal Community be added as requested by **Commissioner Hough**, earlier in the meeting.
 - b. Under "Historic Sites" **Commissioner Hough**, suggested the Rock Church that is existing on the tribal lands.
 - c. The addition of the Clover Leaf Ranch as suggested by **Permit Technician Kendall Welch**

DENSITY AND NON-RESIDENTIAL DISTRICTS:

Chairperson Davis, opened subject for comment.

With no changes, a brief discussion of Planned Area Development (PAD) and Planned Unit Development (PUD), under Existing Density occurred.

Chairperson Davis, brought before the Commission, Public and Staff the Preferred non-Residential Zoning Districts and asked **Community Development Director Michael Jenkins** to define each of those districts for the audience on the maps, provided for viewing.

Mike Jenkins complied in fulfilling the request.

Michael Jenkins also discussed with the Commission, boundary areas and provided insight on C2 development within the area of Arena Del Loma. **Chairperson Davis** elaborated in agreement with Jenkins that the boundary should not go all the way to the River; however be on each side of Arena Del Loma allowing the possibility of future C2 development within the described area of the U.S Forest Service lands, knowing a land trade would have to take place prior.

The Commission, and Public had a discussion in regards to **Kathy Davis's** point of limitations of C2 Development within the U.S Forest Service lands and encroachment on the Verde River and residential properties. **Chairperson Davis**, **Rob Witt** and **Steve Estes** deliberated on how loose the terms should be. All parties encouraged development, and agreed defining them to narrow could scare potential development away. If the definitions are flexible enough it will welcome discussion. **Estes** felt this would all fall under a zoning issue.

Town Economic Director Steve Ayers, brought insight to the general idea of defining Character Areas and designating some acceptable uses in the avoidance of delineating developments as those would be a zoning issue. **Steve Ayers**, explained that he prefers the term "Corridor" vs. the language that would define metes and bounds, or within so many "feet". **Steve Ayers** expressed that Character Areas are supposed to

offer definitions of specific areas rather than one large defined area. The Planning & Zoning Commission need to be able to invite developers with offering corridors, rather than not offer any discussion, by placing limitations. **Steve Ayers** stated that the question he felt should be asked, is if there was any potential commercial use within the corridor on Arena Del Loma and U.S Forest Service lands. **Steve Ayers** had known there to be talk of agricultural projects, and no talk of commercial. He suggests not getting mired in the area, as he doesn't feel it's within the 10 year window that will be used with the LAND USE CHARACTER AREA chart. **Steve Ayers** brought additional insight about the Yavapai Apache Nation that is looking at several projects, however has not actually started any plans. The Yavapai Apache Nation has significant plans with lands across from the existing casino for development including suites (design work is in process). This is the only commercial development that has been spoken of, with the general idea for developers to come in with proposed ideas that could be beneficial with still protecting the lands as it is important not to miss potential opportunities. **Steve Ayers** felt it important to show developers acceptable corridor areas that are welcomed for their developments and corridor areas that are not. **Michael Jenkins** supported in having a specifier but not limiting by being too specific. **Chairperson Davis**, clarified circumstances with **Michael Jenkins**, in how this would function when looking at major and minor General Plan Amendments.

At 6:41 the Commission took a recess, due to outside events.

At 6:49 the Commission called the meeting back to order.

Kathy Davis suggested Camp Verde keep focus of C2 and C3 developments with some exceptions and not scatter the commerce, with the concentration of keeping the commerce together on Finnie Flat and areas of 260, etc. Contrary to **Kathy Davis**, **Rob Witt**, felt the Commission should take the opportunity in how to define these areas even for the future. He felt it to be a shame to be short sited of the future possibilities these lands could offer for sources of revenue. **Chairperson Davis** expressed the wording of the preferred non-residential zoning districts of the Northwest Arena Del Loma, does not limit the developments. **Ayers** reinforced his use of corridors, to open discussion with possible developments. **Chairperson Davis** brought the audience back to how Pecan Lane was interpreted with corridors that do not state how far these corridors extend in use of space. **Jane Whitmire**, cautions that having a center of town is important. She felt that as much as it could be developed on major arterial streets is what is best, growing outside-in without the identity of the town being lost. **Vice Chair Norton** asked for discussion to be brought back to the Commission. **Chairperson Davis** agreed.

Consensus amongst the Commission to accept the column DENSITY AND NON-RESIDENTIAL DISTRICTS as described by staff. **Michael Jenkins** confirmed mapping changes with the Commission.

❖ INTRODUCTION/GOALS:

Chairperson Davis, brought the item before the public asking for the presentation of information from **Community Development Director Michael Jenkins**.

