**MINUTES**
**WORK SESSION – GENERAL PLAN UPDATE**
**THE PLANNING AND ZONING COMMISSION**
**COUNCIL CHAMBERS STE. 106 – 473 S. Main Street**
**THURSDAY APRIL 09, 2015**
**6:30PM**

1. **Call to Order**

Chairman Davis called the meeting to order at 6:30 pm.

2. **Roll Call**
3. Chairman Davis, Commissioners Blue, Burnside, Norton and Parrish.

Absent: Vice Chairman Freeman and Commissioner Hisrich.

Also present: Community Development Director Mike Jenkins, Asst. Planner Jenna Owens and Recording Secretary Marie Moore.

4. **Pledge of Allegiance**

Commissioner Blue 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:**
      March 12, 2015 – General Plan Work Session
      March 26, 2015 – General Plan Work Session
      April 02, 2015 – Special Session
   b. **Set Next Meeting, Date and Time:**
      April 23, 2015 - General Plan Work Session

**On a motion by Burnside, seconded by Parrish, Commission unanimously passed the consent agenda.**

5. **Discussion, Public Input and Commission Consensus on Chapter 3,**
   - **Update on State Route 260 proposed project.**
   - **Land Use table calculations on pages 3.1 and 3.2 & 3.3.**
   - **Under 'Major Amendments" the second and third bullet points on page 3.5.**

**It was the consensus of the Commission to approve the updates and amendments on Chapter 3 as follows:**

**State Route 260**
Community Development Director Mike Jenkins informed Commission that the plans are 30% complete and are estimated to be 80% complete by July 2·2015.
Chairman Davis inquired about the number of roundabouts included in the project. Jenkins indicated there are currently 6 with potential to change.

**Land Use Table Calculation**:
Jenkins indicated that when the process started a year ago there was an update done, prior to character area introduction. In the interim, the Yavapai County GIS provided a current land area calculation and Jenkins recommended utilizing it as it would be the best approximate estimate to refer too. There is no community in AZ that have survey accurate GIS systems other than Scottsdale, all GIS land area calculations are based off

of aerial photographs which is why an approximate disclaimer is included.
Commissioner Burnside questioned how the numbers were calculated. Jenkins explained that the numbers were provided by Yavapai County and if a discrepancy is detected, it could be brought back for review. Burnside indicated his question was specific to a discrepancy in State Land Use numbers and felt it was important to be as close an accurate as possible.

Commissioner Norton indicated he felt State Trust Land should be separated in its own category.

Cathy Davis indicated that it might not be just state trust land included and that could also be a discrepancy.

Commission directed staff to get clarification regarding the discrepancy.

Commissioner Burnside also suggested a change in verbiage to match the table regarding forest service land.

**Major Amendment:**
Jenkins discussed Density transfers what would require major amendments.
Burnside questioned the term Land Use and if a land use permit would be required and would the applicant be exempt from a major amendment. Jenkins indicated that a use permit can be voided at any time and Land Use pertains to the general plan and what the community wants to see the land used for.

6. **Discussion, Public Input and Commission Consensus on the "Introductions" for each Character Area.**

**Downtown**:
Commissioner Norton questioned the verbiage used when referring to statements that are in planning that could potentially be completed before the General Plan is ratified. It was agreed that such comments shall be highlighted and reviewed.
Tom Pitts questioned the location of the Archeological Center and the potential of moving to a new location. It was agreed to highlight that sentence as well.

Brenda Hauser indicated that the verbiage "at this time" could be utilized.

**Clear Creek:**

No Comments from Commission.

**Quarterhorse/Rancho Rio Verde:**

Commissioner Norton pointed out a typo in the first sentence and requested to remove "the" before "Camp Verde's agricultural..." Norton also pointed out a grammatical issue with the last sentence of the first paragraph and requested it to read "This is coupled with pasturing of cattle, horses, sheep, goats and other livestock. This area, along with a few others personifies the rural character of Camp Verde."

**Salt Mine:**

Cathy Davis requested that consistency be used regarding the National Forest or Us Forest Service. It was determined the National Forest refers to the land and the US Forest Service refers to the agency.
Commissioner Freeman requested by note to replace the term "Rock Hounds" with amateur archeologists.

**Pecan Lane:**

The last sentence of the last paragraph shall be highlighted to review before the ratification.

**Middle Verde:**

Commissioner Norton requested a change in the sentence "The Yavapai Apache Middle Verde Reservation is the central administrative site and housing location."
Commissioner Burnside suggested combining the sentence with the following sentence which would therefore read "The Yavapai Apache Middle Verde Reservation is the central administrative site and housing location which provides services to its members including; medical, social, judicial, youth, education and fitness.

The last sentence in the last paragraph, shall change the verbiage from Forest Service to National Forest.

Staff was directed to determine if a hyphen shall be used in Yavapai Apache. Tony Gioia confirmed during the meeting that a hyphen is necessary. Staff will confirm that it is used consistently throughout the document.

**McCracken**

Commissioner Norton requested to shorten the last sentence to read "Entry to the river and hills is limited." This sentence shall be highlighted for final review.

**260 East.**

Commissioner Norton requested removing the word "mosaic" from the first sentence in the second paragraph.

Forest service lands shall be replaced with National Forest Lands in the second paragraph.

**Finnie Flat:**

Commissioner Norton indicated the first paragraph wording "Along the Verde River, a couple old farm properties..." should be replaced with better wording. Norton requested highlighting the entire paragraph and delete the term "and private owners" in the first sentence.

Burnside requested adding something to refer to the progress of planning.

It was the consensus the paragraph shall read as follows:
"A riverfront trail system is being planned along the Verde River on a combination of land owned by State Parks and Prescott National Forest. This access will be coordination with a future planned development of residential subdivisions and commercial properties that includes a new home for the Verde Valley Archaeology Center."

**260 West:**

Commissioner Norton requested highlighting the last sentence of the first paragraph.

Tom Pitts questioned the second sentence referring to the "town's largest business corridor..." because it currently is not.
Cathy Davis suggested adding the word "Road" to the last sentence.
It was determined to change "SR" to State Route" and to spell out Interstate as well throughout the document.

Commissioner Norton indicated that the last paragraph should remove "going to small neighborhoods".

Norton also felt the third to last paragraph doesn't portray a very positive outlook for the area and requested the opportunity to rewrite it and bring back to commission for review.

Commissioner Burnside requested mentioning the Yavapai-Apache lands and intersections.

Tom Pitts stated that he feels this area is a major corridor and supports a rewrite to the last paragraphs to represent a more attractive and positive area.

Cathy Davis indicated that the last sentence of the Yavapai-Apache Nation paragraph does not pertain to the Nation and should be moved or removed entirely.

Chairman Davis commended Cathy Davis for all of her time, effort and work toward the document.

**7. Adjournment**

**On a motion by Parrish, seconded by Blue, the meeting adjourned at 7:42 pm.**

Chairman B.J. Davis

Michael F. 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 Special Session of the Planning & Zoning Commission of the Town of Camp Verde, Arizona, held on the 9th day of April, 2015. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 23 of April, 2015.

Marie Moore, Recording Secretary