

**MINUTES
WORK SESSION – GENERAL PLAN UPDATE
THE PLANNING AND ZONING COMMISSION
TOWN OF CAMP VERDE 473 S. MAIN STREET
CAMP VERDE, AZ. 86322
COUNCIL CHAMBERS SUITE 106
THURSDAY MARCH 20, 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 6:00pm

The meeting was called to order at 6:30pm by Chairperson Davis.

2. Roll Call

Chairperson Davis, Commissioners Blue, Parrish, Hisrich, Hough and Norton were present; Commissioner Freeman absent.

Also Present: Community Development Director Michael Jenkins, Asst. Planner Jenna Owens, Permit Technician Kendall Welch, and Recording Secretary Marie Moore.

3. Pledge of Allegiance

The Pledge was led by Jim Hisrich.

4. Approval of Minutes:

February 27, 2014 – General Plan Work Session

March 13, 2014 – General Plan Work Session

On a motion by Commissioner Blue, seconded by Commissioner Hough, the Commission voted unanimously to approve the minutes.

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

Community Development Director Mike Jenkins introduced the topic and explained the southern boundary line of the Finnie Flat Character area along State Route 260 was a topic for discussion at the last subcommittee meeting. Members of the subcommittee believed there to be a memorandum of understanding between ADOT and Town Council in regards to no new curb cuts being allowed on State Route 260 from Finnie Flat Road south to Oasis Road. Jenkins explained that staff had gone back after the last subcommittee to try to locate the memorandum of understanding, but was unsuccessful. He explained that he also included an e-mail from the Clerk's Office in the agenda packet that showed they too were also unable to locate any information regarding this topic after diligent research. Jenkins recommended to the Commission to begin with that area.

Chairman Davis suggested that they begin column by column like previous meetings and requested that Kendall insert the total square footage of the Finnie Flat character area in the physical description column for next meeting. Welch explained that she is currently waiting on final boundary line locations to be determined so that the information can be sent over to the County's GIS department for official mapping and character area size calculations.

Physical Description:

Commissioner Hough explained that the South boundary line was originally brought across State Route 260 to exclude commercial land from the Salt Mine character area. He stated he does not remember the reason for the jog in the line near Oasis Road.

Commissioner Blue stated he felt if the line was expanded south to State Route 260 over to the freeway, it would eliminate the jog and include town property which in turn would encourage appropriate commercial building in the area.

Public input:

Susie Thompson asked for clarification of the zoning for the area where the jog is located. It was determined that it is currently R1L, therefore, if someone wanted to do a commercial development it would require a zoning map change and a general plan amendment. Commissioner Hisrich indicated that this won't change the zoning so what is the reason and stated it is important to let the public know that the zoning will not change to commercial on Salt Mine Road.

After further discussion, it is the consensus of the Commission to move the South boundary line. South of State Route 260 from 7th Street to Oasis Road, North along Oasis Road and AZ State Land to Finnie Flat Road, West on Finnie Flat Road to State Route 260.

After discussion from commission and public, it is the consensus to make the following changes:

Built Environment:

- Add Retail Mall or Shopping Center to Businesses
- Add Industrial Park to Businesses
- Add Livestock Grazing/Agriculture to Businesses

Circulation:

- Remove Groseta Drive from Major Roads
- Add Homestead Parkway to Major Roads

- Add State Route 260 and Homestead Parkway to Major Intersections

Points of Interest:

- Remove Camp Verde United Christian Schools from Community Services and replace with Charter Schools
- Remove First Assembly of God, New Beginnings Church – Nazarene, St. Cabrini Catholic Church from Community Services and replace with Various Churches

Remove all Historic Sites listed as the buildings have either been demolished or don't have significant historical value.

Add General Crook Trail to Parks and Recreation

Under Water Resources Correct spelling of Gladdis Wash to Gaddis Wash

Density and Non-Residential Districts:

- Under Existing non-residential zoning districts add C3 to M1 located on the north end of Industrial Drive
- Under preferred non-residential zoning districts rewrite bullet points to reflect the South boundary line change.
 - 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 Finnie Flat Road.
 - RS/C1/C2 on the North and South side of State Route 260 from Oasis Road to 7th Street.
 - RS/C1/C2 located on the North and South side of Finnie Flat Road between State Route 260 and 7th Street.

After review of the Introduction for the Finnie Flat Character Area, it is the consensus of the Commission that the Introduction shall be re-written to reflect the updated South boundary line.

After review of the Vision/Goals for the Finnie Flat Character Area, it is the consensus of the Commission that the goals shall be re-written to specifically reflect the Character area.

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

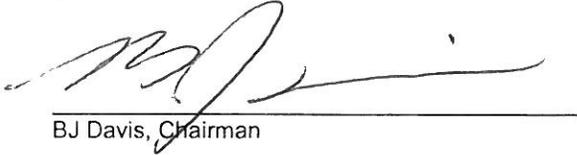
It is the consensus of the Commission that the next character area to be discussed will be the area that is currently being referred to the Historic Downtown character area. Possible name change of this character area to "Uptown" will be discussed at the next P&Z work session.

7. **Discussion on next Sub-Committee meeting and next General Plan Work Session Meeting dates.**

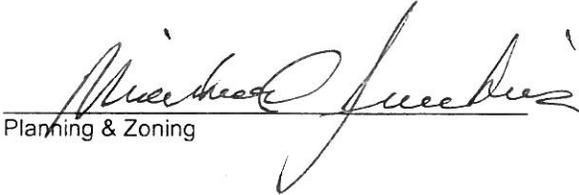
Sub-Committee Meetings: March 26th and April 2nd, 2014
No Planning & Zoning Meeting on March 27, 2014
Regular Session: April 3, 2014
Work Session: April 10th, 2014

8. **Adjournment:**

On a Motion by Commissioner Hough, seconded by Parrish, the meeting was adjourned at 7:40 p.m.



BJ Davis, Chairman

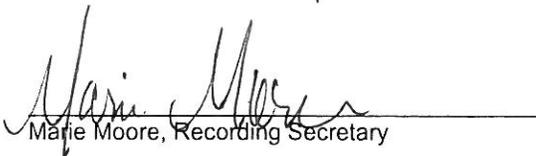


Planning & Zoning

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 6th day of February 2014. I further certify that the meeting was duly called and held and that a quorum was present.

Dated this 14 of April, 2014.



Marie Moore, Recording Secretary