Michael Jenkins stated per state statute is necessary to have goals and they are typically seen in the Town's General Plan. He informed the Commission that staff went back and formulated these goals and opened them up for revisions. **Chairperson Davis** strongly urged the acceptance of these goals as presented in relationship to the Town's General Plan as they are in direct line with the Principals already discussed.

Michael Jenkins stated the intent of the INTRODUCTION is to have a description of the Character Area. **Kendall Welch** stated that the current INTRODUCTION before the Commission is a very rough draft, with it being a general description reiterating the CHART. The Introduction complies with the earlier suggestion to add the mileage of the Verde River that falls within that corridor, neighborhood densities, and irrigation ditches, all within the Character Area. Business types are also described.

Chairperson Davis urged subcommittee, staff and commission to work on the verbiage. **Commissioner Blue** urged the document to stay condensed as presented.

Consensus amongst the Commission to move forward with Middle Verde documents as presented with changes discussed.

The following changes were decided upon:

- ✓ Vision/ Goals:
 - a. **Jane Whitmire**, requested of the Commission the addition of Public Facilities/Neighborhood Services under VISION/GOALS, item A., as this would be bike paths, sidewalks, trails. This is in the preservation of neighborhoods.
 - b. **Jane Whitmire**, suggested the addition under column "C" to read "While respecting the integrity of the Verde River Corridor, Viewscapes, Wildlife and Habitat.
 - c. **Kathy Davis**, requested for the ease of reading all items not be written in CAPSLOCK.

6. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the "Pecan Lane" Character Area.**

The public is encouraged to give input. Staff: Michael Jenkins

Chairperson Davis, brought the item before the Commission asking focus on the LAND USE CHARACTER AREA CHART, *staff version, Description of the Density and Non Residential Districts.*

Ayers gave insight on developments of Hauser actually obtaining Farm Lands from the Babbitt Family, the goal is to always keep this agricultural farm use. This will result in the ability to not plan for the special use of this acreage in the General Plan.

The following changes were decided upon:

- ✓ Points of Interest:
 - a. Move "Campo De Ensueno" and "Hauser Farms" to Event Venues.
- ✓ Density and Non-Residential Districts:

OPEN SPACE- Preserve view shed of Jackson Flat, as suggested by Vice Chair Norton and Commissioner Hisrich.

❖ INTRODUCTION/GOALS:

Chairperson Davis suggested the Commission adopt these documents as they see them written.

The following changes were decided upon:

- ✓ Vision/Goals:

Kathy Davis requested the addition under column "A" of Hauser Farms as Open Space, given the changes in ownership that **Town Economic Director Steve Ayers** provided earlier in the meeting.

7. **Finnie Flat is the next Character Area to discuss.**

Chairperson Davis, educated the public of the upcoming meetings where the Finnie Flat Character Area would be discussed, as follows:

Next Sub-Committee meeting
March 05, 2014

Next General Plan Work Session
March 13, 2014

Chairperson Davis opened item for discussion.

Town Economic Director Steve Ayers, brought the news to the Commission that the Town has successfully met with the Verde Valley Medical Center (VVMC) and the 26,500 square foot Medical building will be built immediately on the Corner of US Highway 260 and Finnie Flats Road (Simonton Ranch Property). He also educated the Commission, Public and Staff on the possible future developments on the Simonton Ranch Acreage that would neighbor the VVMC Medical Buildings. March 13th, 2014 there will be a meeting with Simonton and VVMC.

8. **Adjournment**
On a Motion by **Commissioner Hough**, seconded by **Commissioner Freeman**, the meeting was adjourned at 7:36 PM.

BJ Davis, Chairman

Planning & Zoning

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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 27th day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this _____ of _____, 2014.

Stephanie Ostler,

MINUTES DRAFT

**THE PLANNING AND ZONING COMMISSION
GENERAL PLAN UPDATE
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY MARCH 13, 2014**

6:00 PM

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Public Input is placed after Commission motions to facilitate future research.
Public Input, where appropriate, is heard prior to the motion.*

1. **Call to Order at 6:01 PM**

2. **Roll Call**

Chairperson Davis; Vice- Chairperson Norton and Commissioner Blue.

ABSENT: Commissioners Parish; Hisrich; Hough and Freeman.

A quorum was not present at the meeting, at 6:02 Chairperson Davis called for a recess, allowing time for additional Commissioners to be contacted.

At 6:12, Chairperson Davis asked that the meeting be rescheduled for March 20th or March 27th.

No discussion or action was made at this meeting.

3. **Pledge of Allegiance**

4. **Approval of Minutes:**

February 27, 2014 – General Plan Work Session *No Discussion or Action*

5. **Discussion, Public input & Commission consensus for proposed residential densities & land uses other than residential for the "Finnie Flat" Character Area.**

The public is encouraged to give input. Staff: Michael Jenkins

No Discussion or Action

6. **Determine the next Character Area to discuss.**

No Discussion or Action

7. **Adjournment at 6:12**

**Next Sub-Committee meeting
March 19, 2014**

**Next General Plan Work Session
March 27, 2014**

BJ Davis, Chairman

Michael Jenkins- Planning & Zoning

FINNIE FLAT CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

(3/6/14) LAND USE; FINNIE FLAT CHARACTER AREA

PHYSICAL DESCRIPTION	BUILT ENVIRONMENT	CIRCULATION	POINTS OF INTEREST	DENSITY AND NON-RESIDENTIAL DISTRICTS
<p>The Finnie Flat character area is approximately (insert size) square miles in size.</p> <p>The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7th Street. The South border of this character area [insert description]. The West border of the character area consists of Interstate 17 where it meets the Verde River and travels Southwest past the interchange of Interstate 17 and State Route 260, and runs along State Lands South of Interstate 17 East to State Route 260 just North of Finnie Flat Road where it continues South to General Crook Trail.</p> <p>Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road.</p> <p>The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road.</p>	<p>Neighborhoods:</p> <ul style="list-style-type: none"> Groseta Gardens Cliffs Unit 1 Cliffs Unit 2 North Cliffs Unit 2 South The Village Verde Cliffs Verde Outpost Townhouses Verde Outpost Townhouses Amended Plat Verde Ridge Unit 1-2 * <i>Metes and Bounds Property not located in platted subdivisions.</i> <p>Businesses:</p> <ul style="list-style-type: none"> Hotels General Industrial Medical Services Restaurants Retail Sales RV Parks Service Stations Storage Facilities 	<p>Major Roads:</p> <ul style="list-style-type: none"> Finnie Flat Road - Cliffs Parkway - Groseta Drive General Crook Trail State Route 260 - 7th Street - Industrial Drive - Oasis Road <p>Major Interchanges:</p> <ul style="list-style-type: none"> Interstate 17 and State Route 260 <p>Major Intersections:</p> <ul style="list-style-type: none"> State Route 260 and Industrial Drive State Route 260 and Finnie Flat Road State Route 260 and General Crook Trail Finnie Flat Road and Cliffs Parkway Finnie Flat Road and 7th Street <p>Major Trails:</p> <ul style="list-style-type: none"> General Crook Trail 	<p>Community Services:</p> <ul style="list-style-type: none"> Camp Verde United Christian School First Assembly of God New Beginnings Church – Nazarene St. Cabrini Catholic Church <p>Historic Sites:</p> <ul style="list-style-type: none"> CL’s Wild West Finnie Flats Windmill & Wellhouse <p>Parks and Recreation:</p> <ul style="list-style-type: none"> Arizona State Park Land <p>Water Resources:</p> <ul style="list-style-type: none"> Gladdis Wash Verde River <p>Irrigation Ditches:</p> <ul style="list-style-type: none"> Verde/Woods Ditch 	<p>Existing Density:</p> <ul style="list-style-type: none"> Consists of varying densities ranging from 0 to 8 dwellings per acre. This area also includes a Planned Area Development (PAD) and a Planned Unit Development (PUD) that consist of 11 dwelling units per acre. <p>Existing non-residential zoning districts:</p> <ul style="list-style-type: none"> C2 on the west side of State Route 260 from the intersection of Interstate 17 and State Route 260, south to the intersection of State Route 260 and Homestead Parkway. C2 located on the east side of State Route 260 from the intersection of Interstate 17 and State Route 260, south to the intersection of State Route 260 and Finnie Flat Road. C2 located on the north and south side of Finnie Flat Road between State Route 260 and 7th Street. C2 on the corner of State Route 260 and Cliffs Parkway. M1 located on the north end of Industrial Drive. M1 on Davidson Drive near Homestead Parkway. Open Space Public Facilities <p>Preferred non-residential zoning districts:</p> <ul style="list-style-type: none"> RS/C1/C2 on the East and West side of State Route 260 from the intersection of Interstate 17 and State Route 260. South to the intersection of State Route 260 and General Crook Trail. RS/C1/C2 on the North side of State Route 260 from General Crook Trail to Cliffs Parkway. RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street. RS/C1/C2/C3/PM/M1 located on the North end of Industrial Drive. RS/C1/C2/C3/PM/M1 on Davidson Drive near Homestead Parkway. Mixed Use Open Space Public Facilities

INTRODUCTION:

The Finnie Flat character area is approximately (insert size) square miles in size.

The Finnie Flat character area is bordered on the North by the Verde River. The East border of this character area is comprised of Arizona State Park land just South of the Verde River, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, a small portion of Finnie Flat Road and 7th Street. The South border of this character area [insert description]. The West border of the character area consists of Interstate 17 where it meets the Verde River and travels Southwest past the interchange of Interstate 17 and State Route 260, and runs along State Lands South of Interstate 17 East to State Route 260 just North of Finnie Flat Road where it continues South to General Crook Trail.

Much of the area is comprised of commercial uses along State Route 260, Industrial Drive, and Finnie Flat Road. There also is a small area of general industrial along the North end of Industrial Drive and on the Southeast side of Davidson Drive towards Peterson Road.

The residential areas in the Finnie Flat character area are high density residential and are comprised of site built, manufactured and modular homes. These high density residential areas are primarily located off of Cliffs Parkway and Finnie Flat Road. Below is a list of Finnie Flat character area neighborhoods and their existing densities:

The Medium Density Residential designation requires a minimum of ¼ acre lots and allows for one single family residence. Medium Density neighborhoods in the Finnie Flat character area includes: Groseta Gardens and Metes and Bounds property not located in a platted subdivision.

The High Density Residential designation requires both sewer and water systems service, is for single or multi-family use with a maximum of 11 dwellings per acre and also requires a Planned Area Development (PAD) or Planned Unit Development (PUD) or as part of a Town approved project. High Density neighborhoods in the Finnie Flat character area include: Cliffs Unit 1, Cliffs Unit 2 North, Cliffs Unit 2 South, The Village, Verde Cliffs, Verde Outpost Townhouses, Verde Outpost Townhouses Amended Plat, Verde Ridge Unit 1, Verde Ridge Unit 2 and Metes and Bounds property not located in a platted subdivision.

VISION/GOALS:

In addition to the existing overall land use goals outlined in the land use element of the General Plan, the following goals have also been identified specifically for the Finnie Flat character area:

A. GOAL: ENCOURAGE COMPATIBLE LAND USES THAT PROMOTE THE LEAST INTRUSIVE COMMERCIAL LAND USES BEING CLOSEST TO RESIDENTIAL DISTRICTS.

Implementation Strategy:

B. GOAL: ENCOURAGE THE CONTINUAL APPLICATION AND UPDATING OF THE TOWN'S DEVELOPMENT COMPATIBILITY, PROTECTION AND APPEARANCE STANDARDS TO PRESERVE, DEVELOP AND ENHANCE COMMERCIAL CORRIDORS.

Implementation Strategy:

C. GOAL: ENCOURAGE OPEN AND ENCLOSED COMMERCIAL MARKET AREAS THAT PROVIDE LOCAL GROWERS WITH FARMER MARKET VENUES TO ATTRACT TOURISM THAT PROMOTES ECONOMIC DEVELOPMENT, DIVERSITY AND LOCAL FOOD SUSTAINABILITY.

Implementation Strategy:

D. GOAL: ENHANCE EXISTING NEIGHBORHOODS BY ENCOURAGING AND DEVELOPING APPROPRIATE AND COMPATIBLE NEIGHBORHOOD SERVICES INCLUDING PUBLIC FACILITIES.

Implementation Strategy:

E. GOAL: IDENTIFY AND ENCOURAGE THE DEVELOPMENT, USE AND MANAGEMENT OF ACCESS POINTS ALONG THE VERDE RIVER FOR RECREATIONAL ACTIVITIES AND EDUCATIONAL OPPORTUNITIES.

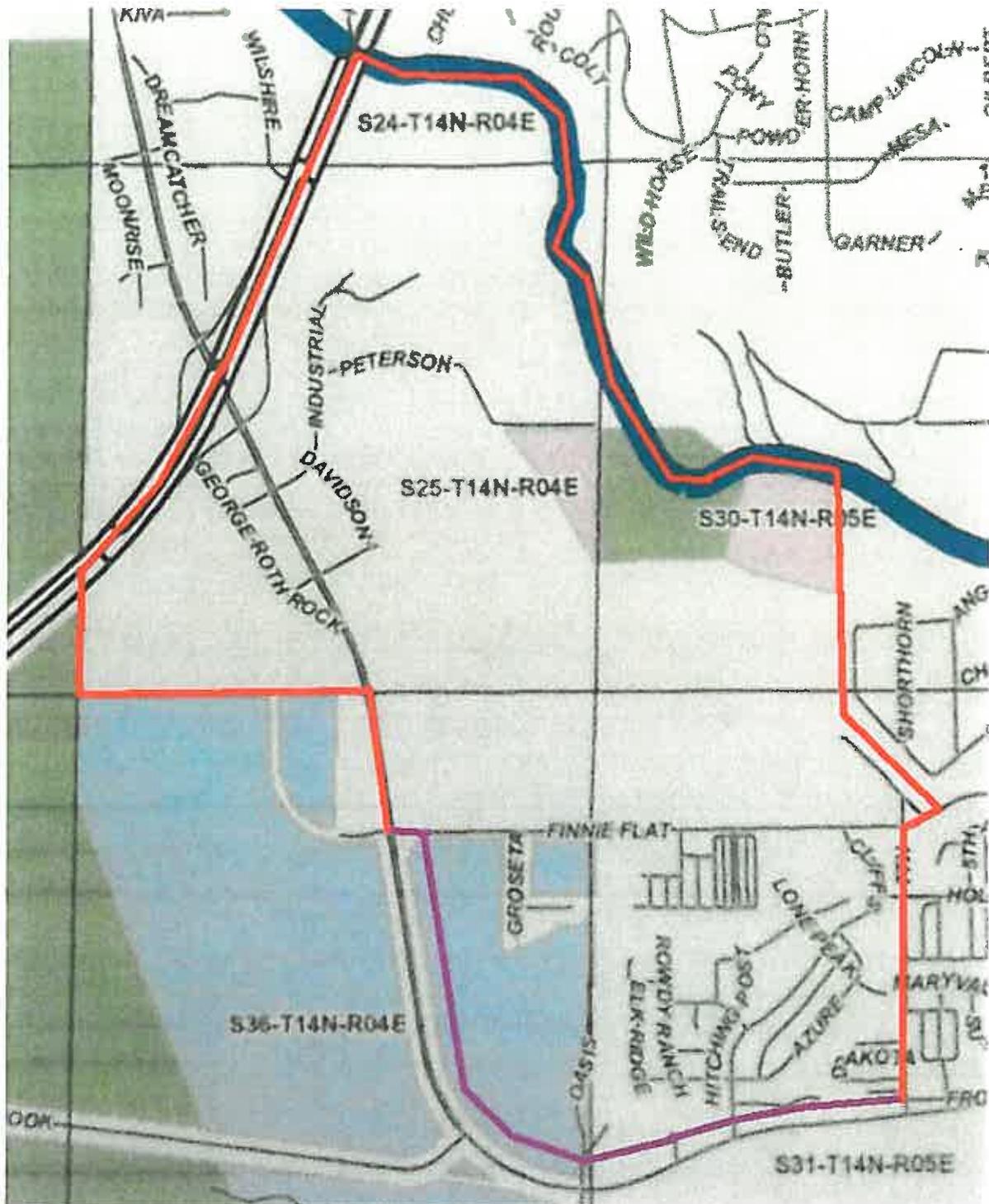
Implementation Strategy:

F. GOAL: ENCOURAGE, DEVELOP AND ENHANCE EXISTING GATEWAYS AND MAJOR ENTRYWAYS WITH APPROPRIATE SOLUTIONS THAT STRENGTHEN CAMP VERDE'S UNIQUE HERITAGE AND IDENTITY.

Implementation Strategy:

G. GOAL: ENCOURAGE AND PROMOTE MIXED LAND USES THAT INCLUDE BOTH COMMERCIAL AND RESIDENTIAL DEVELOPMENT WITH DENSITY AND INTENSITY OF DEVELOPMENT LIMITS BEING BASED ON THE AVAILABLE INFRASTRUCTURE.

FINNIE FLAT CHARACTER AREA MAP



PLEASE NOTE: THIS MAP IS FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE.

Mike Jenkins

From: Virginia Jones
Sent: Friday, March 07, 2014 8:27 AM
To: Mike Jenkins
Subject: ADOT

Good morning Mike: You know how it really bugs me when I can't find a document for someone, and when I couldn't find anything for you regarding Tony's comment I continued my research. I have gone through the Summary Index since 2000 – 2009, reviewed the resolutions index and agreements index and cannot find any Council approval for a MOU with ADOT.

Virginia Jones CMC
Deputy Town Clerk
Town of Camp Verde
928-554-0023

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Please consider our environment before printing this email. ♻️

RESEARCH PER GIOIA COMMENT IN
GENERAL PLAN SUB-COMMITTEE MEETING
ABOUT THE EXISTENCE OF A MOU BETWEEN
TOWN & ADOT TO NOT ALLOW CURB CUTS
ON HWY. 260 FROM MAIN PAST OASIS
ALL THE WAY TO THE FINNIE FLAT INTERSECTION.

E. RS DISTRICT (Residential and Services)

1. Purpose:

The RS District is intended to permit limited services and similar non-residential uses in addition to residential dwelling units. Manufactured, Modular or Site Built. Mobile Homes Prohibited See Part 3 Section 306 B.2.c

2. Permitted Uses and Structures:

- a. A group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
 - 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
 - 2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- b. Agriculture and cultivation.
- c. Bed and Breakfast, with on-site parking as required in Section 403E.
- d. Community parks, playgrounds or centers.
- e. Dwelling unit for one family on any one lot. See E.1
- f. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- g. Flood control facilities.
- h. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- i. Historical Landmarks.
- j. Home occupations (See Section 303).
- k. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- l. Keeping of farm animals, limited (See Section 305).
- m. Multiple dwelling units in conformity with the minimum lot area requirements per dwelling unit for the District.
- n. Nursery schools; Day Care Centers (child or adult).
- o. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- p. Open land carnival and recreation facilities (religious & educational institutions).
- q. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- r. Personal services.
- s. Private clubs and lodges operated solely for the benefit of bona fide members.
- t. Religious institutions (in permanent buildings).
- u. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.

3. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.
- c. Outdoor recreation or assembly facilities.
- d. Veterinary Services
- e. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.
- f. Transmitter stations and towers for automatic transmitting.
- g. Revival tents and similar temporary operations. (See Section 601.D)

F. C1 DISTRICT (Commercial: Neighborhood sales and services)

1. Purpose:

The C1 District is intended to permit limited business uses, as well as residential uses, to provide convenient supporting and service needs for nearby residents. Manufactured, Modular or Site Built.

Mobile Homes Prohibited See Part 3 Section 306 B.2.c

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Bed and Breakfast, with on-site parking as required in Section 403E.
- f. Business offices, banks and similar; including drive-through.
- g. Commercial art galleries.
- h. Community parks, playgrounds or centers.
- i. Custom service and craft shops.
- j. Dwelling unit for one family on any one lot. See F.1
- k. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- l. Flood control facilities.
- m. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- n. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
 - 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
 - 2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- o. Historical Landmarks.
- p. Home occupations (See Section 303).
- q. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- r. Hotels and motels with five or more guest rooms.
- s. Keeping of farm animals, limited (See Section 305).
- t. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- u. Multiple dwelling units in conformity with the minimum lot area requirements per dwelling unit for the District.

- v. Nursery schools; day care centers (child or adult).
 - w. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
 - x. Open land carnival and recreation facilities (religious & educational institutions).
 - y. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - z. Personal services.
 - aa. Private clubs and lodges operated solely for the benefit of bona fide members.
 - bb. Religious institutions (in permanent buildings).
 - cc. Restaurants and cafes, including drive-through.
 - dd. Retail sales.
 - ee. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.
2. Uses and Structures Subject to Use Permit
- a. Government facilities and facilities required for the provision of utilities and public services.
 - b. Outdoor recreation or assembly facilities.
 - c. Veterinary services.
 - d. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.
 - e. Transmitter stations and towers for automatic transmitting.
 - f. Revival tents and similar temporary operations. (See Section 601.D)
 - g. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

G. C2 DISTRICT (Commercial: General sales and services)

1. Purpose:

The C2 District is intended to permit a broader range of business uses compatible with permitted residential uses in the District and surrounding vicinity.

Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Automobile & machinery sales. (See Section 309 for outside display requirements.)Automobile repair (light).Automotive service stations.
- d. Baking and confection cooking for on-site sale only.
- e. Bars, tap rooms and nightclubs.
- f. Bed and Breakfast, with on-site parking as required in Section 403E.
- g. Bowling alleys and poolrooms.
- h. Business offices, banks and similar; including drive-through.
- i. Commercial art galleries.
- j. Commercial bath and massage.
- k. Commercial parking facilities.
- l. Community parks, playgrounds or centers.
- m. Custom service and craft shops.
- n. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- o. Dwelling unit for one family on any one lot. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- p. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- q. Flood control facilities.
- r. Frozen food lockers.
- s. Golf courses with accessory uses such as pro shops, shelters, and rest rooms.
- t. Group or cluster of dwelling units (attached or detached) each having separate individual ownership and providing common services and recreation facilities under unified management.
 - 1) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
 - 2) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
- u. Historical Landmarks.
- v. Home occupations (See Section 303).

- w. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
- x. Hotels and motels with five or more guest rooms.
- y. Keeping of farm animals, limited (See Section 305).
- z. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
- aa. Medical Marijuana Dispensaries (see Part 3 Section 304)
- bb. Miniature golf establishment.
- cc. Mortuary
- dd. Multiple dwelling units and apartment hotels in conformity with the minimum lot area requirements per dwelling unit for the District.
 - 1) No on-site incineration shall be permitted.
- ee. Nursery schools; day care centers (child or adult).
- ff. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
- gg. Open land carnival and recreation facilities (religious & educational institutions).
- b. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- hh. Personal services.
 - ii. Pet shops within enclosed buildings for the display and sale of household pets and other small animals provided that:
 - jj. Private clubs and lodges operated solely for the benefit of bona fide members.
 - kk. Religious institutions (in permanent buildings).
 - ll. Restaurants and cafes, including drive-through.
- mm. Retail sales.
- nn. Sales (retail and wholesale) and rentals.
- oo. Single site built quarters (1) for servants and/or non-paying guests may be located on the same lot with the principal structure; separate facilities for preparation of food are prohibited.
 - 1) Such allowance shall in no case exempt the requirement of maintaining yards adjacent to the exterior site boundaries.
 - 2) The number of units allowed on a lot shall not exceed the District's minimum lot area density.
- pp. Theaters, auditoriums, banquet and dance halls.
- qq. Veterinary services.
- rr. Water distillation and bottling for retail sales only.
- ss. Microbreweries or Wineries for the manufacture and processing of beer or wine respectively for onsite consumption or wholesale distribution with the following limitations:
 - 1. All such manufacturing and processing activity shall be conducted within a completely enclosed building along with all materials used for manufacture – processing. Products ready for shipping must be stored within a closed building.

2. A microbrewery in the C2 District may process and produce up to 150,000 U.S. Gallons of beer per year.
3. A winery in the C2 District may process and produce up to 18,000 U.S. Gallons of wine per year.

2. Uses and Structures Subject to Use Permit:

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Outdoor recreation or assembly facilities.
- c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.
- d. Transmitter stations and towers for automatic transmitting.
- e. Revival tents and similar temporary operations. (See Section 601.D)
- f. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

H. C3 DISTRICT (Commercial: heavy commercial)

1. Purpose:

The C3 District is intended to accommodate a broad range of commercial sales and service uses, excluding certain activities and operations for which Industrial District zoning (PM, M1, M2) is required.

2. Permitted Uses and Structures:

- a. Agriculture and cultivation.
- b. Antique Sales.
- c. Assembly, construction and processing plants.
- d. Automobile & machinery sales. (See Section 309 for outside display requirements.)
- e. Automobile repair (light).
- f. Automotive service stations.
- g. Baking and confection cooking for on-site sale only.
- h. Bars, tap rooms and nightclubs.
- i. Body and fender shops including a paint booth within closed building.
- j. Bottling plants confined to closed building.
- k. Bowling alleys and poolrooms.
- l. Business offices, banks and similar; including drive-through.
- m. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- n. Cleaning and dyeing plants within closed building.
- o. Commercial art galleries.
- p. Commercial ballrooms, arenas, gymnasiums, rinks, pools and indoor shooting galleries.
- q. Commercial bath and massage.
- r. Commercial parking facilities.
- s. Community parks, playgrounds or centers.
- t. Custom service and craft shops.
- u. Custom tire recapping.
- v. Custom warehouses within closed building and not including animals.
- w. Dancing, art, music, business and trade schools (including permission for public recitals, concerts and dances).
- x. Educational institutions (including private schools, provided they offer curriculum of general instruction comparable to similar public schools).
- y. Flood control facilities.
- z. Frozen food lockers.
- aa. Golf courses with accessory uses such as pro shops, shelters, rest rooms.

- bb. Historical Landmarks.
 - cc. Hospitals, clinics, sanitariums, nursing homes and assisted living care facilities (intermediate, extended and long-term) for the care of humans.
 - dd. Hotels and motels with five or more guest rooms.
 - ee. Keeping of farm animals, limited (See Section 305).
 - ff. Launderettes (limited to machines not exceeding 25 pounds capacity according to manufacturer's rating).
 - gg. Lumber yards (prohibiting sawmill operations).
 - hh. Med Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)
 - ii. Miniature golf establishment.
 - jj. Mortuary
 - kk. Nursery schools; day care centers (child or adult).
 - ll. Offices wherein only professional, clerical or sales services (such as real estate or insurance) are conducted.
 - mm. Open land carnival and recreation facilities (religious & educational institutions).
 - nn. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
 - oo. Personal services.
 - pp. Pet shops within closed building.
 - qq. Private clubs and lodges operated solely for the benefit of bona fide members.
 - rr. Public auction within closed building.
 - ss. Religious institutions (in permanent buildings).
 - tt. Restaurants and cafes, including drive-through.
 - uu. Retail sales.
 - vv. Sales (retail and wholesale) and rentals.
 - ww. Theaters, auditoriums, banquet and dance halls.
 - xx. Transportation terminal and transfer facilities within closed building.
 - yy. Veterinary services. Water distillation and bottling for retail sales only.
3. Uses and Structures Subject to Use Permit
- a. Government facilities and facilities required for the provision of utilities and public services.
 - b. Outdoor recreation or assembly facilities.
 - c. Mobile/manufactured home and recreational vehicle parks subject to the requirements of Section 305.
 - d. Transmitter stations and towers for automatic transmitting.
 - e. Revival tents and similar temporary operations (See Section 601.D)
 - f. Temporary Use Permits, subject to administrative approval (See Section 601.C):

- 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.
- g. Cemeteries for human or animal interment (See Section 308).
- h. Public stables, livestock breeding, boarding and sales.

I. PM DISTRICT (Performance industrial)

1. Purpose:

The PM District is intended to promote the development and operation of certain uses (such as, but not limited to, laboratories, light manufacturing and assembly) in a limited manner to foster residential compatibility in the vicinity of such industries. Restrictions on type of structures and uses, control on height and density, prohibitions against open land uses, mitigation of such nuisances as fumes, odors, noise, glare and vibration, prohibition of general retail sales and service or other uses that cater to the general public, as well as landscaping requirements, are established to protect the use and enjoyment of nearby dwelling units; however, prohibition of residential uses in the District, itself, is intended to reserve the PM zoned land for industrial development.

2. Permitted Uses and Structures: Provided such shall meet the intent and purpose of the District.

- a. Agriculture and cultivation.
- b. Assembly, construction and processing plants.
- c. Automobile repair (light).
- d. Body and fender shops including a paint booth within closed building.
- e. Bottling plants confined to closed building.
- f. Caretaker Living Quarters (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- g. Cemeteries for human or animal interment (See Section 308).
- h. Cleaning and dyeing plants within closed building.
- i. Commercial parking facilities.
- j. Community parks, playgrounds or centers.
- k. Custom service and craft shops.
- l. Custom tire recapping.
- m. Flood control facilities.
- n. Frozen food lockers.
- o. Historical Landmarks.
- p. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- q. Keeping of farm animals, limited (See Section 305).
- r. Lumber yards (prohibiting sawmill operations).
- s. Mortuary
- l. Motion picture productions, radio and television studios.
- u. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- v. Religious institutions (in permanent buildings).
- w. Warehouses.

x. Water distillation and bottling for retail sales only.

3. Uses and Structures Subject to Use Permit

a. Government facilities and facilities required for the provision of utilities and public services.

b. Transmitter stations and towers for automatic transmitting.

c. Temporary Use Permits, subject to administrative approval (See Section 601.C):

- 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
- 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.

J. M1 DISTRICT (Industrial: General)

1. Purpose:

The M1 District is intended to provide the type of industrial facilities that, while not necessarily attractive in operational appearances, are installed and operated in a manner so as not to cause inconvenience or substantial detriment to other uses in the District (or to adjacent Districts).

Permitted Uses and Structures:

- a. Adult oriented businesses as defined in A.R.S. § 11-821H as may be amended, provided that no such adult oriented business shall operate in violation of A.R.S. § 13-1422 as may be amended or other applicable law nor be within 500 feet of schools, a church or an existing adult oriented business.
- b. Agriculture and cultivation.
- c. Assembly, construction and processing plants.
- d. Automobile repair (light).
- e. Body and fender shops including a paint booth within closed building.
- f. Bottling plants confined to closed building.
- g. Caretaker Living Quarters. (Manufactured, Modular or Site Built.) Mobile Homes Prohibited See Part 3 Section 306 B.2.c
- h. Cemeteries for human or animal interment (See Section 308).
- i. Cleaning and dyeing plants within closed building.
- j. Commercial parking facilities.
- k. Community parks, playgrounds or centers.
- l. Custom service and craft shops.
- m. Custom tire recapping.
- n. Dispensing of gasoline and similar petroleum products from exposed storage tanks (subject to requirements of Underwriters Laboratories Inc. or similar), provided no such tank shall be located closer than 25 feet to the lot boundaries.
- o. Flood control facilities.
- p. Frozen food lockers.
- q. Historical Landmarks.
- r. In-plant restaurants as an accessory use, and including roof or landscaped patio dining facilities.
- s. Keeping of farm animals, limited (See Section 305).
- t. Lumber yards (prohibiting sawmill operations).
- u. Medical Marijuana Dispensary Off-Site Cultivation Location/Facility.(see Part 3 Section 304) (Definition: See Part 1 Section 103)
- v. Mortuary

- w. Motion picture productions, radio and television studios.
- x. Other accessory uses commonly associated with primary permitted use. (See Section 301 C.)
- y. Religious institutions (in permanent buildings).
- z. Retail sales.
- aa. Warehouses
- bb. Water distillation and bottling for retail sales only.

2. Uses and Structures Subject to Use Permit

- a. Government facilities and facilities required for the provision of utilities and public services.
- b. Transmitter stations and towers for automatic transmitting.
- c. Temporary Use Permits, subject to administrative approval (See Section 601.C):
 - 1) Occupancy of temporary housing, including travel trailers, during the construction of a permanent dwelling is allowed during the 12-month period after issuance of a building permit.
 - 2) Model homes, temporary offices (construction and pre-construction sales offices/showrooms), construction sheds and yards incidental to a recorded residential development or other construction project (subject to District setbacks) for a period not to exceed 12 months.